City of Menlo Park

6th Cycle Housing Element: 2023-2031

Updated: June 30, 2023

Adopted: January 31, 2023

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Many others on staff contributed to the success of the community outreach, review and refinement of concepts, and the production of documents.

It is also recognized that many residents of Menlo Park contributed their time, energy, and wisdom to develop this Housing Element, a plan that will help Menlo Park enhance community life, character, and vitality through the provision of adequate housing opportunities for people at all income levels.

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Chapter 1: Introduction

PURPOSE OF THE HOUSING ELEMENT

Housing Elements are housing plans that are one part of a community's General Plan – a guide to how each city, town, or county is planned and managed, from roads and sidewalks to parks and neighborhoods. With an update required every eight years by the State of California, this Housing Element covers a planning period from 2023-2031 (also referred to as the "6th Cycle") and will create a foundation for all the goals, policies, programs, and objectives related to housing in Menlo Park.

While local governments do not generally build housing themselves, they create the rules that affect where housing can be built, how much, and how it is approved. The 2023-2031 Housing Element has been prepared to respond to current and near-term future housing needs in Menlo Park and provide a framework for the community's longer-term approach to address housing needs. The Housing Element contains goals, information, and strategic directions (policies and implementing programs with objectives) that the City of Menlo Park (City) is committed to undertaking together with the community and other stakeholders to provide for housing development.

Housing affordability in San Mateo County and the greater Bay Area is a critical issue. Menlo Park's housing conditions reflect many areawide and even nationwide trends, influenced by rising housing costs and the lack of supply to meet the demand for all income levels.

Because of these issues, it becomes increasingly difficult for employers to fill job openings; roadways are congested with workers traveling long distances in and out of Menlo Park and surrounding areas; and many young people, families, longtime residents, lower-income households, and people with special housing needs face relocation challenges stemming from the inability to secure housing they can afford and/or that meets their needs. Additionally, unaffordable housing prices can exacerbate homelessness and create barriers to transitioning unhoused individuals and families into permanent housing.

The Housing Element touches upon many aspects of community life. This Housing Element updates the goals, policies, and implementing programs contained in the City's 2015-2023 Housing Element (also referred to as the "5th Cycle") and other City policies and practices to address housing needs in the community. New for the 2023-2031

planning period is the emphasis on furthering fair housing. The overall focus of the Housing Element is to enhance community life, character, and vitality through the provision of adequate housing opportunities for people at all income levels.

The following are some of the specific purposes of the 2023-2031 Housing Element:

1. **Promote Equity.** Ensure equitable access to housing for all people regardless of age, race, color, sex, sexual orientation, marital status, disability, ancestry, and national origin.
2. **Maintain Quality of Life.** Maintain a high quality of life in Menlo Park by ensuring new housing is well-designed and has access to services.
3. **Support Diversity of Population and Housing.** Assess housing needs and provide a vision for housing within the city to match the needs of a diverse population.
4. **Provide a Variety of Housing Opportunities.** Provide a variety of housing opportunities at different income levels to accommodate the needs of people who currently work or live in Menlo Park, such as teachers, young adults, seniors, and other groups of people who have expressed challenges in finding homes or cannot afford market-rate housing in Menlo Park.
5. **Comply with the Regional Housing Needs Allocation (RHNA).** Ensure capacity for the development of new housing to meet the Regional Housing Need Allocation at all income levels for the 2023-2031 planning period.
6. **Maintain Existing Housing.** Maintain the existing housing stock to assure high-quality maintenance, safety, and habitability of existing housing resources.
7. **Address Affordable Housing Needs.** Continue existing and develop new programs and policies to meet the projected affordable housing needs of extremely low-, very low-, low-, and moderate-income households.
8. **Address the Housing Needs of Special Needs Groups.** Continue existing and develop new programs and policies to meet the projected housing needs of persons living with disabilities (including developmental disabilities), seniors, and other households with special needs in the community.
9. **Remove Potential Constraints to Housing.** Evaluate potential constraints to housing development and encourage new housing in locations supported by existing or planned infrastructure. Develop objective design standards for multifamily housing to reduce barriers to housing development.

10. **Address the Needs of People Experiencing Homelessness.** Plan for and support emergency shelters, low barrier navigation centers, and transitional and supportive housing opportunities.
11. **Provide Adequate Housing Sites.** Identify appropriate housing sites within specified areas near transportation, commercial and public services, recreation opportunities, and schools; establish the accompanying zoning required to accommodate housing development.

STATE LAW REQUIREMENTS FOR HOUSING ELEMENTS

State law requires each city and county to adopt a General Plan containing at least seven elements, including a Housing Element. Regulations regarding Housing Elements are found in the California Government Code § 65580-65589. Although the Housing Element must follow State law, it is a local document. The focus of the Menlo Park Housing Element is to meet the housing needs of Menlo Park residents.

Unlike the other mandatory General Plan elements, which typically have a 20-year planning period, the Housing Element is updated every eight years and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development (HCD). According to State law, the Housing Element must:

- Provide a Housing Action Plan with goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing.
- Provide a housing needs assessment, including identifying and analyzing existing and projected housing needs for all economic segments of the community and special needs populations.
- Include a summary of community outreach efforts and input received from the community.
- Evaluate progress on the policies and programs from the previous Housing Element cycle (2015-2023).
- Affirmatively further fair housing and include policies and programs that address fair housing.
- Identify adequate sites that will be rezoned and available within the Housing Element planning period (2023-2031) to meet the City's share of regional housing needs at all income levels.
- Review affordable housing at risk of conversion to market-rate and identify potential resources to preserve affordable housing.
- Identify and analyze potential and actual governmental and nongovernmental constraints to the development of housing.

- Analyze the zoning for various housing types, including multifamily housing, emergency shelters, transitional and supportive housing, mobile home parks, accessory dwelling units, and more.
- Provide a Site Inventory of housing opportunity sites.
- Be submitted to HCD for certification that the Housing Element complies with State law.

State law establishes detailed content requirements for Housing Elements and establishes a regional "fair share" approach to distributing housing needs throughout all communities in the Bay Area. The law recognizes that in order for the private sector and non-profit housing sponsors to address housing needs and demand, local governments must adopt land use plans and implement regulations that provide opportunities for, and do not overly constrain, housing development.

The Housing Element must provide clear policies and direction for making decisions relating to zoning, subdivision approval, and capital improvements related to housing needs. The Housing Action Plan included within the Housing Element is intended to:

- Identify adequate residential sites available for a variety of housing types for all income levels.
- Focus on providing adequate housing to meet the needs of lower- and moderate-income households.
- Address potential governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons.

In accordance with State law, the Housing Element must be consistent and compatible with other elements (or sections) of the Menlo Park General Plan. Concurrent with the preparation of the 2023-2031 Housing Element, the City is updating the Safety Element and creating a new Environmental Justice Element (collectively referred to as the "Housing Element Update project").

CONSISTENCY WITH THE MENLO PARK GENERAL PLAN

The Menlo Park General Plan serves as the "constitution" for development in the city. It is a long-range planning document that describes goals, policies, and programs to guide decision-making. All development-related decisions must be consistent with the General Plan, of which the Housing Element is but one part. If a development proposal is not consistent with a city's general plan, the proposal must be revised or the plan itself must be amended. State law requires a community's general plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a

different schedule of updates, must function as an integral part of the overall Menlo Park General Plan, with consistency between it and the other General Plan elements.

A series of consistency modifications will be made to the City of Menlo Park General Plan as part of the 2023-2031 Housing Element. The consistency modifications ensure that any potential impediments to the implementation of the Housing Element are addressed in the other elements of the General Plan.

PROCESS FOR PREPARING THE HOUSING ELEMENT

Menlo Park's history of extensive community involvement in local decision-making makes the community outreach process for the 2023-2031 Housing Element not only essential and valuable but also a critical component of the work effort. The approach for preparing this Housing Element is consistent with State law contained in Government Code § 65583(c)(7), which states that:

> *The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort*.

The development of the Housing Element was guided by the City's extensive community outreach effort and the City's participation in the outreach efforts and activities of 21 Elements, which is a collaborative effort to assist all jurisdictions in San Mateo County with their Housing Element preparations. The 21 Elements effort included presentations and coordination with housing experts and organizations that provide services to lower-income and special needs groups throughout San Mateo County. A detailed discussion of community outreach efforts undertaken by the City in developing the Housing Element is provided in Chapter 4: Affirmatively Furthering Fair Housing, and further documented in Appendix 4-1. In addition to the extensive community engagement conducted during development of the Element, public hearings on the Draft Housing Element were conducted before the Planning and Housing Commissions and City Council in January 2023, with the Housing Element adopted by City Council on January 31, 2023. Subsequently, the City received an April 7, 2023 letter from HCD with requested changes to the adopted Housing Element. The City revised the adopted Housing Element in response to HCD's letter and conducted a meeting before the City Council on June 27, 2023 to review the changes and provide an opportunity for public comment prior to the end of a 7-day public review period and submittal of the revised document to HCD.

CONSIDERATION OF PUBLIC COMMENT

The City opened the Public Review Draft Housing Element for a 10-business-day review period June 13, 2022, and closed the comment period on June 24, 2022. With the intent to garner as much feedback as possible, the City continued to receive and consider comments for the primary draft Housing Element up through July 5, 2022. Comments were also received after July 5, 2022 and considered. Verbal comments provided at public meetings with community members, the Planning Commission, the Housing Commission, and the City Council were considered.

Following receipt of the April 7, 2023 HCD comment letter on the adopted Housing Element, the City met with interested community members and representatives from Menlo Together, Campaign for Fair Housing Elements, Housing Leadership Council, and YIMBY Law in consideration of written comments received March 20, 2023 (included in Appendix 1-1). Feedback from these meetings conducted in May 2023, as well as from other items of correspondence received after the January 31 Housing Element adoption, was considered and changes were made to the Housing Element as a result. A compilation of all the public comments received since the publication of the Public Review Draft Housing Element can be found in Appendix 1-1.

In consideration of all the comments received for the public review draft Housing Element, the major themes of the feedback are noted below, accompanied by a summary of how the City considered and incorporated revisions into the draft Housing Element in response to this feedback.

- **Removing Constraints on Development of Affordable Housing**
    - Programs have been refined to modify regulations in order to facilitate the development of affordable housing. (Programs H1.A, H4.A, H4.D and H4.E)
    - New programs have been developed to make affordable housing development easier. (Programs H4.B, H4.M, and H4.T)
    - Specific commitments have been added for development of affordable housing on City-owned parking lots in the downtown. (Program H4.G)
- **Increasing Housing Equity**
    - Policy H1.3 was refined to seek funding for the development of transitional housing.
    - Program H5.C was refined to place greater emphasis on training/ education regarding equity and past discriminatory practices.
    - Program H5.I was added to provide racial equity training and build organizational capacity within the City.

    - Programs have been refined to place greater emphasis on inclusionary housing and anti-displacement. (Programs H2.E, H4.A, H4.B, and H4.D)
- **Support for Special Needs Populations**
    - Program H3.M was added for wheelchair visitability.
    - Program H4.D was refined to consider outlining development targets for special needs populations.
- **Increase coordination with Schools**
    - Policy H4.17 was added to increase coordination with developers and schools.
- **Increase opportunities for childcare facilities**
    - Program H2.F was added to facilitate family daycare and childcare facilities.

In addition to revisions made to the Element in response to public input, modifications were also made to address issues raised by HCD in their October 21, 2022 and April 7, 2023 comment letters on the draft Housing Element.

Chapter 2: 5th Cycle Evaluation

REVIEW OF THE 2015-2023 HOUSING ELEMENT

California Government Code § 65588 requires a Housing Element to evaluate the appropriateness, effectiveness, and progress relative to achieving its stated goals and objectives. This complete and thorough review process provides information that informs best practices for achieving successful implementation over the next planning period during each revision cycle. Additionally, by comparing the City's Regional Housing Needs Allocation (RHNA) performance for 2015-2023 against the RHNA target for 2023-2031, the City can assess the strengths and weaknesses of various strategies for continuous improvement.

Accomplishments under the 2015-2023 Housing Element are evaluated in this chapter to determine the effectiveness of the previous Housing Element, the City's progress in implementing the 2015-2023 Housing Element, and the feasibility of the housing goals, policies, and programs.

The City of Menlo Park's 2015-2023 Housing Element was adopted on April 1, 2014, after a robust public outreach and engagement process. Through this process, the resulting 2015-2023 Housing Element focused on achieving an adequate supply of safe, decent housing for all residents of Menlo Park through maintaining and preserving the existing housing stock; preserving the character of Menlo Park's residential neighborhoods; meeting the City's RHNA; and providing additional affordable housing. Specifically, the 2015-2023 Housing Element identified the following goals:

Goal H1 Continue to Build Local Government Institutional Capacity and Monitor Accomplishments to Effectively Respond to Housing Needs

Goal H2 Maintain, Protect, and Enhance Existing Housing and Neighborhoods

Goal H3 Provide Housing for Special Needs Populations that is Coordinated with Support Services

Goal H4 Use Land Efficiently to Meet Housing Needs for a Variety of Income Levels, Implement Sustainable Development Practices, and Blend Well-Designed New Housing into the Community

Collectively, these goals and related policies and programs also served to meet the City's RHNA housing targets. As indicated in Table 2-1, the City far exceeded its RHNA

housing target for the above moderate-income level (788 percent) and is near to achieving the targets for the very low-income level (93.1 percent) through the end of 2021. The low- and moderate-income levels are 70.5 percent and 15.4 percent completed, respectively, through the end of 2021.

Table 2-1: 2015-2023 Regional Housing Needs Allocation Accomplishments

Income Level	RHNA Allocation	Total Through 2021	Percent Complete
Very Low	233	217	93.1%
Low	129	91	70.5%
Moderate	143	22	15.4%
Above Moderate	150	1,182	788%
Total	**655**	**1,512**	**N/A**

Source: City of Menlo Park 2021 Annual Progress Report

Overall, during the 2015-2023 planning period, the City showed positive success in programs that focused on meeting the needs of unhoused individuals and families; adopting meaningful legislation to protect vulnerable populations and encourage housing production; and partnering with other jurisdictions, non-profit organizations, and developers to provide housing and services. The City also experienced challenges in executing certain programs, with efforts still ongoing or have been stalled. The City also faced difficulties producing lower-income housing that is attributed to legal challenges to the City's inclusionary housing policy. A summary of these efforts is provided below, with references to specific program items that were included in the 2015-2023 Housing Element. Additional information and analysis for each policy and program are provided in Attachment A. The section concludes with a discussion on programs that were not addressed during the planning period.

Providing for Unhoused Individuals and Families

The City participated in multiple efforts working with partners locally and regionally to address the needs of unhoused individuals and families. Throughout the 2015-2023 planning period, a team of City staff facilitated and led the Menlo Park Homeless Outreach team, which includes community-based organizations that provide homeless outreach and support services (H3.H). City staff also works closely with the San Mateo County Department of Human Services to coordinate outreach and referral services, with the goal of ending homelessness in Menlo Park. The team meets regularly to discuss case management, strategize coordinated outreach and intervention, streamline resources, and prepare action plans for homeless individuals (H3.H).

In 2020, the City Council formed a subcommittee to address high-risk health and safety concerns at a large homeless encampment populated by approximately 60 individuals in an area called the Ravenswood Triangle. This effort involved multi-jurisdictional agencies coordinating an intensive effort to conduct outreach, remove debris and eventually remove and rehouse the encampment over the course of several months.

Legislative Changes

In conjunction with the adoption of the 2015-2023 Housing Element, the City adopted a series of ordinances that established zoning for emergency shelters (H3.A), transitional and supportive housing (H3.B), and procedures for reasonable accommodation requests by individuals with disabilities (H3.C). The City also worked towards the goals of facilitating development standards and incentives to encourage residential and affordable housing projects within the Affordable Housing Overlay (AHO) zone and a new Residential Mixed Use (R-MU) district (H3.G and H4.1).

Partnership Efforts

The City has a strong partnership with the County of San Mateo and community-based organizations in addressing the needs of unhoused individuals. Highlighted housing assistance providers recommended by the City include, but are not limited to, Samaritan House, HIP Housing, and HouseKeys which administers the City's Below Market Rate (BMR) Housing Program. The City has successfully partnered with the County Department of Housing to implement rental housing assistance programs. In the 2015-2023 Housing Element, Menlo Park set a goal to assist 220 extremely low- and very low-income households every year. There are currently approximately 248 active housing vouchers issued for Menlo Park, which assist a total of 521 individuals. Of the total, 157 households include elderly residents or individuals with disabilities, and 86 are households with children (H3.D). The City has also leveraged the strength of public-private partnerships, for example, in the continuing work with MidPen Housing, an affordable housing developer, to facilitate a 140-unit housing development at 1300 Willow Road. This project received $9.3 million in funding from the City to offset development costs. In 2016, the City also supported the revitalization of 1221 Willow Road, which is a 130-unit development that primarily serves seniors (H3.1, H4.H).

In February 2021, the City Council approved $5.5 million of below-market-rate (BMR) housing funds awarded to HIP Housing to acquire a 14-unit apartment building. The purchase allowed HIP Housing to convert market-rate units to deed-restricted BMR rental housing and secure additional affordable housing opportunities for the Menlo

Park community. HIP Housing has completed the purchase and filled all vacant units with qualified, low-income tenants.

In May 2021, the City Council authorized $1.2 million from the BMR housing fund to support Habitat for Humanity Greater San Francisco's proposal to create a Homeownership Preservation Program. The program will assist low-income homeowners in Menlo Park with major repairs and rehabilitation projects that address acute safety issues and enable homeowners to age in place and remain in the community they have been a part of for many years. The program is scheduled to begin in 2023.

In October 2021, the City Council approved $250,000 in American Rescue Plan funds to increase funding of the Housing Assistance Program administered by Samaritan House San Mateo. The program provides rental and mortgage assistance to qualified households related to the COVID-19 pandemic or other emergency circumstances. At the end of 2021, Samaritan House had distributed a total of approximately $96,000 of the program's initial $100,000 funding allocation, which assisted 32 households comprised of 86 individuals who remain stably housed.

Programs Not Completed

In the 2015-2023 Housing Element, Menlo Park pursued 46 program objectives. The following seven programs were not completed during the planning period because efforts are still ongoing, but not complete, or, efforts are stalled for reasons related to the prioritization of other tasks and/or reliance on outside funding or leadership:

- Amend the Zoning Ordinance to Protect Existing Housing (H2.C)
- Assist in Implementing Housing Rehabilitation Programs (H2.D)
    - In 2021, the City provided BMR funds to HIP Housing to support the purchase of a 14-unit development to preserve affordable housing.
- Investigate Possible Multi-Jurisdictional Emergency Shelter (H3.E)
    - San Mateo County recently launched a countywide effort to address homelessness through the Project Homekey program.
- Modify R-2 Zoning to Maximize Unit Potential (H4.A)
- Implement Inclusionary Housing Regulations (H4.B)
    - The BMR program is ongoing and improvements are currently under consideration.
- Modify BMR Guidelines (H4.C)
    - The BMR program is ongoing, and improvements are currently under consideration.

- Review the Subdivision Ordinance (H4.M)

Appropriateness of Housing Element

The overarching goals and policies of the 2015-2023 Housing Element continue to be appropriate and are generally kept in the Housing Plan, with modifications to streamline or clarify objectives where applicable. As indicated in Attachment A, many housing programs continue to be appropriate and the intent of these programs will be kept in the Housing Element and revised to address specific housing needs, constraints, or other concerns identified as part of the 2023-2031 Housing Element.

The policies and programs of the 2015-2023 Housing Element that were developed to modify the City's Zoning Code (Menlo Park Municipal Code Title 16) have been implemented and will be removed from the Housing Element as they are no longer necessary.

The 2023-2031 Housing Element will revise existing programs and include new programs, where appropriate, to ensure that the City's priorities are addressed, that requirements of State law are addressed and that constraints to housing are removed, to the extent feasible. See Chapter 8 for the goals, policies, and programs of this Housing Element.

Housing and Services for Special Needs Populations

Menlo Park provides services and housing resources for special needs populations such as seniors (age 65 plus), those living with disabilities (including developmental disabilities), people experiencing homelessness, and families with female heads of households—groups that have historically experienced greater challenges in securing affordable housing options that meet specific needs.

To finance these programs, the City maintains a Below Market Rate Housing Fund as a source of funding for housing and services for special needs population groups, as well as supporting countywide housing efforts (H1.H and H1.F). While many programs provide services to a breadth of special needs populations, the following are highlighted actions that contributed to targeted efforts:

- **Farmworkers**: There are no farms or farmworker housing in Menlo Park. Although less than one-tenth of one percent of the population in Menlo Park is employed in agriculture, the City provides funding through countywide housing programs that provide housing and services for farmworkers at the county level (H1.F).

- **Seniors (Age 65 Plus):** During the planning period, the City approved a 90-unit senior housing development (Sequoia Belle Haven Project at 1221 Willow Road), which utilized the City's Affordable Housing Overlay program to receive a residential density bonus and development concessions (H3.G). Additionally, the City currently assists approximately 157 senior or disabled households in Menlo Park with housing vouchers received through the County and State (H3.C).

- **People Living With Disabilities (Including Developmental Disabilities):** During the planning period, the City adopted Ordinance 1003 to establish Menlo Park Municipal Code Chapter 16.83, Reasonable Accommodation, which provides reasonable accommodation procedures for individuals living with disabilities, including developmental disabilities (H3.C). The City also provides support to HIP Housing, which provides services for households living with disabilities (H3.F).

- **People Experiencing Homelessness:** During the planning period, the City adopted Ordinance 1002 that permitted emergency shelters, with up to 16 beds, by-right in various areas of the city (H3.A). The City also developed the Menlo Park Homeless Outreach Team to better serve people experiencing homelessness, address encampments and re-house individuals, and has strengthened its partnership with the Department of Veterans Affairs on homelessness-related issues (H3.H and H3.I).

- **Families with Female Heads of Household:** During the planning period, the City adopted Ordinance 1004 to allow supportive and transitional housing as a permitted use within the city. While the provision of supportive and transitional housing benefits many types of individuals, it is an especially important type of housing for families with single-person heads of household – particularly female heads of households – that may require emergency and transitional housing services (H3.B). The City also supports the County's Housing Voucher Program for low-income families, with approximately 86 households with children in Menlo Park, a portion of that population are households with one parent (H3.D).[1]

[1] Menlo Park. 2020 Housing Element Annual Progress Report.

Attachment A: City of Menlo Park 2015-2023 Housing Element Evaluation

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Goal H1: Implementation Responsibilities; Continue to Build Local Government Institutional Capacity and Monitor Accomplishments to Respond Effectively to Housing Needs			
Policy H1.1 Local Government Leadership	Recognize affordable housing as an important City priority and the City will take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation action in a timely manner.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H1.2 Community Participation in Housing and Land Use Plans	Strengthen a sense of community by providing opportunities for community participation, developing partnerships with a variety of groups, and providing community leadership to effectively address housing needs. The City will undertake effective and informed public participation from all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H1.3 Neighborhood Responsibilities within Menlo Park	Seek ways, specific to each neighborhood, to provide additional housing as part of each neighborhood's fair share of responsibility and commitment to help achieve community-wide housing goals. This may range from in-lieu fees, secondary dwelling units, higher density housing sites, infill housing, mixed-use, or other new housing construction.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H1.4 Neighborhood Meetings	Encourage developers of major housing projects to conduct neighborhood meetings with residents early in the process to undertake problem-solving and facilitate more informed, faster, and constructive development review.	This policy is desired for modification in the 2023-2031 Housing Element. For all discretionary review projects, the City requires a Project Description document, which includes the purpose of	Modify application guidelines for the Project Description

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
		the proposal, scope of work, architectural style, site layout, existing and proposed uses, and outreach to neighboring properties.	document to require (not optional) documented outreach to neighboring properties.
Policy H1.5 Inter-Jurisdictional Strategic Action Plan for Housing	Coordinate housing strategies with other jurisdictions in San Mateo County as appropriate to meeting the City's housing needs.	This policy is desired for retention in the 2023-2031 Housing Element. This policy occurred as part of the City's participation in 21 Elements for the Housing Element Update.	Retain
Policy H1.6 Equal Housing Opportunity	Actively support housing opportunities for all persons to the fullest extent possible. The City will ensure that individuals and families seeking housing in Menlo Park are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing laws.	This policy is desired for retention in the 2023-2031 Housing Element. The City works with Project Sentinel, Community Legal Services of East Palo Alto, Legal Aid Society of San Mateo County, and the San Mateo County Department of Housing in handling fair housing complaints. Calls to the City are referred to these resources for counseling and investigation. These resources also provide direct fair housing education to Menlo Park residents.	Retain
Policy H1.7 Local Funding for Affordable Housing	Seek ways to reduce housing costs for lower-income workers and people with special needs by developing ongoing local funding resources and continuing to utilize other local, state, and federal assistance to the fullest extent possible. The City will also maintain the Below Market Rate (BMR) Housing Program requirements for residential and non-residential developments.	This policy is desired for retention in the 2023-2031 Housing Element. The City's Below Market Rate Housing Fund has contributed to increased affordable housing opportunities in Menlo Park, building on successful public-private partnerships and inter-jurisdictional coordination with entities such as the County of San Mateo Department of Housing.	Retain

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Policy H1.8 Organizational Effectiveness	Seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element. In recognition that there are limited resources available to the City to achieve housing goals in implementing this policy, the City will, to the extent practical: a. Provide technical and administrative support, as well as assist in finding outside funding, to agencies and private sponsors in developing and/or rehabilitating housing to accommodate special housing needs. b. Provide representation on committees, task forces, or other forums addressing housing issues at a local, regional, or state level.	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to include expansion of staff capacity to monitor and implement affordable housing policies and projects.
Policy H1.9 Housing Element Monitoring, Evaluation, and Revisions	Establish a regular monitoring and update process to assess housing needs and achievements, and to provide a process for modifying policies, programs, and resource allocations as needed in response to changing conditions.	This policy is desired for retention in the 2023-2031 Housing Element. The City continues to meet all Annual Progress Report requirements for the Housing Element and acknowledges the need to continually seek opportunities to enhance communication regarding housing issues. There is strong collaboration between City staff, the Housing Commission, the Planning Commission, and the City Council.	Retain
Program H1.A Establish City Staff Work Priorities for Implementing Housing Element Programs	As part of the annual review of the Housing Element (see Program H1.B), establish work priorities to implement the Housing Element related to community outreach, awareness, and input on housing concerns and strive to ensure that all City publications, including the City's Activity Guide, include information on housing programs. City Staff work priorities specific to Housing Element implementing programs include: a. Conduct the annual review of the Housing Element	This program is desired for modification in the 2023-2031 Housing Element. The City continues to meet all Annual Progress Report requirements for the Housing Element. Annual Progress Reports are available on the City's website. The City continues its participation with the countywide 21 Elements effort.	Modify program references to reflect updated housing programs.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	(Program H1.B). b. Review options for funding housing affordable to extremely low-, very low-, low, and moderate-income households. (Program H4.Q). c. Make recommendations to City Commission on strategies for housing opportunity sites and funding (Program H1.B). d. Provide follow-up on housing opportunity sites and funding based on directions provided by the City Council, including working with the community, and implementing Housing Element programs (Program H4.H). e. Conduct community outreach and provide community information materials through an open and non-advocacy process (Program H1.E). f. Engage property owners in identifying opportunities for the construction of affordable housing affordable to extremely low-, very low-, low-, and moderate-income households (Program H4.H). g. Pursue unique opportunities where the City can participate in the construction of affordable housing, either on City-owned sites or through funding or regulatory means (Program H4.J). h. Develop ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates (Program H1.I). i. Continue to participate in ongoing regional activities related to housing, including participation in ongoing efforts as part of the countywide 21 Elements effort. Objectives: Establish staff priorities for implementing Housing Element programs.	Specific priorities that relate to other programs are addressed in this table for that program.	

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Program H1.B Review the Housing Element Annually	As required by State law, review the status of the Housing Element programs by April of each year, beginning April 2014. As required by statutes, the annual review will cover: a. Consistency between the Housing Element and the other General Plan Elements. As portions of the General Plan are amended, this Housing Element will be reviewed to ensure that internal consistency is maintained. In addition, a consistency review will be implemented as part of the annual general plan implementation report required under Government Code § 65400. b. Statistical summary of residential building activity tied to various types of housing, household need, income, and Housing Element program targets. Objectives: Review and monitor Housing Element implementation; conduct public review with the Housing Commission, Planning Commission and City Council, and submit Annual Report to HCD.	This program is desired for modification in the 2023-2031 Housing Element. The City continues to meet all Annual Progress Report requirements for the Housing Element. Annual Progress Reports are available on the City's website.	Modify to reflect the timeframe of the 2023-2031 Housing Element.
Program H1.C Publicize Fair Housing Laws and Respond to Discrimination Complaints	Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and federal anti-discrimination laws. Below are specific aspects of this program: a. The City Manager shall designate an Equal Opportunity Coordinator in Menlo Park with responsibility to investigate and deal with complaints. b. Discrimination complaints will be referred to the appropriate agency. Specifically, the City will continue to work with Eden Council for Hope and Opportunity (ECHO) and the San Mateo County	This program is desired for modification in the 2023-2031 Housing Element. An Equal Opportunity Coordinator is no longer needed as the City provides public information materials and referrals to Community Legal Services in East Palo Alto (CLSEPA), Legal Aid Society of San Mateo County, and Project Sentinel to assist tenants and landlords in resolving conflicts and understanding their respective rights and obligations. Project Sentinel, an independent non-profit, provides free education and counseling to community members, housing providers, and tenants about fair housing laws. They also investigate complaints and provide advocacy services for those who have experienced housing discrimination.	Modify to reflect the timeframe of the 2023-2031 Housing Element. Modify to remove designation of Equal Opportunity Coordinator and update references to community partners. Focus program on

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	Department of Housing in handling fair housing complaints. Calls to the City are referred to ECHO for counseling and investigation. ECHO also provides direct fair housing education to Menlo Park residents. c. Enforce a non-discrimination policy in the implementation of City approved housing programs. d. The City will provide public information materials and referrals to the Peninsula Conflict Resolution Center (PCRC) and the Landlord and Tenant Information and Referral Collaborative (LTIRC) to assist tenants and landlords in resolving conflicts and understanding their respective rights and obligations. e. Information regarding the housing discrimination complaint referral process will be posted on the City's website and available for the pubic and City staff consistent with Program 1H.D. f. As needed, the City will outreach to lenders to increase flow of mortgage funds to city residents. Objectives: Obtain and distribute materials. (See Program 1H.D)	Information regarding the housing discrimination complaint referral process is posted on the City's website and available for the public and City staff to review.	strengthening ties and resource offerings with community partners who are subject-matter experts.
Program H1.D Provide Information on Housing Programs	Promote the availability of San Mateo County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) creating a link on the City's website that describes programs available in the City of Menlo Park, including the City's designated BMR administrator, and provides direct links to County agencies that administer the programs; (b) including contact information on County programs in City mail-outs and other general	This program is desired for modification in the 2023-2031 Housing Element. The City currently uses a third party to administer the BMR housing program. This policy should be modified to reflect current practice. The City provides a housing-specific website that includes information and direct links for its programs. Informational	Modify to reflect the timeframe of the 2023-2031 Housing Element. Modify to include focus on multilingual information and people with

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	communications that are sent to residents; (c) maintaining information on programs at the City's public counters; (d) training selected City staff to provide referrals to appropriate agencies; (e) distributing information on programs at public locations (library, schools, etc.); and (f) using the activity calendar and public information channel. Objectives: Review and obtain materials by June 2014; distribute and post materials, conduct staff training by December 2014; annually update as needed thereafter. Timeframe: Distribute educational materials at public locations and make public service announcements through different media at least two times a year.	materials are also available at City Hall. The public may also opt-in for an available email subscription to receive Housing Commission agendas and general updates. Materials and information for specific programs such as the Energy Workshop in 2016, Grid Alternatives, HERO, PACE, water rebate and BMR programs have also been provided on dedicated webpages, through social media, as City Council Digest items, in quarterly garbage and water bill inserts, or as letters sent directly to affected residents.	special needs.
Program H1.E Undertake Community Outreach When Implementing Housing Element Programs	Coordinate with local businesses, housing advocacy groups, neighborhood groups and others in building public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development. The City will notify a broad representation of the community to solicit ideas for housing strategies when they are discussed at City Commission or City Council meetings. Specific actions should be linked to the preparation and distribution of materials as identified in Programs H1.D. Specific outreach activities include: a. Maintain the HE mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners. b. Post notices at City Hall, the library, and other public locations. c. Publish notices in the local newspaper. d. Post information on the City's website. e. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element	This program is desired for modification in the 2023-2031 Housing Element. Materials and information are available on the City's website and at City Hall. Housing Commission meetings are conducted monthly. The public may opt-in for an available email subscription to receive Housing Commission agendas and general updates. Additional public outreach is conducted based on program type. Agendas and notices for all meetings of City commissions and committees are posted at City Hall and on the City's website. Since 2016, the Housing Commission has also formed various subcommittees to focus on specific topics, such as BMR Housing Guidelines, BMR Nexus, Housing Policy, NOFA, Anti-Displacement, and Marketing. In 2017, the Housing Commission also modified its meeting schedule by meeting monthly as opposed to quarterly, and its membership expanded from five to seven commissioners.	Modify to include outreach to people living with disabilities, including developmental disabilities, including partnering with groups such as Housing Choices.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	programs are implemented. f. Assure that Housing Commission meetings are publicized and provide opportunities for participation from housing experts, affordable housing advocates, special needs populations, and the community as a whole. g. Provide public information materials concerning recycling practices for the construction industry, as well as use of recycled materials and other environmentally responsible materials in new construction, consistent with Ch. 12.48, Salvaging and Recycling of Construction and Demolition Debris, of the City of Menlo Park Municipal Code and CBC requirements. h. Provide public information materials about available energy conservation programs, such as the PG&E Comfort Home/Energy Star new home program to interested property owners, developers and contractors. i. Promote and help income-eligible households to access federal, state and utility income qualifying assistance programs. j. Provide public information materials to developers, contractors and property owners on existing federal, state, and utility incentives for installation of renewable energy systems, such as rooftop solar panels, available to property owners and builders. Objectives: Conduct community outreach and distribute materials (see Programs H1.C and 1H.D).		
Program H1.F	Continue to coordinate with the San Mateo County	This program is desired for retention in the 2023-2031	Retain

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Work with the San Mateo County Department of Housing	Department of Housing (DOH) for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for very low-, low- and moderate-income units, and assure that these units remain at an affordable price level. Objectives: Coordinate with County efforts to maintain and support affordable housing.	Housing Element. Continued participation and coordination have occurred as part of the countywide 21 Elements organization. The City works with the County Department of Housing and other jurisdictions on housing-related topics such as accessory dwelling units and short-term rentals, and coordination in implementing Housing Element programs. The City continues to participate in the Home for All Learning Network and Community Convenings, all efforts that aim to support affordable housing.	
Program H1.G Adopt an Anti-Discrimination Ordinance	Adopt an Anti-Discrimination Ordinance to prohibit discrimination based on the source of a person's income or the use of rental subsidies, including Section 8 and other rental programs. Objectives: Undertake Municipal Code amendment and ensure effective implementation of anti-discrimination policies and enforcement as needed.	This program is desired for removal in the 2023-2031 Housing Element as it has been completed. In 2018, the City Council adopted Ordinance 1048 to establish Menlo Park Municipal Code Chapter 8.54, Tenant Anti-Discrimination. The purpose and findings of Chapter 8.54 are: a. Equal housing opportunities should be available to all people. The City is opposed to and desires to eliminate discrimination in a person's ability to obtain housing based on a person's source of income. b. The purpose of this chapter is to establish a right of tenants to be free from discrimination based on their use of a rental subsidy, including Section 8 and other rental programs.	Remove – Completed
Program H1.H Utilize the City's Below Market Rate (BMR) Housing Fund	Administer and no longer than every two years advertise the availability of funds in the Below Market Rate (BMR) Housing Fund as it applies to residential, commercial, and industrial development projects. Objectives: Accumulate and distribute funds for housing	This program is desired for retention in the 2023-2031 Housing Element. The City advertises the availability of funds in the BMR Housing Fund on regular basis, not less than every two years.	Retain

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	affordable to extremely low, very low, low and moderate income households.	On September 15, 2020, City Council approved an increase in funding to MidPen Housing's 1300 Willow Road project to reach a total of $9.3 million. This project was approved for $6.7 million from the BMR housing fund in March 2019.[2] On November 18, 2020, a Notice of Funding Availability (NOFA) of approximately $10 million from the BMR Housing Fund was released to support the preservation or production of permanently affordable housing. The City received three proposals by the submission deadline. All applications were received from nonprofit housing organizations with a strong track record of assisting residents in Menlo Park and throughout San Mateo County. The proposals were diverse and included property acquisition for affordable housing conversion, a home rehabilitation program, and construction of BMR ownership units.[3] In February 2021, the City Council approved $5.5 million of BMR housing funds to HIP Housing to acquire a 14-unit apartment building. The purchase allowed HIP Housing to convert market-rate units to deed restricted BMR rental housing and secure additional affordable housing opportunities for the Menlo Park community. HIP Housing completed the purchase in March 2021 and filled all vacant units with qualified, low income tenants.[4] In May 2021, the City Council authorized $1.2 million from the BMR housing fund to support Habitat for Humanity Greater San Francisco's proposal to create a Homeownership Preservation Program. The program will	

[2] City Council Agenda Packet, Item H-3 (March 23, 2021).

[3] City Council Agenda Packet, Item H-3 (March 23, 2021).

[4] City Council Agenda Packet, Item K-1 (February 23, 2021).

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
		assist low-income homeowners in Menlo Park's Belle Haven neighborhood with major repairs and rehabilitation projects that address acute safety issues and enable homeowners to age in place and remain in the community. The program is scheduled to begin in 2023.[5] A third proposal received from MidPen Housing to build 12 low-income ownership units at 335 Pierce Road is under review. The property has also been identified as a potential housing opportunity site in the 2023-2031 Housing Element.[6]	
Program H1.I Work with Non-Profits on Housing	Continue to work with non-profits to assist in achieving the City's housing goals and implementing programs. Coordination should occur on an ongoing basis, and as special opportunities arise as the Housing Element is implemented. Participation of non-profits in an advisory role when implementing housing programs would be desirable to help understand the needs and opportunities for non-profit housing development in the community. The City currently works with and provides partial funding support for Human Investment Project (HIP Housing), Center for Independence of the Disabled (CID), Eden Council for Hope and Opportunity (ECHO), Rebuilding Together; HEART memberships and Peninsula Conflict Resolution Center. Objectives: Maintain a working relationship with non-profit housing sponsors.	This program is desired for modification in the 2023-2031 Housing Element. The City works with a variety of community partners to deliver housing services and increase affordable housing opportunity. Highlighted housing assistance providers recommended by the City include, but are not limited to, Samaritan House, HIP Housing, and HouseKeys which administers the City's Below Market Rate (BMR) Housing Program. Menlo Park currently works with Project Sentinel, Community Legal Services of East Palo Alto, Legal Aid Society of San Mateo County, and the San Mateo County Department of Housing in handling fair housing complaints. The tenant relocation assistance ordinance was passed by City Council in 2019. In addition, the Council approved the establishment of a community housing fund to be administered by local nonprofit, Samaritan House. As of	Modify references to community partners.

[5] City Council Agenda Packet, Item M-1 (May 11, 2021).

[6] City Council Agenda Packet, Item E-4 (March 22, 2022).

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
		2020, Samaritan House, with support from the City, has continued to offer financial assistance to lower income tenants experiencing hardships and/or potential displacement. The City also continued to assist MidPen Housing as they finalized funding sources for their 1300 Willow Road project, including the completion of their Affordable Housing and Sustainable Communities (AHSC) grant application preparation and submittal in early 2020. In September 2020, The City increased its funding commitment by $2.631 million for the 1300 Willow Road project to help MidPen Housing reach 100 percent funding. As part of the Notice of Funding Availability released in November 2020, the City intended to continue its support of strong partnerships with local non-profit housing organizations (see Evaluation Notes for Program H1.H for other highlighted work with housing non-profits).[7]	
Program H1.J Update the Housing Element	In coordination with other jurisdictions in San Mateo County, update the Menlo Park Housing Element to be consistent with State law requirements and to address the City's RHNA 5 for the 2015-2023 planning period. Objectives: Assure consistency with SB375 and Housing Element law.	This program is desired for modification in the 2023-2031 Housing Element. The City Council adopted the 2015-2023 Housing Element on April 1, 2014, which was certified by HCD on April 16, 2014. The City was awarded both SB2 and LEAP grant funding to assist with the preparation of the Housing Element for the RHNA 6 cycle (2023-2031). The City continues to participate in the countywide 21 Elements effort as part of the Housing Element Update process.	Modify to reflect the timeframe of the 2023-2031 Housing Element.
Program H1.K Address Rent	Provide for increased use and support of tenant/landlord educational and mediation opportunities and continue the	This program is desired for modification in the 2023-2031 Housing Element.	Modify references to

[7] City Council Agenda Packet, Item H-3 (March 23, 2021).

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Conflicts	City's financial contribution to and encourage resident use of the Peninsula Conflict Resolution Center as a vehicle to resolve rental disputes between renters and property owners. Objectives: Resolve rent issues as they arise	The City provides public information materials and referrals to Project Sentinel to assist tenants and landlords in resolving conflicts and understanding their respective rights and obligations. Project Sentinel, an independent non-profit, provides free education and counseling to community members, housing providers, and tenants about fair housing laws. They also investigate complaints and provide advocacy services for those who have experienced housing discrimination. Information regarding the housing discrimination complaint referral process is posted on the City's website and available for the public and City staff to review. In November 2019, the City Council passed an urgency ordinance to enact state law AB 1482 locally prior to the January 1, 2020 effective date, enacting rent increase and just cause protections. Throughout 2020, the City has continued to be an informational resource for local tenants unfamiliar with new state laws. Informative material is available on the City's website, including contact information for free legal services.	community partners.
Program H1.L Update Priority Procedures for Providing Water Service to Affordable Housing Developments	At least once every five years, update written policies and procedures that grant priority for service allocations to proposed developments that include housing units affordable to lower income households consistent with SB 1087 (Government Code § 65589.7) Objectives: Comply with Government Code § 65589.7.	This program is desired for modification in the 2023-2031 Housing Element. The water demands presented in the 2020 Urban Water Management Plan for Menlo Park include projected future water use by lower income households.	Modify to reflect the timeframe of the 2023-2031 Housing Element.
Program H1.M	In coordination with other jurisdictions in San Mateo	This program is desired for removal in the 2023-2031	Remove

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Lobby for Changes to State Housing Element Requirements	County, as appropriate, lobby for modifications to State Housing Element requirements to address unfunded State mandates and enable a more community-driven process and more local control in developing appropriate housing policies and programs. Specific modifications to State requirements include, but are not limited to, the following: a. Enable State projections and the development of regional housing needs to be a more transparent process, subject to public hearings and peer review. b. Enable more consideration of local issues such as water supply, infrastructure needs, schools, roadway improvements, as well as the fiscal demands that come with providing additional city services to new residents. c. Address unfunded mandates and expenses local governments must incur to comply with State requirements, especially when rezoning of sites to meet State mandated densities is required. d. Assist local governments in meeting their affordable housing requirements and the resulting need for additional schools and infrastructure required (water, waste water, etc.). e. Recognize the importance of second units as a particularly viable mechanism to address housing needs in providing housing for family members, students, the elderly, in-home health care providers, the disabled and others at below market prices, and allow jurisdictions to use GIS to count illegal second units, and if an amnesty plan is adopted, allow cities to count a high percentage of the illegal units toward the housing need. f. Provide greater flexibility to allow a city to mix affordable housing with community serving retail, like a grocery store, that may make development of	Housing Element. Various members of the City Council and City staff have attended meetings with legislators and other jurisdictions to provide input on proposed legislation. The City also continues to participate with the countywide 21 Elements effort which enables coordinated review, discussion, analysis, and comment for local jurisdictions within San Mateo County on various housing and planning related legislation.	

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	affordable housing a more financially attractive to local developers and may increase the likelihood that affordable housing will be built (and in a sustainable fashion where dependence on the automobile is reduced). g. Recognize that in high housing cost localities, like Menlo Park, higher density zoning may not necessarily produce affordable housing and results in incentives for developers to build market rate housing rather than affordable housing. Modify Government Code Section 65583.2 that requires cities to zone sufficient property at 30 units/acre as the major mechanism to define affordable housing and for jurisdictions to provide their share of the regional housing need. Objectives: Work with other San Mateo County jurisdictions and lobby for modifications to Housing Element law (coordinate with Program H1.B)		
Goal H2: Existing Housing and Neighbors; Maintain, Protect and Enhance Existing Housing and Neighborhoods.			
Policy H2.1 Maintenance, Improvement and Rehabilitation of Existing Housing.	Encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock, the preservation of the City's affordable housing stock, and the enhancement of community stability to maintain and improve the character and stability of Menlo Park's existing residential neighborhoods while providing for the development of a variety of housing types. The provision of open space and/or quality gathering and outdoor spaces shall be encouraged.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H2.2	Limit the conversion of residential units to other uses and	This policy is desired for retention in the 2023-2031 Housing	Retain

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Preservation of Residential Units	regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided to ensure the protection and conservation of the City's housing stock to the extent permitted by law.	Element.	
Policy H2.3 Condominium Conversions	Assure that any conversions of rental housing to owner housing accommodate the tenants of the units being converted, consistent with requirements to maintain public health, safety and welfare. The City will also encourage limited equity cooperatives and other innovative housing proposals that are affordable to lower income households.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H2.4 Protection of Existing Affordable Housing	Strive to ensure that affordable housing provided through governmental incentives, subsidy or funding, and deed restrictions remains affordable over time, and the City will intervene when possible to help preserve such housing.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H2.5 Maintenance and Management of Quality Housing and Neighborhoods.	Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H2.6 Renewable Energy/Energy Conservation in Housing	Encourage energy efficiency and/or renewable energy in both new and existing housing and promote energy conservation and/or renewable energy in the design of all new residential structures and promote incorporation of energy conservation and/or renewable energy and weatherization features in existing homes. In addition, the City will support the actions contained in the City's Climate Action Plan (CAP).	This policy is desired for modification in the 2023-2031 Housing Element. In 2019, the City of Menlo Park adopted groundbreaking local amendments to the State Building Code that would require electricity as the only fuel source for new buildings (not natural gas). This ordinance only applies to newly constructed buildings from the ground up, and does not	Modify to align with Reach Codes and goals and include reference to CAP.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
		include additions or remodels.	
Program H2.A Adopt Ordinance for “At Risk” Units	While there are currently no “at risk” subsidized units in Menlo Park, prepare an ordinance requiring a one-year notice to residents, the City and the San Mateo County Department of Housing of all proposed conversions of subsidized housing units to market rents. In addition, the City will establish regular contact with the owners of potential “at risk” units to assure long-term coordination. If the units appear to be in danger of conversion or being lost as affordable housing, the City will establish contact with public and non-profit agencies who may be interested in managing or purchasing the units to inform them of the project’s status and inform tenants of any assistance available. In working with other agencies, the City will ensure that funding sources are identified and timelines for action are executed. Objectives: Protect existing affordable housing.	This program is desired for modification in the 2023-2031 Housing Element. “At risk” homes are those that are at risk of converting into market rate housing within the next five years. Menlo Park continues to have no "at risk" subsidized affordable units in Menlo Park. "At risk" units are those that appear to be in danger of conversion from subsidized housing units to market rents. In 2021, the City exercised its right to purchase a below market rate (BMR) ownership unit, which had a sales term of only 90 days so that the City could find a new, qualified BMR owner. The City's purchase will preserve the unit and allow the City to identify and sell the unit to a new BMR buyer outside the original 90-day sales term; new purchase agreements include an updated resale term that allows the City 180 days to find a qualified buyer for potential resales.[8]	Modify to reflect the timeframe of the 2023-2031 Housing Element and increase notice period to tenants.
Program H2.B Promote Energy Efficient/Renewable Programs	Develop local policy and/or programs that promote and/or increase energy efficiency/renewable energy in the community. Promote county, state (Energy Upgrade California), federal and PG&E energy programs for energy assessments and improvements. Seek grants and other funding to supplement City energy conservation/renewable activities. Objectives: 50 or more homes and businesses participating in a program.	This program is desired for modification in the 2023-2031 Housing Element. The objectives were met. In 2021, 98 percent of residents and businesses are served by Peninsula Clean Energy (PCE). PCE provides greenhouse gas free (fossil-fuel free) electricity to homes and businesses. With the ECO plus service, at least 50 percent of the electricity provided by PCE comes from renewable sources, such as solar and wind, and none comes from coal and natural gas. Only 1.62 percent opted out of the program and went back to PG&E. Menlo	Modify to reflect participation in Peninsula Clean Energy and to continue promoting energy efficient programs on the City’s website.

[8] City Council Agenda Packet, Item H-3 (March 23, 2021).

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
		Park continued to participate in regional energy efficiency/renewable energy regional programs, such as Home Energy Renovation Opportunity (HERO), GRID Alternatives, and Bay Area Regional Energy Network (BayREN). [9] In 2018 and 2019, GRID Alternatives installed 14 solar arrays in the Belle Haven neighborhood. Within the past two years, the City Council approved a couple of progressive initiatives to capitalize on the greenhouse gas free electricity provided by PCE by: 1) Adopting an all-electric reach code requirement for all new construction (2019). 2) Adopted a 2030 Climate Action Plan with the bold goal to reach carbon neutrality (zero emissions) by 2030. One of the first actions is to explore policy or program options to convert 95 percent of existing buildings to all-electric by 2030 (adopted 2020).	
Program H2.C Amend the Zoning Ordinance to Protect Existing Housing	Consistent with State law, amend the Zoning Ordinance to reflect the Housing Element policy of limiting the loss of existing residential units or the conversion of existing residential units to commercial or office space (See Policy H2.2). Zoning Ordinance changes and City activities should address residential displacement impacts, including the following: a. Avoid contradicting the Ellis Act. b. Consider regulations used in other communities c. Consider a modified replacement fee on a per unit basis, or replacement of a portion of the units, relocation assistance, etc. to the extent consistent with the Ellis Act.	This program is desired for modification in the 2023-2031 Housing Element. The Zoning Ordinance modification efforts during the ConnectMenlo General Plan updating process (2016) focused on the creation of new live/work/play opportunities in the Bayfront (M-2 Area), including allowing housing in an area that previously did not include residential uses. The City recognizes that potential Zoning Ordinance changes to limit the loss of residential units and/or the conversion of units can be strategies to maintain the City's housing stock. This is an ongoing item the City will evaluate along with other housing priorities.	Modify to reflect the timeframe of the 2023-2031 Housing Element.

[9] City Council Agenda Packet, Item H-3 (March 23, 2021).

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	d. Collaborate with the San Mateo County Department of Housing, Mid-Pen Housing Corporation and others, as needed to ensure protection of affordable units in Menlo Park. e. Consider rezoning of properties for consistency to match and protect their existing residential uses. Objectives: Protect existing rental housing as part of infill implementation and other Zoning Ordinance changes		
Program H2.D Assist in Implementing Housing Rehabilitation Programs	Continue to target Belle Haven as a primary area for rehabilitation to prevent existing standard units, both single family and apartments, from becoming deteriorated and to significantly reduce the number of seriously deteriorated units. Emphasis will be placed on the rehabilitation of apartments along Pierce Road. In addition, the City will: a. Continue to work with and refer people to the San Mateo County Department of Housing programs including the Single-Family Ownership Rehabilitation Program and the Multi-Family Rental Rehabilitation program. b. Encourage private sponsors to develop and maintain housing units using state and federal housing assistance programs for emergency and other repairs. c. Work with San Mateo County to compete for Community Development Block Grant funds to ensure continuation of the Single-Family Ownership Rehabilitation Program for low- and very low-income families in the community. d. Investigate possible use of housing rehabilitation loans to assist homeowners in implementing the City's secondary dwelling unit programs.	This program is desired for modification in the 2023-2031 Housing Element. This program should cover the entire city. Rehabilitation and preservation projects are currently funded through the City's BMR fund. The City may also rely on non-profit agencies and leveraging of local, county, state, and federal funding sources when available. The County has temporarily stopped administering the CDBG rehabilitation loan program, except in emergency situations. The City continues to service existing loans in the portfolio.	Modify to reflect the timeframe of the 2023-2031 Housing Element and highlighted properties/areas of interest. Modify objectives to identify coordination with the County to assess needs/resources.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	Objectives: Apply to the County for CDBG funds to provide loans to rehabilitate very low- and low-income housing (20 loans from 2015-2023)		
Goal H3: Specialized Housing Needs; Provide Housing for Special Needs Populations that is Coordinated with Support Services.			
Policy H3.1 Special Needs Groups	Encourage non-profit organizations and private developers to build and maintain affordable housing for groups with special needs, including the needs of seniors, people living with disabilities, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, large families and other persons identified as having special housing needs.	This program is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H3.2 Health and Human Services Programs Linkages	Assist service providers to link together programs serving the needs of special populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence and other economically challenged or underemployed workers.	This program is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H3.3 Incentives for Special Needs Housing	Use density bonuses and other incentives to assist in meeting special housing needs, including housing for lower income elderly and disabled.	This program is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H3.4 Adaptable/Accessible Units for the Disabled	Ensure that new multi-family housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to ‘age in place’ or in the community.	This program is desired for retention in the 2023-2031 Housing Element.	Retain

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Policy H3.5 Transitional and Supportive Housing	Recognize the need for and desirability of transitional and supportive housing and treat transitional and supportive housing as a residential use that will be subject to the same restrictions that apply to other residential uses of the same zone.	This program is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H3.6 Rental Assistance Programs	Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based and voucher Section 8 certificates programs, in coordination with the San Mateo County Department of Housing (DOH) and other entities.	This program is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H3.7 Emergency Housing Assistance	Participate and allocate funds, as appropriate, for County and non-profit programs providing disaster preparedness and emergency shelter and related counseling services.	This program is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H3.8 Coordination with Other Agencies in Housing the Homeless	Engage other jurisdictions in San Mateo County to support long-term solutions for homeless individuals and families in San Mateo County, and to implement the Shelter Plus Care Program or similar activities. The City will allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.	This program is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H3.9 Local Approach to Housing for the Homeless	Support a “housing first” approach to addressing homeless needs, consistent with the countywide HOPE Plan. “Housing first” is intended to provide homeless people with housing quickly and the provide other services as needed, with a primary focus on helping individuals and families quickly access and sustain permanent housing. The City also recognizes the need for and desirability of emergency shelter housing for the homeless and will allow a year-round emergency shelter as a permitted use in specific	This program is desired for retention in the 2023-2031 Housing Element.	Retain

Policy or Program	Description, Program Objectives and Timeframe	Evaluation Notes	Recommendation to Retain, Modify or Remove
	locations to be established in the Zoning Ordinance. In addition, the following would apply: a. In recognition that homeless veterans are a special needs in San Mateo County, the City will work with the U.S. Department of Veterans Affairs in Menlo Park to identify possible programs and locations for housing and support services for homeless veterans. b. The City will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the City or a designated agency to resolve disputes. c. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents. d. Development standards for emergency shelters for the homeless located in Menlo Park will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, design review and management standards that apply to residential or		

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	commercial development in the same zone, except for the specific written and objective standards as allowed in State law.		
Program H3.A Zone for Emergency Shelter for the Homeless	Establish an overlay zone to allow emergency shelters for the homeless to address the City's need for providing at least 16 beds to address homeless needs in the community. Appropriate locations for the overlay zoning will be evaluated based on land availability, physical or environmental constraints (e.g., flooding, chemical contamination, slope instability), location (e.g., proximity to services, jobs, and transit), available acreage (i.e., vacant or non-vacant sites), compatibility with surrounding uses and the realistic capacity for emergency shelters. In reviewing potential non-vacant sites, the potential for reuse or conversion of existing buildings to emergency shelters will be considered. The City will also investigate the use of local churches providing temporary shelter for the homeless. In addition, the City will establish written and objective standards in the Zoning Ordinance covering: a. Maximum number of beds; b. Off-street parking based upon demonstrated need; c. Size and location of on-site waiting and intake areas; d. Provision of on-site management; e. Proximity to other shelters; f. Length of stay; g. Lighting; and h. Security during hours when the shelter is open. Objectives: Amend the Zoning Ordinance.	This program is desired for removal in the 2023-2031 Housing Element as it has been completed. Ordinance 1002, adopted on April 29, 2014, identifies the location of the overlay to allow an emergency shelter for the homeless for up to 16 beds as a use by-right and includes standards consistent with State law as established in SB2.	Remove – Completed
Program H3.B Zone for	Amend zones to specifically allow residential care facilities, transitional and supportive housing (see definitions), as	This program is desired for removal in the 2023-2031 Housing Element as it has been completed.	Remove – Completed

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Transitional and Supportive Housing	required by State law. Transitional and supportive housing shall be considered a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Objectives: Amend the Zoning Ordinance.	Ordinance 1002, adopted on April 29, 2014, updated the definitions of transitional and supportive housing to be consistent with State law and adds transitional, supportive housing and small (6 or fewer persons) residential care facilities as part of the definition of a "dwelling" in the Zoning Ordinance, so these uses are treated the same way as other residential uses as required by State law under SB2.	
Program H3.C Adopt Procedures for Reasonable Accommodation	Establish internal review procedures and/or ordinance modifications to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and/or ordinance modifications is to provide a process for individuals with disabilities to make a request for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. Objectives: Amend the Zoning Ordinance and/or modify administrative procedures; create public handout.	This program is desired for modification in the 2023-2031 Housing Element. Ordinance 1002, adopted on April 29, 2014, established procedures, criteria, and findings for enabling individuals with disabilities to make housing improvements to improve living conditions.	Modify adoption language to be focused on continuation/ support and to reflect the timeframe of the 2023-2031 Housing Element.
Program H3.D Encourage Rental Housing Assistance Programs	Encourage the use of federal, state and local rental housing programs for special needs populations. Continue to publicize programs and work with the San Mateo County Department of Housing to implement the Section 8 Rental Assistance Program and, as appropriate, assist similar non-profit housing sponsor rental assistance programs. Information will be provided through implementation of Housing Element Program H1.D. Objectives: Provide assistance at current Section 8 funding	This program is desired for modification in the 2023-2031 Housing Element There are approximately 248 housing vouchers issued for incorporated Menlo Park, which assist a total of 521 individuals. Of the total, 157 households include elderly or disabled persons and 86 are households with children.[10]	Modify objectives to reflect existing voucher use and to reflect timeframe of the 2023-2031 Housing Element.

[10] City Council Agenda Packet, Item H-3 (March 23, 2021).

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	levels to assist 220 extremely low and very low-income households per year (assumes continued funding of program).		
Program H3.E Investigate Possible Multi-Jurisdictional Emergency Shelter	Pursuant to State law requirements, and as the opportunity arises, consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future. Objectives: Coordinate in the construction of homeless facility (if determined feasible).	This program is desired for modification in the 2023-2031 Housing Element.	Modify to reflect recent developments at the County level and explore opportunities for partnership.
Program H3.F Assist in Providing Housing for Persons Living with Disabilities	Continue to contribute financial support for the programs of the Center for the Independence of the Disabled and other non-profit groups that improve housing opportunities for disabled persons, including people with developmental disabilities. Objectives: Provide housing and services for disabled persons.	This program is desired for modification in the 2023-2031 Housing Element. Continued participation and coordination has occurred as part of the countywide 21 Elements organization. Working with the County Department of Housing and other jurisdictions on housing-related topics such as accessory dwelling units and short-term rentals. Participation in the County's Home For All initiative has continued and aims to identify housing needs for all sectors of the community. The City also supports the activities of local non-profit housing providers, such as HIP Housing, whom provide services for persons living with disabilities.	Modify to identify partnership with 21 Elements and modify objective to indicate outreach and promotion of available funds.
Program H3.G Develop Incentives for Special Needs Housing	Initiate a Zoning Ordinance amendment, including review of the R-L-U (Retirement Living Units) Zoning District, to ensure it is consistent with Housing Element policies and fair housing laws, and to develop density bonus and other incentives for needed senior housing, senior care facilities and other special needs housing for persons living with disabilities in the community, including people with	This program is desired for modification in the 2023-2031 Housing Element. The City's Affordable Housing Overlay (AHO), which was established in 2013, was applied to MidPen's 90-unit affordable, senior housing development. Along with financial incentives, the AHO provides density bonuses and a parking	Modify to include additional incentives and to reflect the timeframe of the 2023-2031 Housing Element.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	developmental disabilities. Emphasis will also be placed on ways to facilitate the development of housing for seniors with very low-, low-, and moderate-incomes. Below are specifics: a. The regulations should address the changing needs of seniors over time, including units for independent living and assisted living as well as skilled nursing facilities. b. The City will continue to allow the development and expansion of housing opportunities for seniors and special needs persons through techniques such as smaller unit sizes, parking reduction and common dining facilities when units are sponsored by a non-profit organization or when developed under the Retirement Living Unit (RLU) District provisions of the Zoning Ordinance. c. The City will coordinate with the Golden Gate Regional Center to ensure that the needs of the developmentally disabled are considered as part of the program. Objectives: Amend the Zoning Ordinance to provide opportunities for housing and adequate support services for seniors and people living with disabilities.	reduction for senior housing.	
Program H3.H Continue Support for Countywide Homeless Programs	Support activities intended to address homeless needs in San Mateo County. Below are specifics: a. The City will work with and support the Veteran's Administration and Haven House emergency shelter programs. b. The City will continue to support Human Investment Project (HIP Housing) programs. Objectives: Support housing and services for the homeless	This program is desired for modification in the 2023-2031 Housing Element. City staff have continued to lead and support the Menlo Park Homeless Outreach Team (Team), which consists of staff from the Housing Division, Police Department and community-based organizations that provide homeless outreach and support services. City staff work closely with community-based organizations	Modify to include partnerships with non-profits and reference to the Menlo Park Homeless Outreach Team.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	and at-risk persons and families	and the San Mateo County Human Services Agency to coordinate outreach and referral services, with the goal of ending homelessness in Menlo Park. The Team meets regularly to discuss case management, strategize coordinated outreach and intervention, streamline resources and prepare action plans for homeless individuals. The City continued to support HEART, HIP Housing and other community based organizations to support efforts to reduce homelessness and increase housing stability.	
Program H3.I Work with the Department of Veterans Affairs on Homeless Issues	Work with the Department of Veterans Affairs to identify possible programs and locations for housing and support services for the homeless, including homeless veterans. Objectives: Coordination in addressing the needs of the homeless	This program is desired for retention in the 2023-2031 Housing Element. The Department of Veterans Affairs (VA) is working with local non-profit housing developer MidPen Housing to build new affordable housing focused on serving veterans in Menlo Park and the greater region. The City has participated in discussions with both the VA and MidPen to stay informed about the project and learn about opportunities to be involved. The City will continue to work with the VA, MidPen, and other affordable housing developers and advocates to improve conditions for the unhoused.	Retain
Goal H4: New Housing: Use Land Efficiently to Meet Community Housing Needs at a Variety of Income Levels, Implement Sustainable Development Practices and Blend Well-Designed New Housing into the Community.			
Policy H4.1 Housing Opportunity Areas	Identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other General Plan policies. Given the diminishing availability of developable land, Housing Opportunity areas should have the following characteristics: a. The site has the potential to deliver sales or rental units at low or below market rate prices or rents.	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to include supporting language to affirmatively further fair housing.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	b. The site has the potential to meet special housing needs for local workers, single parents, seniors, small families or large families. c. The City has opportunities, through ownership or special development review, to facilitate provision of housing units to meet its objectives. d. The site scores well for Low Income Housing Tax Credits (LIHTC) subsidy or has unique opportunities due to financing and/or financial feasibility. e. For sites with significant health and safety concerns, development may be tied to nearby physical improvements, and minimum density requirements may be reduced. f. Site development should consider school capacity and the relationship to the types of residential units proposed (i.e., housing seniors, small units, smaller workforce housing, etc. in school capacity impact areas). g. Consider incorporating existing viable commercial uses into the development of housing sites.		
Policy H4.2 Housing to Address Local Housing Needs	Strive to provide opportunities for new housing development to meet the City's share of its Regional Housing Needs Allocation (RHNA). In doing so, it is the City's intent to provide an adequate supply and variety of housing opportunities to meet the needs of Menlo Park's workforce and special needs populations, striving to match housing types, affordability and location, with household income, and addressing the housing needs of extremely low-income persons, lower income families with children and lower income seniors.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H4.3	Review proposed new housing in order to achieve	This policy is desired for modification in the 2023-2031	Modify to be less

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Housing Design	excellence in development design through an efficient process and will encourage infill development on vacant and underutilized sites that is harmonious with the character of Menlo Park residential neighborhoods. New construction in existing neighborhoods shall be designed to emphasize the preservation and improvement of the stability and character of the individual neighborhood. The City will also encourage innovative design that creates housing opportunities that are complementary to the location of the development. It is the City's intent to enhance neighborhood identity and sense of community by ensuring that all new housing will (1) have a sensitive transition with the surrounding area, (2) avoid unreasonably affecting the privacy of neighboring properties, or (3) avoid impairing access to light and air of structures on neighboring properties.	Housing Element.	subjective and emphasize design that meets the needs of seniors and people living with disabilities.
Policy H4.4 Variety of Housing Choices	Strive to achieve a mix of housing types, densities, affordability levels and designs in response to the broad range of housing needs in Menlo Park. Specific items include: a. The City will work with developers of non-traditional and innovative housing approaches in financing, design, construction and types of housing that meet local housing needs. b. Housing opportunities for families with children should strive to provide necessary facilities nearby or on site. c. The City will encourage a mix of housing types, including: owner and rental housing, single and multiple-family housing, housing close to jobs and transit, mixed use housing, work force housing, special needs housing, single-room occupancy (SRO) housing, shared living and co-housing,	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to emphasize increased housing opportunity for people living with disabilities.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	mobile-homes, manufactured housing, self-help or "sweat-equity" housing, cooperatives and assisted living. d. The City will support development of affordable, alternative living arrangements such as co-housing and "shared housing" (e.g., the Human Investment Project's – HIP Housing – shared housing program).		
Policy H4.5 Density Bonuses and Other Incentives for Affordable Housing Development	Use density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated. This will include affordable housing overlay zoning provisions as an alternative to State Density Bonus Law.	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to include considerations for expanding the ministerial review process, fee waivers, and reduced parking requirements.
Policy H4.6 Mixed Use Housing	Encourage well-designed mixed-use developments (residential mixed with other uses) where residential use is appropriate to the setting and to encourage mixed-use development in proximity to transit and services, such as at shopping centers and near to the Downtown to support Downtown businesses (consistent with the El Camino Real/Downtown Specific Plan).	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to include commercially zoned areas that will be re-zoned to allow limited residential.
Policy H4.7 Redevelopment of Commercial Shopping Areas and Sites	Encourage the development of housing in conjunction with the redevelopment of commercial shopping areas and site when it occurs as long as adequate space for retail services remain.	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to remove caveat that adequate retail services remain. This is in response to affordable housing

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
			developers citing such requirement as a barrier to the development of new housing.
Policy H4.8 Retention and Expansion of Multi-Family Sites at Medium and Higher Density	Strive to protect and expand the supply and availability of multi-family and mixed-use infill housing sites for housing. When possible, the City will avoid re-designating or re-zoning multi-family residential land for other uses or to lower densities without re-designating equivalent land for multi-family development and will ensure that adequate sites remain at all times to meet the City's share of the region's housing needs.	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to eliminate discussion of downzoning multi-family sites.
Policy H4.9 Long-Term Housing Affordability Controls	Apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H4.10 Inclusionary Housing Approach	Require residential developments involving five (5) or more units to provide units or an in-lieu fee equivalent for very low, low and moderate-income housing. The units provided through this policy are intended for permanent occupancy and must be deed restricted, including but not limited to single-family housing, multi-family housing, condominiums, townhouses or land subdivisions. In addition, the City will require larger non-residential developments, as job generators, to participate in addressing housing needs in the community through the City's commercial in-lieu fee requirements.	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to include amendments to the Below Market Rate Housing Program.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Policy H4.11 Secondary Dwelling Units	Encourage the development of well-designed new secondary dwelling units (e.g., carriage houses, attached independent living units, small detached living units) and the legalization of existing secondary dwelling units or conversion of accessory buildings or structures to safe and habitable secondary dwelling units as an important way to provide affordable housing in combination with primary residential uses on low-density lots.	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to replace "secondary dwelling units" with "accessory dwelling units."
Policy H4.12 Fair Share Distribution of Housing throughout Menlo Park	Promote the distribution of new, higher density residential developments throughout the city, taking into consideration compatibility with surrounding existing residential uses, particularly near public transit and major transportation corridors in the city.	This policy is desired for modification in the 2023-2031 Housing Element.	Modify to include supporting language to affirmatively further fair housing.
Policy H4.13 Preferences for Affordable Housing	Implement BMR housing preferences for people who live or work in Menlo Park to the extent consistent with Fair Housing law.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Policy H4.14 Infill Housing Adjacent to Downtown	Create opportunities for a limited number of new housing units in areas adjacent to the El Camino Real/Downtown Specific Plan area to meet the City's share of its Regional Housing Needs Allocation (RHNA), support Downtown retail activities, and to locate new housing near jobs and transit. New housing opportunities are not intended to significantly change the character of these areas but would allow larger properties to redevelop at higher densities with design review to assure a fit of new housing with the character of the area and adjacent uses.	This policy is desired for retention in the 2023-2031 Housing Element.	Retain
Program H4.A Modify R-2 Zoning	Modify R-2 zoning to tie floor area to dwelling units to minimize underutilization of R-2 zoned lots and maximize	This program is desired for removal in the 2023-2031 Housing Element.	Remove

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
to Maximize Unit Potential	unit potential, unless unique features of a site prohibit additional units being constructed. In addition, allow secondary dwelling units on R-2 lots that are less than 7,000 square feet with approval of a use permit. Objectives: Amend the Zoning Ordinance to minimize underutilization of R-2 development potential.	Staff plans to revisit modifications to the R-2 Low Density Apartment District in the future and assess the utilization of the allowed density for this zoning district.	
Program H4.B Implement Inclusionary Housing Regulations	Continue to administer the Below Market Rate (BMR) Housing Program for Commercial and Industrial Developments and the Below Market Rate (BMR) Housing Program for Residential Developments. Objectives: Implement requirements to assist in providing housing affordable to extremely low, very low-, low- and moderate-income households in Menlo Park.	This program is desired for modification in the 2023-2031 Housing Element. On September 15, 2020, the City Council received an Inclusionary Housing Feasibility Analysis completed by BAE Urban Economics, Inc. and approved a resolution establishing a process for determining the affordable in-lieu fee for rental housing projects not providing some or all of their inclusionary housing requirements. This study also tested the feasibility of adding additional affordable housing requirements for new rental projects and provided analysis to inform the City's decision-making processes related to setting BMR in-lieu fees.	Modify to include amendments to the Below Market Rate Housing Program.
Program H4.C Modify BMR Guidelines	Review and amend the Zoning Ordinance to reduce the cost of providing BMR units and to encourage new BMR units to be built, and to identify ways to construct housing affordable for lower income households, including family housing. As part of the BMR program evaluation the City will establish clear policy and criteria for the allocation of funds from the City's BMR housing fund that prioritizes non-profit development of workforce rental housing affordable to low and very-low income households on sites the City has determined to be viable for Low Income Housing Tax Credits (LIHTC) funding by setting aside a substantial portion of the uncommitted BMR fund balance	This program is desired for modification in the 2023-2031 Housing Element. The last revision to the BMR Housing Program guidelines was approved by Menlo Park City Council in 2018. Additional changes to the BMR program guidelines are an ongoing topic of consideration by the City's Housing Commission and other elected/appointed bodies.	Modify to clarify objectives of the BMR Housing Program and to emphasize continuous evaluation of the BMR Housing Program to match best practices within the affordable

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	and of future BMR fees received by the City for such development. The City will also modify provisions regarding rental housing to be consistent with the Costa Hawkins Act. Objectives: Amend the Zoning Ordinance to require affordable units in market rate developments.		housing sector.
Program H4.D Update the BMR Fee Nexus Study	Coordinate the update of the BMR nexus fee study with other jurisdictions in San Mateo County as part of the Countywide 21 Elements project, which is a collaborative effort among all 21 jurisdictions in San Mateo County to provide assistance and collaborate on housing element implementation. Modify fees accordingly following the nexus study. Objectives: Update to fees consistent with the nexus of potential impacts on affordable housing need	This program is desired for modification in the 2023-2031 Housing Element. BAE Urban Economics, Inc. completed their study known as the Inclusionary Housing Feasibility Analysis in 2020. The City commissioned BAE to study the following four scenarios: 1) Providing low income rental units (i.e., units affordable to households with incomes equal to or less than 80 percent of the Area Median Income or AMI) in compliance with the City's existing BMR Housing Program; 2) Providing 20 percent of units as low-income units; 3) Adding a small number of units reserved for households with moderate incomes (defined in this analysis as households with incomes equal to 120 percent of AMI) addition to meeting a 15 percent low-income requirement; and 4) Payment of an in-lieu fee that represents the “point of indifference,” or the fee that would be equivalent in cost to providing affordable units on site, from the perspective of a developer. The City Council adopted a resolution establishing a process for determining the in-lieu fee for rental housing, which would be done on a case-by-case basis.	Modify to address commercial linkage fee and move affordable housing in-lieu fee discussion to the Inclusionary Housing Regulations program.
Program H4.E Modify Second Dwelling Unit Development Standards and	Continue to encourage secondary dwelling units, and modify the City’s current regulations to reduce the minimum lot size, and consider allowances for larger secondary dwelling units, flexibility in height limits, reduced fees (possible reduction in both Planning/Building fees and	This program is desired for modification in the 2023-2031 Housing Element. Menlo Park Municipal Code Chapter 16.79, Accessory Dwelling Units, was last revised by Ordinance 1066 in 2020.	Modify to reflect State Law and additional opportunities to encourage

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Permit Process	impact fees as a result of the small size of the units), flexibility in how parking is provided on site and a greater City role in publicizing and providing guidance for the approval of secondary dwelling units as part of the General Plan update. Specifics would be developed as part of program implementation. Objectives: Amend the Zoning Ordinance to reduce the minimum lot size to create greater opportunities for new second units to be built. Achieve Housing Element target for new second units (40 new secondary dwelling units between 2015-2023, with 5 per year) — 18 very low, 18 low and 4 moderate income second units.	The purpose of the codified Accessory Dwelling Units regulations include: a. Increase the supply of smaller units and rental housing units by allowing accessory dwelling units to locate on lots which contain existing or proposed single-family dwellings and existing two (2) family and multifamily dwellings; b. Establish standards for accessory dwelling units to ensure that they are compatible with existing neighborhoods; and c. Comply with state law regarding accessory dwelling units (California Government Code § 65852.2 and 65852.22).	accessory dwelling units.
Program H4.F Establish a Process and Standards to Allow the Conversion of Accessory Buildings and Structures to a Secondary Dwelling Unit	Allow converted accessory buildings/structures that do not comply with the current secondary dwelling unit ordinance to be reviewed through a new process that establishes an allowance for one or more exceptions from the secondary dwelling unit development regulations. Modify the existing development regulations of accessory buildings/structures to more clearly distinguish how accessory buildings/structures can be used (such as modifying the regulations to prohibit living areas without main dwelling unit setbacks and/or the number of plumbing fixtures) and consider reduction or waiver of fees. Reevaluate the effectiveness of this program in producing secondary dwelling units and consider other options, such as a secondary dwelling unit amnesty program, after one year from adoption of the ordinance. Objectives: Adopt procedures and requirements to allow conversion of accessory structures and buildings (15 new secondary dwelling units: 6 very low-income, 6 low-income	This program is desired for removal in the 2023-2031 Housing Element as it has been completed. Menlo Park Municipal Code Chapter 16.79, Accessory Dwelling Units, was last revised by Ordinance 1066 in 2020. The codified Accessory Dwelling Units regulations include specific development standards for projects involving conversions of existing structures, with the intent of minimizing obstacles for development.	Remove – Completed

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	and 3 moderate-income units)		
Program H4.G Implement First-Time Homebuyer Program	Continue to work with agencies and organizations offering first-time, moderate income-homebuyers down-payment assistance loans for homes purchased in the city. Objectives: Provide referrals	This program is desired for retention in the 2023-2031 Housing Element. The City is referring first time homebuyers to HEART of San Mateo County for down payment assistance since BMR funds are no longer available for this program. Information is available on the City's Housing webpage per Housing Programs H1.C and H1.D. The City continues to maintain a BMR interest list for other potential BMR unit sale and resale opportunities as they occur.	Retain
Program H4.H Work with Non-Profits and Property Owners on Housing Opportunity Sites	Work with non-profits and property owners to seek opportunities for an affordable housing development. Undertake the following actions on sites zoned R-4-S and/or AHO to encourage development of multi-family housing affordable to extremely low, very low, low and moderate income households: a. Work closely with non-profit housing developers and property owners to identify housing development opportunities, issues and needs; b. On larger sites with multiple properties the City will strive to identify opportunities for parcel consolidation to ensure a minimum density of 20 units/acre is achieved and integrated site planning occurs by (1) identifying sites where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, (3) conducting outreach to affordable housing developers, and (4) offering the incentives contained in the R-4-S and AHO zoning to promote lot consolidation;	This program is desired for removal in the 2023-2031 Housing Element. In March 2019, the City Council approved the abandonment of City owned right-of-way, which allows for a greater number of units for extremely low and very low-income households to be developed on the 1300 Willow Road site. In September 2020, the City Council approved an increase in funding to MidPen Housing's 1300 Willow Road project to reach a total of $9.331 million.[11] The City will continue to identify partnership opportunities that further the development of affordable units in Menlo Park.	Remove and incorporate language into other programs that direct the City to work with non-profit housing developers.

[11] City Council Agenda Packet, Item H-3 (March 23, 2021).

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	c. Undertake community outreach as part of the rezoning and, as appropriate, in coordination with the potential developer and property owner; d. Use the affordable housing overlay zone (when adopted – see Program H4.C) to incentivize housing affordable to extremely low, very low, low and moderate income households and lot consolidation on specific sites; e. Complete site-planning studies, continue community outreach, and undertake regulatory approvals in coordination with the development application; f. Facilitate development through regulatory incentives, including the establishment of housing as a 'permitted use,' the reduction or waiver of City fees, enable the processing of affordable housing development proposals to, as best as possible, fit with the varied financing requirements for housing affordable to extremely low, very low, low and moderate income households, use of affordable housing funds, implementation of other Housing Element Programs, and other assistance by City Planning staff in development review; g. target sites in Downtown and surrounding infill areas and, especially properties where lot consolidation is possible and provide incentives for lot consolidation and property redevelopment with housing; h. Investigate the potential for development of new housing on underutilized commercial and industrial sites, including the creation of residential overlay zoning, to allow for residential development in selected, underutilized industrial areas; i. establish specific mechanisms to expedite processing of permits for housing projects that include on-site residential units affordable to persons of lower or moderate income. This may include granting priority in		

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	scheduling such proposals for public review and priority in plan check and subsequent issuance of building permits; j. encourage the use of funding techniques such as mortgage revenue bonds, mortgage credit certificates, and low-income housing tax credits to facilitate the development of housing affordable to extremely low, very low, low and moderate income households. Objectives: Identify incentives and procedures to facilitate development of housing affordable to extremely low, very low, low and moderate income households on higher density housing sites.		
Program H4.I Create Multi-Family and Residential Mixed Use Design Guidelines	Provide more specific guidance in the appropriate design of multiple family and mixed-use housing development outside of the El Camino Real/Downtown Specific Plan boundary area. The intent would be to more clearly establish City expectations to make the design review process as efficient as possible. Objectives: Adopt design guidelines for multi-family and mixed-use housing developments	This program is desired for modification in the 2023-2031 Housing Element. As part of the General Plan and M-2 Area Zoning Update, the City Council adopted the new R-MU (Residential Mixed Use) zoning district. The proposed zoning district includes design standards, which include several provisions addressing building modulation, height variation, site design, and open space requirements.	Modify to address the adoption of objective design standards.
Program H4.J Consider Surplus City-Owned Land for Housing	Promote the development of housing on appropriate surplus City-owned land. Objectives: Identify opportunities for housing as they arise	This program is desired for modification in the 2023-2031 Housing Element. The City does not have identified surplus City-owned property available for housing, however, through the Housing Element Update process, there has been expressed interest in the redevelopment of City-owned parking lots in the Downtown for housing.	Modify to specify housing will be considered on City-owned parking lots.
Program H4.K	Work with the Fire District on local amendments to the	This program is desired for retention in the 2023-2031	Retain

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
Work with the Fire District	State Fire Code to pursue alternatives to standard requirements that could otherwise be a potential constraint to housing development and achievement of the City's housing goals. Objectives: Undertake local amendments to the State Fire Code and approve City Council Resolution ratifying the Fire District's local amendments	Housing Element. Menlo Park Fire District developed a draft ordinance to the 2019 Fire Code, which was approved by their board of directors in October 2019. The City Council approved a resolution ratifying the Fire District's amendments to the Fire Code in December 2019.	
Program H4.L Coordinate with School Districts to Link Housing with School District Planning Activities	Work with the four school districts in Menlo Park to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed. Consistent with Policy H4.1, site development should consider school capacity and the relationship to the types of residential units proposed. Objectives: Coordinate with local school districts in planning for future housing in consideration of each school districts long-range planning, resources and capacity.	This program is desired for modification in the 2023-2031 Housing Element. City staff have continued to be in contact with local school districts to share information on new residential development proposals. Staff have also been participating in the Home for All effort to convene school districts throughout the county to help identify development opportunities and to support the process. The Sequoia Union High School District noted that this program has not been successful in their opinion.	Modify for consistency with changes to Policy H4.1.
Program H4.M Review the Subdivision Ordinance	Review the Subdivision Ordinance to assure consistency with Housing Element policies and implementing actions and update the Ordinance to fully comply with the current Subdivision Map Act and streamline the review and approval process. Objectives: Modify the Subdivision Ordinance as needed	This program is desired for retention in the 2023-2031 Housing Element. There is no activity to date.	Retain
Program H4.N Create Opportunities for Mixed Use Development	Study modifications to zoning to allow residential uses in commercial zones dependent on proximity to other services and transit and the preservations of viable local-serving commercial uses. Objectives: Conduct study and establish regulations to	This program is desired for modification in the 2023-2031 Housing Element. As part of the General Plan and M-2 Area Update approval in December 2016 (ConnectMenlo), the City Council adopted zoning amendments to the C-2-B zoning district to allow	Modify to identify specific areas where mixed use development will be considered.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
	allow housing in commercial zones	residential uses to create mixed-use opportunities in key areas along the Willow Road Corridor and created the R-MU zoning district. Several properties that were previously zoned for commercial and industrial uses were rezoned with the new zoning district to create opportunities for higher density housing and mixed-use developments. In April 2022, the City Council decided not to pursue evaluation of potential downzoning in the Bayfront area with concurrent upzonings elsewhere in the city.	
Program H4.O Review Transportation Impact Analysis Guidelines	Review the City's Transportation Impact Analysis (TIA) Guidelines to reduce the processing time for projects that are not exempt from CEQA. Objectives: Modify Transportation Impact Analysis (TIA) guidelines	This program is desired for removal in the 2023-2031 Housing Element as it has been completed. In December 2016, the City Council adopted a new Circulation Element, recognizing that work on the Transportation Master Plan (TMP) was a high priority. A consultant team was hired in 2017 to lead the TMP effort and an 11-member city-led Oversight and Outreach Committee (OOC) was formed to help guide the process. In 2019, the City Council added update of the Transportation Impact Analysis (TIA) Guidelines to their work plan. In early 2020, the City Council provided feedback on the approach to modify the TIA Guidelines. An updated version of the TIA Guidelines was adopted by City Council on June 16, 2020. On November 17, 2020, the City Council adopted the Transportation Master Plan.	Remove – Completed
Program H4.P Update Parking Stall and Driveway Design Guidelines	Review and modify Parking Stall and Driveway Design Guidelines, including driveway widths, back-up distances, and turning templates to provide greater flexibility in site planning for multi-family residential housing. Objectives: Modify Parking Stall and Driveway Design Guidelines	This program is desired for removal in the 2023-2031 Housing Element. In 2017, the City began a preliminary review of the parking stall and driveway design guidelines. Review of the guidelines is underway. According to the Fire District, projects shall conform to the CA Fire Code for Access and	Remove – This will be replaced with a program to evaluate changes to parking requirements.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
		design for emergency access easements, if required.	
Program H4.Q Achieve Long-Term Viability of Affordable Housing	Work with non-profits and other project sponsors to implement the City's Preferences for Affordable Housing policy (Policy H4.13), as appropriate, and to assure a fair tenant selection process, appropriate project management, high level of project maintenance and upkeep, and coordination with the City departments (such as Planning, Public Works, Police, etc.) and other agencies on an ongoing basis as needed. The City will also encourage project sponsors to conduct outreach with the neighborhood and City decision-makers to identify project design and other concerns. Objectives: Establish project management and other ongoing project coordination needs	This program is desired for retention in the 2023-2031 Housing Element. The City continues to process applications for the development of market-rate, below market-rate, and mixed-income projects in accordance with State law and industry best practices. City staff work closely with project applicants to encourage and document neighborhood outreach and incentivize affordable housing.	Retain
H4.R Modify Overnight Parking Requirements to include the R-4-S Zoning District	Work with other City staff and the City Attorney to review and modify Section 11.24.050 [Night Parking Prohibited] of the Municipal Code to incorporate the R-4-S Zoning District as needed. Objectives: Modify Section 11.24.050 [Night Parking Prohibited] of the Municipal Code as needed	This program is desired for removal in the 2023-2031 Housing Element as it has been completed. In October 2015, the City Council approved the removal of on-street parking along the north side of Haven Avenue as part of the Haven Avenue Streetscape Project. Identified as housing opportunity sites in the Housing Element, two parcels along Haven Avenue were redeveloped with 540 multi-family residential units. The objective of the Haven Avenue Streetscape Project is to provide a direct connection for bicyclists and pedestrians between the Bay Trail and the City of Redwood City's bikeway and sidewalk network by constructing sidewalks and bicycle facilities along Haven Avenue. The removal of on-street parking is helping facilitate the enhanced multi-modal improvements along this corridor. Bike lanes along a portion of Haven Avenue have been installed. The City is working with Caltrans to complete the	Remove – Completed

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
		remaining portion by 2022-2023.	
H4.S Explore Creation of a Transportation Management Association	Explore creation of a Transportation Management Association focused on the Haven Avenue/Bayfront Expressway area to coordinate grants, shuttles and other forms of transportation to the area as part of the City's comprehensive General Plan update. Objectives: Explore creation of a Transportation Management Association (TMA).	This program is desired for removal in the 2023-2031 Housing Element as it has been completed.	Remove – Completed
H4.T Explore Pedestrian and Bicycle Improvements	Coordinate with the City of Redwood City to explore a pedestrian and bicycle overpass over Highway 101 between Marsh Road and 5th Avenue in Redwood City as part of the City's comprehensive General Plan update. Objectives: Coordinate with Redwood City on potential pedestrian and bicycle improvements	This program is desired for modification in the 2023-2031 Housing Element. In November 2020, the City adopted the Transportation Master Plan that now serves as an update to the City's previous Sidewalk Master Plan and Comprehensive Bicycle Development Plan. The City was awarded a grant from the San Mateo County Transportation Authority (Measure A funds) to implement the Haven Avenue bicycle/pedestrian improvements. The improvements include new facilities to a key corridor that connects Menlo Park, San Mateo County and Redwood City. The project area includes Haven Avenue between Marsh Road and the Redwood City boundary, an area where several properties were recently rezoned to higher density housing. Through work on the Transportation Master Plan, improvements in the area have been identified. In addition, as part of the Menlo Gateway hotel and office project, pedestrian and bicycle improvements will be implemented. Bike lanes along a portion of Haven Avenue have been installed. The City is working with Caltrans to complete the remaining portion by 2022-2023. The City will be completing multiple grant funded bicycle/pedestrian improvements by winter 2021. These improvements include:	Modify to broaden language to apply to general multimodal improvements.

Policy or Program	*Description, Program Objectives and Timeframe*	*Evaluation Notes*	*Recommendation to Retain, Modify or Remove*
		new sidewalk facilities on Pierce Road, Coleman Avenue, and Oak Grove Avenue, and new bicycle facilities on San Mateo Drive and Ringwood Avenue. The City will be commencing the design and construction of a new sidewalk on the north side of Sharon Road between Altschul Avenue and Alameda de las Pulgas.	

Chapter 3: Housing Conditions and Trends

The overall purpose of Chapter 3: Housing Conditions and Trends, is to provide a quantified analysis of housing needs for Menlo Park as required by Government Code § 65583, subdivision (a)(1)(2) and § 65583.1, subdivision (d).

This chapter provides a numerical analysis of housing needs based on various metrics mainly provided by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), who are jointly responsible for regional planning of the nine county, 101 city San Francisco Bay Area. This analysis sets the stage for the types of policies and programs that are required to address specific housing needs for Menlo Park.

OVERALL HOUSING NEEDS

Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth.

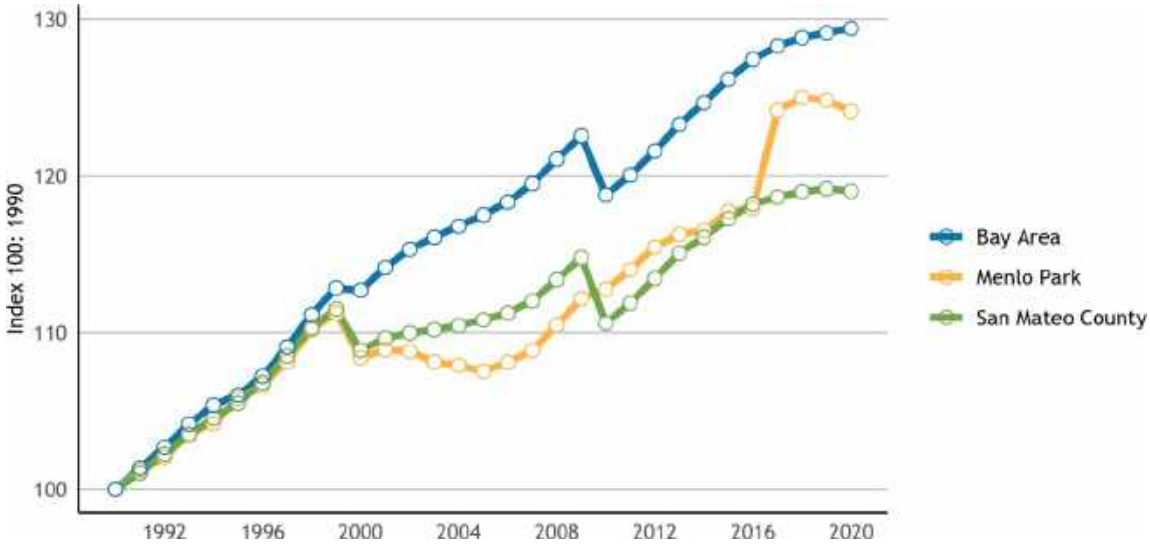
Menlo Park's population was estimated at 35,254 in 2020 (California Department of Finance). From 1990 to 2000, the population increased by 8.4 percent. Between 2000 and 2010, the population continued to increase, though at a slower rate of 4 percent. The population grew by about 10 percent from 2010 to 2020, one of the fastest growth changes in the city over the past 30 years. Population growth over the past 10 years in Menlo Park is slightly higher than the region with the city's population rising at approximately 2.5 percentage points higher than San Mateo County and 1 percentage point higher than the greater Bay Area. In Menlo Park, 17.4 percent of the population moved during the past year, which is 4 percentage points greater than the regional rate of 13.4 percent. Population growth trends are shown in Table 3-1 and Figure 3-1.

Table 3-1: Population Growth, 1990 – 2020

Geography	1990	1995	2000	2005	2010	2015	2020
Menlo Park	28,403	30,048	30,785	30,541	32,026	33,440	35,254
San Mateo County	649,623	685,354	707,163	719,844	718,451	761,748	773,244
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; California Department of Finance, E-5 series

Figure 3-1: Population Growth, 1990-2020



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; California Department of Finance, E-5 series

Note: The data shown on the graph represents the population for Menlo Park, San Mateo County, and the greater Bay Area region indexed to the population in the year 1990. The data points represent the relative population growth in each of these geographies relative to their populations in 1990.

Population Age

Similar to national and regional trends, Menlo Park has an increasing senior population as baby boomers[12] reach retirement age. According to the U.S. Census, the median age in Menlo Park increased from 37.4 to 38 years of age between 2000 and 2019, which is slightly older than the median age of 36.5 years in California and younger than the median age of 39.7 years in San Mateo

[12] Baby Boomer is typically categorized as a person born between 1946 and 1964.

County. More specifically, the population of those under 14 and those who are 55 and over has increased since 2010 (Table 3-2).

Baby boomers and millennials[13] have significant impacts on shaping the city's housing needs. Millennials have surpassed baby boomers as the largest generation and are beginning to enter their 40s. The distribution of age groups in a city shapes what types of housing the community may need in the future. An increase in the older population adds to the need for more senior housing options. Higher numbers of children and young families can point to the need for more family housing options and related services.

There has been a move by many older adults to "age-in-place" or downsize to stay within their communities, which contributes to the demand and need for multifamily and accessible units. Millennials are less likely to own a home and tend to have fewer savings than previous generations. They may need more support when purchasing a new home, particularly as housing prices continue to rise.

Table 3-2: Age of Residents in Menlo Park, 2000-2019

Age Group	2000	2010	2019
Age 0-4	2,030	2,458	2,580
Age 5-14	3,778	4,275	4,935
Age 15-24	2,825	2,889	3,455
Age 25-34	5,345	4,507	4,540
Age 35-44	5,344	5,056	4,739
Age 45-54	4,100	4,713	4,697
Age 55-64	2,474	3,550	4,412
Age 65-74	2,070	2,138	2,427
Age 75-84	1,935	1,516	1,533
Age 85+	884	924	820
Totals	**30,785**	**32,026**	**34,138**

Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, Census 2000 and Census 2010; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Race and Ethnicity

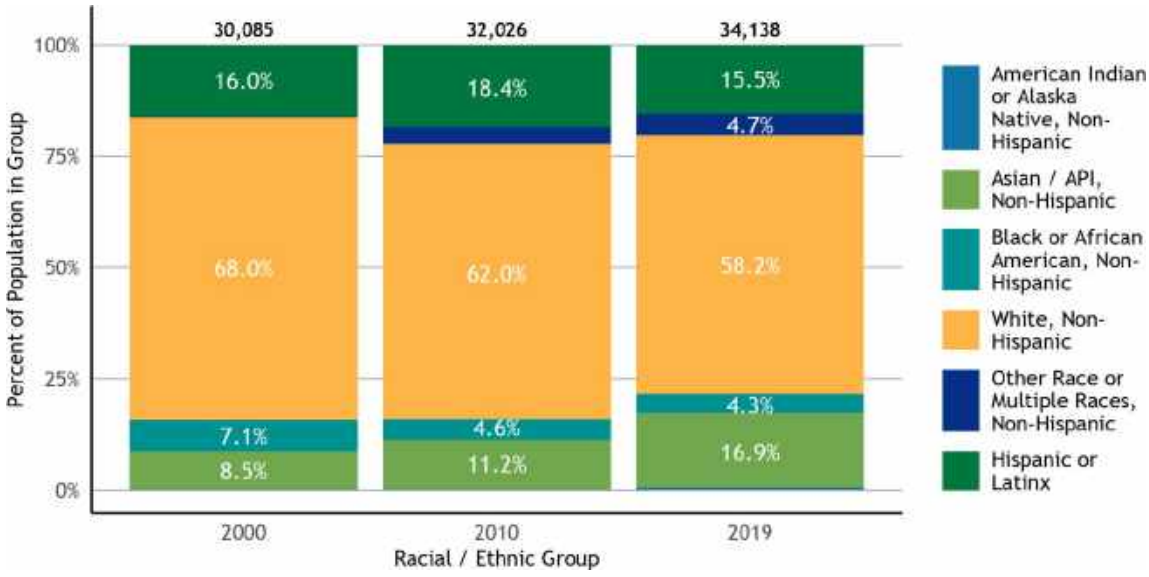
Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary

[13] Millennial is typically categorized as a person born between 1981 and 1996.

zoning, discriminatory lending practices, and displacement, that have occurred and continue to impact communities of color today.

The Asian/Asian Pacific Islander (API) (Non-Hispanic) population has increased the most from 8.5 percent in 2000 to 16.9 percent in 2019. The Other Race or Multiple Race (Non-Hispanic) population increased from less than one percent in 2000 to 4.7 percent in 2019. The Black/African American (Non-Hispanic) population decreased from 7.1 percent in 2000 to 4.3 percent in 2019. The Hispanic/Latinx population decreased slightly from 16 percent in 2000 to 15.5 percent in 2019. The greater proportional decrease was in the White (Non-Hispanic) population, which decreased from 68 percent in 2000 to 58.2 percent in 2019 (Figure 3-2).

Figure 3-2: Population by Race in Menlo Park, 2000-2019



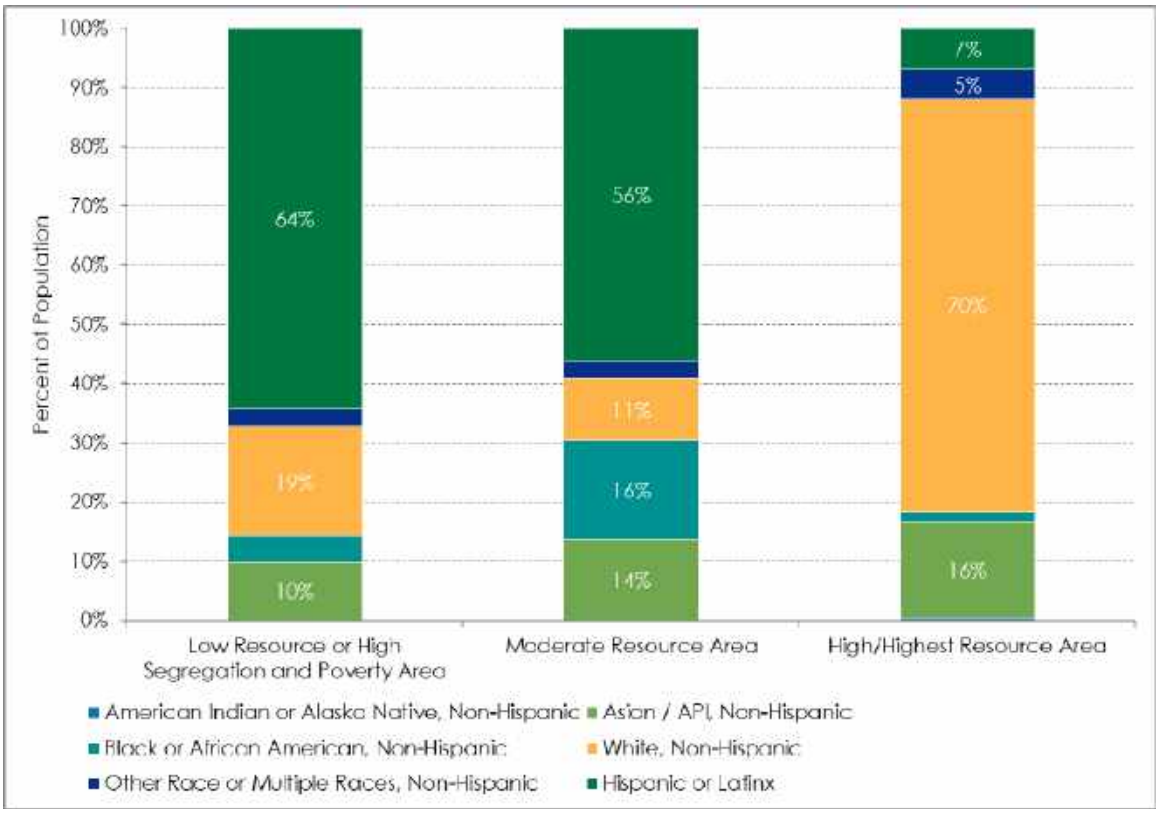
Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Approximately 80 percent of all residents live in neighborhoods identified as "High/Highest Resource" areas as defined by the State, while 3.4 percent of residents live in areas identified by this research as "Low Resource or High Segregation and Poverty" areas.

These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors. Communities of color are disproportionately living in low and moderate-resource areas. The Hispanic/Latinx population consists of over half of the population living in low or

moderate resource areas but only makes up 7 percent of the population in high resource areas (Figure 3-3).

Figure 3-3: Menlo Park Populations By Race and Resource Area



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

Over one-quarter of residents, 26.1 percent, were born in a different country. Approximately 4.4 percent of households are limited English-speaking households, which the U.S. Census defines as households where no household member over the age of 14 speaks English "very well." The language spoken by these families varies greatly, with Spanish, Asian languages, and other European languages being the most common.

Employment Characteristics

According to the U.S. Census, about 3.9 percent of workers in Menlo Park also live in the city, and 12.8 percent of Menlo Park residents work in Menlo Park. The percentages differ because there are approximately three times as many jobs in Menlo Park as employed residents. The high percentage of in-

commuters is attributable to a range of factors including the limited affordability and availability of housing which limits the ability to find housing within the city. Another contributing factor is the city's location and boundary configuration, making many other jurisdictions a short commute distance away (Table 3-3).

Table 3-3: Local Workers Commuting In Menlo Park

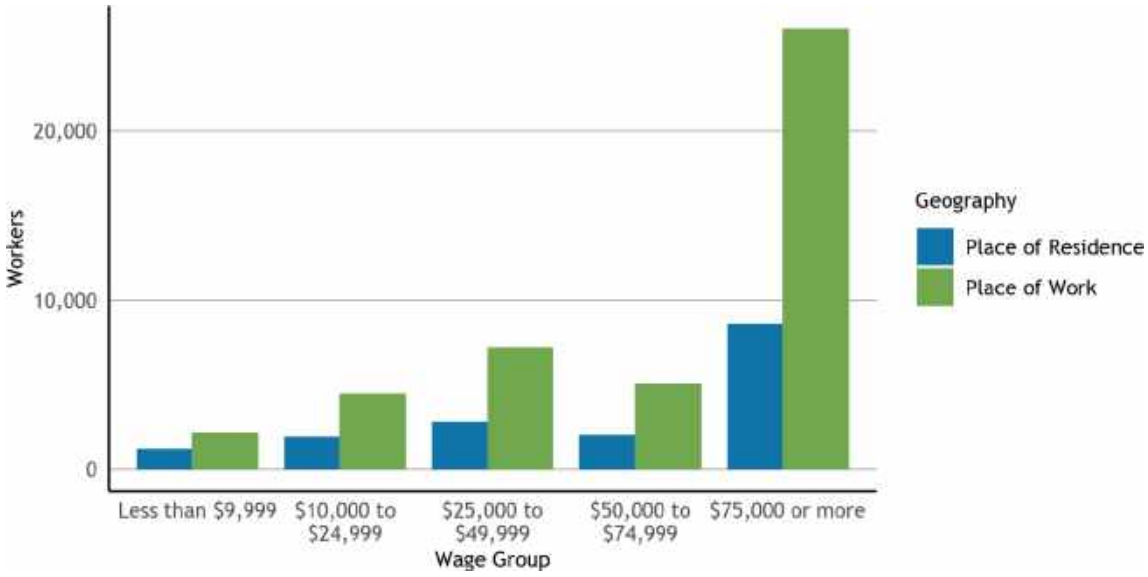
Commuting Characteristics	Menlo Park
Employed Population in Jurisdiction	15,404
Jobs in Jurisdiction	52,830
Workforce In-Commuting (%)	96.1
Population Out-Commuting (%)	87.2

Source: U.S. Census, OnTheMap (2019)

Figure 3-4 shows the jobs-to-worker balance broken down by different wage groups, offering additional insight into local dynamics. A community may employ relatively low-income workers but have relatively few housing options for those workers – or conversely, it may house residents who are low-wage workers but offer few employment opportunities for them. Such relationships may provide insight on the high demand for housing in specific price ranges.

A relative surplus of jobs relative to residents in a given wage category suggests an inflow of workers from other jurisdictions for those jobs, while conversely, surpluses of workers in a wage group relative to jobs means the community will not have enough jobs for those residents and they will work in other jurisdictions. Such flows are not inherently bad, though sub-regional imbalances may appear over time. Menlo Park has more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than $25,000 annually). At the other end of the wage spectrum, the city also has more high-wage jobs than high-wage residents (where high-wage refers to jobs paying more than $75,000 annually).

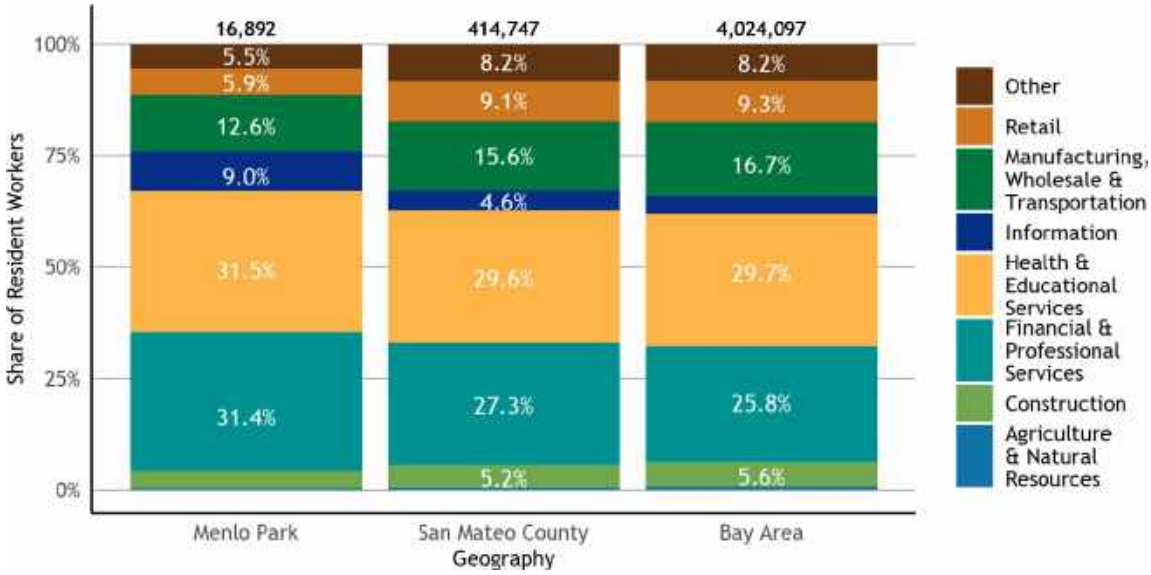
Figure 3-4: Menlo Park Workers by Earnings



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

The majority of residents who are in the workforce (69 percent) were in "management, business, science and arts occupations", significantly more than the rate in San Mateo County and the Bay Area where this occupation accounts for 50 percent of the workforce. The Census Bureau also analyzes employment by industry. As shown in Figure 3-5, the industries of greatest employment for Menlo Park residents are health and educational services (32 percent) and financial and professional services (31 percent). The health and educational services industry is also the largest employer in San Mateo County and the greater Bay Area.

Figure 3-5: Resident Employment by Industry



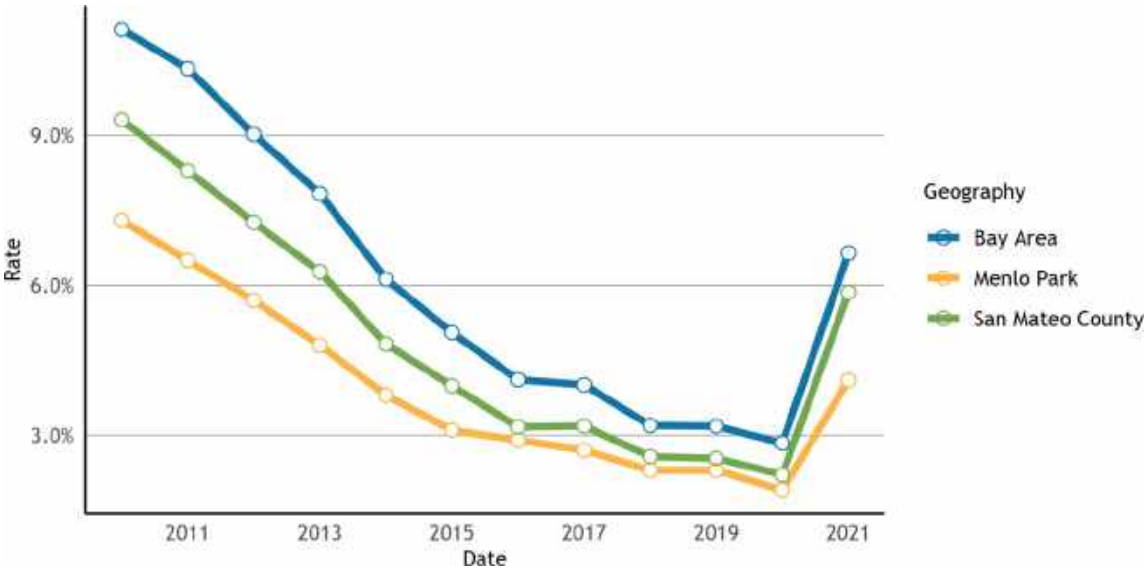
Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019

As the regional council of governments for the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) makes projections for increases in population and the number of households for each jurisdiction in the nine-county Bay Area. *Plan Bay Area 2050 Final Blueprint* includes ABAG's most recent projections for demographic, economic, and land use changes in the coming decades.

The projections outlined in *Plan Bay Area 2050 Final Blueprint* cover the period from 2015 through 2050. Based on the economic composition of the Bay Area and expected growth nationwide, the region is projected to add approximately 1.4 million jobs between 2015 and 2050. San Mateo County is projected to gain 129,000 more households between 2015 and 2050, representing a 48 percent increase. Over the same period of time, the county is projected to experience job growth of 29 percent, resulting in approximately 114,000 new jobs.

Unemployment rates have been low in the city. There was a 3.2 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions in the Bay Area experienced a sharp rise in unemployment in the early months of 2020 due to impacts related to the Covid-19 pandemic and experienced general improvement and recovery in the later months of 2020.

Figure 3-6: Unemployment Rate



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-County areas monthly updates, 2010-2021

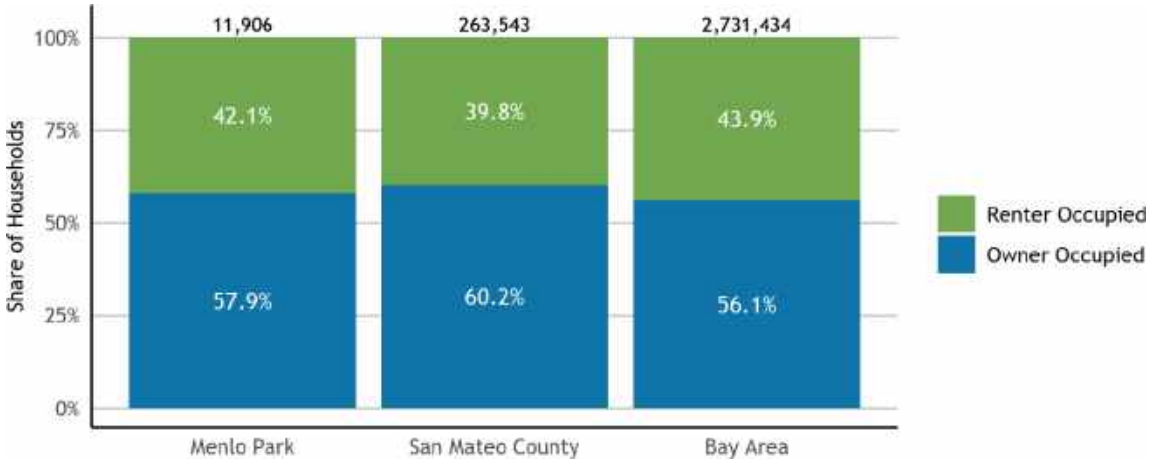
Menlo Park residents tend to be well-educated. Ninety-four percent of residents who were 25 years old or older had at least a high school degree in 2019 and close to 70 percent had at least a bachelor's degree. Approximately 67 percent of residents ages 16 and older were in the labor force in 2019, which is approximately 2.5 percentage points lower than the county rate and 3 percentage points higher than the state.

Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – the ability for individuals to stay in their homes – in a city and region. Generally, displacement of renters occurs quicker with price increases.

In Menlo Park, more households are homeowners than renters: 57.9 percent are owners and 42.1 percent are renters. The proportion of households that own their homes in the city is slightly lower than the proportion for county (60 percent) and slightly higher than the Bay Area (56 percent) as shown in Figure 3-7.

Figure 3-7: Housing Tenure



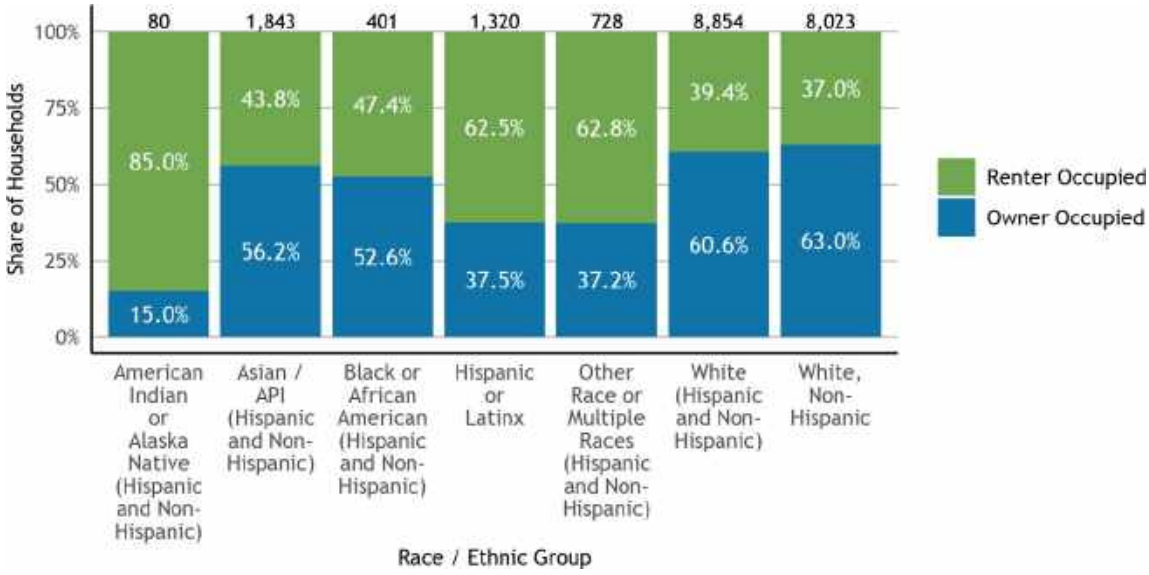
Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Homeownership rates often vary considerably across race and ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that historically limited access to homeownership for communities of color while facilitating homebuying for White residents.

While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.[14] In Menlo Park, 37.5 percent of Hispanic/Latinx households own their homes and 37.2 percent of other or multiple races households own their homes compared to 63 percent of non-Hispanic White households (Figure 3-8).

[14] See, for example, Rothstein, R. (2017). The Color of Law: A Forgotten History of How Our Government Segregated America. New York, NY & London, UK: Liveright Publishing.

Figure 3-8: Housing Tenure by Race of Householder in Menlo Park



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Due to high housing costs, younger households tend to rent and may struggle to buy a first home in the Bay Area. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Menlo Park, 62 percent of householders between the ages of 25 and 44 are renters, compared to 25.5 percent of householders over 65 who are renters (Figure 3-9).

Figure 3-9: Housing Tenure by Age in Menlo Park

Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

Income

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation and the Bay Area has the highest household income inequality in the state.[15]

The median household income for Menlo Park residents in 2019 was $160,784 (Table 3-4). In Menlo Park, 58.8 percent of households (6,959 households) make more than 100 percent of the Area Median Income (AMI)[16], compared to 11.8 percent (1,400 households) earning less than 30 percent of AMI, which is considered extremely low-income (Figure 3-10). Of the 1,400 extremely low-income households in Menlo Park (those making 0-30 percent of AMI, 565 households are owners and 835 are renters (40 percent and 60 percent, respectively).

[15] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. Public Policy Institute of California.
[16] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

Of the City's extremely low-income households, 73 are spending more than half their income towards housing, and as stated, 60 percent of the City's ELI households are renters, a group particularly vulnerable to rising rents. Household overcrowding is not a particular issue for the City's ELI households, with just 4.9 percent identified as overcrowded.

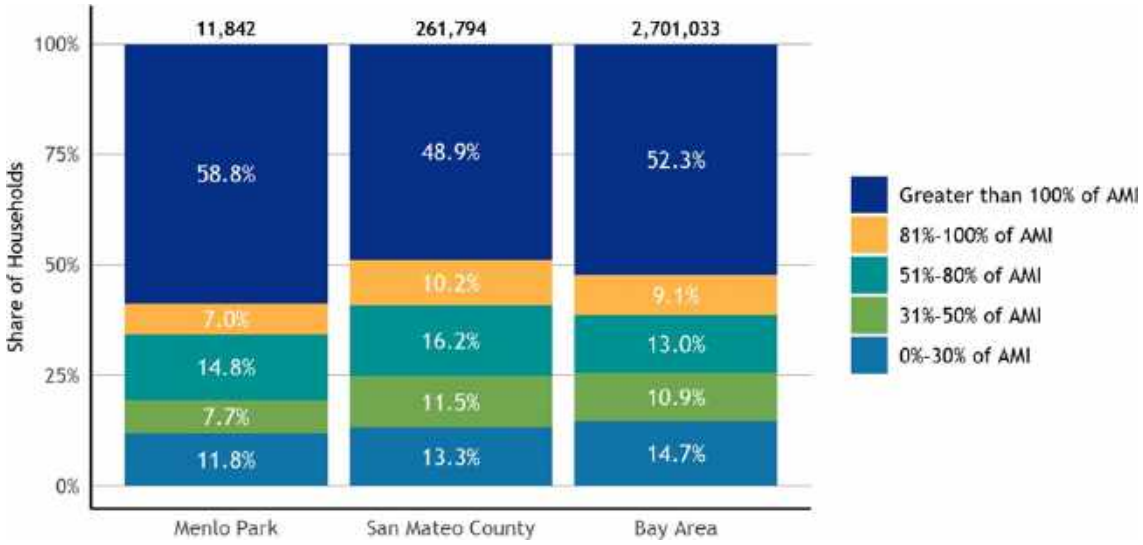
The City continues to encourage eligible persons to participate in the Section 8 Housing Voucher Program administered through the San Mateo County Housing Authority and will facilitate the provision of ELI units through the Affordable Housing Overlay. Supporting ELI homeowners in adding accessory dwelling units that can generate rental income, as well as promoting available housing rehabilitation programs can assist homeowners spending a large portion of their incomes on housing costs. Regionally, more than half of all households make more than 100 percent AMI, while 15 percent earn less than 30 percent AMI. Per HCD data from 2021, 30 percent AMI is the equivalent to the annual income of $54,800 for a family of four in San Mateo County. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries. Most households receiving public assistance, such as social security or disability, are considered extremely low-income households.

Table 3-4: Median Household Income, 2019

Household Income	Menlo Park	San Mateo County	California
Less than $25,000	10.7%	9.1%	16.4%
$25,000 to $34,999	3.6%	4.4%	7.5%
$35,000 to $49,999	4.6%	6.5%	10.5%
$50,000 to $74,999	10.5%	10.7%	15.5%
$75,000 to $99,999	7.0%	10.7%	12.4%
$100,000 to $149,000	11.3%	17.3%	16.6%
$150,000 to $199,999	11.9%	12.8%	8.9%
$200,000 or more	40.4%	28.5%	12.2%
Median Household Income	$160,784	$122,641	$75,235

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Figure 3-10: Households by Income Level



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

General Housing Characteristics

Over the past 30 years, new home construction has not kept up with job growth, leading to a job shortage in the region. According to the California Department of Finance, there were 14,124 homes in Menlo Park in 2021. This is approximately an eight percent increase from 2010. This rate is higher than the 4.2 percent growth rate for San Mateo County and the 5.6 percent growth rate for the state as a whole (Table 3-5).

Table 3-5: Housing Production

Jurisdiction	2010	2021	Percent Change
Menlo Park	13,085	14,124	7.9%
San Mateo County	271,031	282,299	4.2%
California	13,670,304	14,429,960	5.6%

Source: California Department of Finance, E-5 series (2010, 2021)

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs). These housing types can create more options across incomes and

tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Between 2015 and 2019, 1,160 housing units were issued permits in Menlo Park, which included 81.6 percent for above moderate-income housing, 0.9 percent for moderate-income housing, and 17.4 percent for low- or very low-income housing (Table 3-6).

Table 3-6: Housing Permitting

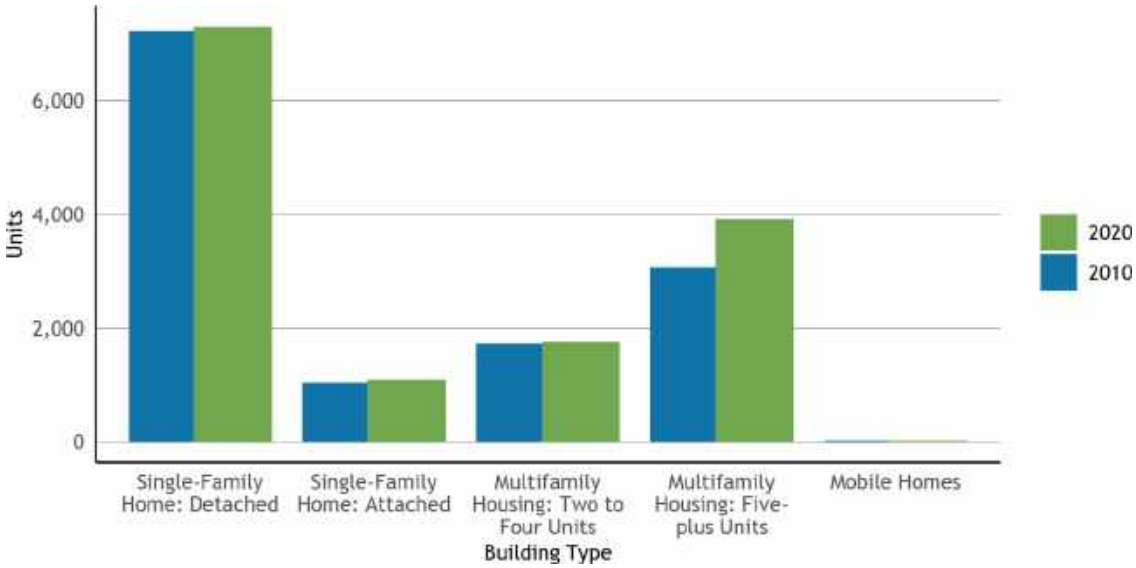
Income Group	Units
Above Moderate-Income Permits	947
Very Low-Income Permits	148
Low-Income Permits	54
Moderate Income Permits	11
Total	1,160

Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

The housing stock of Menlo Park in 2020 was made up of 51.8 percent single-family detached homes, 7.8 percent single-family attached homes, 12.4 percent multifamily homes with 2 to 4 units, and 27.8 percent multifamily homes with 5 or more units (Figure 3-11). In Menlo Park, the housing type that experienced the most growth between 2010 and 2020 was multifamily housing with five or more units.

Menlo Park has no mobile home parks. However, the California Department of Finance estimated that there were 28 mobile homes in 2020, which is likely the result of recreational vehicles and trailers being counted.

Figure 3-11: Housing Types in Menlo Park

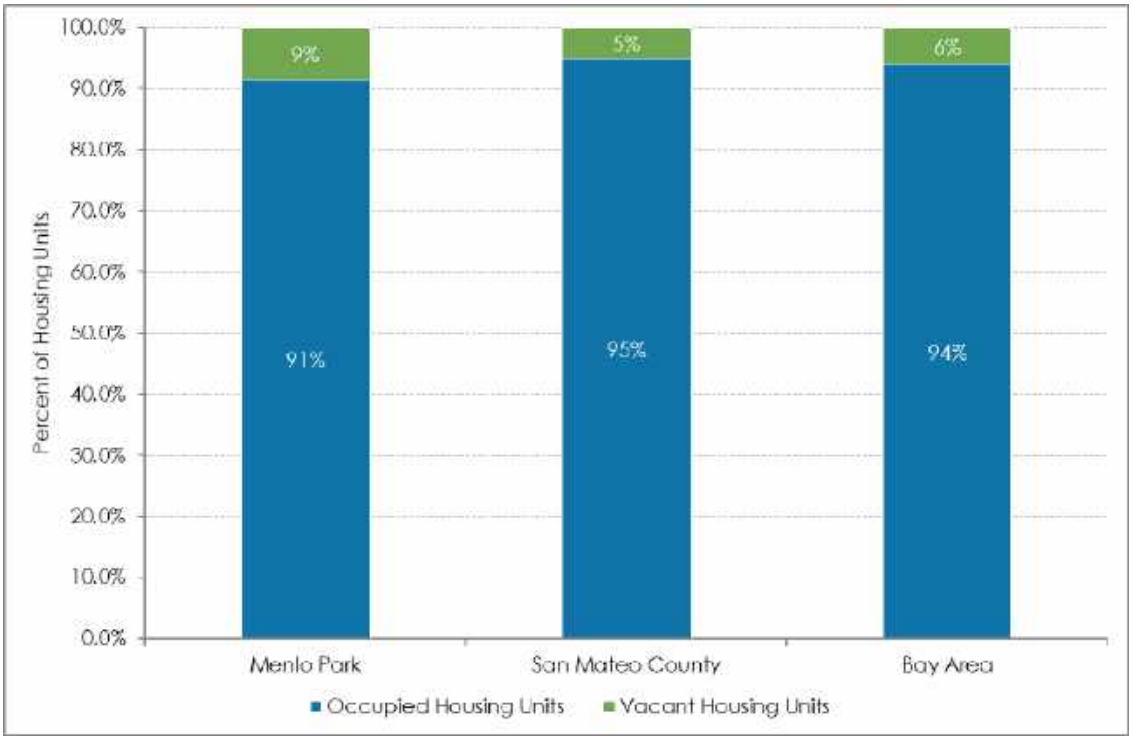


Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; California Department of Finance, E-5 series (2010, 2020)

The rental vacancy stands at 8.7 percent, while the ownership vacancy rate is 0.1 percent. Menlo Park has a higher vacancy rate than the rest of San Mateo County and the greater Bay Area. Approximately 9 percent of units were vacant in 2010 (Figure 3-12), with the most common type of vacancy being "For Rent" (Figure 3-13). Menlo Park's extremely low ownership vacancy rate is an indicator of the high demand for housing in the city, correlated with the high house sale prices seen in the city. By producing more housing units at all income levels, Menlo Park can ease the pressure on home sales. Meeting RHNA would increase the number of housing units by 21 percent over 2020 levels, which would help address this issue.

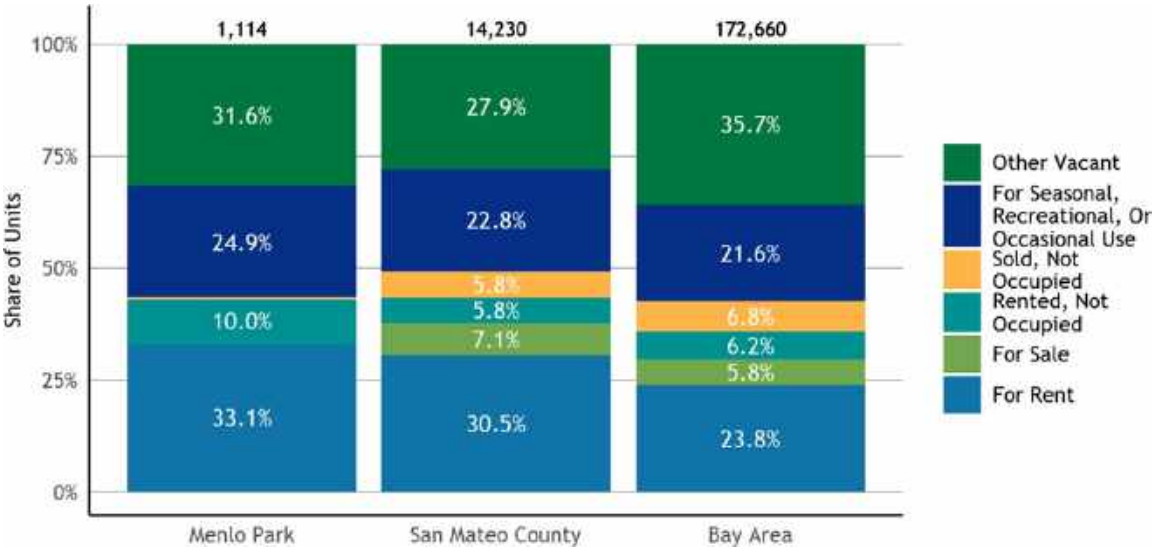
In a region with a thriving economy and housing market like the Bay Area, units being renovated or repaired and prepared for rental or sale are likely to represent a large portion of the "Other Vacant" category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of "Other Vacant" units in some jurisdictions.

Figure 3-12: Vacancy Rates



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002

Figure 3-13: Vacant Units by Type



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Year Structures Built and Potential Housing Problems

Menlo Park has an older housing stock with the largest proportion of housing built between 1940 and 1959 (46 percent). Approximately 19 percent were built after 1980. According to the US Census' 2015-2019 American Community Survey data, 512 new units have been built, amounting to 3.9 percent of the current housing stock (Table 3-7). This data source is not updated as frequently as State Department of Finance data (seen in Table 3-5) or City data (seen in Table 3-6), so the number of units built in 2010 or later is smaller than in those two tables.

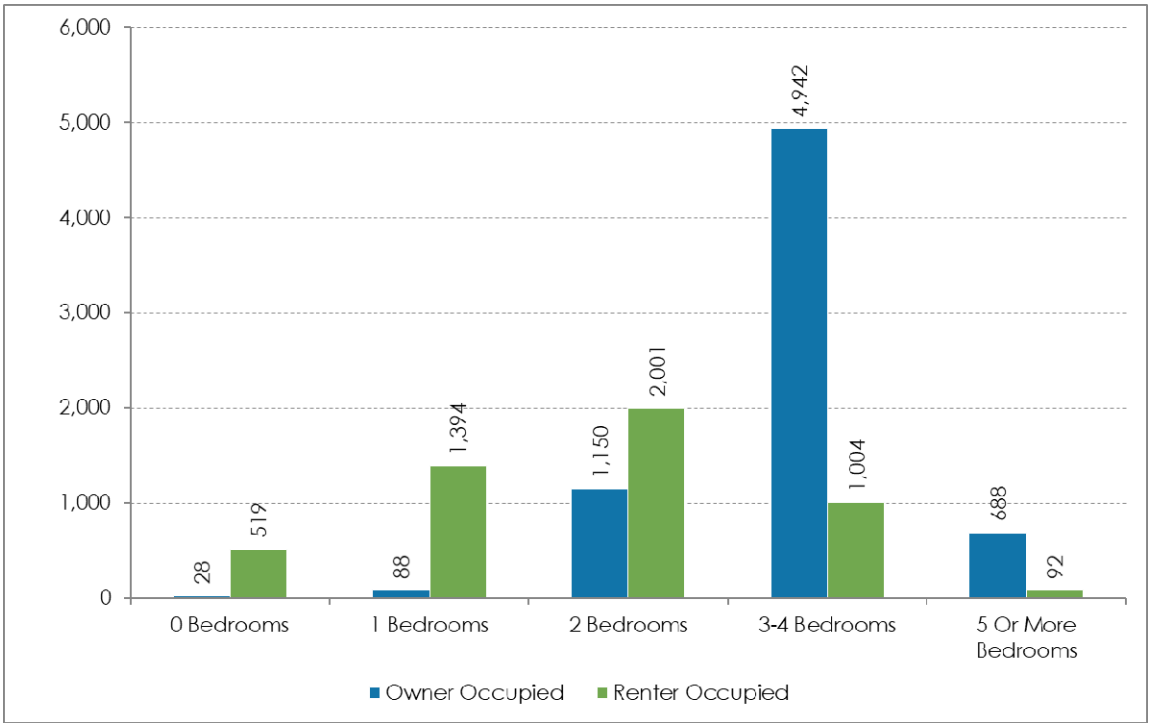
Table 3-7: Housing Units by Year Built

Year Built	Percent
Built 1939 Or Earlier	6.5%
Built 1940 To 1959	45.6%
Built 1960 To 1979	29.1%
Built 1980 To 1999	10.5%
Built 2000 To 2009	4.4%
Built 2010 Or Later	3.9%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

As can be seen in Figure 3-14, slightly over half of the housing units in Menlo Park are 3-bedroom units or larger. With an average household of 2.6 persons in 2020, there is somewhat of a mismatch between the size of the housing available and the housing need in the community.

Figure 3-14: Housing Units by Number of Bedrooms



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

Typical Home Values and Rents

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. In the last 10 years, the typical home value has increased much more steeply in Menlo Park than in San Mateo County and the greater Bay Area. The Bay Area has seen a stark increase in housing demand in the past two decades but that has not correlated to an increase in housing supply. Home prices and rents have been steadily increasing the past two decades, but in recent years, the jump has been dramatic. Since 2009, median rent increased 41 percent to $2,200, and median home values have more than doubled to $1,445,000.[17]

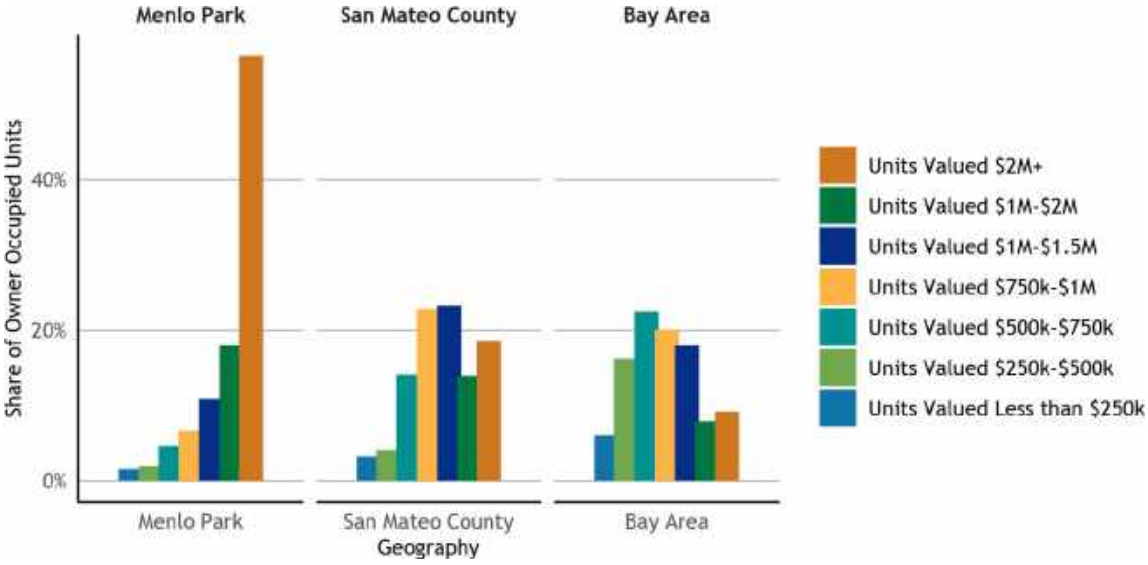
One method of determining local home values is by Zillow's home value index (ZHVI). The ZHVI is a seasonally adjusted measure of the typical home value

[17] San Mateo County Association of Realtors, Zillow

and market changes in the region. The ZHVI includes all owner-occupied housing units, including single-family homes and condominiums, and reflects the typical value for homes in the 35th to 65th percentile range. According to Zillow, the typical home value in Menlo Park in December 2020 was $2,438,631 with the largest proportion of homes valued above $2,000,000. In comparison, the typical home value in 2010 was $1,086,337 (Figures 3-15 and 3-16).

After adjusting for inflation, this is about an 89 percent increase from 2010. Home values in Menlo Park are approximately 72 percent higher than typical home values in San Mateo County and over double the cost of home values in the state.

Figure 3-15: Home Values of Owner-Occupied Units



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Figure 3-16: Zillow Home Value Index

Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; Zillow, Zillow Home Value Index (ZHVI)

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Menlo Park, the largest proportion of rental units are being rented for $3,000 or more (24.8 percent), followed by 22.7 percent of units renting for $2,000 to $2,500 (Figure 3-17). The largest proportion of rental units are being rented at $3,000 or more in San Mateo County. A nearly equal percentage are being rented for $1,500 to $2,000. Rents in Menlo Park and San Mateo County are on average being rented at higher prices than the Bay Area where the highest proportion of rental units are being rented for $1,500 to $2,000.

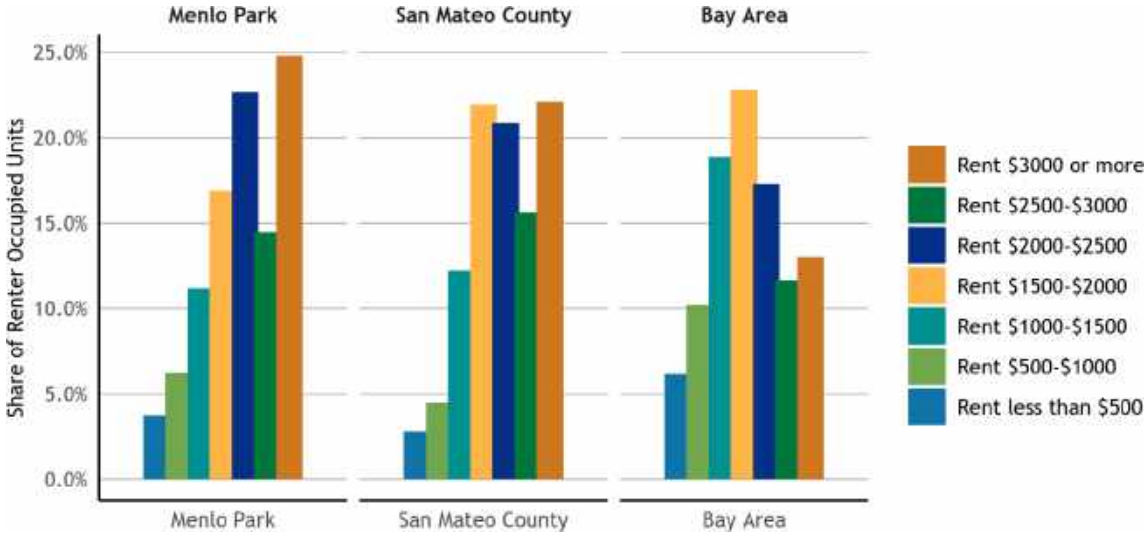
According to a review of rentals in Menlo Park using Zillow, Apartments.com, and Craigslist, rents range from $1,825 for a studio to $7,500 for a three-bedroom apartment. Houses can be rented for $2,000 for a one-bedroom to $9,000 for a four-bedroom house. There were also very few units available for rent: only 47 rental apartments and 48 rental homes (not including short-term rentals, which were not analyzed) were available.

Apartments available online tend to be older construction, and subsequently lower cost. Analysis of a single new apartment complex of approximately 400 units (ranging from studio to 4-bedroom units) demonstrated an average unit

rent of $3,602 and a cost per square foot of $4.10. This is an average of market-rate and below-market-rate units. This is markedly higher than median apartment rental rates in the region ($3.76 in the San Francisco metropolitan area and $3.32 in the San Jose metropolitan area).[18]

Since 2009, the median rent has increased by 43.7 percent in Menlo Park, from $1,770 to $2,260 per month (Figure 3-18). In San Mateo County, the median rent has increased 41.1 percent, from $1,560 to $2,200. The median rent in the region has increased significantly during this time from $1,200 to $1,850, a 54 percent increase.

Figure 3-17: Contract Rents for Renter-Occupied Units



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

[18] Silicon Valley Indicators (Silicon Valley Institute for Regional Studies, from Zillow Real Estate Research data: 2019). Available at https://siliconvalleyindicators.org/data/place/housing/housing-affordability/median-apartment-rental-rates-per-square-foot-table/

Figure 3-18: Median Contract Rent

Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Affordability

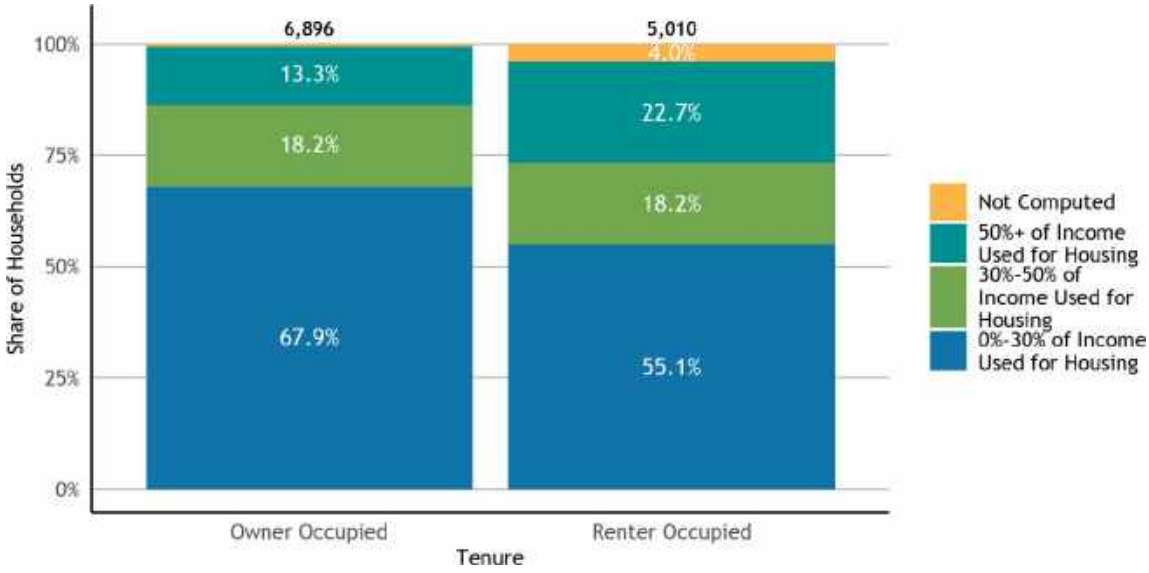
The cost of housing in Menlo Park is largely unaffordable for workers in Menlo Park and increasingly unaffordable for existing residents. As a result, people who work in the city must commute long distances resulting in increased traffic and carbon emissions. Additionally, young people who grew up in Menlo Park and older residents who seek to age in place may be unable to afford to continue living in the city.

Households that spend more than 30 percent of their income on housing are considered "cost-burdened", while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

According to the US Census' 2015-2019 American Community Survey data, 62.5 percent of all households in Menlo Park (42 percent of which are renter-occupied and 58 percent of which are owner-occupied) spend 30 percent or less of their income on housing, 18.2 percent spend between 30 and 50 percent of their income on housing, and 17.2 percent spend more than 50 percent of their income on housing. The data is not available for 2.1 percent of all households.

Renters are often more cost-burdened than homeowners. While the housing market has caused drastic increases in home prices, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Menlo Park, 22.7 percent of renters spend 50 percent or more of their income on housing compared to 13.3 percent of homeowners (Figure 3-19).

Figure 3-19: Cost Burden by Tenure in Menlo Park



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Out of Menlo Park's 5,010 renter households, 2,020 units are paying more than 30 percent of their income for housing (40 percent of all renters). 1,125 units pay more than 50 percent of their income for housing (22 percent of all renters). Of Menlo Park's 2,910 renter households making less than 80 percent of area median income, 2,000 (69 percent) pay more than 30 percent of their household income on housing. Of these, 1,125 (39 percent of all lower income renter households) pay more than 50 percent of their household income on housing.

For Menlo Park's 6,895 owner-occupied households, 2,070 units pay more than 30 percent of their income for housing (30 percent of all owner-occupied households). 885 pay more than 50 percent of their income for housing (13 percent of all owner-occupied households). Of Menlo Park's 2,445 homeowner households making less than 80 percent of area median income, 1,455 (59 percent) pay more than 30 percent of their household income on housing. Of

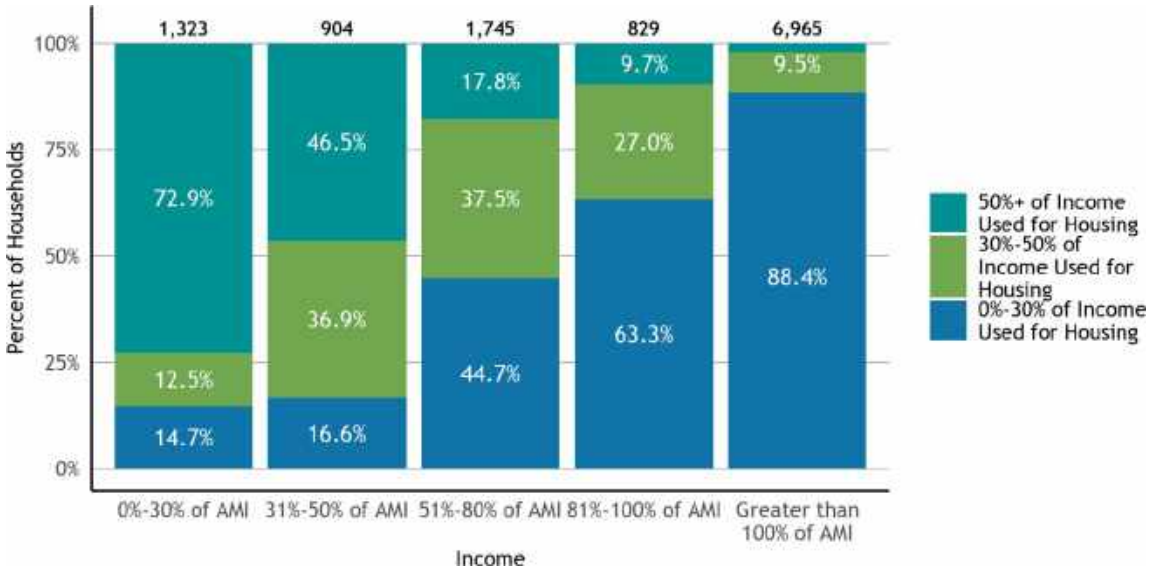
these, 815 (33 percent of all lower income renter households) pay more than 50 percent of their household income on housing.

Proportionally more renters are overpaying for housing compared to homeowners, and more lower income renters are overpaying than lower income homeowners. Additional housing opportunities for rental housing available to all income levels could help alleviate this overpayment issue.

According to the US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy's American Community Survey tabulation of 2013-2017 data, in Menlo Park, 16.3 percent of households overall, across income levels, spend 50 percent or more of their income on housing. In addition, 17.3 percent spend 30 to 50 percent of their income on housing. Of all Menlo Park households, 66.4 percent spend less than 30 percent of their income on housing.

When looking across income categories, there is much more variation in housing cost burden (Figure 3-20). About 72.9 percent of Menlo Park households making less than 30 percent of AMI spend the majority of their income on housing. For Menlo Park residents making more than 100 percent of AMI, only 2.1 percent are severely cost-burdened, and 88.4 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing.

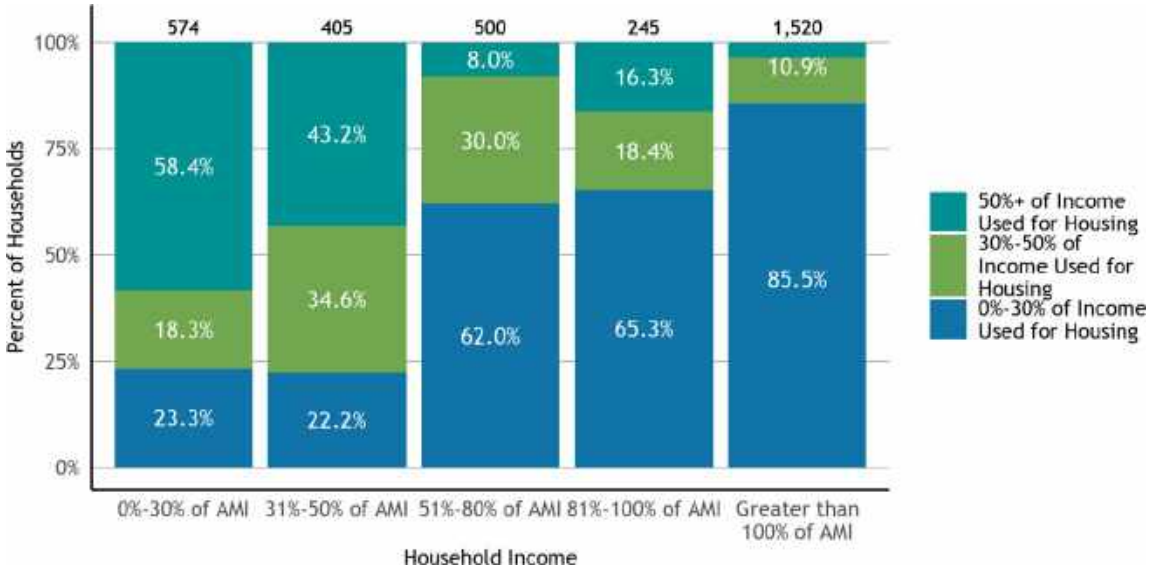
Figure 3-20: Cost Burden by Income Level in Menlo Park



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

When cost-burdened seniors (age 65 or greater as defined by ABAG/MTC) can no longer make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of their community. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Of seniors making less than 30 percent of AMI, 58.4 percent are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 85.5 percent are not cost-burdened and spend less than 30 percent of their income on housing (Figure 3-21).

Figure 3-21: Cost Burdened Senior Households by Income Level in Menlo Park

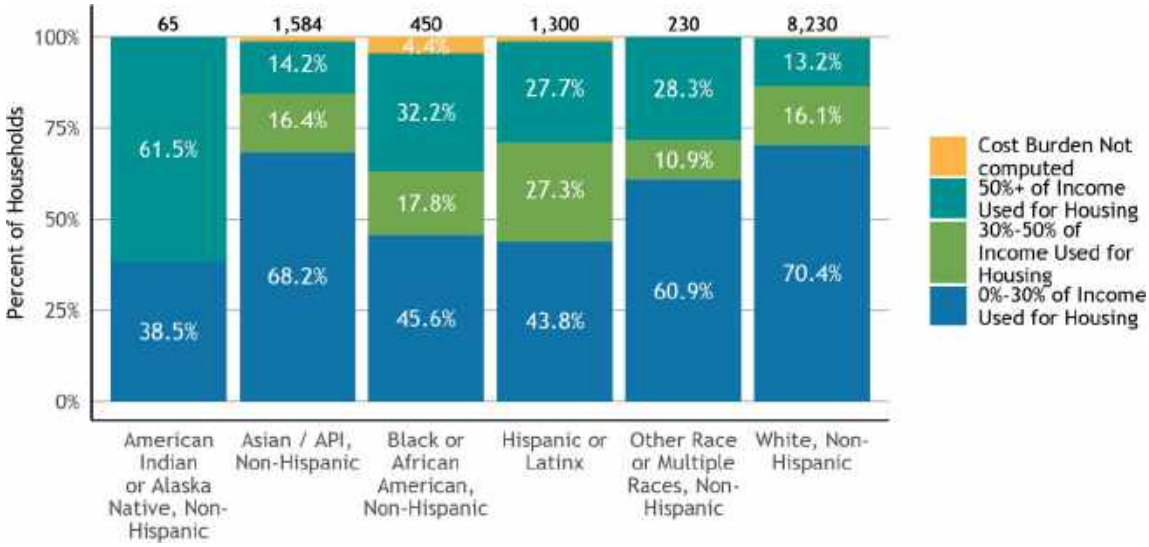


Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Generally, people of color are more likely to experience poverty and financial instability due to federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing and are at a greater risk of housing insecurity.

Hispanic or Latinx residents are the most cost-burdened with 27.3 percent spending 30 to 50 percent of their income on housing. Non-Hispanic American Indian or Alaska Native is the population that is most severely cost-burdened, with 61.5 percent spending more than 50 percent of their income on housing (Figure 3-22).

Figure 3-22: Cost Burden by Race in Menlo Park

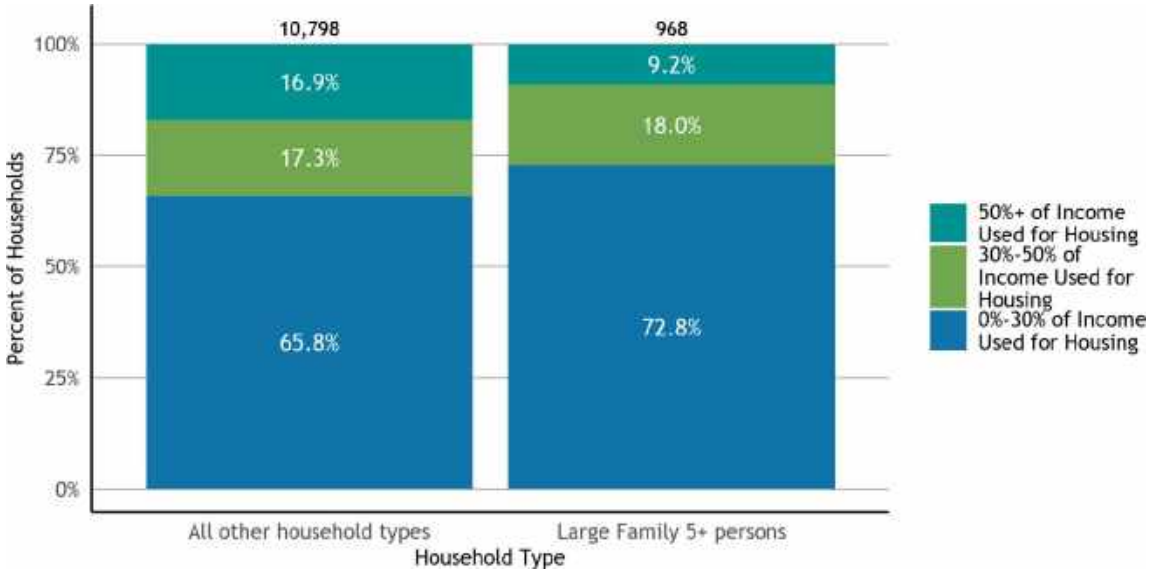


Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Large family households, defined as five or more people in a household, often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

Although large families tend to be more cost-burdened than other households, the percentage of households in the city that are cost-burdened is greater among households that are not large households. Approximately 27 percent of large family households with five or more people are cost-burdened in Menlo Park, while 34 percent of all other households are cost-burdened (Figure 3-23).

Figure 3-23: Cost Burden by Household Size in Menlo Park



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

The San Mateo County Housing Authority (SMCHA) manages programs to provide housing assistance to low-income households. According to SMCHA, the Housing Authority provided rental assistance to 238 households in Menlo Park (422 individuals) as of November 2021.

Overcrowding

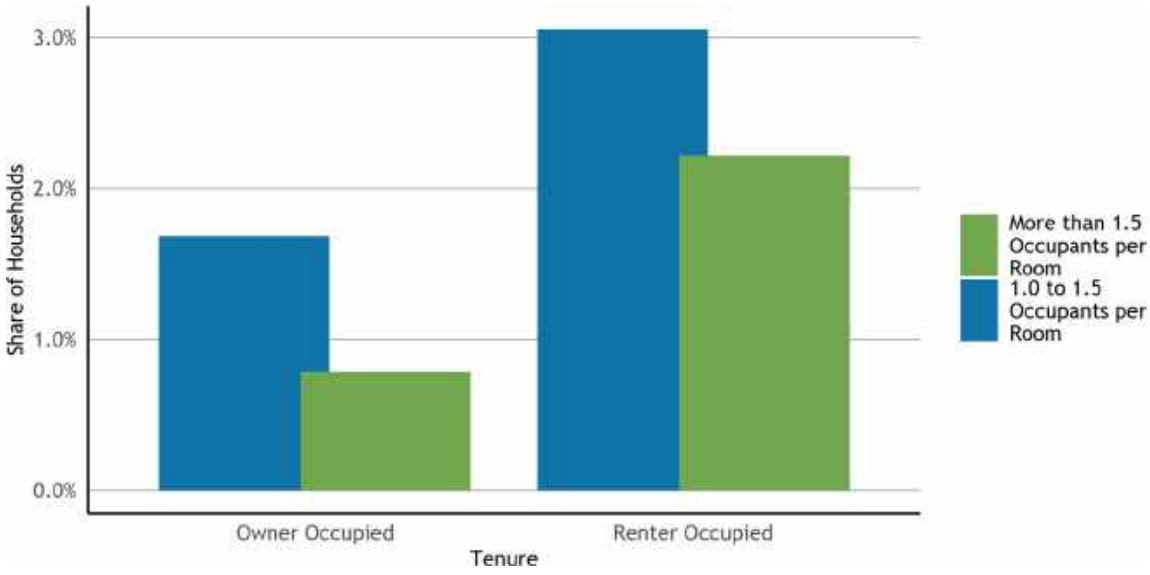
One consequence of high housing prices is overcrowding. The U.S. Census defines overcrowding as more than one person per room (not including bathrooms or kitchens). Units with more than 1.5 occupants per room are considered severely overcrowded. Because this standard uses rooms[19] (not bedrooms), two people can share a one-bedroom apartment and not be overcrowded. Households experiencing overcrowding require larger units with more bedrooms to increase the health and safety of their household.

In many cities, overcrowding is more common amongst renters, with multiple households sharing a unit to make it possible to stay in their communities. In Menlo Park, 2.2 percent of households that rent are severely overcrowded, compared to 0.8 percent of households that own (Figure 3-24). About 3.1

[19] Kitchens, bathrooms and hallways are excluded from the calculations.

percent of renters experience moderate overcrowding, compared to 1.7 percent for those that own.

Figure 3-24: Overcrowding by Tenure and Severity in Menlo Park



Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Low-income households are more likely to experience overcrowding. About 4 percent of households making less than 50 percent of AMI are severely overcrowded, while 0.7 percent of households making more than 100 percent AMI experience the same level of severe overcrowding (Table 3-8).

Table 3-8: Overcrowding by Income Level and Severity in Menlo Park

Income Group	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
0%-30% of AMI	3.5%	1.4%
31%-50% of AMI	6.5%	2.7%
51%-80% of AMI	4.0%	0.0%
81%-100% of AMI	2.7%	0.5%
Greater than 100% of AM	1.7%	0.7%

Table 3-9 is provided to show overcrowding by severity in Menlo Park, San Mateo County, and the greater Bay Area.

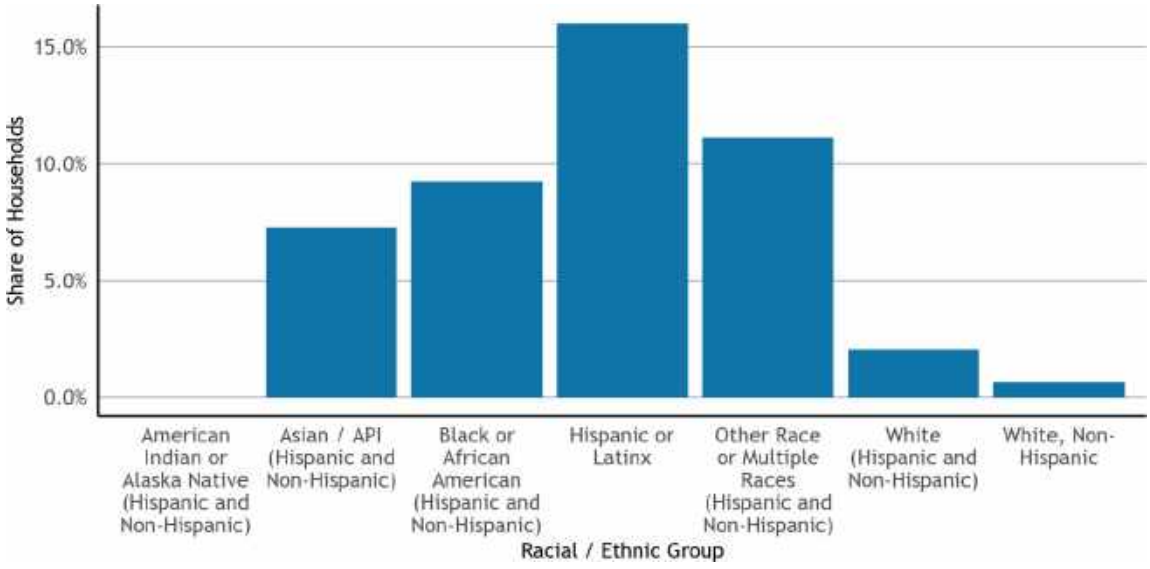
Table 3-9: Overcrowding by Severity in Menlo Park and the Region

Geography	1.00 occupants per room or less	% 1.00 or less	1.01 to 1.50 occupants per room	% 1.01 - 1.49	1.50 occupants per room or more	% 1.50 or more
Menlo Park	11,472	96%	269	2%	165	1.4%
San Mateo County	242,599	92%	12,333	5%	8,611	3.3%
Bay Area	2,543,056	93%	115,696	4%	72,682	2.7%

Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Communities of color are also more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White (Non-Hispanic) residents. In Menlo Park, the racial group with the greatest overcrowding rate is Hispanic or Latinx (Figure 3-25).

Figure 3-25: Overcrowding by Race in Menlo Park



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Housing Stock Condition

The housing stock in Menlo Park is generally in sound condition, except for individual units scattered throughout the city and a small concentration of units in poor condition within the Belle Haven neighborhood.

A housing conditions survey of the city was conducted in July 2021, as part of the Housing Element Update, which included 2,061 of the city's 13,020 housing units. This survey evaluated the conditions of residential buildings based on an evaluation of the building's exterior surface conditions. Based on this evaluation, buildings were classified as Sound, Minor, Moderate, Substantial, or Dilapidated.

Among the surveyed units, 96.8 percent were in Sound condition, 2.1 percent were in need of Minor repairs, 0.9 percent needed Moderate repairs, 0.2 needed Substantial repairs, and one house (0.05 percent) was found in Dilapidated condition. Of the 12 neighborhoods surveyed in Menlo Park, only Belle Haven had less than 95 percent of surveyed homes in Sound condition.

Of the surveyed homes in Belle Haven, 90 percent were in Sound condition. Housing in Belle Haven accounts for 61 percent of the total number of homes that need Minor repairs, 44 percent of the total homes in need of Moderate repairs, three of the four homes that need Substantial repairs, and includes the one home in Dilapidated condition. Nearly all the homes in need of repairs are single-family houses.

Housing costs in the region are among the highest in the country, resulting in households, particularly renters, needing to live in substandard conditions to afford housing. The Census Bureau provides limited data on substandard housing issues to supplement the local housing conditions survey completed in Menlo Park. According to the Census Bureau, 1.7 percent of renters in Menlo Park reported lacking a kitchen and 0.5 percent of renters lack plumbing, compared to no homeowners who reported lacking a kitchen or plumbing.

The San Mateo County Department of Housing operates several rehabilitation loan programs to address housing conditions. In addition, organizations such as the Center for Independence of Individuals with Disabilities, El Concilio of San Mateo County, and Rebuilding Together Peninsula offer rehabilitation assistance.

In 2021, the City of Menlo Park was awarded a $1.2M grant for the preservation of existing homes from Habitat for Humanity. Through this grant, 20 home rehabilitation projects will be funded in the Belle Haven neighborhood.

Housing Needs Programs

The primary housing issue facing the general community is the high cost of both rental and for-sale housing. As a result, the city is increasingly unaffordable with 35.4 percent of households paying more than 30 percent of their income on housing. The high cost of housing creates secondary impacts, such as overcrowding and risk of displacement. Additionally, 96 percent of the city's workforce are in-commuters from other cities due to the lack of available and affordable housing in Menlo Park.

The specific housing needs of special needs populations are discussed in Chapter 4: Affirmatively Furthering Fair Housing. Key programs that address housing affordability through the provision of financial assistance to residents, the incentivization of affordable housing, and the preservation of existing affordable housing are listed below:

- Program H1.C – Work with the San Mateo County Department of Housing
- Program H1.E – Work with Non-Profits on Housing
- Program H1.I – Utilize the City's Below Market Rate (BMR) Housing Fund
- Program H2.A – Preservation of Assisted Housing
- Program H2.C – Assist in Implementing Housing Rehabilitation Programs
- Program H2.E – Anti-Displacement Strategy
- Program H4.A – Amend the Below Market Rate Inclusionary Housing Regulations
- Program H4.B – Modify BMR Guidelines regarding allocations.
- Program H4.D – Modify the Affordable Housing Overlay (AHO)
- Program H4.E – Streamlined Project Review
- Program H4.N – Achieve Long-Term Viability of Affordable Housing
- Program H5.F – First-Time Homebuyer Program

Additional programs for special needs populations are outlined in Chapter 4.

Projected Housing Need

The 6th Cycle Regional Housing Need Allocation (RHNA) for the City projects a need to plan for 2,946 units for households of various income levels, of which approximately 56 percent would need to be planned for units affordable at the moderate-income level or below. Within the Housing Element, Menlo Park is required to plan for its fair share allocation of housing units by income group as follows:

- Very Low-Income – 740 units (25 percent of RHNA; 0-50 percent of AMI)
    - As approximately 11.8 percent of households have incomes in the Extremely Low-Income category (0-30 percent of AMI), the projected need is estimated to be 348 units of the 740 Very Low-Income units (47%).
- Low-Income – 426 units (14 percent of RHNA; 51-80 percent of AMI)
- Moderate-Income – 496 units (17 percent of RHNA; 81-120 percent of AMI)
- Above Moderate-Income – 1,284 units (44 percent of RHNA; greater than 120 percent of AMI)

ASSISTED RENTAL HOUSING "AT RISK" OF CONVERSION

Government Code § 65583 requires each city and county to analyze and identify programs for preserving assisted housing developments. The analysis is necessary to identify any low-income units at risk of losing subsidies over the next 10 years. The termination of federal mortgage and or rent subsidies to housing developments built by the private sector is a potential threat to affordable housing throughout the country. Communities with low-income housing supported by federally subsidized housing are required to address the needs of residents who may become displaced.

Table 3-10 below lists assisted affordable housing developments in Menlo Park. Several non-profit organizations operating in Menlo Park have been acquiring and managing affordable housing developments, such as HIP Housing, Habitat for Humanity, MidPen Housing, and EAH Housing.

The various service providers identified in Table 3-10 all have the mission to provide affordable housing for very low- and low-income people. The waiting lists for these projects tend to be long and vary from one to several years,

illustrating the demand and need for affordable units in Menlo Park. This is especially true since affordable units are rarely vacated once a unit is occupied by a very low- or low-income person or household.

As of November 2021, 789 applicants on the County's housing waiting lists reside in Menlo Park, and there are 670 applicants on the waiting list for subsidized housing properties in Menlo Park.

The California Housing Partnership Corporation categorizes units that are at risk of converting into market-rate homes into the following categories:

- Very-High Risk – Affordable homes that are at risk of converting to market rate within the next year. These homes do not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission-driven developer/owner.
- High Risk – Affordable homes that are at risk of converting to market rate in the next 1-5 years and do not have a known overlapping subsidy that would extend affordability. These homes are additionally not owned by a stable non-profit, mission-driven developer/owner.
- Moderate Risk – Affordable homes that are at risk of converting to market rate in the next 5-10 years and do not have a known overlapping subsidy that would extend affordability. These homes are additionally not owned by a stable non-profit, mission-driven developer/owner.
- Low Risk – Affordable homes that are at risk of converting to market rate in more than 10 years and are owned by a stable mission-driven non-profit developer/owner.

The expiration dates in Table 3-10 are based on discussions with the project sponsors and City staff review of information maintained by the California Housing Partnership Corporation. As of 2022, there are 404 units with low-to-moderate risk for conversion to market-rate prices over the next 15 years.

Table 3-10: At-Risk Affordable Housing Developments In Menlo Park (2022)

Name of Development	Address	Year Built/ Acquired	Tenure	Developer/ Owner	Funding Source	Number of Affordable Units	Expiration Year[20]	Risk Level
Willow Court	1105 and 1141 Willow Road	1992	Rental	MidPen Housing	LIHTC; HCD	6	2046	Low
Willow Terrace	1115, 1121, 1123, 1125, 1139, 1143 Willow Road	1995	Rental	MidPen Housing	n/a	31	2051	Low
HIP Housing	1157 and 1161 Willow Road	2013	Rental	HIP Housing	n/a	12	2067	Low
1175 Duplex	1175 Willow Road		Rental	City of Menlo Park	n/a	2	Perpetuity	Low
1177 Duplex	1177 Willow Road		Rental	City of Menlo Park	n/a	2	Perpetuity	Low
Sequoia Belle Haven	1221 Willow Road		Rental	MidPen Housing	LIHTC	89	2069	Low
Crane Place	1331 Crane Street	1979	Rental	Peninsula Volunteers	HUD	93	2028	Moderate
Haven Family House	260 Van Buren Road	2000	Transitional Housing	LifeMoves	n/a	23	Perpetuity	Low
335 Pierce	335 Pierce Road		Rental	MidPen Housing	n/a	4 (market rate)	n/a	Moderate
Anton Menlo	3639 Haven Ave	2017	Rental	Anton Development Company	n/a	37	2072	Low

[20] The City-owned properties at 1175 and 1177 Willow Road do not have an expiration year as the units are foreseen to continue being rented as long as the City retains property control. Haven Family House (260 Van Buren Road) is managed by LifeMoves and Partridge Place (817 Partridge Avenue) is managed by Peninsula Volunteers, both mission-driven organizations with units foreseen to continue being rented as long as property control is retained. LifeMoves has relayed to the City that some government funding is dedicated to Haven Family House, however, much of their funding comes from philanthropy.

Name of Development	Address	Year Built/ Acquired	Tenure	Developer/ Owner	Funding Source	Number of Affordable Units	Expiration Year[20]	Risk Level
Willow Housing (V.A.)	605 Willow Road	2014	Rental	Palo Alto V.A Heathcare Sys.	LIHTC	59	2067	Low
650-660 Live Oak	650 Live Oak	2020	Rental	Live Oak Lytton, LLC	n/a	2	2075	
Partridge Place	817 Partridge Avenue	1961	Rental	Peninsula Volunteers	n/a	30	Perpetuity	Low
Coleman Place	6-8 Coleman Place	2021	Rental	HIP Housing	City of Menlo Park BMR Funds	14	2076	Low
Total						**400**		

Source: California Housing Partnership Corporation, 2021; City of Menlo Park, 2022

In 2022, BAE Urban Economics (BAE) conducted research in support of the Housing Element Update and found that there are 93 assisted senior units that are potentially at risk of conversion in 2028 due to an expiring Section 8 rental subsidy contract. All 93 units are located within the Crane Place development. The owner of that development is Peninsula Volunteers, a nonprofit entity dedicated to providing affordable housing to seniors and adults with disabilities. As such, the 93 assisted senior units are not at high risk of converting to market rate.[21]

In addition to the 93 assisted senior units at Crane Place, there are four lower-income units located within a fourplex at 335 Pierce Road that are potentially at risk of being lost from the City's low-income rental housing inventory due to redevelopment. The owner of the fourplex, MidPen Housing, is a nonprofit affordable housing developer that purchased the property as part of a larger effort to assemble land to support a new higher density affordable project on Pierce Road. Although the four units are not subject to any expiring local affordability requirements since they are not technically deed restricted, MidPen plans to preserve the four units as affordable rental units until the site is redeveloped sometime within the next few years. In November 2021, MidPen unveiled plans to redevelop the site with twelve affordable townhomes. The townhomes would be intended for first-time, low-income homebuyers earning between 51 and 80 percent of the area median income. According to MidPen, the current tenants at 335 Pierce Road will be offered a first right of refusal to purchase one of the townhomes.

Financial and Administrative Support

In addition to the Housing Element's Program H2.A: Preservation of Assisted Housing, there are several resources available for supporting at-risk units, most notably:

- Golden State Acquisition Fund

[21] BAE Urban Economics was unable to reach anyone at Peninsula Volunteers who had direct knowledge about whether Peninsula Volunteers would seek to extend the Section 8 contract for the Crane Place development in 2028. However, BAE did speak with the Director of Asset Management at the management company for the Crane Place development, Sean Barcelon, who noted that it was highly likely that the organization would seek to renew the contract.

- HCD's Affordable Housing and Sustainable Communities Program
- HCD's Portfolio Reinvestment Program
- Federal Low-Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA)

Administrative Resources

Described below are several non-profit agencies that can serve as resources in implementation of Menlo Park's housing activities, including acquisition/ rehabilitation, preservation of assisted housing, development of affordable housing, and management of at-risk units.

Habitat for Humanity of Greater San Francisco

Habitat for Humanity is a non-profit, nodenominational Christian organization that repairs and builds homes for low-income families with the help of volunteers and homeowner/partner families, working in the Bay Area since 1989. Habitat for Humanity homes are sold to partner families at no profit with affordable, no interest loans. Habitat for Humanity homes have been built in Menlo Park as well as nearby communities like East Palo Alto and Redwood City. Habitat received a grant of $1.2 million in 2020 for the preservation of existing homes in Menlo Park owned by lower income seniors and their families.

HIP Housing

HIP Housing is a nonprofit organization that helps create places to call home for thousands of people in San Mateo County. Some of the services they specialize in include home sharing opportunities with people who have spare ADUs or rooms available as well as self sufficiency training which provides housing subsidies, financial education, and community resources to help low-income families be self-sufficient in 1-5 years. HIP housing currently has 28 units that are used for home sharing in Menlo Park including 12 units in the Willow Apartment Complex (1157-1161 Willow Road), 14 units in the Coleman Apartment Complex (6-8 Coleman Place), and 2 units in the 650 Live Oak Avenue Development.

LifeMoves

LifeMoves is a company that is dedicated to helping individuals and families experiencing homelessness to return to stable housing and self-sufficiency. LifeMoves helps achieve this goal by providing interim housing, supportive services, and creating and building collaborative partnerships. LifeMoves currently has a site in Menlo Park known as the Haven Family House along with a hotel voucher service to provide rooms in San Mateo or Santa Clara Counties. Haven Family House provides interim shelter and supportive services to 23 families experiencing homelessness, as well as up to 9 veteran families every night.

MidPen Housing

MidPen Housing is a non-profit developer specialized in building affordable housing in Northern California with over 35 cities served and over 100 different projects. Some of the services MidPen specializes in include real estate development, property management, advocacy and policy, strategic planning, and resident services. MidPen has three family housing centers in Menlo Park at 335 Pierce Road, Willow Court (1104, 1141 Willow Road), and Willow Terrace (1121 Willow Road). MidPen is adding another family housing development with Gateway Rising (1345 Willow Road) in 2023. In addition, MidPen also runs a senior housing center called Sequoia Belle Haven (1221 Willow Road) located in the Belle Haven neighborhood.

Peninsula Volunteers

Peninsula Volunteers are a non-profit organization dedicated to helping seniors live independent lives, engage with communities, and get the most out of life. Some services Peninsula Volunteers specialize in include creating senior housing and centers, providing day centers and classes for senior citizens, and providing meals via the Meals on Wheels program. Currently Peninsula Volunteers operates two facilities in Menlo Park with the Little House Senior Center (800 Middle Avenue) and the Rosener House Adult Day Care Center (500 Arbor Road).

Costs and Financing

Ensuring that existing affordable housing remains available and affordable is critical to minimizing displacement in neighborhoods. Additionally, it is typically

less costly and faster to preserve existing housing than to build new affordable housing.

In 2019, the City provided MidPen Housing with $635,502 to renovate six affordable units at 1105 and 1141 Willow Road, amounting to approximately $105,917 per unit. In comparison, the construction cost for a new affordable multifamily development project was approximately $850,000 per unit in Menlo Park.

According to research conducted by BAE, the average construction costs for the county are slightly lower. Information provided in low-income housing tax credit applications submitted to the California Tax Credit Allocation Committee (TCAC) suggests that the typical cost to construct a new affordable unit (i.e., total development costs) in San Mateo and Santa Clara Counties is approximately $746,000 per unit (Table 3-11). This suggests a total cost of $72,362,000 million to replace the 97 units (93 units at Crane Place and four units at 335 Pierce Road) that are potentially at risk.

The cost to rehabilitate and preserve an affordable housing project is often lower than the cost of new construction but can be as high as or higher than new construction, particularly if the project must be acquired as part of the preservation effort. Among TCAC applications submitted in 2021 for proposed projects in San Mateo and Santa Clara Counties, four were for acquisition and rehabilitation projects. These four projects had total development costs averaging approximately $643,000 per unit, suggesting that the total cost to acquire and preserve at-risk units is similar to the cost of replacement. However, it is important to note that these preservation costs reflect costs associated with acquiring and rehabilitating a 100 percent affordable housing development, which may differ from the costs associated with preserving units in an existing development through rental assistance.

Table 3-11: Average Total Development Cost per Unit, San Mateo and Santa Clara Counties, 2021

	Replacement/ New Construction	Rehabilitation/ Preservation of Existing Unit
Land/Acquisition Cost	$81,000	$273,000
Construction/Rehabilitation Costs	$452,000	$209,000
Financing/Other Project Costs	$213,000	$161,000
Total Development Costs per Unit	**$746,000**	**$643,000**

Sources: CTCAC Tax Credit Applications, 2021; BAE, 2022.

The cost to preserve a unit through rental assistance largely depends on the household's income and the rent for the unit. BAE reviewed TCAC applications for acquisition and rehabilitation projects in San Mateo and Santa Clara Counties in 2021 and identified one senior project with existing assisted units. The project, Lytton Gardens 1 Apartments, is located in Palo Alto and currently receives rental assistance for a total of 184 units through an existing Section 8 contract. Based on information obtained in the project's 2021 TCAC application, the annual rental subsidy equals $13,805 per assisted unit. Assuming an affordability term of 20 years, the total cost of rental assistance would be approximately $276,100 per assisted unit. This would suggest a total cost of $26,781,700 to preserve the 97 units that are potentially at risk.

Affordable housing financing often requires multiple funding sources that may have varying requirements. The developments in Table 3-9 have been financed through various sources, including Low Income Housing Tax Credits (LIHTC), Project Based Section 8 (HUD), and City loans.

Additionally, the City manages a Below Market Rate (BMR) Housing Fund that is used to fund the development and preservation of affordable housing units. The City Council retains sole discretion to award available monies from the BMR Housing Fund collected in accordance with Menlo Park Municipal Code Chapter 16.96, Below Market Rate Housing Program.

As an impact fee, the City's use of the BMR housing in-lieu fee funds is subject to state laws governing impact fees, California Government Code § 66000-66025 (the "Mitigation Fee Act"), as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, which require that impact fees be expended or encumbered within five years of collection.

Chapter 4: Affirmatively Furthering Fair Housing

INTRODUCTION

Housing Elements adopted after January 1, 2021, are required to contain an Assessment of Fair Housing that is consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under State law, affirmatively furthering fair housing means

> *"…taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics*[22]."

The Assessment of Fair Housing in the 2023-2031 Housing Element analyzes populations with special needs as required by State law and recommended by the California Department of Housing and Community Development (HCD). Resources in the City of Menlo Park and/or San Mateo County are identified to help address these needs. The highlighted special needs considered in the Assessment of Fair Housing include people living with disabilities, seniors (age 65 or greater), large families (five or more persons per household), female-headed households, farmworkers, and people experiencing homelessness.

AFFH was considered and applied at all stages of preparation for the 2023-2031 Housing Element, including, but not limited to, site analysis and screening (Chapter 7), community outreach (Chapter 4), and policy and program development (Chapter 8). The City has taken efforts to ensure that site selection and housing programs combat segregation and foster more equitable housing opportunities. It is acknowledged that affirmatively furthering fair housing is an action-oriented process that the City will continually work towards, with collective efforts and collaboration from housing developers and advocates, and the greater Menlo Park and San Mateo County communities.

[22] California Department of Housing and Community Development (HCD).

Menlo Park's AFFH analysis is organized as follows:

- Community Outreach
- Assessment of Fair Housing
    - Background Information
    - Fair Housing Enforcement and Outreach Capacity
    - Disparities in Access to Opportunity
    - Integration and Segregation Patterns and Trends
    - Racially or Ethnically Concentrated Areas of Poverty
    - Disproportionate Housing Needs and Displacement Risk
    - Special Housing Needs
- Contributing Factors
- Goals, Policies, and Implementing Programs

The AFFH analysis begins with a summary of the community outreach undertaken throughout the preparation of the 2023-2031 Housing Element. Findings from the community outreach are tied into the Assessment of Fair Housing, which uses quantitative data from the Association of Bay Area Governments (ABAG), Metropolitan Transportation Commission (MTC), and other resources, as well as qualitative data from local outreach efforts to analyze special housing needs of people living with disabilities, seniors (age 65 or greater), large families (5 or more persons per household), female-headed households, farmworkers, and people experiencing homelessness.

The AFFH analysis continues with the Assessment of Fair Housing, which details analyses of fair housing enforcement and outreach capacity and four topic areas required by HCD: integration and segregation patterns and trends; racially or ethnically concentrated areas of poverty; disparities in access to opportunity; and disproportionate housing needs and displacement risk. The Assessment of Fair Housing also identifies and analyzes special housing needs.

The AFFH analysis concludes with the identification and analysis of contributing factors to fair housing issues and a table showing how Goals, Policies, and Implementing Programs within the Housing Element relate to affirmatively furthering fair housing.

Importance of Affirmatively Furthering Fair Housing

Affirmatively furthering fair housing is important to address the legacy of systematic discrimination from both public and private sectors. The City of Menlo Park values equity and has taken a comprehensive approach to further fair housing. The outreach conducted as part of the Housing Element is one of many steps to further equity. Policies and programs developed through this outreach are intended to reverse adverse effects of historical practices. Additional equity topics are addressed in the Environmental Justice Element.

COMMUNITY OUTREACH

An integral part of the 2023-2031 Housing Element preparation was to create a community engagement and outreach process that was inclusive and intentional in order to adopt an overall Housing Element Update project[23] that reflects the community's input and values while meeting State requirements. The City Council expressed support and affirmed the importance of elevating the conversation about racial equity. While the Housing Element alone cannot resolve racial disparities, it can be used as a steppingstone for broader dialogue, understanding, and action.

A strong effort was made to identify underrepresented populations and areas based on socioeconomic data, local knowledge, and planning best practices (e.g., engaging the historically underrepresented Hispanic/Latinx community in City Council District 1). The intention was to have these populations and areas particularly highlighted for meaningful involvement in the Housing Element Update project. The multifaceted outreach plan engaged residents and stakeholders citywide and included intentional engagement of community service providers, housing developers, and housing advocates that work with populations and areas that have historically been underrepresented in planning processes.

At the beginning of the Housing Element Update process, a community outreach and engagement plan was developed with the goal of providing multiple entry points into the process for members of the community and other interested people. Strategies were identified to reach people in a variety of settings ranging from informal discussions at "pop-up" locations at community events, to large format virtual and in-person community meetings, and also a communitywide survey (hardcopy and digital). Further, open and authentic discussions were encouraged at stakeholder interviews, slightly larger focus

[23] The Housing Element Update project encompasses updates to the City's General Plan Housing Element and Safety Element, and preparation of a new Environmental Justice Element.

group discussions, as well as in community meetings. Intentional efforts were made for the community outreach and engagement plan to be multifaceted and with a safety-first focus as the Housing Element Update project/process occurred during the Covid-19 pandemic.

Internet-based tools such as a comprehensive project website with an embedded project timeline and links to related resources and documents, social media, and e-news announcements were used. In-person/tangible outreach tools such as a project gallery with informational boards and draft Housing Element-related documents, as well as mailed letters and newsletters to targeted audiences (e.g., property owners of identified housing opportunity sites) and the general public (e.g., every postal address in Menlo Park), were also employed.

The below list provides a high-level overview of community engagement and outreach efforts completed as part of the 2023-2031 Housing Element. A comprehensive summary of the outreach is available in Appendix 4-1. This appendix includes a list of the organizations the City reached out to as part of the preparation of the 2023-2031 Housing Element.

- **Project Website (MenloPark.gov/HousingElement)**
    - A dedicated website for the Housing Element Update project was utilized with the purpose of being a “one stop shop” for all project-related updates, information, and documentation. The project website included drop-down menus with information for the following topic areas: Environmental Review; How to Get Involved; Project Timeline; Related Documents; Frequently Asked Questions; and Contact Us.
- **Community Meetings**
    - The purpose of the community meetings was to share information regarding the Housing Element Update project at various stages of development and to provide a forum for the public to provide comments and feedback and to ask questions of the project team. To support equitable outreach to the Spanish-speaking community, professional interpreters were available at community meetings to provide live interpretation and presentation slides were translated into Spanish and made available to meeting attendees.
- **Community Engagement and Outreach Committee Meetings**
    - A Community Engagement and Outreach Committee (CEOC) was formed with representation from residents of all five City Council Districts. The CEOC assisted the City in ensuring a broad and inclusive community

outreach and engagement process, and helped guide and provided feedback on the types and frequency of activities, events, meetings, and the strategies and methods for communicating with the various stakeholders in the community. A total of five CEOC meetings were held in 2021.

- **Community Survey**
  - The purpose of the community survey was to receive feedback from a wide cross section of the community on a variety of issues and concerns related to all three elements of the Housing Element Update project, with a focus on receiving feedback for the Housing Element. The survey was available in both physical/paper format as well as electronically/online. Both formats were available in English and Spanish, and a gift card raffle was included as an incentive for participation.
- **Housing Commission, Planning Commission, and City Council Meetings**
  - The purpose of these meetings was to provide updates, draft documents for review, and receive feedback and recommendations from the Housing and Planning Commissions as well as the City Council. The public meetings also provided an opportunity for members of the public to share their feedback.
- **Project Gallery**
  - The City hosted two project galleries, one at the Main Library and one at the Belle Haven Branch Library in District 1. The project galleries were intended to provide a low-tech, approachable forum for individuals to learn about the Housing Element Update project without the need to rely on the internet or other technology.
- **Pop-Up Events**
  - The purpose of pop-up events was to “meet people where they are” in an informal, relaxed setting, and to share information and garner input. The pop-up events were focused in two primary areas of Menlo Park — Downtown and the Belle Haven neighborhood in District 1.
- **Social Media**
  - Social media platforms were used as a tool to reach residents, organizations, and other interested parties to participate throughout the engagement process. Posts included updates on the project and invitations to attend community meetings and other outreach events.

- **Focus Groups and Interviews**
    - These meetings were designed to garner comments and enable the project team to better understand local issues and concerns from those experiencing them firsthand. The purpose of the focus groups was to gain insight from a wide variety of perspectives. When focus groups weren't an option, smaller group or individual interviews were planned to actively include various groups and individuals in the engagement process.

Overall, community feedback has guided and influenced every project milestone of the 2023-2031 Housing Element. Public participation was essential in the formation of a land use strategy that identified where and how Menlo Park's housing goals were to be achieved. Community feedback also guided the development of policies and implementing programs for all three General Plan Elements included under the Housing Element Update project – an update to the Housing Element; an update to the Safety Element, and the preparation of a new Environmental Justice Element.

The initial outreach period in late 2021 guided the land use strategies presented to the City Council as well as the policy discussions held with the Housing Commission, Planning Commission, and City Council. In early 2022, a community meeting on housing goals and policies gave the community an opportunity to provide input on the draft goals and policies composed from the initial outreach. The feedback from this community meeting was developed into the public review draft that was reviewed at two public meetings.

In addition to overall input and feedback on the Site Inventory, specific policies surrounding specialized housing needs (particularly housing for people with disabilities, including developmental disabilities) and equity were developed from the public outreach process.

ASSESSMENT OF FAIR HOUSING

The Assessment of Fair Housing provides an in-depth analysis of fair housing data and housing needs for special needs populations. The analysis was developed with data from ABAG/MTC; a fair housing assessment conducted by BAE Urban Economics (Appendix 4-2); and policy recommendations from Root Policy Research, 21 Elements, and service providers in Menlo Park (e.g., Housing Choices and Golden Gate Regional Center). Policy recommendations were refined based on community outreach findings. A summary and analysis of general housing needs in Menlo Park is available in Chapter 3, Housing Conditions and Trends.

Background Information

An understanding of local history, economy, demographics, and housing tenure and type is essential in the development of housing solutions for Menlo Park's current and future residents. The below sections provide a high-level overview of these topics.

History

Menlo Park was established on Ohlone Native American land by two Irish settlers who purchased land from Rancho de las Pulgas in 1851 and shortened the name of their ancestral hometown of Menlough, County Galway, when transcribing it onto a wooden arch. In 1863, the railroad came to Menlo Park and turned it into an attractive suburban getaway for San Francisco business leaders. During World War I, much of the city was converted into a training camp for the war effort, and the still-extant Menlo Park Veterans Affairs Medical Center is located on the former site of Camp Fremont.

A multi-year collaborative effort among San Mateo County jurisdictions, known as 21 Elements, facilitated coordination across the county's jurisdictions in their respective 2023-2031 Housing Element preparations and shared information on housing goals, policies, and programs. According to Root Policy Research, prior to the Civil Rights Movement (1954-1968), San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities. In Menlo Park, this resistance took the form of "blockbusting"[24] and "steering"[25] or other intervention by public officials.

These local discriminatory practices were exacerbated by the actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program. Menlo Park was one of the cities in San Mateo County where Black/African American families were barred from buying homes. Asian Americans were also denied housing in some areas or harassed by neighbors after purchasing homes.

Economy

In the second half of the 20th century, Menlo Park became one of the world's preeminent technological research and development centers – seen first from Stanford Research Institute and later, Facebook, now known as Meta.

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[24] Private sector practices that convinced White homeowners to sell their homes at a discount for fear of integration and then resold those homes at a higher price to non-White buyers.

[25] Practice of influencing a buyer's choice of communities based upon one of the protected characteristics under the Fair Housing Act, which are race, color, religion, gender, disability, familial status, or national origin.

The number of jobs in Menlo Park has boomed since the turn of the 21st century, from 26,965 in 2002 to 48,550 in 2018 (Table 4-1).

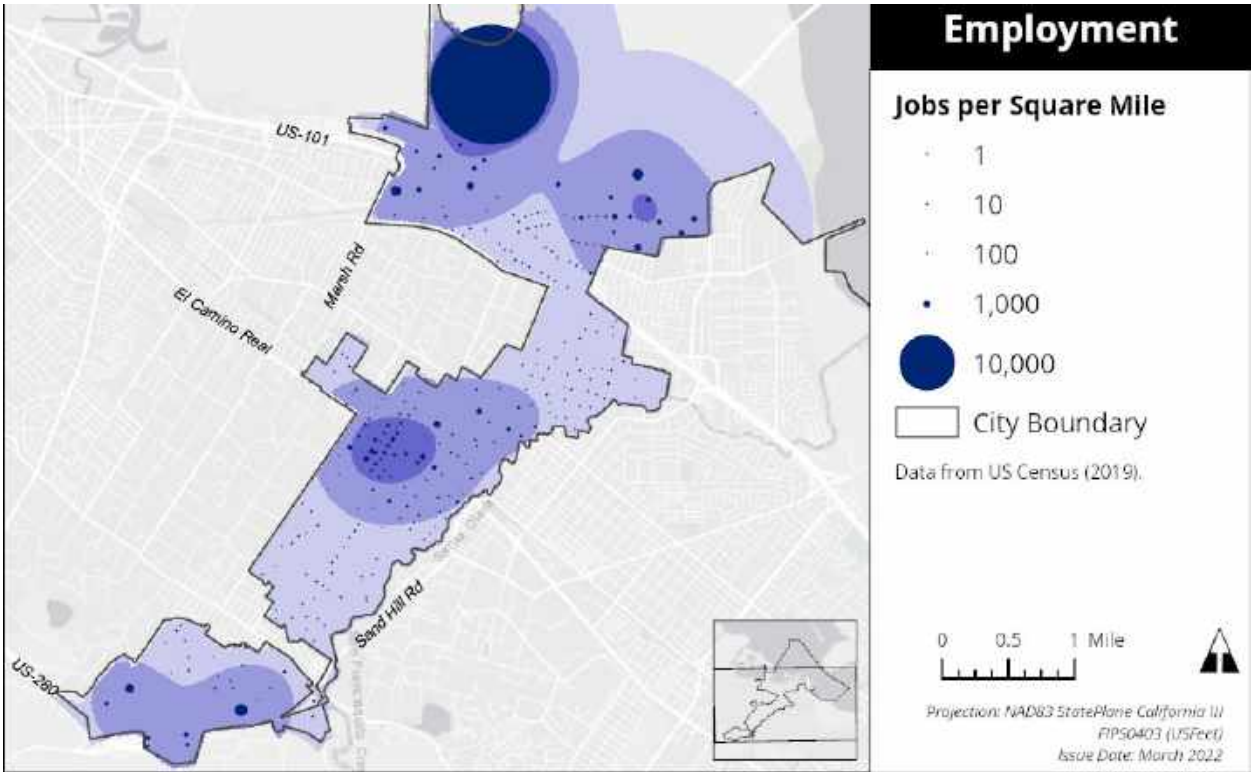
Table 4-1: Menlo Park Job Trends, 2002-2018

Sector	2002	2018	Change
Agriculture & Natural Resources	14	50	257%
Arts, Recreation & Other Services	2,500	3,322	33%
Construction	1,010	1,196	18%
Financial & Leasing	2,173	3,399	56%
Government	540	1,011	87%
Health & Educational Services	2,053	4,188	104%
Information	915	19,185	1997%
Manufacturing & Wholesale	6,569	4,237	-36%
Professional & Managerial Services	8,754	9,409	7%
Retail	1,966	1,564	-20%
Transportation & Utilities	471	989	110%
Total	26,965	48,550	80%

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

There are three general employment nodes in Menlo Park: Bayfront (East), Downtown/Middlefield (Central), and Sand Hill (West). The largest is in the Bayfront (east of US-101), where many technology and light industrial firms are located (Figure 4-1).

Figure 4-1: Employment Density in Menlo Park



Source: U.S. Census (2019)[26]

Demographics

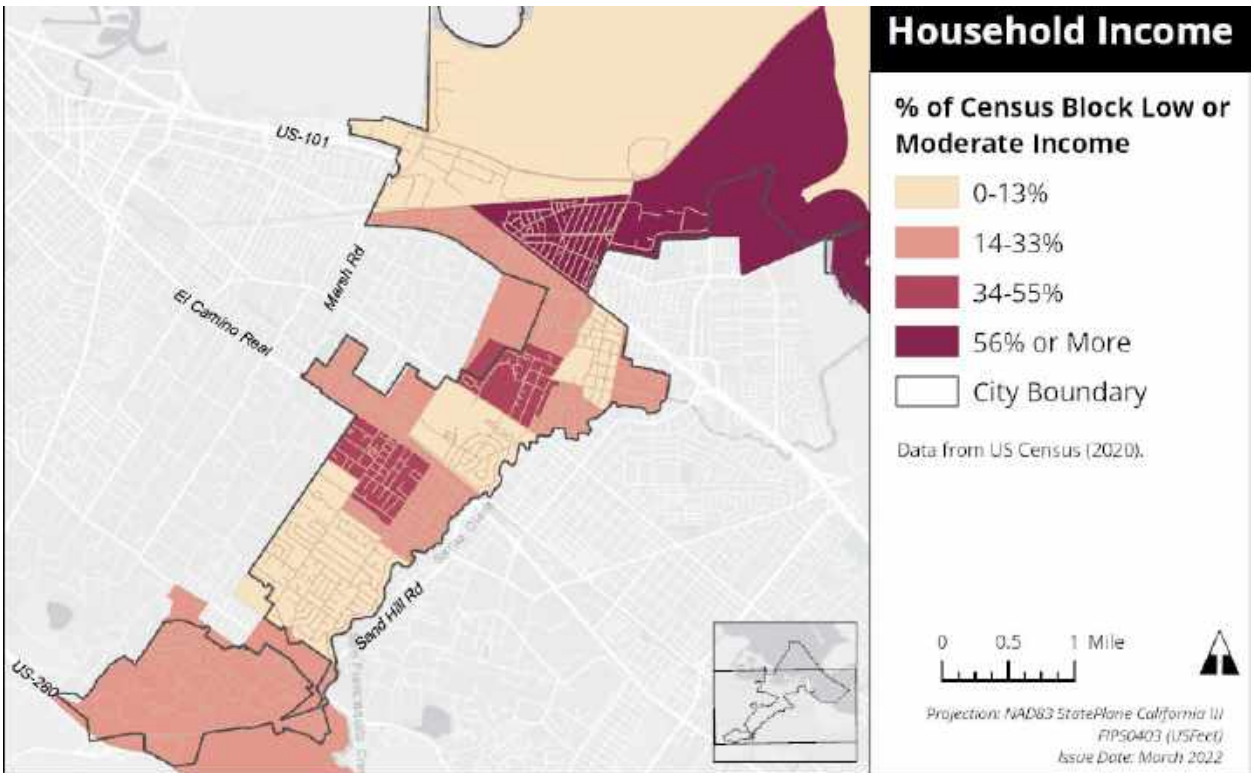
Menlo Park's population in 2020 was 35,254. This was a 10 percent increase from its population in 2010 (32,026). Menlo Park's population experienced a greater increase than both San Mateo County (7.6 percent) and the Bay Area as a whole (8.9 percent) during the same time period (2010 to 2020).

Compared to San Mateo County, 20 percent more households are above the area median income (AMI) in Menlo Park. In Menlo Park, 20 percent of households are below half the AMI – slightly lower than the County proportion of 24 percent. There is an acute housing need for lower-income households in Menlo Park. Overall, in 2017, 33 percent of Menlo Park households spent more than 30 percent of their income on housing. Of households making 80 percent or less than AMI, 72 percent spend more

[26] Employment location is generalized by the US Census Bureau at the census tract level. Exact locations may contain inaccuracies, as can be seen by the large employment mass at Bedwell Bayfront Park in the above map.

than 30 percent of their income on household.[27] Figure 4-2 shows a map of household incomes in the city.

Figure 4-2: Map of Household Incomes in Menlo Park



Housing Tenure and Type

According to the California Department of Finance, there was an 8 percent increase in new housing units constructed in Menlo Park between 2010 and 2021. Of these, the majority have been multi-family housing consisting of five or more units. Refer to Table 3-5 and Figure 3-11 in Chapter 3, Housing Conditions and Trends, for additional details.

Since 2000, housing tenure has remained consistent in Menlo Park, with approximately 58 percent of housing units being owner-occupied. This is slightly different than, but generally on par with, the county figure of 60 percent and the Bay Area figure of 56 percent. However, homeownership rates for households in single-family homes are substantially higher than those for households in multi-family housing. In Menlo Park, 83

[27] Cost Burden, as defined by the U.S. Department of Housing and Urban Development, considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened."

percent of households in detached single-family homes are homeowners, while only 14 percent of multi-family homes are homeowners.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities reflect differences in income and wealth and stem from federal, state, and local policies that limited access to homeownership for people of color while prioritizing and facilitating homeownership for White residents. While many of the discriminatory housing policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.

From 2015 to 2019, Menlo Park homeownership rates were 56 percent for Asian households, 53 percent for Black or African American households, 38 percent for Latinx households, and 63 percent for non-Hispanic White households. Refer to Figure 3-8 (in Chapter 3) for additional details.

Fair Housing Enforcement and Capacity

As noted in the Assessment of Fair Housing report (Appendix 4-2), fair housing complaints can be used to indicate the overall magnitude of housing complaints and identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code § 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." Federal law also prohibits many kinds of housing discrimination.

Housing discrimination complaints can be directed to either HUD's Office of Fair Housing and Equal Opportunity (FHEO) or the California Department of Fair Employment and Housing (DFEH). It is acknowledged that local fair housing issues may not always end up being referred to FHEO or DFEH; instead, service organizations such as Community Legal Services in East Palo Alto, the Legal Aid Society of San Mateo County, and Project Sentinel are referred to by the City for fair housing enforcement inquiries and the City will continue to partner with these organizations to be informed of demographic data regarding fair housing complaints in Menlo Park, with the intention of continually bolstering fair housing.

Fair housing issues that may arise in any jurisdiction include, but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability;
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristics when renting or selling a housing unit; and
- Disproportionate housing needs, including cost burden, overcrowding, substandard housing, and risk of displacement.

A total of six complaints have been filed and resolved with FHEO in Menlo Park between 2013 and 2020. A no-cause determination was made for three complaints, one complaint was closed because the complainant failed to cooperate, and one complaint was closed because an election was made to go to court. Only one complaint was settled or conciliated, with compensation provided to the plaintiff on the basis of discriminatory refusal to rent and discriminatory advertising, statements, and notices based on familial status.

In San Mateo County, 130 complaints were filed and resolved between 2013 and 2020, including 48 complaints that were settled. The remaining complaints in the County included 61 complaints that were dismissed for no cause and 17 complaints that were withdrawn (BAE). Further details are provided in the Assessment of Fair Housing report (Appendix 4-2).

Table 4-2: FHEO Fair Housing Complaints by Resolution Type

	City of Menlo Park		San Mateo County	
Resolution	**Total, 2013-2020**	**Percent of Total**	**Total, 2013-2020**	**Percent of Total**
Complainant failed to cooperate	1	16.7%	2	1.5%
Conciliated/settled	1	16.7%	48	36.9%
Election made to go to court	1	16.7%	1	0.8%
No cause determination	3	50.0%	61	46.9%
Unable to locate complainant	0	0.0%	1	0.8%
Withdrawn after resolution	0	0.0%	12	9.2%
Withdrawn without resolution	0	0.0%	5	3.8%
Subtotal, Closed Complaints	**6**	**100.0%**	**130**	**100.0%**

Sources: HUD, Office of Fair Housing and Equal Opportunity, 2021; BAE, 2021.

Disparities in Access to Opportunity

This section of Menlo Park's Housing Element analyzes opportunities available and accessible to residents with particular emphasis on disparities in accessing opportunities among special needs populations. Opportunity scores examined in this section draw from data and maps provided by California's Department of Housing and Community Development (HCD), the California Tax Credit Allocation Committee (TCAC), and the United States Department of Housing and Urban Development (HUD).

In collaboration with HCD, the TCAC developed a series of opportunity maps to help cities identify areas with good or poor access to opportunity. These maps were developed to align funding allocations with goals to improve outcomes for residents—particularly for children, low-income households, and special needs populations. Opportunity maps demonstrate access to opportunity in quality education, employment, transportation, and environment. This section uses these maps to identify disparities in access to opportunity as well as disparities in economic, educational, and environmental outcomes. Findings from this analysis allows the City of Menlo Park to determine which areas need more resource investment and targeted policies and programs for the upcoming planning period.

Resource Areas

As noted in the Assessment of Fair Housing report (Appendix 4-2), Assembly Bill (AB) 686 requires the Housing Element needs assessment to include an analysis of access to opportunities. To facilitate this assessment, HCD and the State Tax Credit Allocation Committee (TCAC) convened an independent group of organizations and research institutions under the umbrella of the California Fair Housing Task Force, which produces an annual set of Opportunity Area Maps. The maps identify areas within every region of the state "whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children."[28]

TCAC and HCD created these "Opportunity Maps" using reliable and publicly available data sources to derive 21 indicators to calculate Opportunity Index scores for Census tracts in each region of California. The Opportunity Maps categorize Census tracts into the following five groups based on the Opportunity Index scores:

[28] California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map*. Available at: https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf

- Highest Resource
- High Resource
- Moderate Resource/Moderate Resource (Rapidly Changing)
- Low Resource
- High Segregation & Poverty

Before an area receives an Opportunity Index score, some Census tracts are filtered into the High Segregation & Poverty category. The filter identifies Census tracts where at least 30 percent of the population is below the federal poverty line and has a disproportionate share of households of color. After filtering out High Segregation and Poverty areas, the TCAC/HCD Opportunity Map allocates the 20 percent of tracts in each region with the highest relative Opportunity Index scores to the Highest Resource designation and the next 20 percent to the High Resource designation. The remaining non-filtered tracts are then evenly divided into Low Resource and Moderate Resource categories.

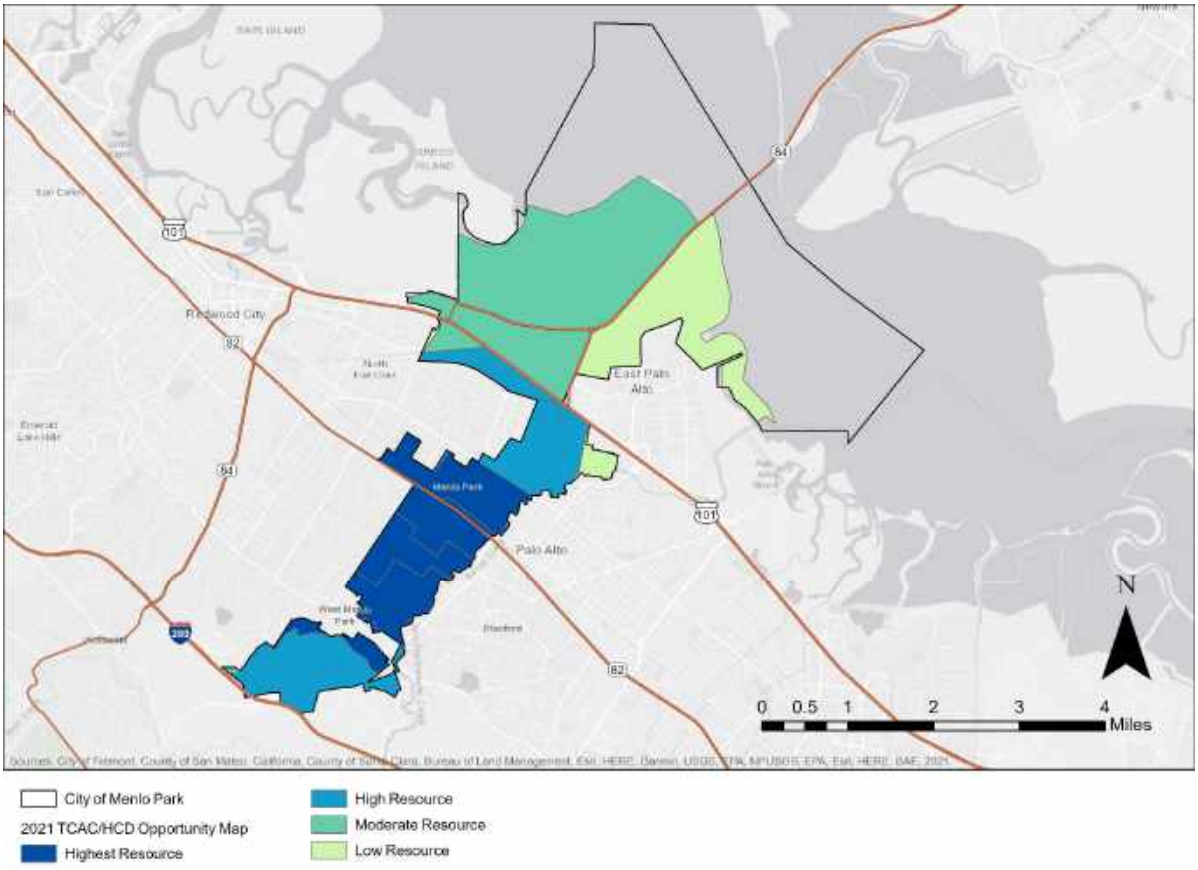
Menlo Park has no tracts with High Segregation and Poverty, but otherwise has tracts ranging across the other four categories. The highest resource tracts are primarily concentrated in central neighborhoods. All the neighborhoods east of Highway 101 (US-101) are considered low or moderate resource tracts.

In Menlo Park, the majority of census tracts are considered high resource with its central/western areas considered to be “highest resource.” East of US-101, the census tracts are low resource—similar to neighboring cities. There is a small part of the southeast portion of the city listed as “moderate resource,” but there are no housing opportunity sites in this area.[29]

As shown in the figure below, tracts considered to be highest resource areas are surrounded by areas of highest resource in neighboring cities—specifically Palo Alto and Redwood City. Importantly, the only area in the city that is considered a low resource area is located where a greater portion of the population has a disability (see figure in following section). This indicates that persons with a disability in Menlo Park face disparities in access to opportunities.

[29] This area east of Menalto Avenue shares a census tract (tract 6121) with a low-income portion of East Palo Alto. The majority of the tract’s area and population encompasses the lower-opportunity community of East Palo Alto, but an in-depth analysis of the Menlo Park section of the tract demonstrates that it is relatively wealthy and higher-opportunity, more similar to the city west of Menalto and US-101 than to areas east of US-101. Although this area is identified in tract-level data as an area of concern, local data and knowledge demonstrates that it is not.

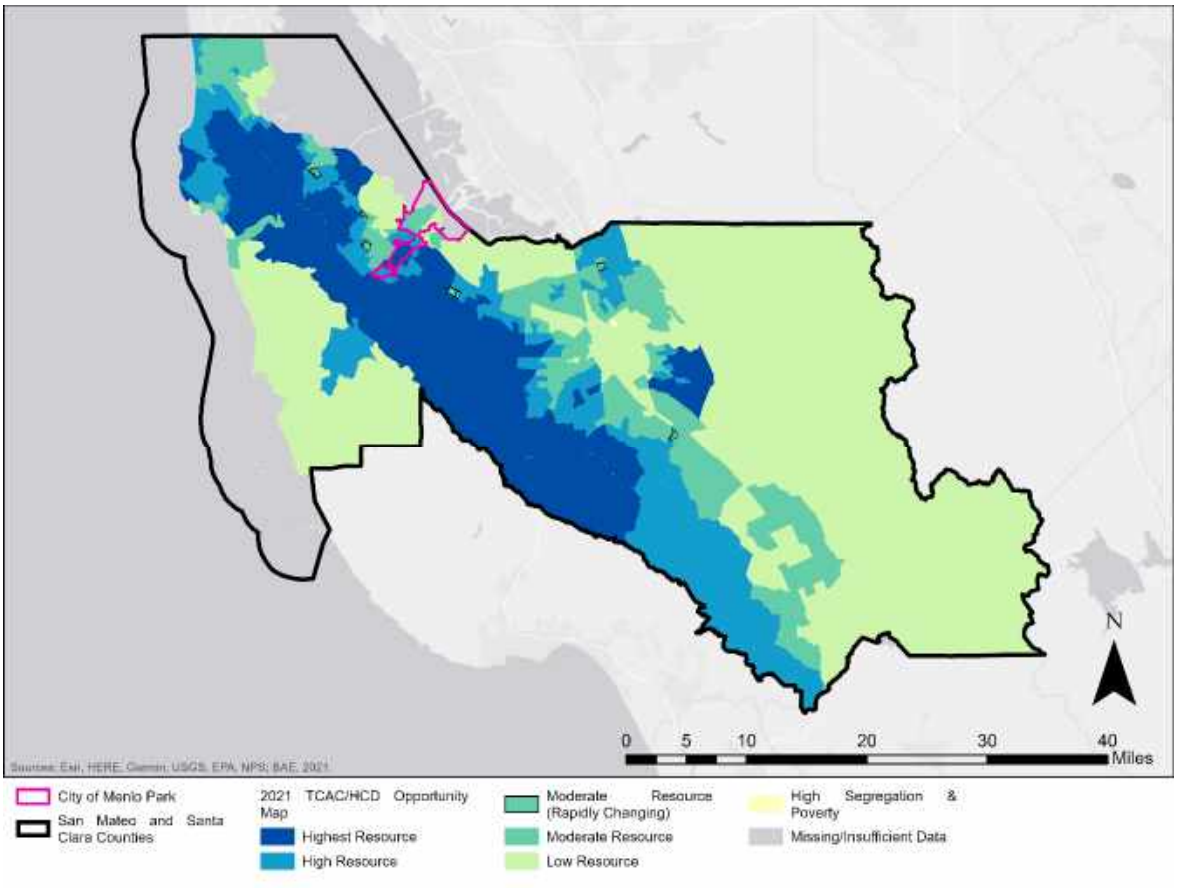
Figure 4-3: Resource and Opportunity in Menlo Park



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

Tracts in San Mateo and Santa Clara County also cover a broad range of categories, although there is one tract with High Segregation and Poverty located in San Jose (see Figure 4-16). In Santa Clara County, the Highest Resource tracts are largely concentrated in western Santa Clara Valley cities such as Cupertino, Los Gatos, Saratoga, and Los Altos. In San Mateo County, there are high concentrations of the Highest Resource tracts in the areas west of Highway 280 on the peninsula.

Figure 4-4: Resource and Opportunity in San Mateo and Santa Clara Counties



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

A more detailed analysis of the individual TCAC factors is included in Appendix 4-2.

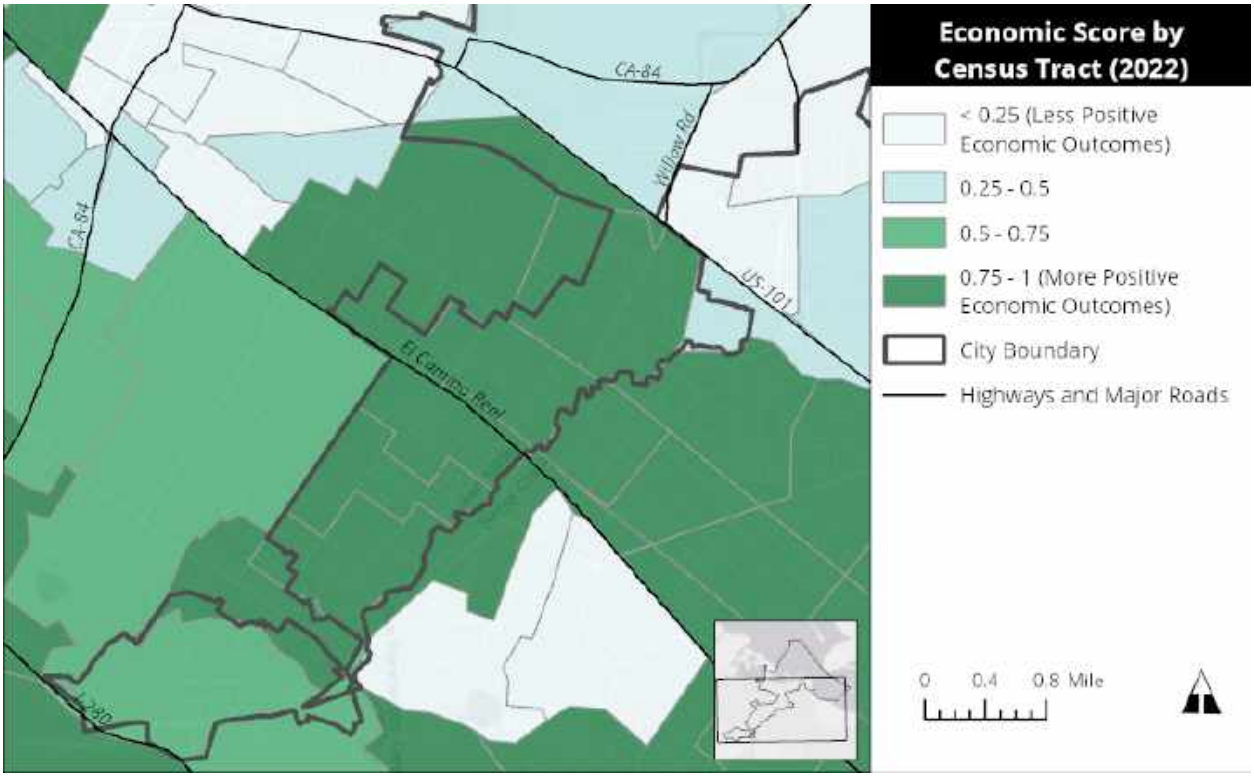
Economic Opportunity and Outcomes

Opportunities for employment and access to jobs contribute to individuals' quality of life. For instance, with greater job access individuals are more likely to earn higher incomes, live in higher resource areas, and occupy housing that meets their needs. Economic outcomes provided in this section are determined by numerous factors including economic scores provided by TCAC, proximity to jobs, median household income, and poverty rates. To provide a comprehensive analysis on economic opportunity, these factors are analyzed in conjunction with geographic concentrations of residents and special needs populations.

The TCAC assigns economic opportunity scores by census tract in jurisdictions throughout the state. Economic opportunity indexes are presented in Figure 4-5. As shown in the map, the majority of Menlo Park's census tracts are considered areas with more positive economic outcomes for residents. Three census tracts – the two east of US-101 and one south of Menalto Avenue, scored lower on economic outcomes.

Census tracts in Menlo Park that scored the highest for positive economic opportunities (0.75 to 1) are similar to that of surrounding jurisdictions—namely Redwood City, East Palo Alto, and Palo Alto (in part).

Figure 4-5: Economic Score (TCAC) by Census Tract



Jobs

In the second half of the 20th century, Menlo Park became one of the world's preeminent technological research and development centers – seen first from Stanford Research Institute and later, Facebook, now known as Meta.

The number of jobs in Menlo Park has boomed since the turn of the 21st century, from 26,965 in 2002 to 48,550 in 2018 (Table 4-3).

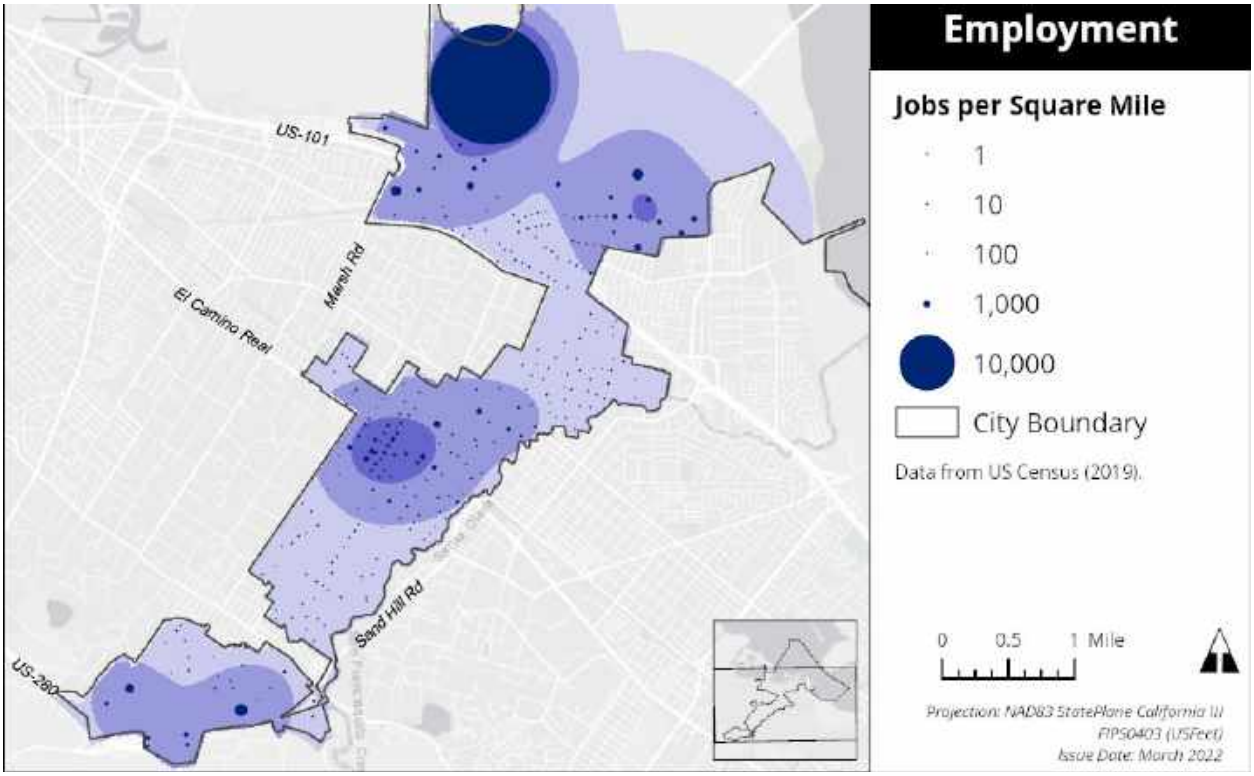
Table 4-3: Menlo Park Job Trends, 2002-2018

Sector:	2002	2018	Change
Agriculture & Natural Resources	14	50	257%
Arts, Recreation & Other Services	2,500	3,322	33%
Construction	1,010	1,196	18%
Financial & Leasing	2,173	3,399	56%
Government	540	1,011	87%
Health & Educational Services	2,053	4,188	104%
Information	915	19,185	1997%
Manufacturing & Wholesale	6,569	4,237	-36%
Professional & Managerial Services	8,754	9,409	7%
Retail	1,966	1,564	-20%
Transportation & Utilities	471	989	110%
Total	26,965	48,550	80%

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

There are three employment nodes in Menlo Park: Bayfront (East), Downtown/Middlefield (Central), and Sand Hill (West). The largest is in the Bayfront (eastof US-101), where many technology and life science firms are located (Figure 4-6).

Figure 4-6: Employment Density in Menlo Park

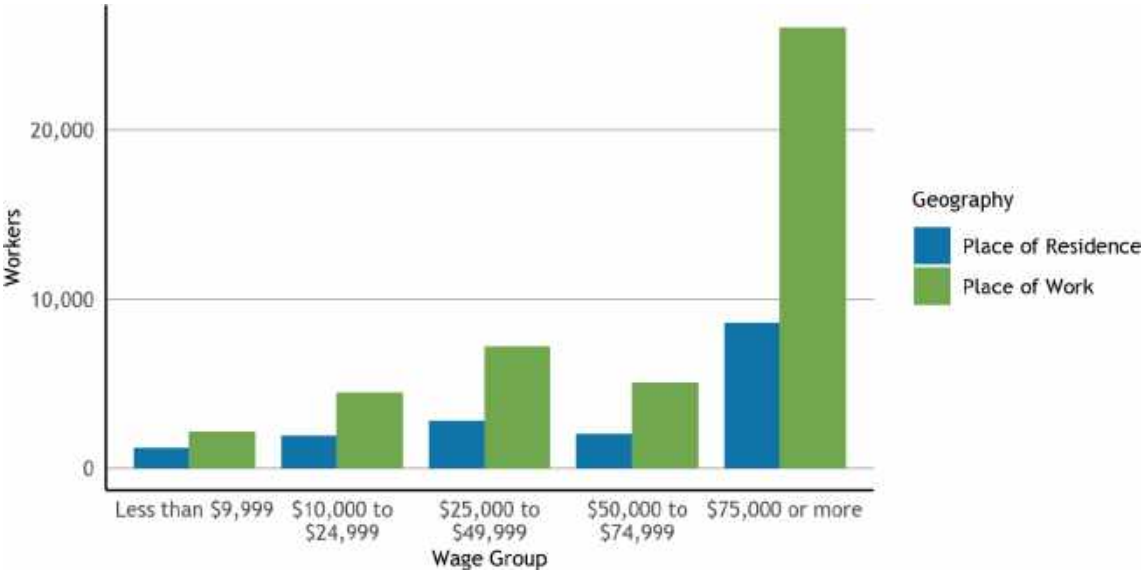


Source: U.S. Census (2019)[30]

A large portion (96 percent) of Menlo Park workers commute into the city from elsewhere in the region (see Table 3-3: Local Workers Community In Menlo Park in Chapter 3). In addition, there are more jobs than workers in each income category tracked by the US Census – but much more jobs than workers at the highest end of the spectrum.

[30] Employment location is generalized by the US Census Bureau at the census tract level. Exact locations may contain inaccuracies, as can be seen by the large employment mass at Bedwell Bayfront Park in the above map.

Figure 4-7: Menlo Park Workers by Earnings



Source: ABAG/MTC Housing Needs Data Report: Menlo Park

For Menlo Park residents of prime worker age (16-64 years), there are no substantial differences between the percentage of men and women employed, as a percentage of the labor force. There are also no substantial differences between Menlo Park and San Mateo County as a whole.

Table 4-4: Employment by Sex

	Menlo Park			San Mateo County		
	Count Employed	%	Total in Labor Force	Count Employed	%	Total in Labor Force
Men	8913	96%	9238	217597	96%	227511
Women	7,711	96%	8,054	192,314	96%	200,206
Total	16,624	96%	17,292	409,911	96%	427,717

Source: ACS 5-Year Community Survey 2014-2018 Table DP03. "Labor Force" is defined as those who are employed or actively seeking work and does not count individuals not seeking work or unable to work.

Employment is higher for all races in Menlo Park compared to the County except for the employment rate for Black or African American workers.

Table 4-5: Employment by Race

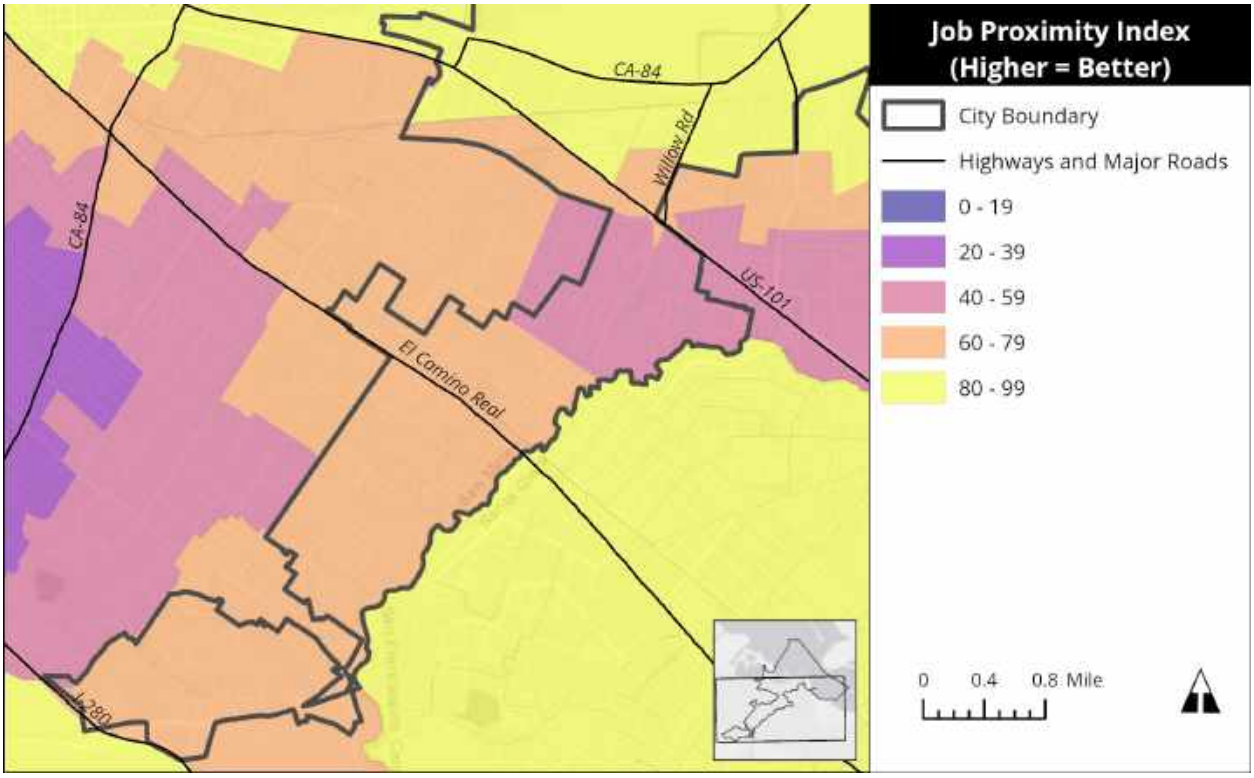
	Menlo Park			San Mateo County		
	Count	%	Total	Count	%	Total
White	10,323	96%	10,739	130,491	94%	138,510
Black	816	88%	930	7,243	91%	7,952
American Indian	133	100%	133	1,655	84%	1,963
Asian	2,802	98%	2,852	121,091	94%	128,204

Native Hawaiian/API	362	99%	364	3,422	80%	4,292
Other	944	96%	988	42,065	85%	49,640
Two or More Races	791	99%	800	43,866	94%	46,649
White Alone (not Hispanic)	9,078	96%	9,408	120,549	95%	127,508
Hispanic or Latino	2,565	94%	2,722	85,399	92%	92,916

Source: ACS 5-Year Community Survey 2016-2020 Table C23002

The city's strong connectivity provides strong access to jobs. However, this also leads to high demand for housing in proximity to the jobs in Menlo Park, which is a factor leading to displacement. Strong anti-displacement policies are needed in order to support the local lower-income population as Menlo Park continues to be a job center for the region.

Figure 4-8: Jobs Proximity Index (2014-2017)

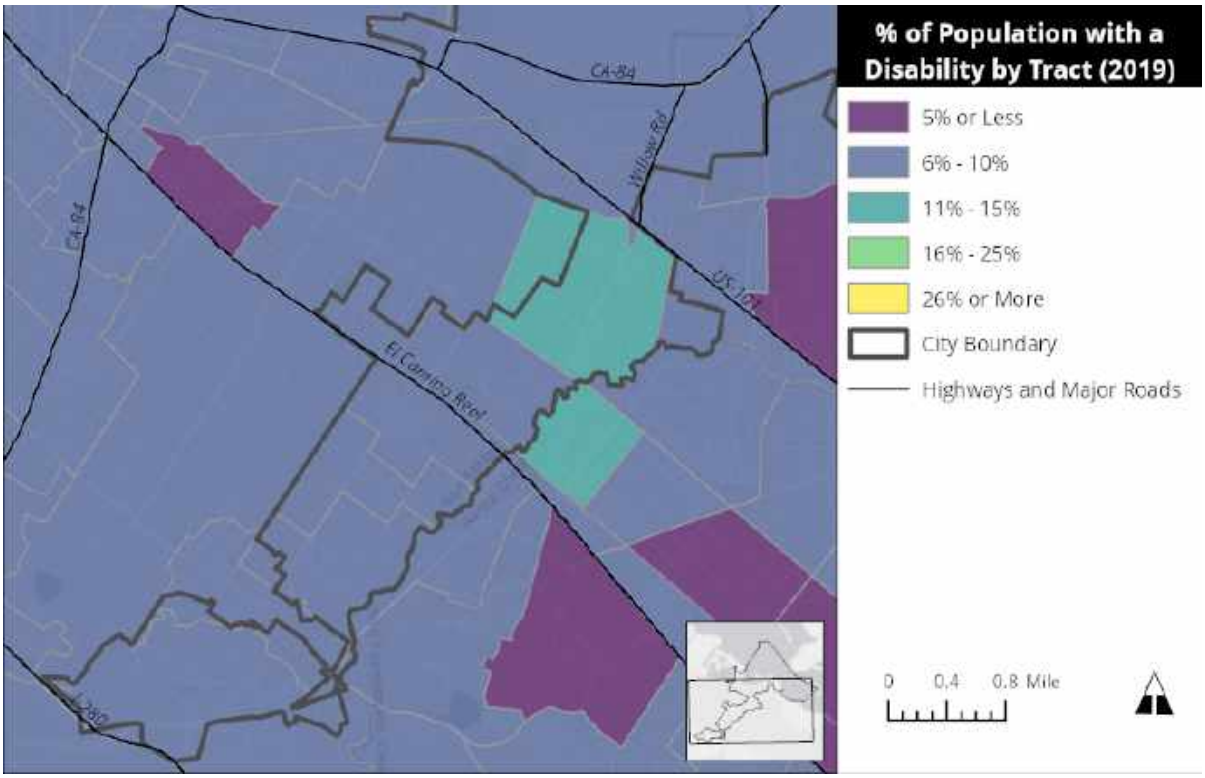


Disparities by Disability and Race

No area of the city has a particularly high percentage of population with a disability, except for the census tract containing the Menlo Park VA Medical Center (tract 6139). The regional medical center focused on veterans' care has a substantial amount of

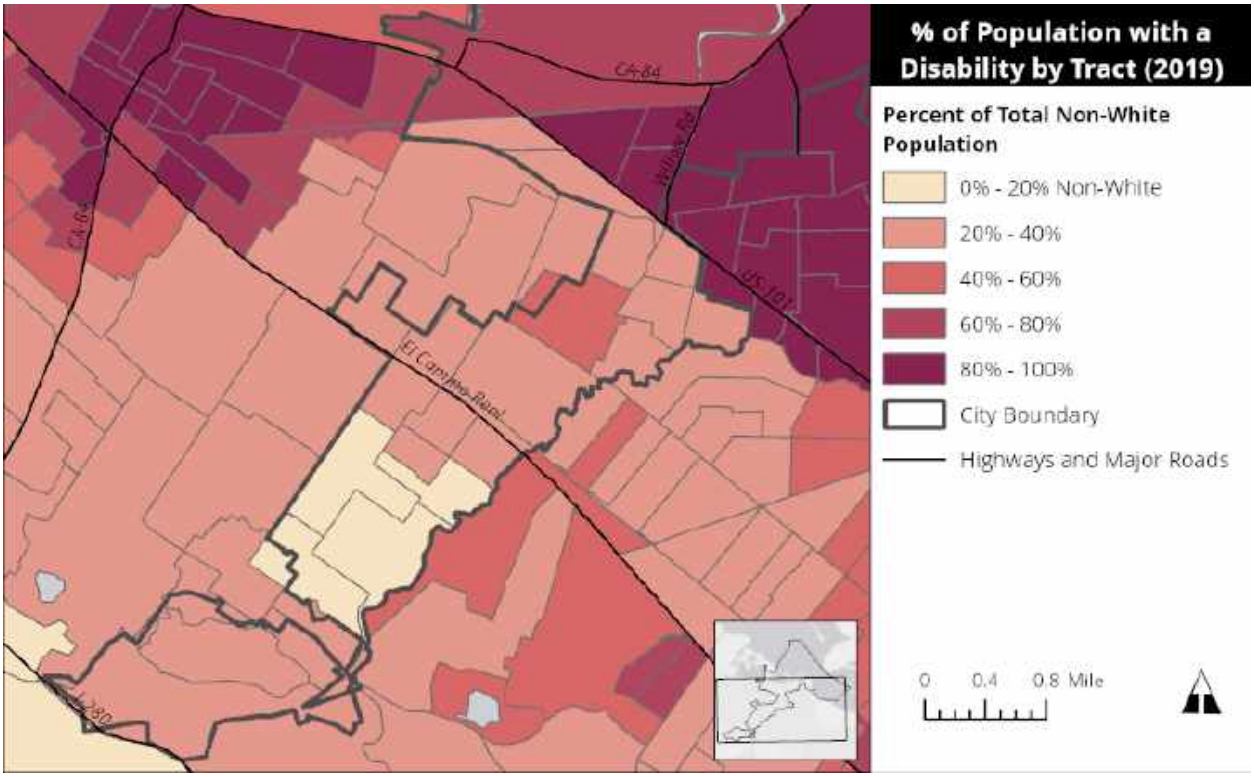
housing for veterans who need medical care surrounding it, relative to the rest of Menlo Park. Therefore, it has a higher proportion of a population with a disability.

Figure 4-9: Percent of Population with a Disability by Census Tract



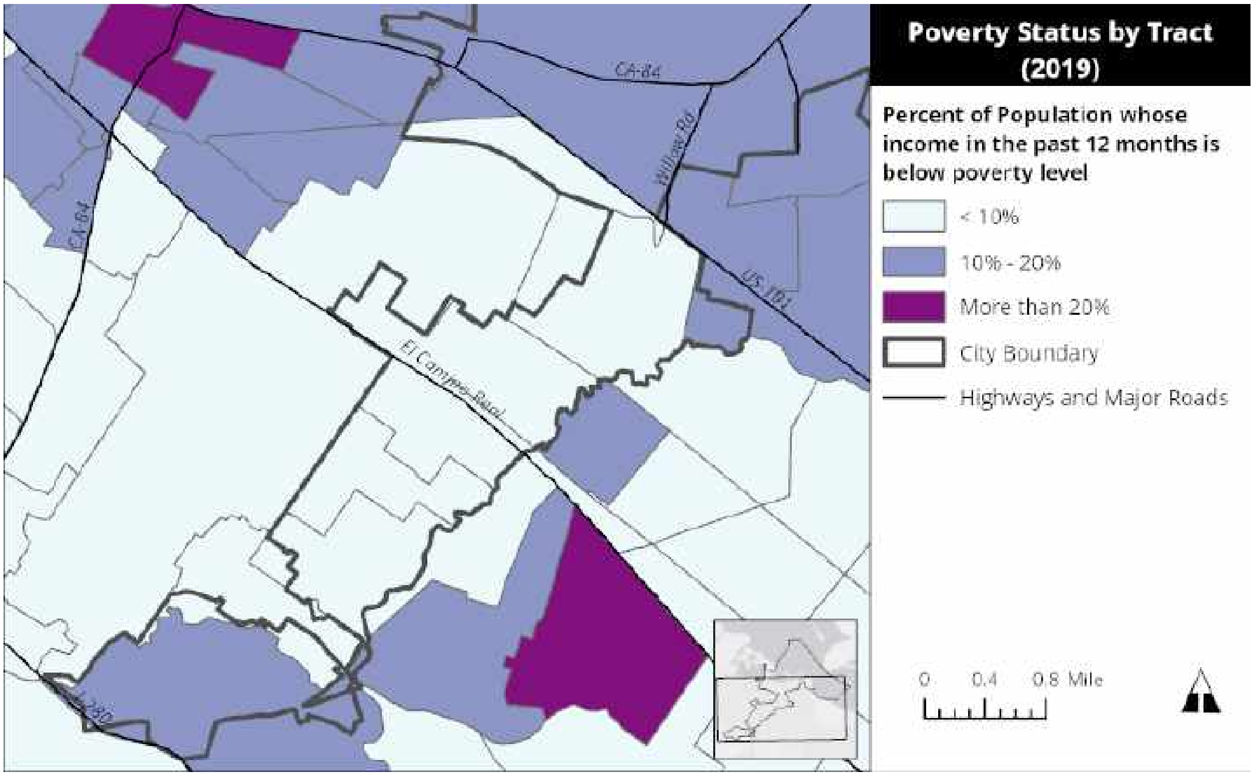
Areas with higher proportions of non-White residents follow similar trends. In Menlo Park, the percentage of non-White residents is highest in tracts 6117 and 6118. These tracts include the Bayfront and Belle Haven neighborhoods, both of which have areas where non-White residents comprise a majority of the total population. The racial composition of all census tracts in the city are shown in Figure 4-10 below.

Figure 4-11: Racial Demographics by Census Tract



While there is no correlation for disabled persons and economic outcome, the highest concentration of non-White residents live in areas that scored comparatively lower in terms of economic outcomes for residents. In addition, non-White residents are more likely to live in areas with higher poverty rates (Figure 4-12).

Figure 4-12: Poverty Status by Census Tract



Nearly all census tracts in the city of Menlo Park have poverty rates below 10% (similar to surrounding cities). Census tracts 6117 and 6118 are the only areas in the city to have higher rates of poverty, with 10% to 20% of the population living in poverty.

There is no correlation between higher populations of disabled persons and non-White residents in Menlo Park. However, these findings indicate that populations living in census tracts 6117 and 6118 (Belle Haven and the Bayfront) likely face disparities in accessing economic opportunities, requiring increased resources as well as policies and programs to improve economic outcomes for residents.

There is also a direct link between race and disability in Menlo Park. A disproportionate number of Black/African American individuals are disabled, across age categories.

Table 4-6: Disability by Age and Race

	X4;#			4;(97#			98.#			
	Z lwk#d# Glvdelolw|#	Qr# Glvdelolw|#	(#	Z lwk#d# Glvdelolw|#	Qr# Glvdelolw|#	(#	Z lwk#d# Glvdelolw|#	Qr# Glvdelolw|#	(#	Wrwdo#(#
Z klwh#	45:#	8634#	5(#	8:3#	4635;#	7(#	4363#	5;7<#	5:(#	;(#
Eodfn#	93#	43<#	69(#	438#	434:#	<(#	48:#	53#	;<(#	55(#
Dphulfdq# Lqgldq#	3#	56#	3(#	433#	554#	64(#	3#	3#	Q2D#	5<(#
Dvldq#	4;#	4539#	4(#	;:#	6766#	5(#	47;#	6<4#	5:(#	8(#

Qdwlyh Kdzdlldq2DSI	46#	556#	9(#	85#	7:<#	43(#	;#	47#	69(#	<(#
Rwkhu#Udfh#	48#	7<7#	6(#	53#	458<#	5(#	4;#	489#	43(#	6(#
Wzr#ru#P ruh Udfhv#	55#	4394#	5(#	:;#	<5;#	;(#	75#	:6#	6:(#	9(#
Klvsdqlf#ru Odwlqr#	9<#	488<#	7(#	535#	659<#	9(#	8;#	688#	47(#	9(#

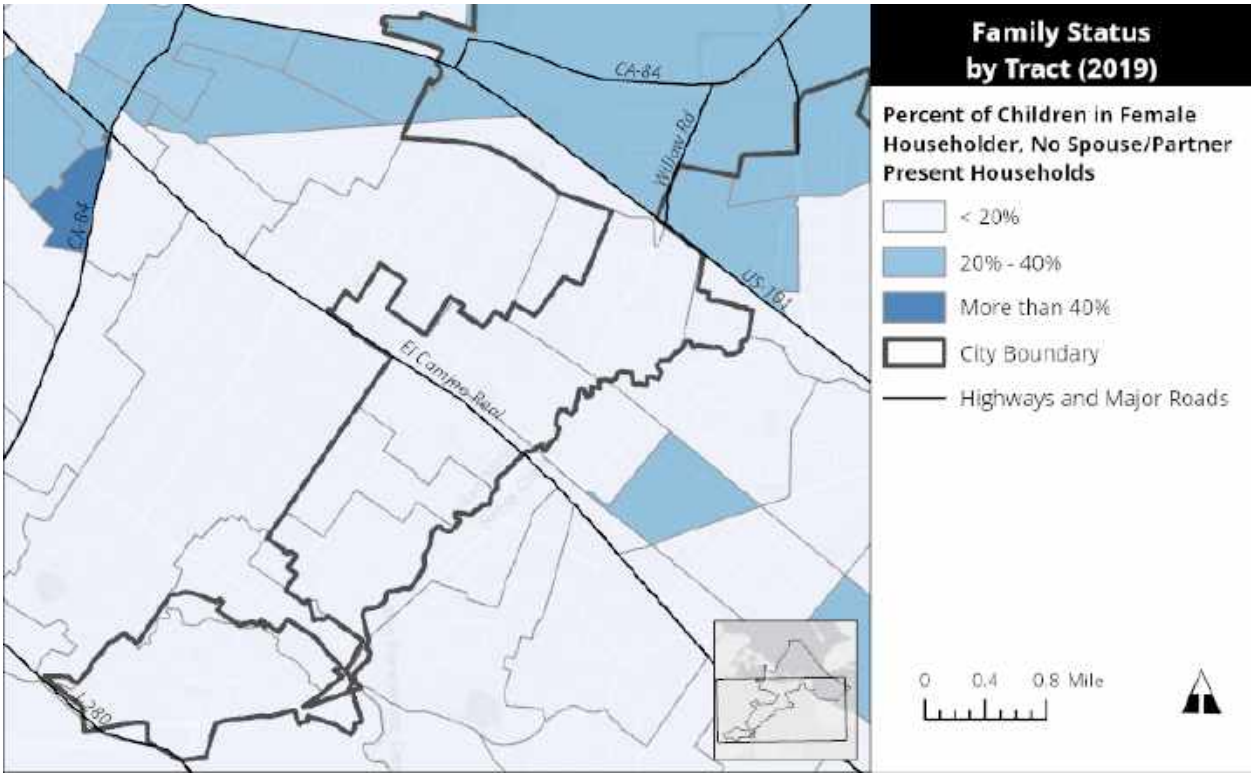
Source: ACS 5-Year Community Survey 2016-2020 Table B18101

This could be due to the higher health risks in Belle Haven, which is a disproportionately Black/African American community. For more details, see “People Living with Disabilities” under “Special Housing Needs,” beginning on page 4-54.

Disparities by Family Composition and Income

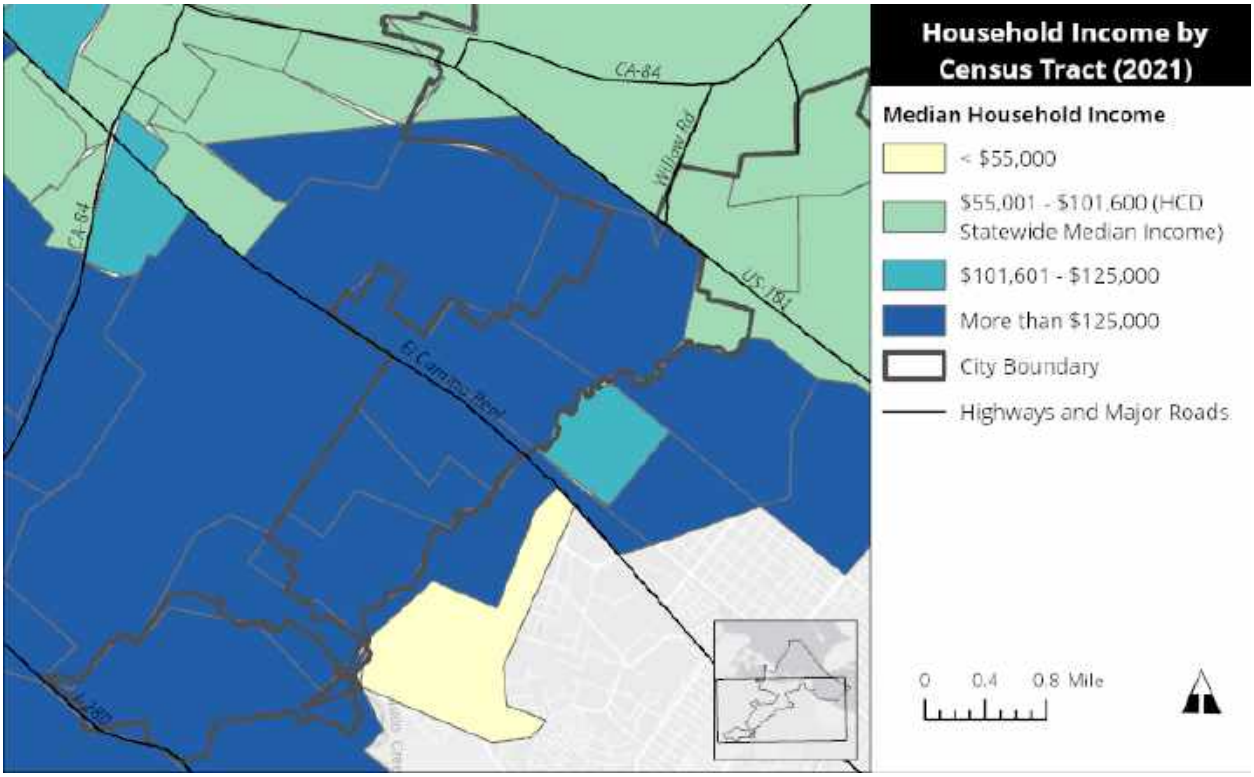
Single parent households—especially female householders—often have unique needs in terms of economic opportunity. This is largely due to high housing costs for one individual to afford and widespread income inequality (both statewide and locally). As discussed in previous sections, Menlo Park has a larger proportion of family households with married couples. Census tracts east of US-101 (tracts 6117 and 6118) both have 20% to 40% of children living in a household where a female is the primary householder (Figure 4-13). In comparison to other parts of the city, the area east of US-101 generally has older, lower cost housing options, but also experiences housing quality and health issues at a higher rate. The disproportionate levels of poverty and limited access to housing opportunities throughout the city may contribute to this concentration of female headed households in the area east of US-101.

Figure 4-13: Percent of Children in Female Householder, No Spouse/Partner Present Households by Census Tract



Areas east of US-101 (census tracts 6117 and 6118) have lower tract-wide median incomes than areas Menlo Park west of US-101. There are also lower incomes in tract 6139 – the tract containing the Menlo Park VA Medical Center – likely due to the disproportionate number of disabled veteran households in that tract.

Figure 4-14: Median Income by Census Tract



As shown throughout this section, economic opportunity is high throughout the city of Menlo Park, however there are great disparities experienced by disabled residents and non-White populations, particularly those east of US-101. For the upcoming planning period, the city will work towards removing barriers to economic opportunity through place-based investments and targeted policies and programs.

Access to Transportation

Much of Menlo Park has convenient access to jobs due to the city's connectivity: I-280 to the west, El Camino Real and Caltrain in the center, and US-101 and CA-85 to the east. The one pocket of relatively low connectivity is predominantly high-income single family detached housing.

Access to transportation and public transit are rather high throughout the city. Menlo Park residents—including special needs population—do not face disparities or barriers in public transit access. This is largely due to the city's compliance with ADA and SB 743 as well as the City's El Camino Real/Downtown Specific Plan.[31]

[31] El Camino Real and Downtown Specific Plan City of Menlo Park

In 2019, the City of Menlo Park completed and released a report on how the City plans to improve transit access in the Downtown and Station Development Area. The report was published in response to identified areas with potential for future transit-oriented growth. Menlo Park's Downtown Specific Plan will expand transportation access through the City's ability to secure grant funding for project design and construction. The City also conducted community outreach processes to help further recommendations and upcoming plans. The City engaged with various stakeholders to determine existing conditions and challenges as well as projects that would have the greatest impact in meeting resident needs. The Plan identified several new infrastructure projects to improve transportation access in the city and will serve as a means to implement transportation programs and develop grant applications for final design and construction funds.

Although access to transportation is not a barrier in Menlo Park, data from 2020 suggest that many residents do not commute to their job via public transit. For example, in 2020, only 777 households (4.7%) used public transit to go to work. Instead, the majority of residents drove their car to work (54.2%), followed by those who worked from home (22.9%), and workers carpooling (6.4%). According to 2021 US Census data, the average commute is approximately 25.9 minutes—much lower than neighboring cities. Lack of public transit utilization could be attributed to average household transportation costs at $14,174 per year, as this also includes personal car costs.

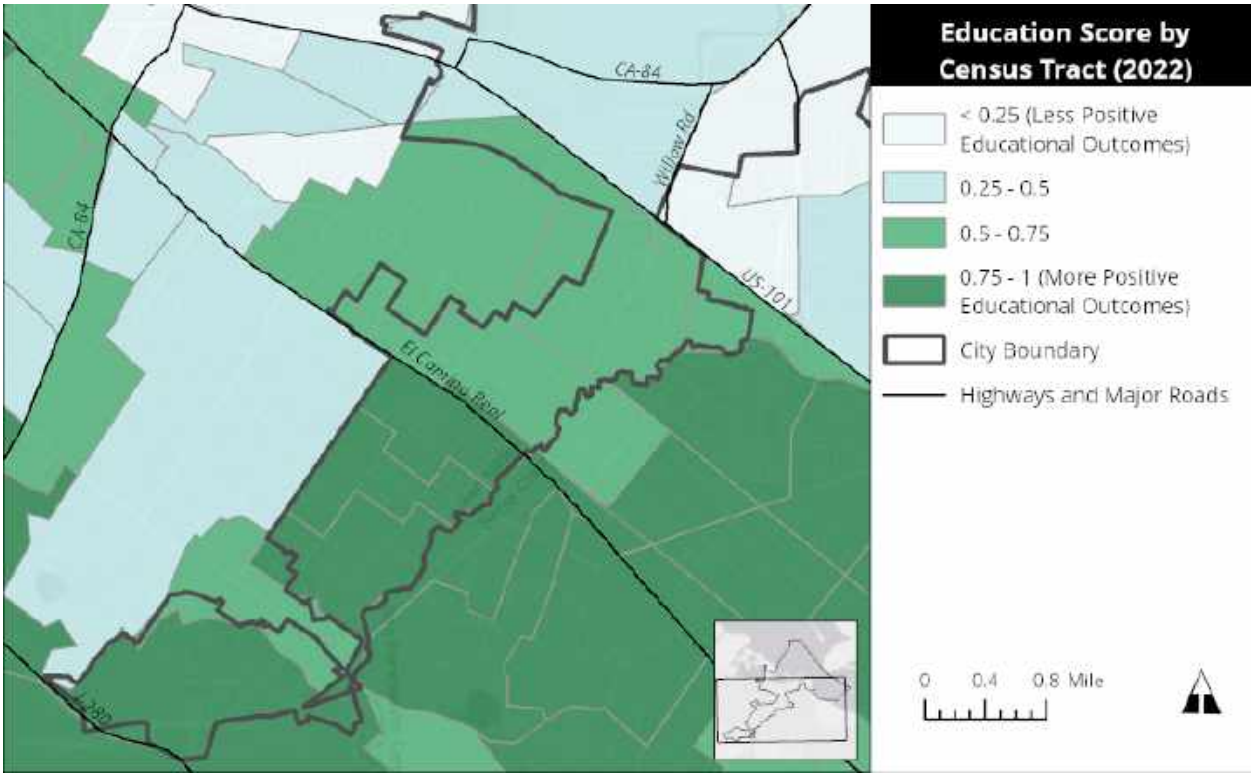
Public transportation access in Menlo Park does not appear to disproportionately impact special needs populations. Transit stations in the city are accessible to persons with a disability and comply with ADA regulation. Menlo Park is served by Caltrain in Downtown Menlo Park and SamTrans Bus Service on all major corridors such as El Camino Real and Willow Road.[32] In addition, Menlo Park offers three shuttle service lines that connect to major points of interest—Caltrain, Belle Haven, medical centers, schools, and Stanford—to the downtown transit center.

Educational Outcomes

Access to a quality education and adequate schools significantly impact educational outcomes and is often a strong indicator of young adult's economic outcomes. Figure 4-15 illustrates the city's TCAC Education Score by census tract.

[32] Transportation Division City of Menlo Park

Figure 4-15: Education Score (TCAC) by Census Tract



Menlo Park scores relatively high in terms of educational outcomes. However, similar to the disparities in economic opportunities discussed above, portions east of US-101 score lower (between 0.0 to 0.5) and tracts west of US-101 have more positive outcomes (scores between 0.5 to 1).

Compared to surrounding cities, however, educational outcomes in the city are more mixed. As shown in Figure 4-15, most census tracts in Palo Alto score between 0.5 to 1. However, East Palo Alto has poor outcomes with a score between 0.0-0.5. Finally, Redwood City is largely mixed with its education score dependent on the neighborhood with no consistent answer. Cities surrounding Menlo Park have less positive or mixed outcomes than the city of Menlo Park.

Schools

As also discussed in the Environmental Justice Element, there are four primary school (elementary and middle) districts that serve Menlo Park:

- Las Lomitas Elementary School District
- Menlo Park City School District
- Ravenswood City School District
- Redwood City School District

Ravenswood City School District serves Belle Haven, Bayfront, and the neighboring jurisdiction of East Palo Alto (a minority-majority city). Historically, there was also a Ravenswood High School that the National Association for the Advancement of Colored People (NAACP) argued – unsuccessfully – was illegally segregated at its 1958 opening.[33] This high school was subject to a 1970 desegregation order and was eventually shut down due to declining enrollment in 1975.[34] In the present day, Ravenswood City School District is the sole school district serving the city with student math and English test scores below state averages:

Table 4-7: Test Scores in Menlo Park School Districts[35]

School District	% of Students White, Non-Hispanic	% Passing State Test	
		Math	English
State Average	21%	40%	51%
Las Lomitas	*55%*	*82%*	*86%*
Menlo Park	*57%*	*83%*	*84%*
Ravenswood City	***0%***	***12%***	***18%***
Redwood City	*20%*	*43%*	*54%*

There is a pattern where the school districts with more white students are also more proficient. The Housing Element seeks to balance this discrepancy through encouraging more above moderate income units in the Ravenswood City School District and more affordable units in the other three primary school districts that serve Menlo Park.

Environmental Outcomes

TCAC's environmental opportunity areas are based on the CalEnviroScreen 3.0 indicators which identify areas particularly vulnerable to pollution including ozone, diesel, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

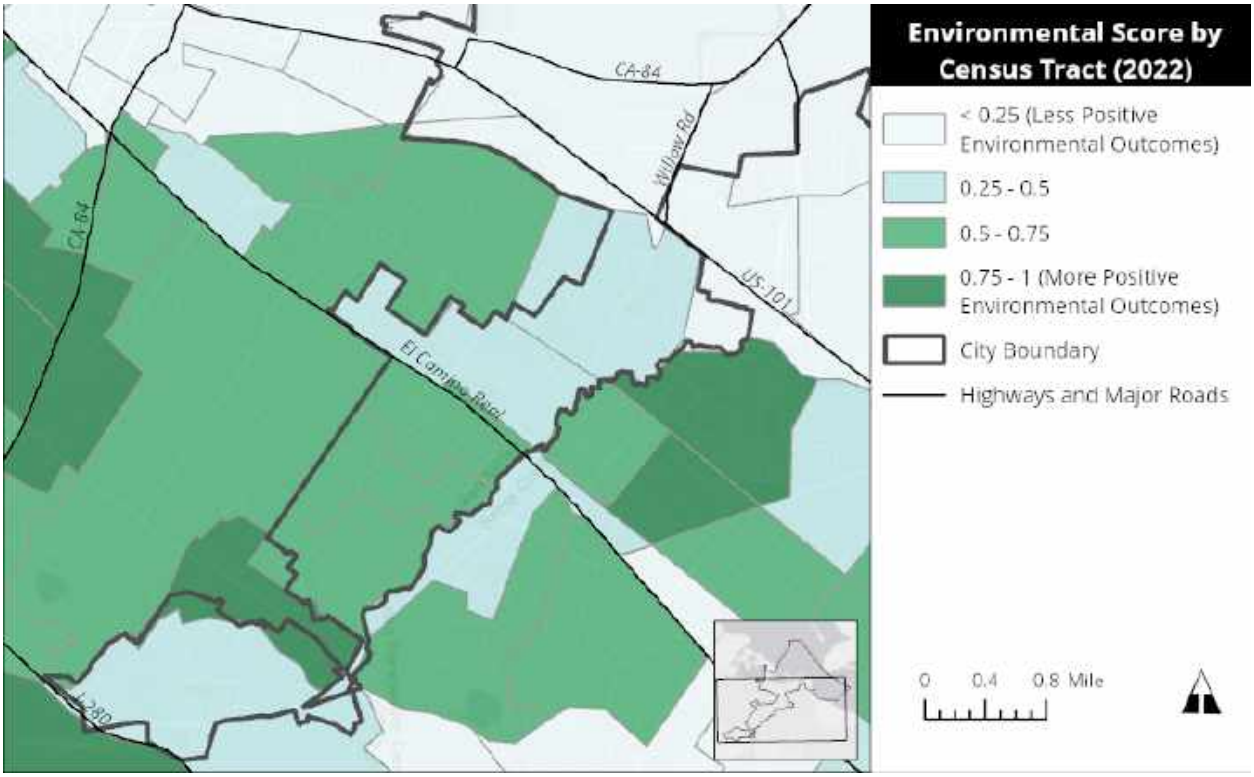
[33] Tracy Jan "Ravenswood revisited, reunited" (Palo Alto Online: September 11, 1996, available at https://www.paloaltoonline.com/weekly/morgue/cover/1996_Sep_11.COVER11.html.

[34] Kim-Mai Cutler "East of Palo Alto's Eden: Race and the Formation of Silicon Valley" (TechCrunch: January 10, 2015) available at https://techcrunch.com/2015/01/10/east-of-palo-altos-eden/. Cutler notes that two community "Nairobi Schools" in East Palo Alto were firebombed in 1975.

[35] Data via California Department of Education, 2019

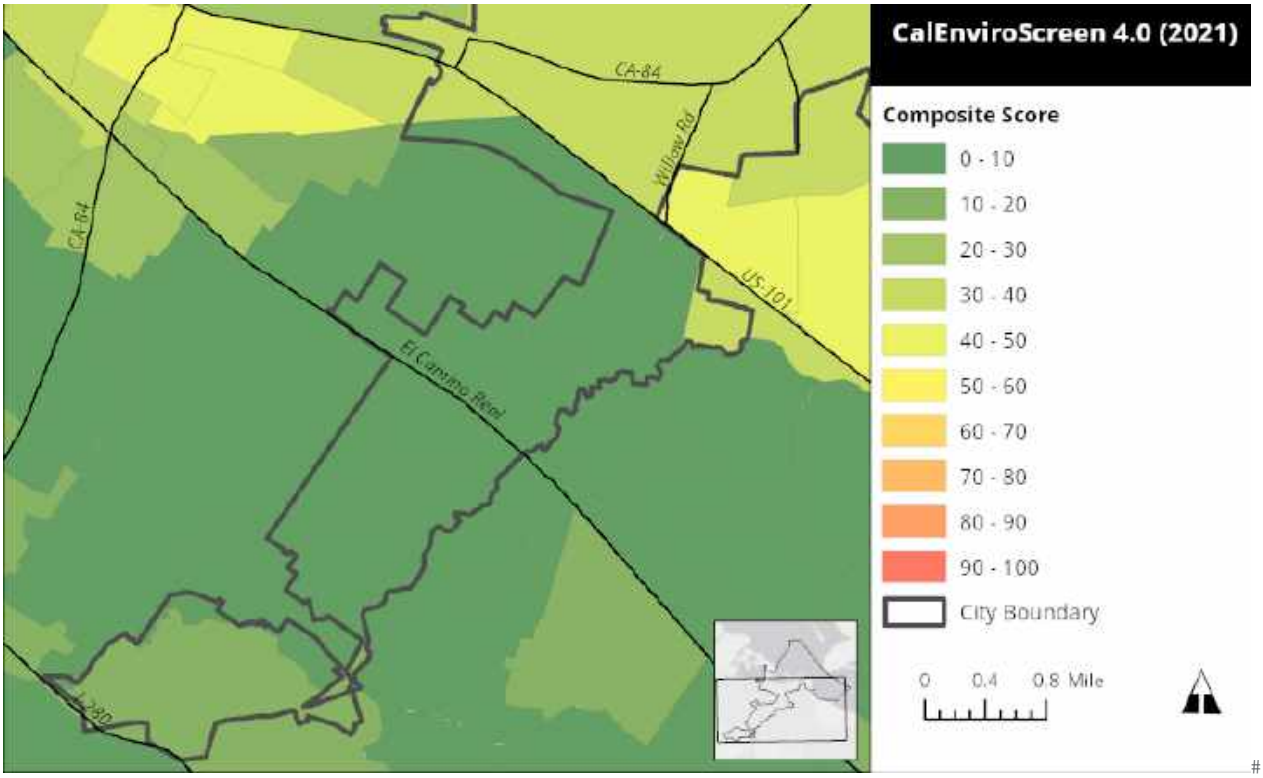
As shown in Figure 4-16 below, Menlo Park's environmental opportunity scores range from more positive in the west of the city to less positive in the east of the city. In areas located near US-101, the city's environmental score is relatively lower (less positive) with a score of 0.0 to 0.25. Census tracts with concentrations of non-White residents (tracts 6117 and 6118 – the Bayfront and Belle Haven) have less positive scores. This suggests that populations with special needs and are low income are disproportionately at higher risk of pollution. This largely explains the mixed scores in Menlo Park and other surrounding communities such as Palo Alto, East Palo Alto, and Redwood City.

Figure 4-16: Environmental Score (TCAC) by Census Tract



Census tracts east of US-101 have higher CalEnviroScreen scores (less positive) while those to the west do not. No census tract in Menlo Park scored above 70% on the CalEnviroScreen 4.0 scores. The lowest scores (more positive) are in areas west of US-101. These are areas with higher income and education scores. More information on CalEnviroScreen can be found in the Environmental Justice Element.

Figure 4-17: EnviroScreen 4.0 Score by Census Tract



According to the AARP Livability Index, exposure to roadway pollution in Menlo Park is relatively high—in 2022, 31.71% of residents were exposed to near roadway pollution.[36] Unhealthy air quality days per year has also worsened. In 2015, there was 1 day per year with unhealthy air quality. According to the AARP Public Policy Institute, unhealthy air quality has increased to 6.3 days per year. Compared to other cities in Santa Clara and San Mateo County, drinking water quality is very good, with dramatically fewer residents exposed to drinking water violations than neighboring jurisdictions.

For the City of Menlo Park, the City has a moderate ranking when it comes to determining the city's vulnerability to flooding as data on special flood hazard areas. The Risk Factor tool—created by the non-profit First Street Foundation—provides insight on natural disaster risks including flooding, fires, and heat waves.[37] According to the online tool, Menlo Park has a moderate risk of flooding over the next 30 years, meaning flooding is likely to impact day-to-day life. Much of this flooding risk is primarily concentrated near the San Francisquito Creek and neighborhoods bordering the bay such as Bayfront and Belle Haven. As of 2022, there are 2,144 properties in East Menlo Park with a 26% chance of being severely affected by flooding over the next 30 years—

[36] Menlo Park, California – AARP Livability Index
[37] Menlo Park, California Flood Factor® Report | Risk Factor

this represents 6% of all properties in the area. The city of Menlo Park has implemented adaptation measures in case there is major flooding—for example, the city is already investing in flood risk reduction projects.

Compared to flooding, Menlo Park has a minor risk of wildfires affecting the city over the next 30 years. However, the city is at moderate risk of experiencing high heat waves—100% of homes in the city are subject to high heat risks. The likelihood of Menlo Park's population experiencing high heat waves is projected to increase the city's electricity use by 21.50%, increasing energy consumption from 189 days annually to 207 days per year. Environmental risks such as flooding, wildfires, and heat waves indicate that Menlo Park will increasingly need to adopt additional measures to protect communities from these environmental conditions.

More information on flooding and wildfire risk can be found in the Safety Element.

Survey Analysis

In 2021, a countywide housing survey was conducted by 21 Elements and Root Policy Research. The countywide housing survey found that several financial, infrastructural, and other place-based improvements could improve access to opportunity. A total of 2,382 county residents participated. A more extensive analysis of the survey is included in Appendix 4-5.

When asked what type of help they need to improve their housing security, the top answers were:

- Help me with the housing search (34%);
- Help me with a down payment/purchase (34%); and
- Prevent landlords from evicting me for no reason (17%), Help me get a loan to buy a house (17%), and Move to a different city (17%).

When asked what type of help they need to improve their neighborhood, the top answers were:

- Build more sidewalks (41%);
- Better lighting (34%); and
- Bike lanes and public transit (31%).

When asked what type of help they need to improve their health, the top answers were:

- Make it easier to get to health clinics (35%);
- Better/access to mental health care (32%); and

- More healthy food (32%).

When asked what type of help they need to improve their job situation, the top answers were:

- Find a job near my apartment/house (33%);
- Increase wages (33%); and
- Help paying for job training (11%) and access to consistent childcare (11%).

When asked what type of help they need to improve children's education, the top answers were:

- Have more activities after school (32%);
- Better transportation to school (29%); and
- Better school facilities (building quality, playgrounds, etc.) (29%).

The top needs overall expressed by residents were:

- 37% of residents said the bus/rail does not go where they need to go or does not operate during the times they need;
- 22% of residents said their house or apartment is too small for their family;
- 22% indicated they would like to move but can't afford anything else available; and
- 16% of respondents can't keep up with utility costs.#

Integration and Segregation Patterns and Trends

As noted in the Assessment of Fair Housing report (Appendix 4-2), housing policies and actions are developed effectively when a city's racial makeup is understood and drives equitable outreach and engagement discussion. The racial patterns in Menlo Park, like many other cities, are shaped by economic factors and government decisions, such as exclusionary zoning and discriminatory lending practices. Historical segregation and displacement have had one of the largest impacts on racial patterns and continue to impact communities of color today. A decrease in racial and ethnic housing representation can occur when residents can no longer find affordable housing that meets their needs.

Menlo Park is relatively less diverse when compared to San Mateo County overall. The population distribution by race and ethnicity shows the largest portion of the population being non-Hispanic White (58% v. 39% in the county), followed by Asian (17% in Menlo Park, 27% in the county), Hispanic (15% in Menlo Park, 24% in the county), and Black (4% in Menlo Park, 5% in the county). Older residents are less diverse with 80 percent

of the population older than 65 years identifying as White compared to only 63 percent of the population for children less than 18 years old.

Racial and ethnic minority populations generally have higher poverty rates and lower household incomes than the non-Hispanic White population in Menlo Park. The exception to this is the Asian population, which has an income distribution similar to the non-Hispanic White population.

Geospatially, most of the census tracts west of US-101 are majority White, while Hispanic/Latinx majority tracts with large Black/African American populations are concentrated east of US-101. This demographic disparity, with US-101 serving as a dividing line between two distinct communities, is due to the restrictive covenants and federal discrimination that were in place when Menlo Park expanded after World War II. US-101 was expanded in the 1950s, which created what the NAACP referred to as a "Concrete Curtain" as Black residents moved in to Belle Haven during the same timeframe. Generations later, in the 2008 financial crisis, homes in Belle Haven were disproportionately foreclosed upon and purchased by outside investors, which has led to displacement in the years since the crisis.[38]

Race and Ethnicity

As noted in the Assessment of Fair Housing report (Appendix 4-2), Menlo Park shows a race and ethnic mix somewhat different from the two-county region. As shown in Table 4-8, while their numbers and proportion have declined since 2000, White Non-Hispanic persons still make up a majority of the local population, while the region shows a generally stronger declining trend for this group, making up less than one-third of the total population in 2020.

In both Menlo Park and the region, the small Black Non-Hispanic population has been declining, and the Asian Non-Hispanic population has increased substantially. The number of persons identifying as Some Other Race or Two or More Races has also increased both in absolute numbers and as a proportion of the overall population. The Hispanic population has increased absolutely, but its proportion of the total has risen only slightly. As illustrated in the Table 4-8 below, some groups have very limited populations in the city.

[38] This overview is a summation of a February 2021 presentation by Menlo Together, available at: https://www.menlotogether.org/wp-content/uploads/2021/02/MPCSD-Slides-Color-of-Law.pdf

Table 4-8: Menlo Park, San Mateo County and Santa Clara County by Race and Ethnicity 2000-2020

City of Menlo Park

Not Hispanic nor Latino by Race	2000		2010		2020		Change, 2000-2020		Change, 2010-2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	20,417	66.3%	19,841	62.0%	18,575	55.0%	(1,842)	-9.0%	(1,266)	-6.4%
Black or African American	2,081	6.8%	1,482	4.6%	1,001	3.0%	(1,080)	-51.9%	(481)	-32.5%
Native American Indian and Alaska Native	66	0.2%	43	0.1%	26	0.1%	(40)	-60.6%	(17)	-39.5%
Asian	2,131	6.9%	3,132	9.8%	5,764	17.1%	3,633	170.5%	2,632	84.0%
Native Hawaiian and Other Pacific Islander	337	1.1%	446	1.4%	364	1.1%	27	8.0%	(82)	-18.4%
Some other race alone	115	0.4%	73	0.2%	156	0.5%	41	35.7%	83	113.7%
Two or more races	684	2.2%	1,107	3.5%	1,905	5.6%	1,221	178.5%	798	72.1%
Subtotal, Not Hispanic nor Latino	**25,831**	**83.9%**	**26,124**	**81.6%**	**27,791**	**82.3%**	**1,960**	**7.6%**	**1,667**	**6.4%**
Hispanic or Latino	**4,955**	**16.1%**	**5,902**	**18.4%**	**5,989**	**17.7%**	**1,034**	**20.9%**	**87**	**1.5%**
Total, All Races	**30,786**	**100.0%**	**32,026**	**100.0%**	**33,780**	**100.0%**	**2,994**	**9.7%**	**1,754**	**5.5%**

San Mateo and Santa Clara Counties

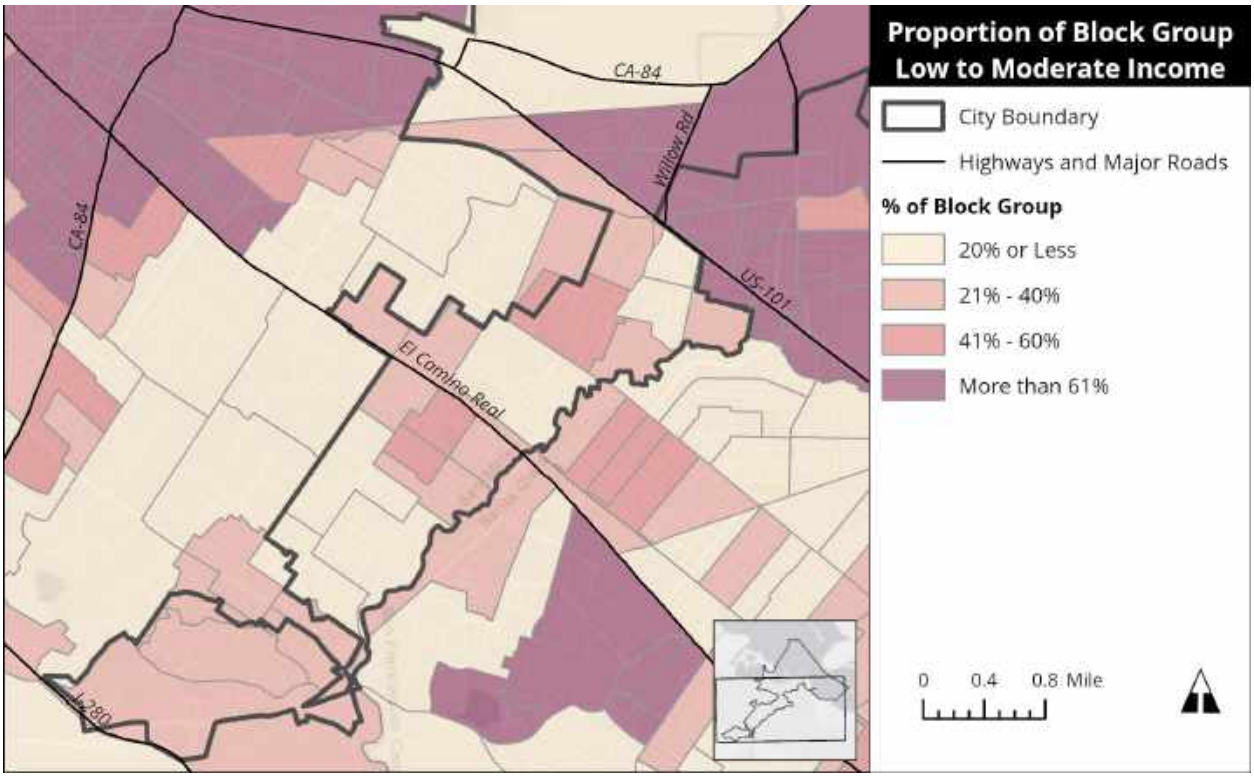
Not Hispanic nor Latino by Race	2000		2010		2020		Change, 2010-2020		Change, 2010-2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	1,092,542	45.7%	930,518	37.2%	831,610	30.8%	(260,932)	-23.9%	(98,908)	-10.6%
Black or African American	65,766	2.8%	61,094	2.4%	56,849	2.1%	(8,917)	-13.6%	(4,245)	-6.9%
American Indian and Alaska Native	6,776	0.3%	5,167	0.2%	4,261	0.2%	(2,515)	-37.1%	(906)	-17.5%
Asian	567,980	23.8%	741,400	29.7%	981,182	36.3%	413,202	72.7%	239,782	32.3%
Native Hawaiian and Other Pacific Islander	13,462	0.6%	16,136	0.6%	14,785	0.5%	1,323	9.8%	(1,351)	-8.4%
Some other race alone	5,174	0.2%	6,586	0.3%	16,035	0.6%	10,861	209.9%	9,449	143.5%
Two or more races	79,642	3.3%	77,480	3.1%	117,236	4.3%	37,594	47.2%	39,756	51.3%
Subtotal, Not Hispanic nor Latino	**1,831,342**	**76.6%**	**1,838,381**	**73.5%**	**2,021,958**	**74.9%**	**190,616**	**10.4%**	**183,577**	**10.0%**
Hispanic or Latino	**558,404**	**23.4%**	**661,712**	**26.5%**	**678,743**	**25.1%**	**120,339**	**21.6%**	**17,031**	**2.6%**
Total, All Races	**2,389,746**	**100.0%**	**2,500,093**	**100.0%**	**2,700,701**	**100.0%**	**310,955**	**13.0%**	**200,608**	**8.0%**

Source: U.S. Census Bureau. Decennial Census 2000, 2010, and 2020; BAE Urban Economics, 2021

Income

Areas of the city east of US-101, notably Belle Haven, are disproportionately more composed of low to moderate income households than the areas of Menlo Park west of US-101.

Figure 4-18: Low to Moderate Income Households in Menlo Park (2019)



Comparison to the Region

Menlo Park has a higher median income than some neighboring jurisdictions.

Table 4-9: Median Income in Menlo Park and Nearby Cities (2020)

Jurisdiction	# of Households	Median Household Income
Atherton	2,192	$250,000+
East Palo Alto	7,900	$83,511
Menlo Park	***12,174***	***$167,567***
Palo Alto	26,150	$174,003
Redwood City	30,175	$123,294
Woodside	1,761	$250,000+

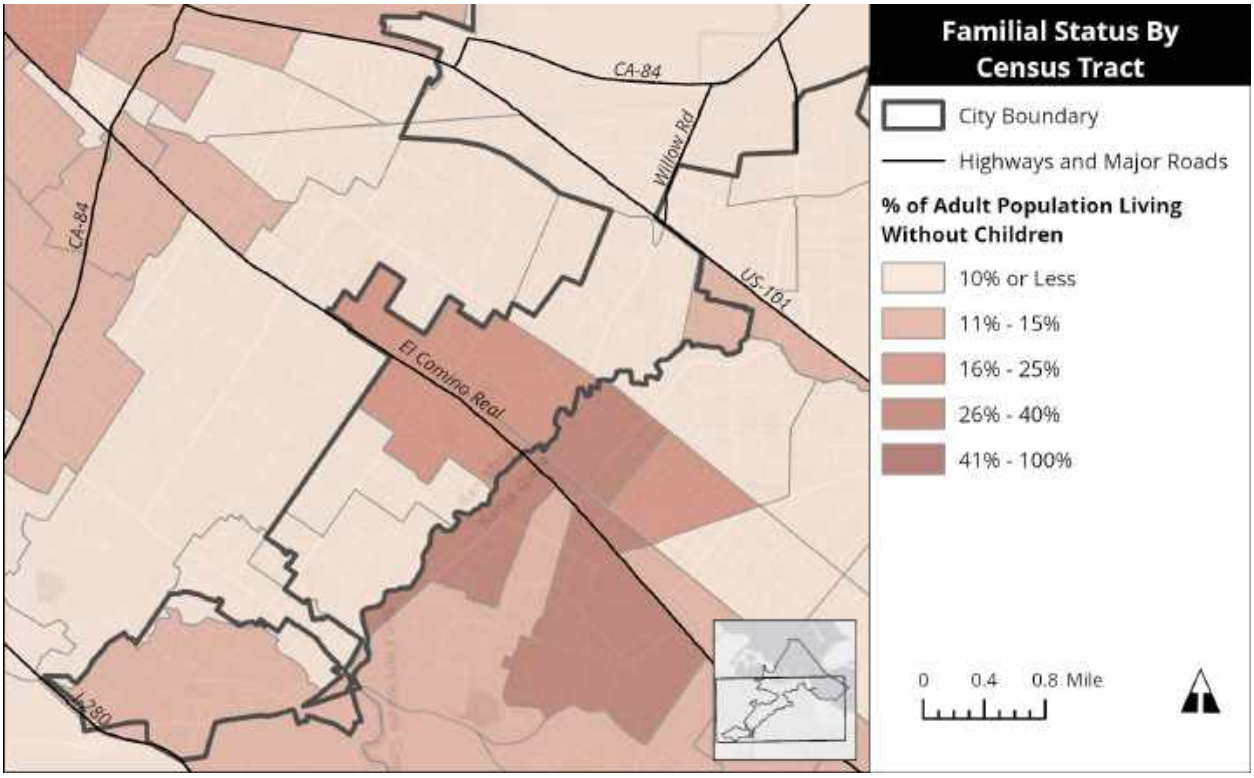
This is likely due to Menlo Park's history as a racially-exclusive suburb, albeit one that was more exclusive than some and less exclusive than others. As with most regions in the United States, a jurisdiction's proportion of single-family zoned land roughly corresponds with that jurisdiction's exclusivity and segregation.[39]

[39] See Michael Manville, Paavo Monkkonen and Michael Lens, "It's Time to End Single-Family Zoning" (Journal of the American Planning Association: December 6, 2019). Available at https://www.tandfonline.com/doi/full/10.1080/01944363.2019.1651216

Familial Status

Much of Menlo Park consists of households that include children. There are larger proportions of households without children in Sharon Heights (the westernmost portion of the city) and near downtown. Notably, there are many large multifamily developments proposed in the east of the city that will consist of studio and one-bedroom units (see Pipeline Projects in Chapter 5), which will likely increase the proportion of households without families east of US-101.

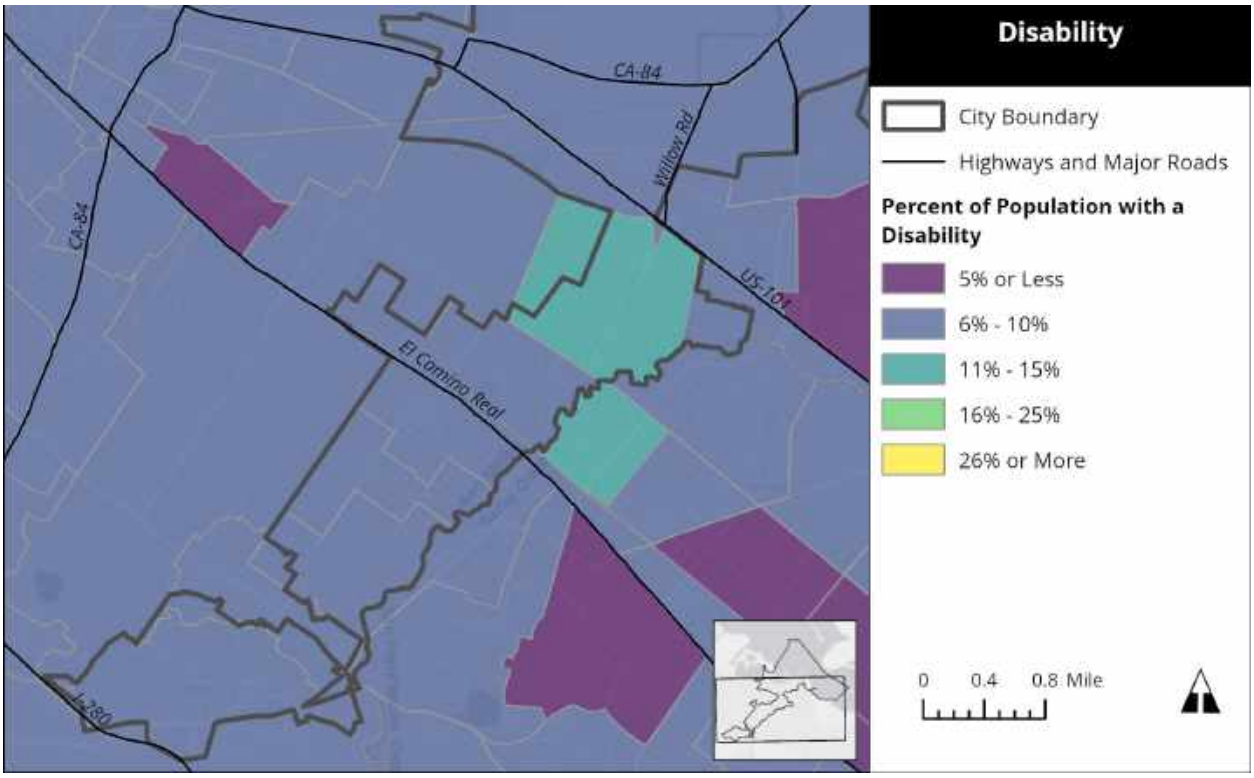
Figure 4-19: Familial Status in Menlo Park (2019)



Disabilities

The proportion of population with a disability is markedly consistent throughout Menlo Park. There are slightly more individuals with disabilities, proportionate to the census tract population, near the VA Hospital.

Figure 4-20: Disability Proportion in Menlo Park (2019)

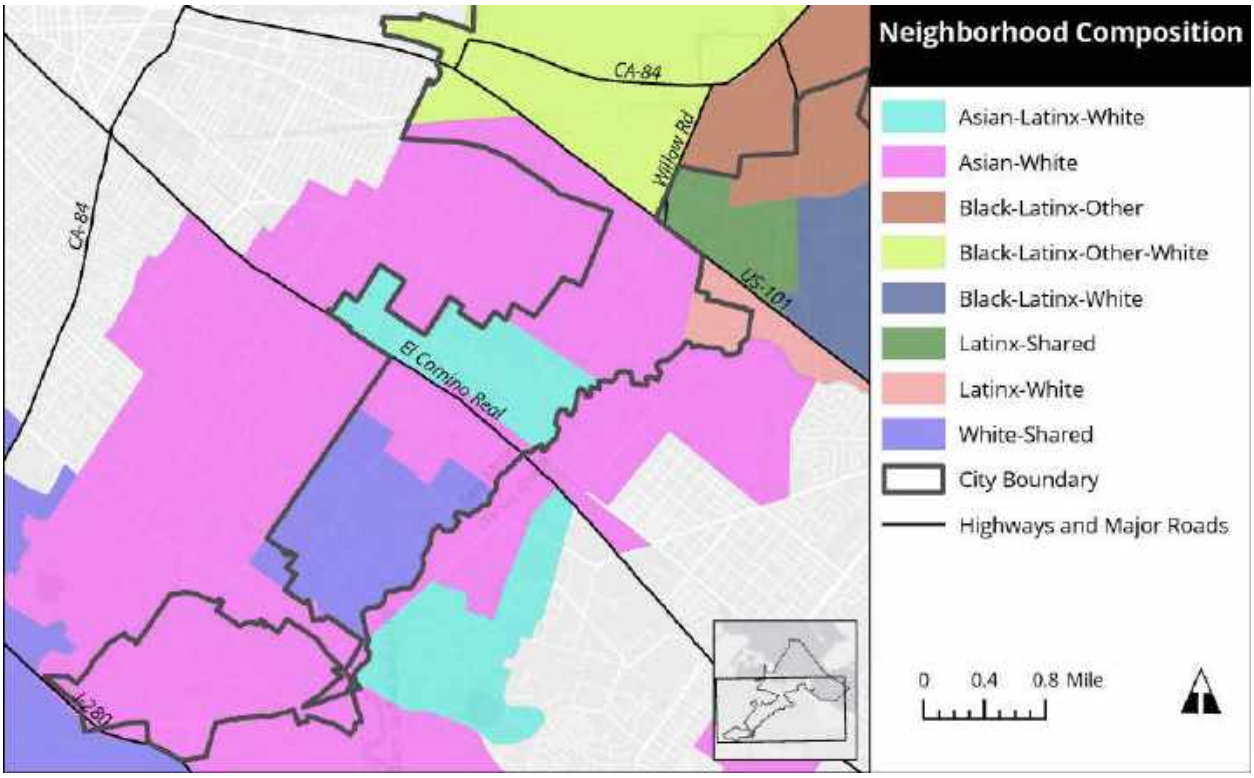


Groups with Highest Levels of Segregation

HCD has collected data on racial composition at a census tract level, identifying which groups have more than 10 percent representation in each census tract.[40]

[40] See "Neighborhood Segregation", available at https://affh-data-resources-cahcd.hub.arcgis.com/datasets/132ee252757e4610adc0da257fe49641_33/about.

Figure 4-21: Neighborhood Composition in Menlo Park (2019)



In Menlo Park, the vast majority of census tracts west of US 101 are mixed of Asian and white, with some predominantly white ("White-Shared") and some near downtown also composed of some Latinx households. East of US-101, there are disproportionately more Black households, with some Black-Latinx-Other-White in or near Belle Haven, and other areas with fewer white households.

Dissimilarity Index

As noted in the Assessment of Fair Housing report (Appendix 4-2), the dissimilarity index is one of two key metrics recommended for fair housing analysis as part of the federal AFFH rule. The dissimilarity index measures the evenness with which two groups are distributed across the geographic units that make up a larger area, such as Census block groups within a city. The index can range from zero to 100, with zero meaning no segregation, or spatial disparity, and 100 indicating complete segregation between the two groups. The index score can be interpreted as the percentage of one of the two groups that would have to move elsewhere in the community to produce an even distribution. An index score above 60 is considered high, while 30 to 60 is

considered moderate, and below 30 is considered low.[41] The sub-city analysis, including the calculation of both the dissimilarity index and isolation index (described in the next section below), relies on block group level data from the U.S. Census Bureau. The index used here compares the distribution of other groups relative to the White non-Hispanic population.

Menlo Park shows high variability between dissimilarity index scores by race/ethnicity (see Table 4-10). From 2015 through 2019, the scores range from 26.8 for non-Hispanic persons of two or more races to 90.1 for non-Hispanic Native Hawaiian and Pacific Islanders. It should be noted that, as discussed above, some minority groups make up a very small proportion of the City's population; their higher dissimilarity index scores and large changes in the index over time may in part reflect segregation fluctuations resulting from their limited numbers. For instance, the index for the Native American population has nearly doubled over the period while the population declined by almost 40 percent to only 26 individuals in 2020. The other race-alone index more than doubled, even as this population increased to 156 in 2020, as movement between neighborhoods of small numbers of persons may lead to greater segregation. Most groups show an increase in the dissimilarity index between 2010 and the 2015 through 2019 period. While this is partially due to a decline in the non-Hispanic White population, the index is also susceptible to changes for the minorities with very small populations in the City.

Table 4-10: Menlo Park Dissimilarity Index, 2010 and 2015-2019

	Dissimilarity Index	
Racial and/or Ethnic Group	**2010**	**2015-2019**
Black or African American alone	79.2	77.2
American Indian and Alaska Native alone	48.0	87.0
Asian alone	19.0	34.2
Native Hawaiian and Other Pacific Islander alone	80.7	90.1
Some other race alone	36.3	81.0
Two or more races	15.9	26.8
Hispanic or Latino	72.6	65.0

Source: U.S. Census Bureau, 2010 Decennial Census, Table P9, ACS 2014-2018 five-year sample data, Table B03002; BAE Urban Economics, 2021

Isolation Index

As noted in the Assessment of Fair Housing report (Appendix 4-2), the other key metric recommended under the federal AFFH rule is the Isolation Index, which compares a group's share of the overall population to the average share within a given block group.

[41] Cloud Nine Technologies and Brent Mast, (2017). *Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation*. HUD Office of Policy Development and Research, and Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press.

Ranging from 0 to 100, the isolation index represents the percentage of residents of a given race or ethnicity in a block group where the average resident of that group lives, correcting for the fact that this number increases automatically with that group's share of the overall study area's population. Using Hispanic or Latino residents as an example, the isolation index of 29.7 indicates that the average Hispanic or Latino resident lives in a block group where the Hispanic or Latino share of the population exceeds the overall citywide average by 29.7 percent. An Isolation index of zero indicates no segregation. Values between zero and 30 indicate members of that minority group live in relatively integrated neighborhoods, 31 to 60 indicate moderate segregation, and values above 60 indicate high segregation. A score of 100 would indicate complete segregation. [42] [43]

Table 4-1 summarizes isolation index scores by racial and ethnic affiliation. The data indicate that most racial and ethnic subpopulations live in areas with relatively high racial and ethnic integration degrees. The isolation indexes showed limited changes over the 2010 to 2015-2019 period, but none of the scores indicate a high degree of isolation for any group.

Table 4-11: Menlo Park Isolation Index, 2010 and 2015-2019

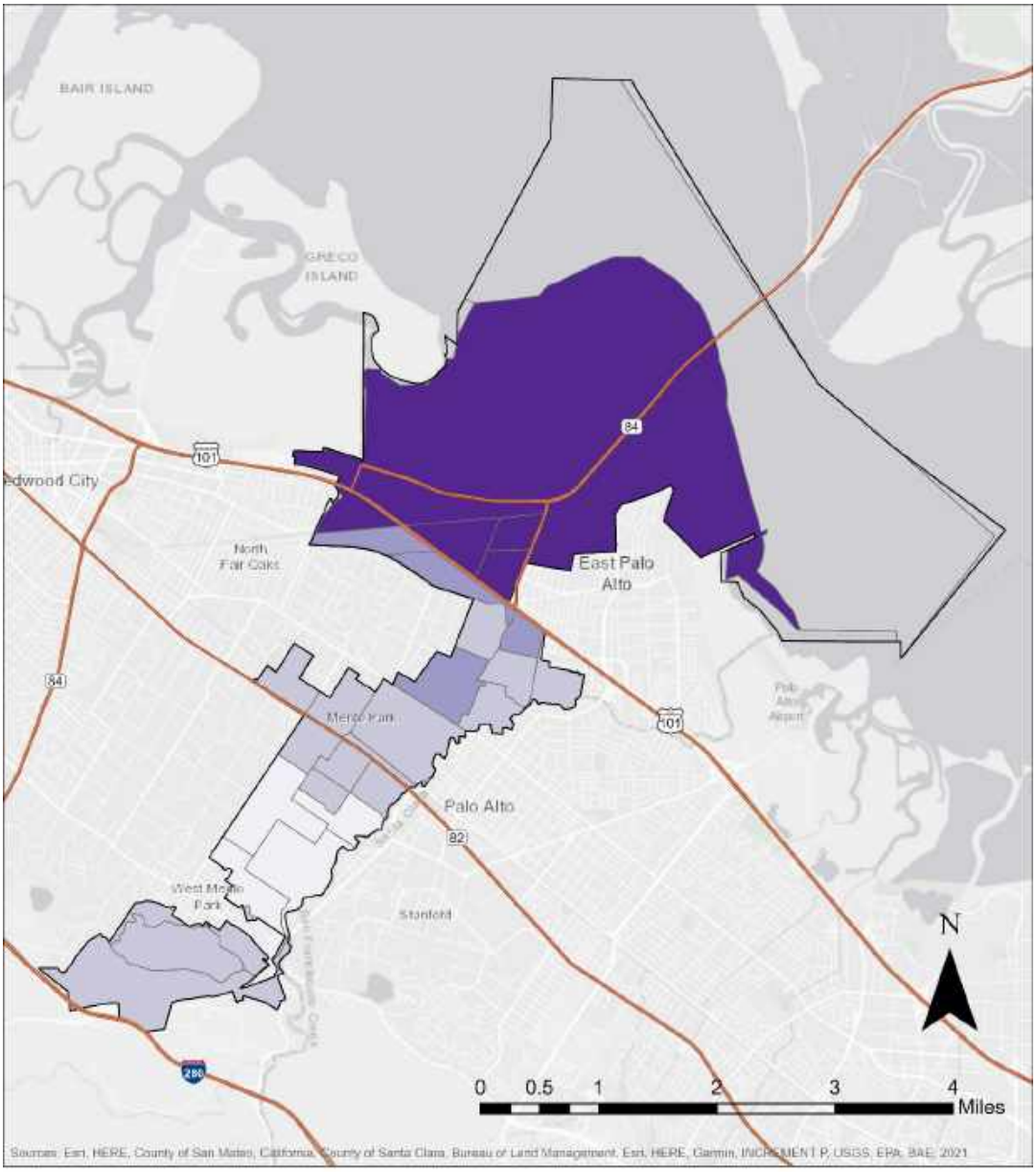
	Isolation Index	
Racial and/or Ethnic Group	**2010**	**2015-2019**
Non-Hispanic White	38.9	29.5
Black or African American alone	10.4	11.8
American Indian and Alaska Native alone	0.2	5.2
Asian alone	3.1	11.2
Native Hawaiian and Other Pacific Islander alone	5.0	11.1
Some other race alone	0.2	2.7
Two or more races	0.5	1.6
Hispanic or Latino	39.8	29.7

Source: U.S. Census Bureau, 2010 Decennial Census, Table P9; American Community Survey, 2015-2019 five-year sample data, B03002, BAE Urban Economics, 2021

[42] HUD. (2013). *AFFH Data Documentation*. Available at: http://www.huduser.org/portal/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf

[43] Glaeser, E. and Vigdor, J. (2001). *Racial Segregation in the 2000 Census: Promising News*. Washington, DC: The Brookings Institution, Center on Urban and Metropolitan Policy. Available at: http://www.brookings.edu/es/urban/census/glaeser.pdf

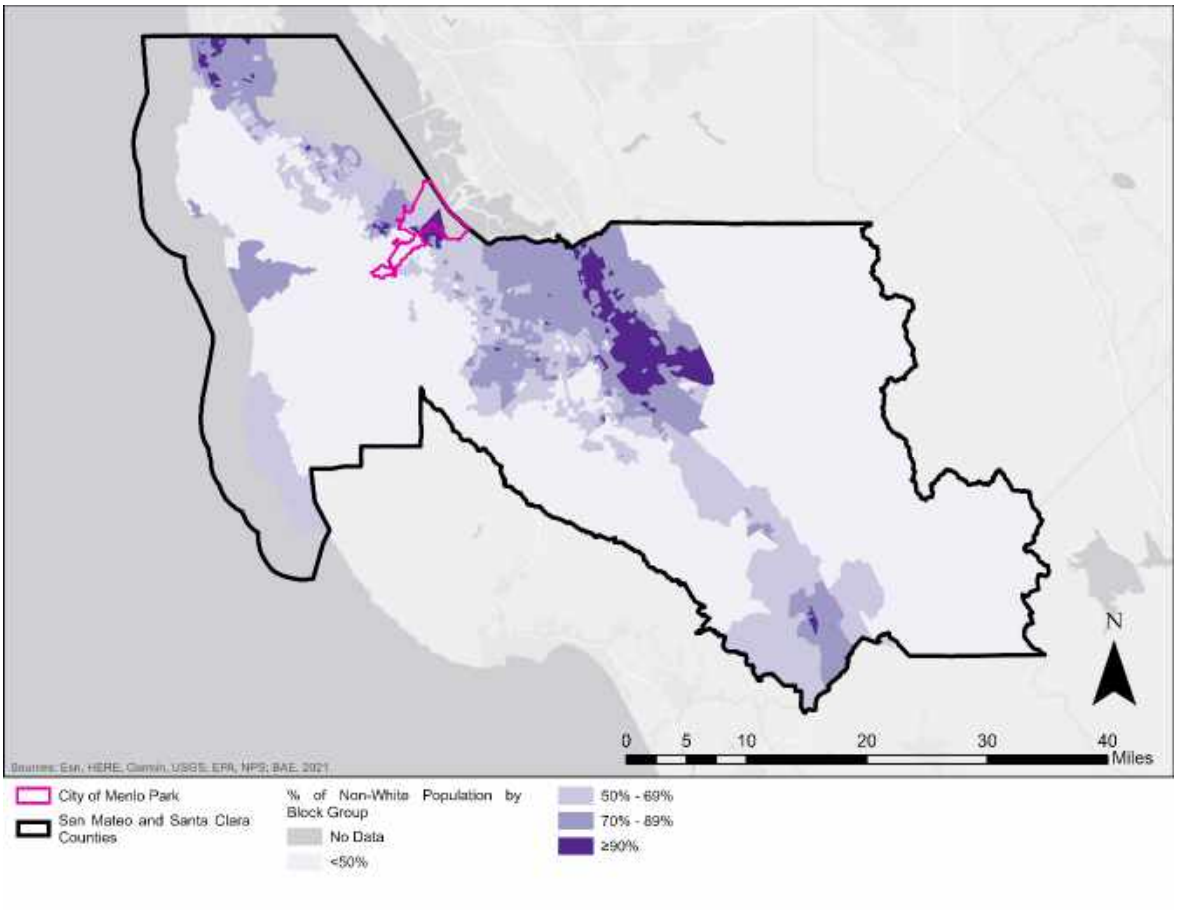
Figure 4-22: Census Block Groups by Percent Non-White, Menlo Park



Note: Includes all categories except White non-Hispanic persons.

Source: U.S. Census Bureau, 2020 Decennial Census; BAE Urban Economics, 2021

Figure 4-23: Census Block Groups by Percent Non-White, San Mateo and Santa Clara Counties



Note: Includes all categories except White non-Hispanic persons.

Source: U.S. Census Bureau, 2020 Decennial Census; BAE Urban Economics, 2021

Historic Patterns of Racial Discrimination

As stated in a Housing Element Update project staff report to the Planning Commission and Housing Commission from October 4, 2021: [44]

> To achieve compliance with the Housing Element's requirement for AFFH, the City must acknowledge the existing level of segregation that has been created from past practices and patterns of segregation. This history includes racial covenants in neighborhoods as early as the 1920s, the expansion of Highway 101 in the 1950s, and the subsequent disenfranchisement of eastern neighborhoods (particularly Belle Haven) through predatory real estate practices like blockbusting. These past practices have resulted in segregation based on

[44] Staff Report, Menlo Park Planning Commission and Housing Commission, Meeting Date 10/4/2021, Staff Report Number: 21-048-PC

race, income level, property value, access to high-performing schools, and proximity to services.

As noted in the Assessment of Fair Housing report (Appendix 4-2), two recent reports provide documentation of historical patterns of discrimination in Menlo Park and nearby communities. "Uneven Ground," by Kate Bradshaw, published in 2019 by Palo Alto Online Media,[45] documents the discrimination faced by minority homebuyers in Menlo Park and nearby cities in the late 1950s and early 1960s. Two women, one white and one Black, sought out real estate brokers in the area and were "steered" to different neighborhoods based on their race.[46] Brokers explicitly refused to sell homes in Menlo Park's Belle Haven neighborhood or East Palo Alto to the White woman, calling the areas "undesirable" due to the presence of African American residents. Most brokers simply avoided providing much information to the Black woman, in some cases suggesting she talk to other brokers specializing in the communities already having a substantial Black population.

"The Color of Law: Menlo Park Edition,"[47] presented at a series of workshops facilitated by Menlo Together, a citizen's group promoting the city as a diverse, equitable, and sustainable community, provides a longer-term view of the national, regional, and local practices that have contributed to housing segregation in Menlo Park. For instance, neighborhood covenants restricted minorities from purchasing in certain neighborhoods, and zoning laws kept lower-income housing types out of single-family communities. Redlining made it impossible for minorities to obtain loans for single-family homes; blockbusting generated White flight and steered minorities toward Belle Haven and East Palo Alto, and subprime lenders preyed on minority households. More recently, gentrification linked in part to the growth of jobs in the area has led to the replacement of lower-income renters with higher-income owners. These historical laws, rules, practices, and trends have resulted in continuing disparities in Menlo Park, the region, and the nation.

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[45] "Uneven Ground," Kate Bradshaw, Palo Alto Online Media, August 27, 2019, https://multimedia.paloaltoonline.com/2019/08/27/uneven-ground/, accessed January 5, 2022.

[46] Hearings before the United States Commission on Civil Rights. Hearings held in Los Angeles, California, January 25, 1960, January 26, 1960; San Francisco, California, January 27, 1960, January 28, 1960. Hathi Trust Digital Library, https://catalog.hathitrust.org/Record/102835885

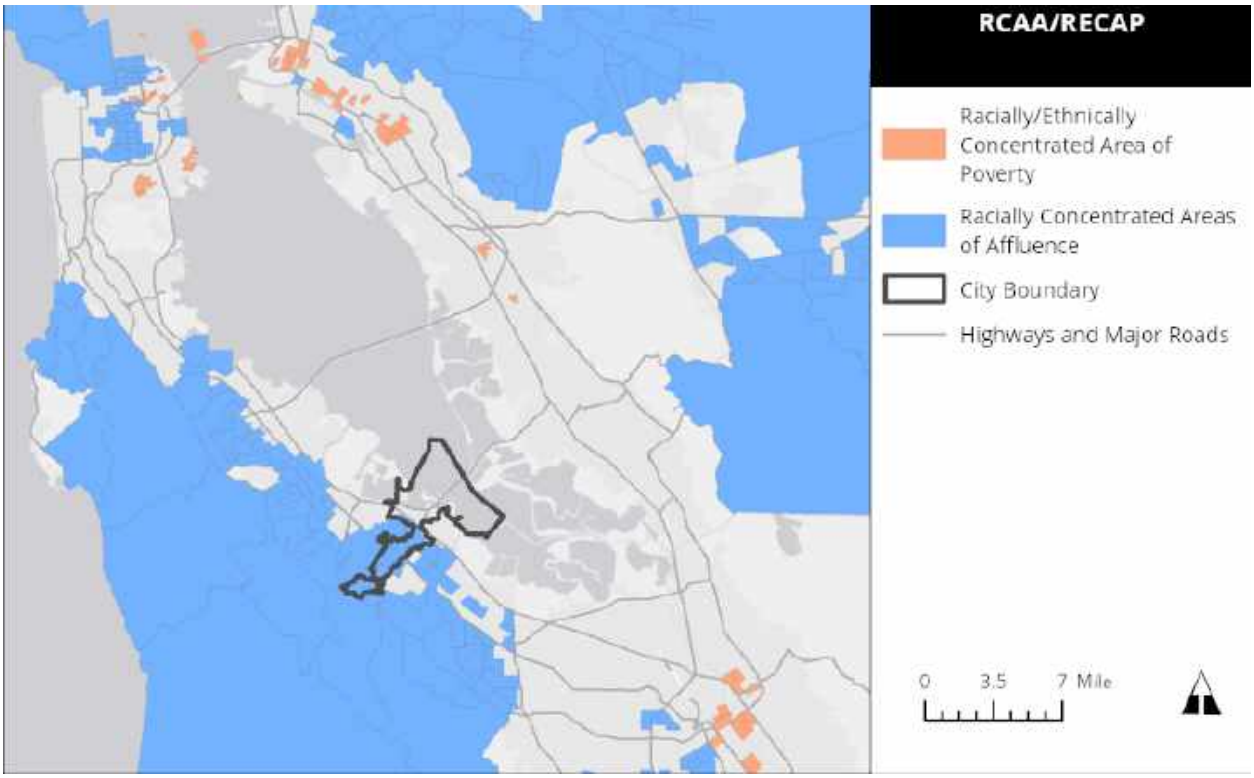
[47] "The Color of Law: Menlo Park Edition," February 13, 2021, https://www.menlotogether.org/wp-content/uploads/2021/02/MPCSD-Slides-Color-of-Law.pdf, accessed January 5, 2021.

Racially or Ethnically Concentrated Areas

Local and Regional R/ECAP and RCAA

As noted in the Assessment of Fair Housing report (Appendix 4-2), Menlo Park is within San Mateo County, no part of which is defined as an area with Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). However, much of San Mateo County – including Menlo Park – is classified as a Racially Concentrated Area of Affluence (RCAA) (Figure 4-24).

Figure 4-24: RCAA/RECAP (2020)



The areas of Menlo Park west of US-101 are designated as Racially Concentrated Areas of Affluence, but the areas east of US-101 are not.

Table 4-12 reports the prevalence of poverty by race and ethnicity in the City between 2015 and 2019. The data show that many communities of color, namely Hispanics and Latinos, American Indians and Alaskan Natives, Other Pacific Islanders, and residents of two or more races, have poverty rates above the citywide average of 7.6 percent.

Table 4-12: Menlo Park Poverty by Race And Ethnicity, 2015-2019

Racial/Ethnic Group	Total Population	Total Below Poverty	Poverty Rate
White alone	22,776	1,340	5.9%
Black or African American alone	1,520	77	5.1%
American Indian and Alaska Native	243	176	72.4%
Asian alone	5,030	332	6.6%
Native Hawaiian/Other Pacific Islander	699	107	15.3%
Some other race alone	1,844	369	20.0%
Two or more races	1,664	165	9.9%
Total, All Races	**33,776**	**2,566**	**7.6%**
Hispanic or Latino	5,165	768	14.9%
Not Hispanic or Latino	28,611	1,798	6.3%
Total, All Ethnicities	**33,776**	**2,566**	**7.6%**

Note: Includes only those for whom poverty status was determined.

Source: U.S. Census Bureau, ACS 2019 five-year sample period, S1701; BAE Urban Economics, 2021

As described by "The Color of Law: Menlo Park Edition" and as felt in the lived experience of the Menlo Park community, development has been unequal in the city. Areas west of US-101 have historically received considerably more investment than areas east of US-101 due to the federal incentives, state policies, and local power structures that have prioritized White (and in recent decades, Asian) households at the expense of the Black (and in recent decades, Hispanic) households east of the highway. This prioritization can be seen by historic zoning (before ConnectMenlo in 2016, industrial uses were allowed east of US-101, adjacent to residential neighborhoods), inequities in school district performance, and smaller tree canopy cover compared to the remainder of the city, to use a few examples – of which there are many others.

These inequities can be represented through HCD's Racially Concentrated Areas of Affluence (RCAA) metric.[48] As shown in Figure 4-24, census tracts in Menlo Park west of US-101 are generally designated as RCAAs, and those east of US-101 are not.

The Housing Element sites strategy seeks to mitigate this historic inequity in part by allocating the City's entire lower-income RHNA in RCAA census tracts. Table 4-13 describes RCAA status by census tract, with the count of proposed sites and number of units in each RHNA category:

[48] "Racially Concentrated Areas of Affluence" (ABAG), available at https://abag.ca.gov/technical-assistance/racially-concentrated-areas-affluence

Table 4-13: RCAA Rating and Income Category

Tract	RCAA?	# of Sites	Units by Income Level				Total Units
			Very Low	Low	Moderate	Above Moderate	
6116	Yes	1	0	0	41	0	*41*
6117	No	7	0	0	297	0	*297*
6118	No	0	0	0	0	0	*0*
6121	No	0	0	0	0	0	*0*
6125	Yes	13	115	373	100	0	*588*
6126	Yes	30	603	160	150	0	*913*
6127	Yes	1	18	0	0	0	*18*
6128	Yes	0	0	0	0	0	*0*
6129	Yes	0	0	0	0	0	*0*
6130	Yes	9	80	317	134	0	*531*
6139	Yes	7	151	136	74	0	*361*
Total		*68*	*967*	*986*	*796*	*0*	*2,749*

All of Menlo Park's lower-income RHNA is identified on parcels in RCAA census tracts, west of US-101. The 297 units identified in the three non-RCAA census tracts are all identified as moderate-income units. Of these units, 280 are in a small portion of census tract 6117 that is actually on the west side of US-101, separated from the historically underserved communities east of US-101. The other 17 units in tract 6117 are on Site #60, at 335 Pierce Road, which is being considered for an affordable housing development by MidPen Housing (see Appendix 7-5: Site Sheets, for more information on Site #60). No units are being proposed in the other non-RCAA census tracts 6118 or 6121.

Community outreach highlighted resident concerns about inequity in Council District 1, east of US-101. District 1 is disproportionately impacted by equity issues, including being comparatively lower resourced and having a higher risk for displacement than the rest of the city (Districts 2 through 5).

As a result, site selection, particularly for lower-income housing, was focused on other areas of the city to provide equitable distribution of housing across the entire city. Please see Chapter 7, Site Inventory and Analysis, for how fair housing was integrated into site selection. Housing production that can decrease displacement risk and provide greater numbers of affordable units is crucial. The City will continually work towards affirmatively furthering fair housing with collective efforts and collaboration from housing developers, housing advocates, and the greater Menlo Park and San Mateo County communities.

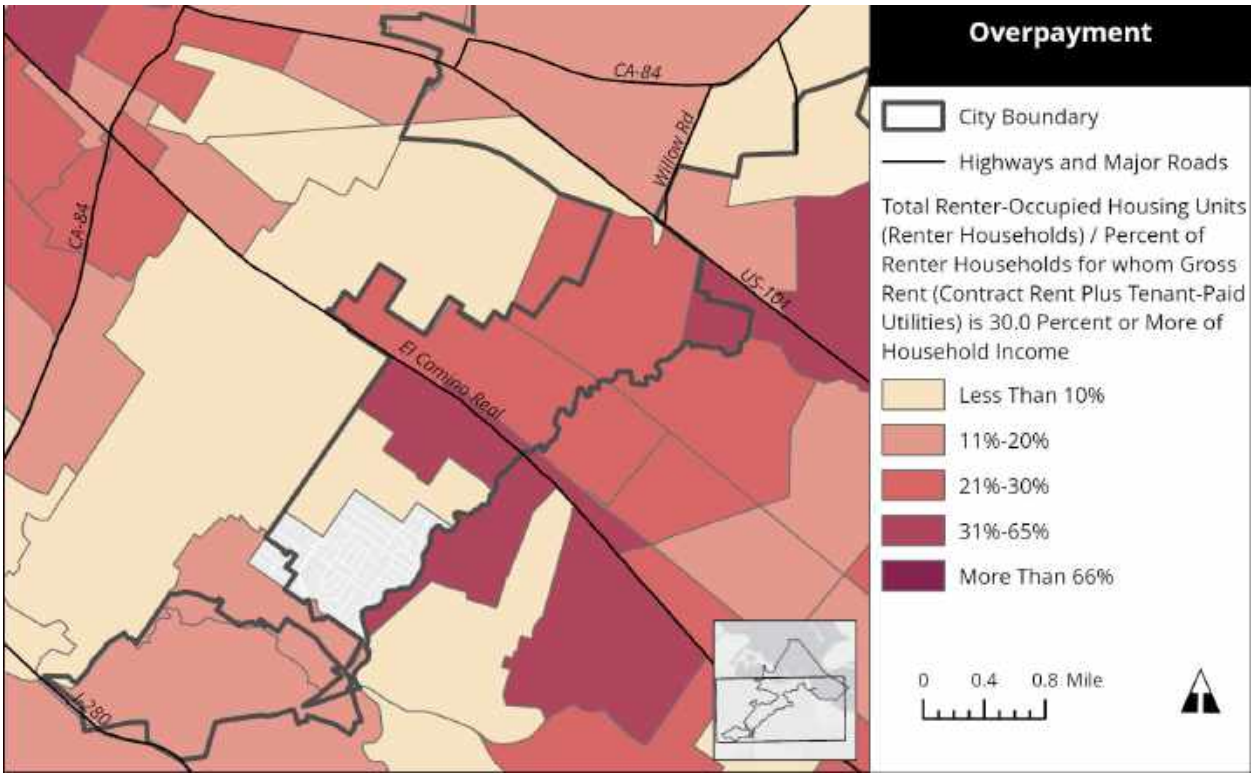
Cost Burden

A household that spends more than 30 percent of its income on home payment is considered cost burdened. In Menlo Park, 16.3 percent of households are severely cost burdened and spend more than 50 percent of their income on housing, while 17.3 percent of households spend 30 to 50 percent of their income on housing.[49] Low-income residents are the most impacted by high housing costs and experience the highest cost burden rates. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

In Menlo Park, renter households east of US-101 are disproportionately more likely to be cost-burdened.

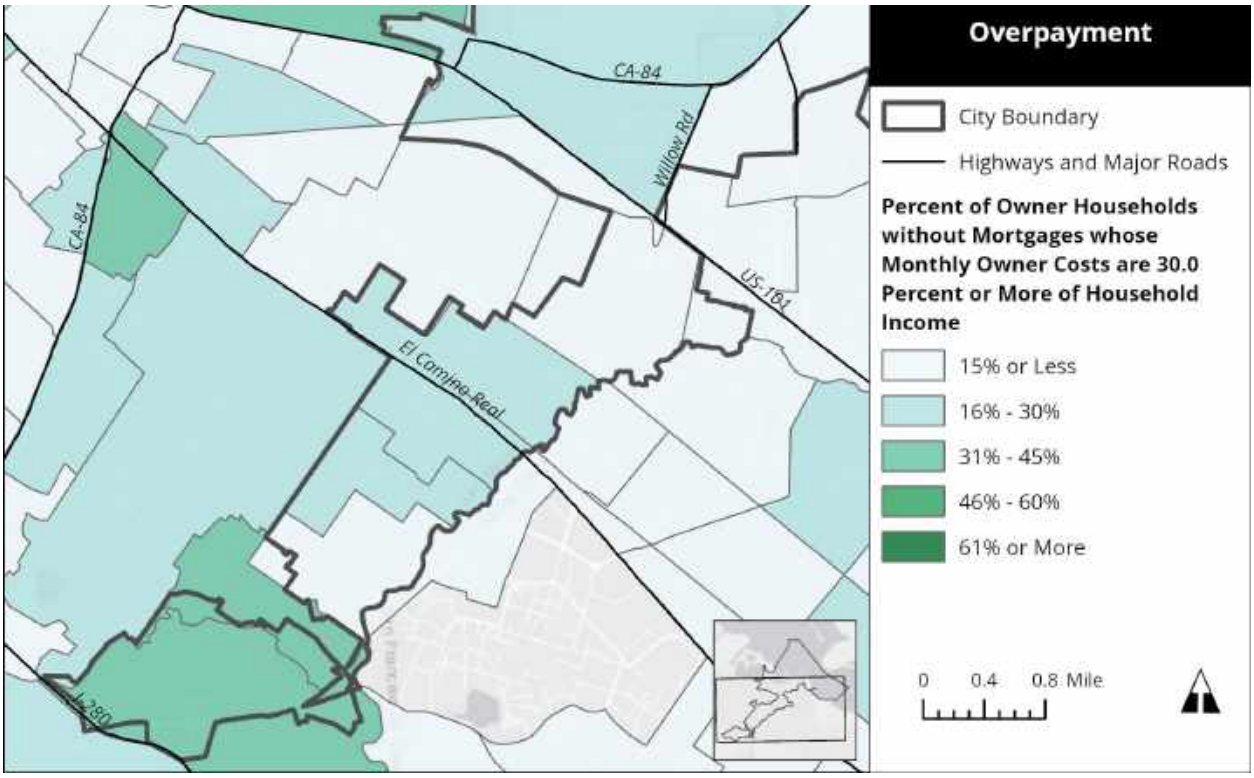
[49] ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Figure 4-25: Overpaying Renters in Menlo Park (2019)



The pattern does not hold for homeowner households, however. Homeowners in Sharon Heights, the westernmost portion of the city, are most likely to be cost burdened. Sharon Heights has many market-rate condominium units that may be resided in by households on fixed incomes or incomes relatively low compared to house cost. Note that this calculation does not include homes with mortgages.

Figure 4-26: Overpaying Homeowners (Without Mortgage) in Menlo Park (2019)



There is a distinct racial disparity of cost-burdened households, as 50 percent of Black or African American households and 55 percent of Hispanic or Latinx households are cost burdened, while 31 percent of Asian/API households and 29 percent of white households are cost burdened (refer to Figure 3-22 in Chapter 3).

This disparity and displacement risk was cited overwhelmingly as a concern during the outreach process for the Housing Element Update. The 2023-2031 Housing Element acknowledges the historical and present-day patterns of segregation that have led to disproportionate housing needs for communities in lower access-to-opportunity areas and the displacement risk felt by the communities in these areas, which are predominantly located east of US-101 (District 1).

Overcrowding

Households are considered overcrowded if there is more than one resident per room. They are considered severely overcrowded if there are more than 1.5 occupants per room. Of renter-occupied households, 3.1 percent are overcrowded while only 1.7 percent of owner-occupied households are overcrowded.

Table 4-14 Overcrowding by Tenure in Menlo Park (2017)

Tenure	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
Owner Occupied	1.7%	0.8%
Renter Occupied	3.1%	2.2%

Overcrowding affects fewer households in Menlo Park than in the county or region as a whole, with only approximately 4 percent of households experiencing overcrowding.

Table 4-15: Overcrowding in Menlo Park Compared to the Region (2017)

Geography	1.00 occupants per room or less	1.01 to 1.50 occupants per room	1.50 occupants per room or more
Menlo Park	11,472	269	165
San Mateo County	242,599	12,333	8,611
Bay Area	2,543,056	115,696	72,682

In terms of race and income level, Hispanic or Latinx populations and lower-income populations are disproportionately affected by overcrowding.

Figure 4-27: Overcrowding in Menlo Park by Race (2017)

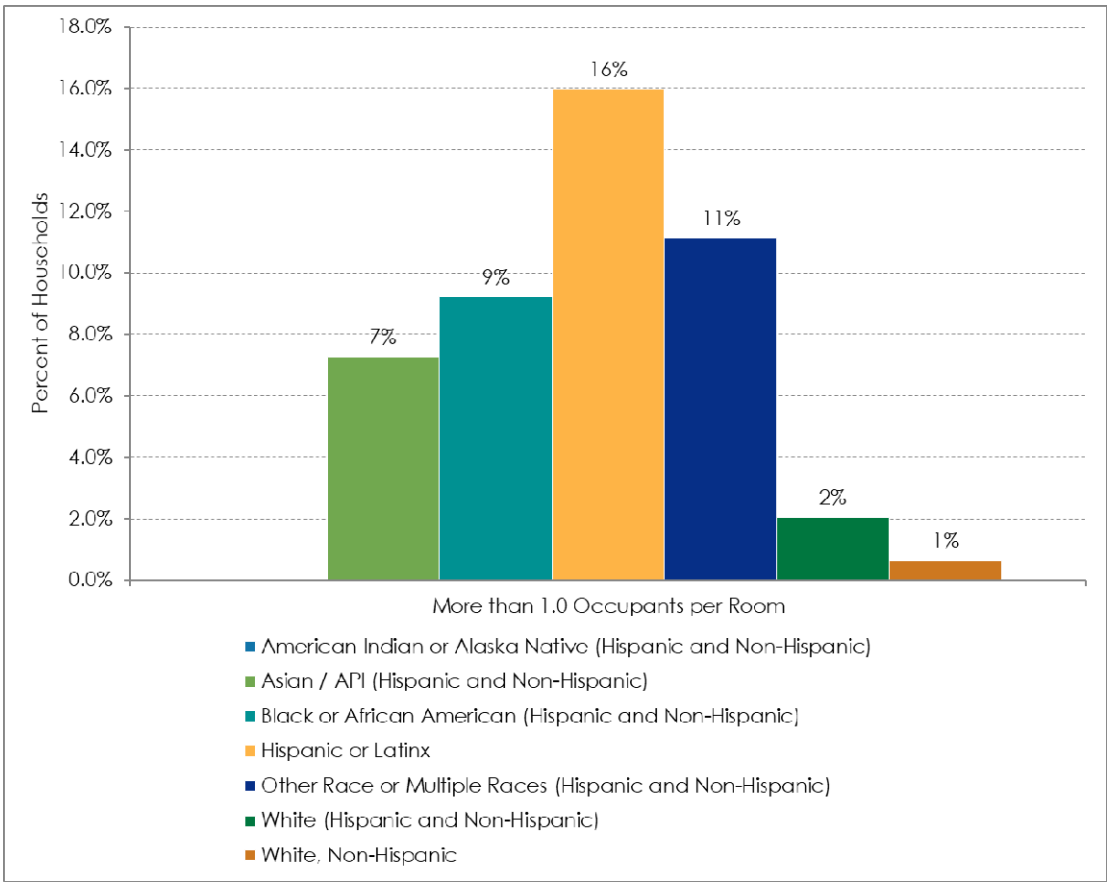
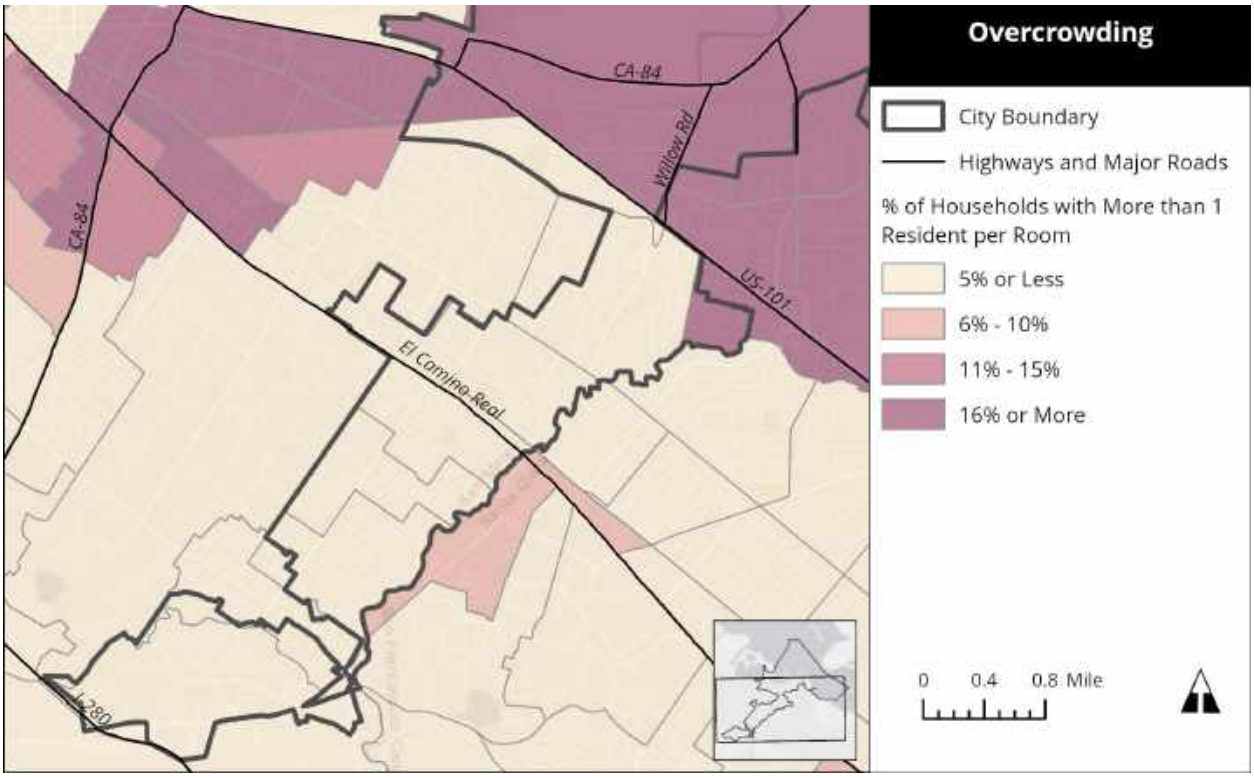


Table 4-16: Overcrowding in Menlo Park Compared by Income Level (2017)

Income Group	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
0%-30% of AMI	3.5%	1.4%
31%-50% of AMI	6.5%	2.7%
51%-80% of AMI	4.0%	0.0%
81%-100% of AMI	2.7%	0.5%
Greater than 100% of AMI	1.7%	0.7%

Households east of US-101 are disproportionately more likely to be overcrowded in Menlo Park.

Figure 4-28: Overcrowding in Menlo Park (2019)

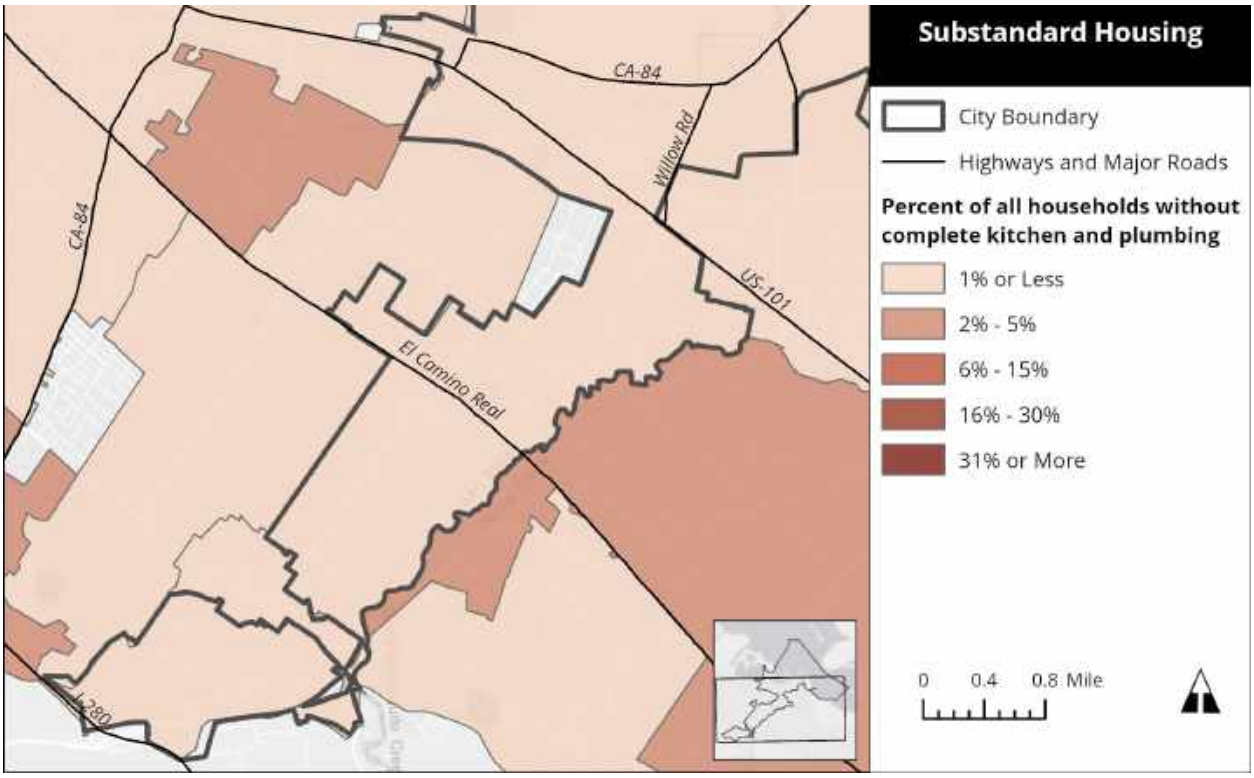


There are only 165 severely overcrowded households (with more than 1.50 occupants per room) in Menlo Park. These households are not possible to map because they fall within the tract-level margins of error for the city.

Substandard Housing

Households are considered substandard if they do not have complete kitchen or plumbing facilities. There are very few such households in Menlo Park.

Figure 4-29: Substandard Housing in Menlo Park (2017)



Due to the low number of households with substandard housing, it is difficult to identify special needs populations disproportionately affected by substandard housing.

Homelessness

Rates and demographics of Menlo Park's unhoused population is discussed further in this chapter under the section labeled "Unhoused Individuals." The current population of unhoused individuals within the city and county has increased between 2019 and 2022 according to the San Mateo County 2022 One Day Homelessness Count, and contains an overrepresentation of people who are Black/African American and Hispanic/Latinx compared to the overall population of the area. Additionally, the highest concentration of unhoused individuals was reported in the Downtown, Belle Haven, and the Bayfront neighborhoods of the city. Individuals in the Belle Haven and Bayfront neighborhoods of the city are likely to have a higher relative need, given less access to transportation and services compared to more central areas of the city. Program H3.E directs increased City support of several activities to address homelessness in the city and San Mateo County at a regional level.

Large Families

The needs of large families is discussed further in this chapter under "Special Housing Needs" in a subsection labeled "Large Families." Within the city, most units suitable for large families are owner-occupied and market-rate. The City's strategy to address the needs of housing for large families includes rental assistance programs and the incentivization of the development of affordable large housing units.

Displacement

Home prices and rental costs have skyrocketed in Menlo Park over the past 10 years. Although housing costs have been more expensive than in San Mateo County and the Bay Area generally since the turn of the 21st century, the trend has increased more recently. As measured using the Zillow Home Value Index, Menlo Park housing costs have grown from 51 percent greater than the Bay Area in 2001 to 72 percent greater in 2020 (refer to Figure 3-15 in Chapter 3). In 2019, about 56 percent of owner-occupied units were valued at more than $2 million, and 25 percent of renter-occupied units rented for $3,000 per month or more.

These cost increases are complementary to an increase in high-wage jobs in Menlo Park. In 2010, there were 1.91 jobs per Menlo Park worker with wages of more than $3,330 per month; in 2018, there were 3.59 such jobs. In 2010, there were about 535 jobs in the information industry in Menlo Park, compared to 19,185 such jobs in 2018. Menlo Park's significant increases in high-wage jobs have not kept pace with increases in housing units, with only 1,026 new units built between 2010 and 2021.[50] In addition, there are approximately 3,644 housing units in the pipeline which includes 584 below market rate (BMR) units. See Table 7-4.

The dramatic imbalance between housing built and jobs created has led to disproportionate housing needs in Menlo Park's neighborhoods with lower incomes and lower access to opportunities. As Menlo Park has transformed into a job center for the region, residents east of US-101 (City Council District 1), namely the Belle Haven neighborhood, have felt a housing squeeze. The new construction of over 3,000 market-rate units (most of which are being constructed east of US-101 in the Belle Haven and Bayfront neighborhoods) contributes to housing insecurity.

Areas in Menlo Park east of US-101 are Moderate Resource or Low Resource, compared to areas west of the highway, which are all High Resource or Highest

[50] California Department of Finance.

Resource Areas. And while areas west of US-101 are technically defined as Racially/Ethnically Concentrated Areas of Affluence, the neighborhoods east of US-101 are predominately Hispanic or Latinx and have a significant Black or African American community.

Program H2.E describes an anti-displacement strategy that will be developed by Menlo Park. The anti-displacement strategy will involve residents and organizations primarily in Belle Haven and reflect community engagement. It will include policies that could:

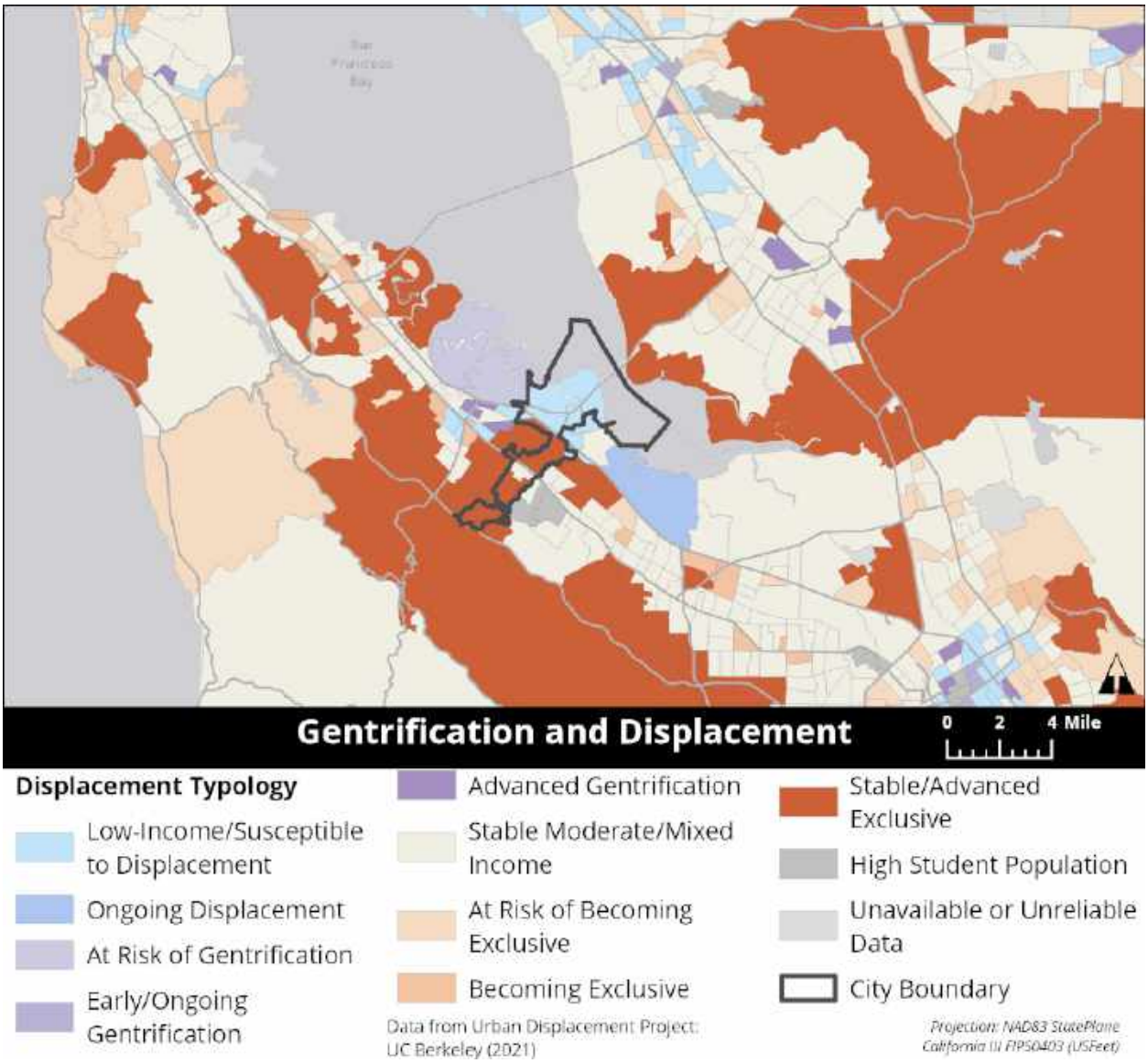
a. Increase housing quality while preventing evictions
b. Consider neighborhood tenant preference for affordable housing
c. Identify new sources of funding for anti-displacement efforts
d. Develop localized anti-displacement programs that could accompany large-scale developments
e. Provide deposit assistance, particularly for veterans
f. Provide robust tenant education to connect tenants to housing supportive programs and ensure that tenants are aware of their rights and access to legal counsel by posting resources on the City's housing website and other media on an ongoing basis
g. Inform tenants of opportunities for rental assistance, such as revolving loan funds or external funding sources. Consider continuation of funding beyond 2024 for the Menlo Park Housing Assistance Program to provide emergency financial assistance to lower income tenants and homeowners facing displacement for reasons not addressed by the tenant relocation assistance ordinance or rental assistance related to impacts of COVID-19.
h. Expand Just Cause Eviction provisions beyond current law to include tenants of any tenure.
i. Increase the time of rent relocation assistance required to be paid by landlords
j. Increase the required amount of relocation assistance provided by landlords to low and moderate income tenants whose tenancy is terminated for no-fault just cause
k. Create an eviction monitoring and data collection program

Program implementation will begin by January 2024 with items f., g. h., and i., and will expand to address other potential policies in the program through 2026.

Displacement has the most severe impact on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network. According to the Urban Displacement Project developed at

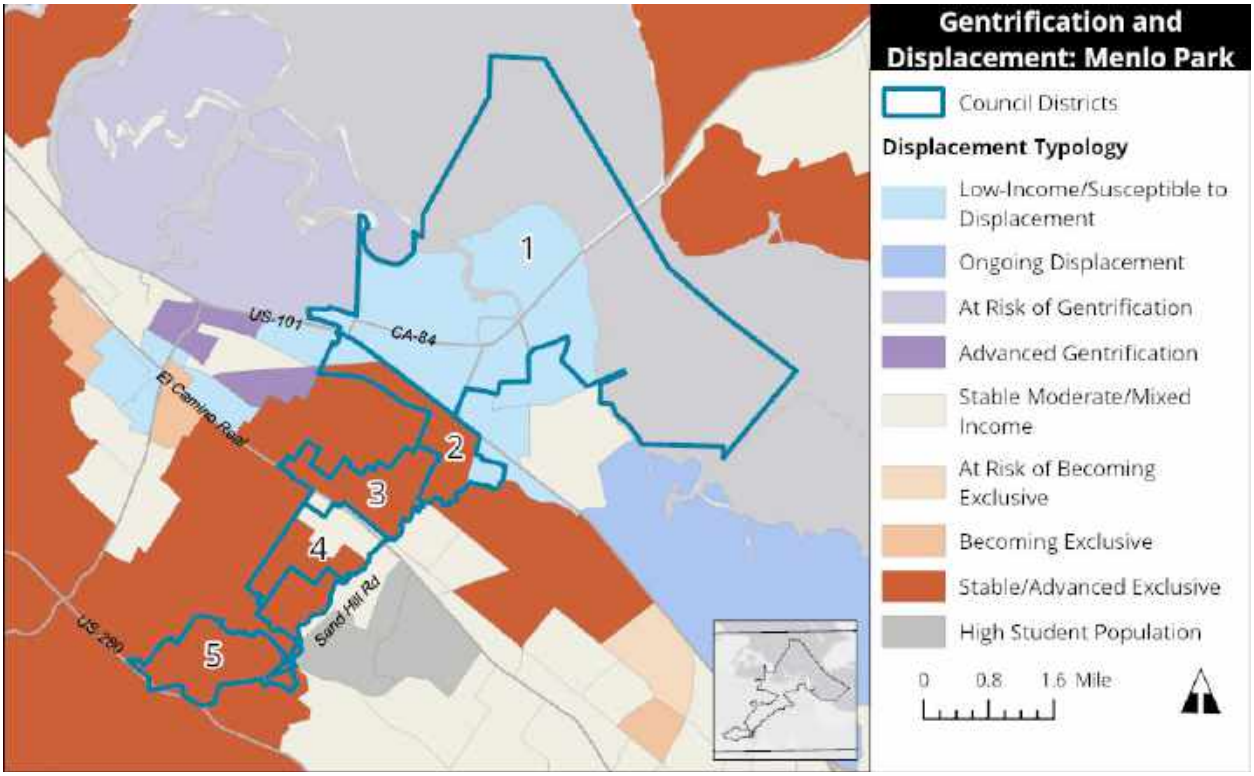
the University of California, Berkeley, census tracts, including the areas east of US-101 (District 1), are susceptible to displacement unlike the areas west of the highway (Districts 2 through 5) which are considered “stable/advanced exclusive” (Figure 4-29 and Figure 4-30).

Figure 4-29: Gentrification and Displacement



Source: Urban Displacement Project: UC Berkeley (2021)

Figure 4-30: Gentrification and Displacement



Source: Urban Displacement Project: UC Berkeley (2021)

Displacement and Movement of People

The many large employers in Menlo Park serve as magnets for high-income workers and their households to move to Menlo Park. This pressure of high-income households moving to Menlo Park can lead to displacement of currently-present lower-income households who cannot keep up with increased rents or other displacement pressures.

Displacement and Public Policies and Investments

Although Menlo Park has a history (like many of its neighbors) of discriminatory policies that promote displacement and segregation, the City is adopting an Environmental Justice Element concurrently with the 6th Cycle Housing Element that will serve in part to remedy these historical discriminatory measures and promote equitable investments in Menlo Park's underserved communities.

Displacement and Flows of Private Capital

There has been substantial private investment in new development throughout Menlo Park, as seen in the Pipeline Projects listed in Chapter 7: Site Inventory and Analysis. This includes new development in and near Menlo Park's downtown, and more

emphatically in the Bayfront area – particularly after the 2015 adoption of ConnectMenlo that allows residential, hotel, and professional uses in the Bayfront area.

Menlo Park is seeking to balance these flows of private capital with public benefits as part of the ConnectMenlo plan, this 6th Cycle Housing Element, and the Environmental Justice Element

Displacement and Safety

As described in the Safety Element, updated concurrently with the 6th Cycle Housing Element, there are low safety and hazard risks in Menlo Park relative to San Mateo County, the Bay Area region, and the state of California. However, the areas of Menlo Park most at risk of displacement due to social and economic factors are also the areas at the greatest risk due to sea level rise in San Francisco Bay. Other potential hazards, such as earthquakes and wildfires, disproportionately risk other areas of Menlo Park.

Assisted Rental Housing at Risk of Conversion

A discussion and analysis of subsidized affordable units at risk of conversion is in Chapter 3: Housing Conditions and Trends.

SPECIAL HOUSING NEEDS

In addition to overall housing needs, cities and counties must plan for the special housing needs of certain groups identified by State law:[51]

- Seniors
- People Living with Disabilities
- Large Families
- Female-Headed Households
- Farmworkers
- Unhoused Individuals

Each of these groups with special housing needs is discussed in this section. An overview of each group is provided, followed by quantitative data from ABAG/MTC; lessons learned through community outreach concerning the special needs group; key housing issues determined through the data analysis; and a policy approach to the identified housing issues.

[51] California Government Code 65583(a)(7)

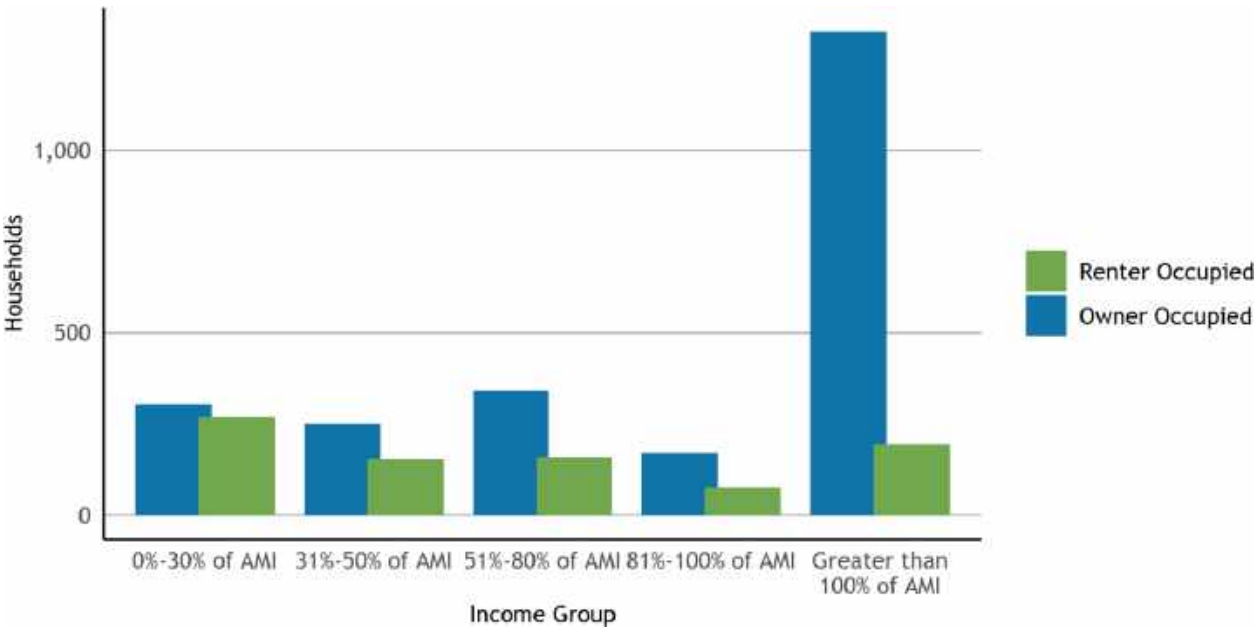
Seniors

Like much of the Bay Area, Menlo Park has a growing aging population. In 2019, 14 percent of the population was 65 years old or older. Senior households often experience a combination of factors that can make accessing or keeping affordable housing challenging. Seniors who live on their own often have fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility.

Data

Seniors who are renters are more likely to experience housing challenges than seniors who are homeowners due to income differences between these groups. The largest proportion of senior household renters make 0 to 30 percent of AMI. Conversely, the largest proportion of senior households who are homeowners make more than 100 percent of AMI (Figure 4-31).

Figure 4-31: Menlo Park Senior Households by Income and Tenure



Sources: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Outreach

The community has identified the need for senior housing and housing that supports aging in place. Seniors in Menlo Park identified that their housing priorities included

increasing opportunities for affordable housing and planning for people who have fixed incomes. Many seniors are living on fixed incomes, and the high costs of housing in the city make it increasingly difficult for seniors to remain in their homes and communities. A suggestion posed by a focus group of seniors was to consider rent caps or freezes to address housing affordability. Service providers who work with seniors have also identified the lack of available and affordable senior housing as a growing challenge – limited supply, high demand, and supply that does not match the ability to pay for most seniors.

Issues

The incomes of seniors tend to decline as they age. Lower-aged seniors often have some retirement savings or employment income that can supplement social security; these seniors also tend to need less support from others, and most prefer to reside in their homes for as long as they can. They may benefit from programs to help them rehabilitate their homes, which would allow them to more comfortably, safely, and healthily age-in-place. Conversely, higher-aged seniors often are unable to maintain a single-family home and desire to move to a smaller home or some type of senior living development. Encouraging the development of senior housing, smaller accessible units, and accessory dwelling units (ADUs) that are generally more affordable by design due to their smaller size and placement with an existing primary residence, can be potential strategies to increase affordable housing opportunities for seniors.

Policy Approach

Regarding rent caps or freezes, Assembly Bill 1482 addresses the community's concerns by capping yearly rent increases to 5% + Consumer Price Index (CPI), or 10%. Therefore, the need is being addressed on a statewide level. Housing vouchers were also encouraged and are currently being addressed through existing rental assistance services (i.e., Section 8).

To address these priorities and the aging population in Menlo Park, Table 4-17 includes the policies and programs that will support the needs of older residents.

Table 4-17: Policies and Programs for Seniors

Policies/Programs Carried Over or Minor Modifications from the 2015-2023 Housing Element	New Policies/Programs
• Policy H3.1 Special Needs Groups • Policy H3.2 Health and Human Services Programs Linkages • Policy H3.3 Incentives for Special Needs Housing • Policy H3.7 Adaptable/Accessible Units for People Living with Disabilities • Program H3.C Assist in Providing Housing for Persons Living with Disabilities	• Program H3.D Develop Incentives for Special Needs Housing

People Living with Disabilities

The U.S. Census Bureau defines disability as "*A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.*"

People living with disabilities, including developmental disabilities[52], face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and require specialized care, yet often must rely on friends and/or family members for assistance due to the high cost of care. When it comes to housing, people living with disabilities are not only in need of affordable housing but also accessible-designed housing, which offers greater mobility and opportunity for independence.

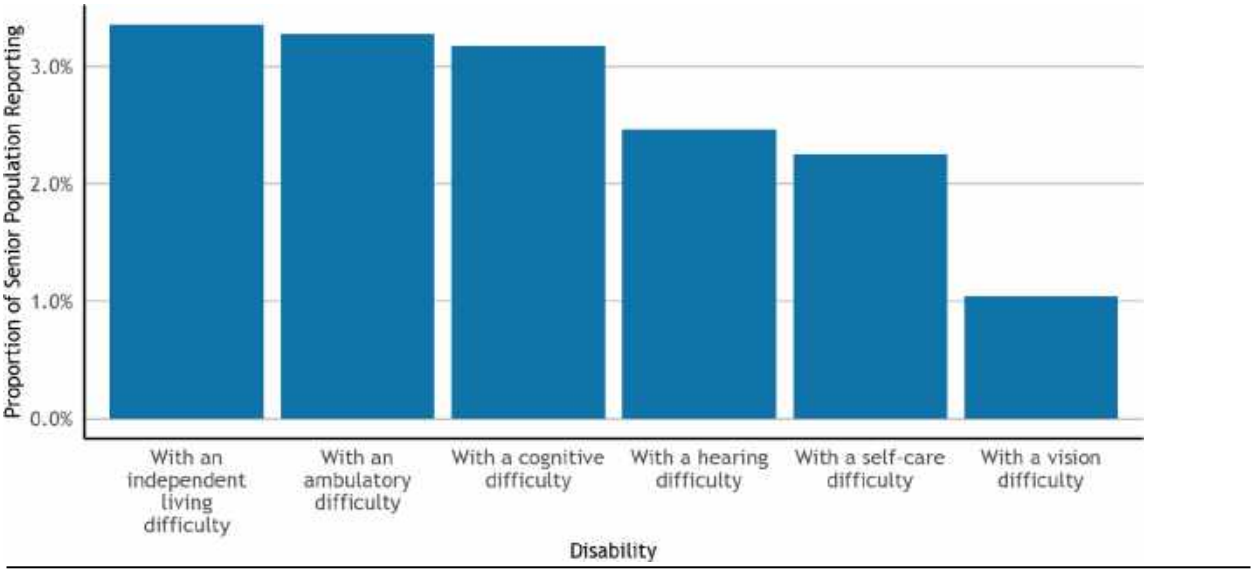
Data

The need for affordable accessible housing typically exceeds what is available, particularly in a housing market with such high demand. People living with disabilities

[52] "Developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities are defined in Section 4512 of the Welfare and Institutions Code.

are at high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 4-31 shows the rates at which different disabilities are present among residents of Menlo Park. Overall, 8.1 percent of people in Menlo Park have a disability.[53] This is comparable to the percentage of people living with a disability in San Mateo County (8 percent) (Figure 4-32).

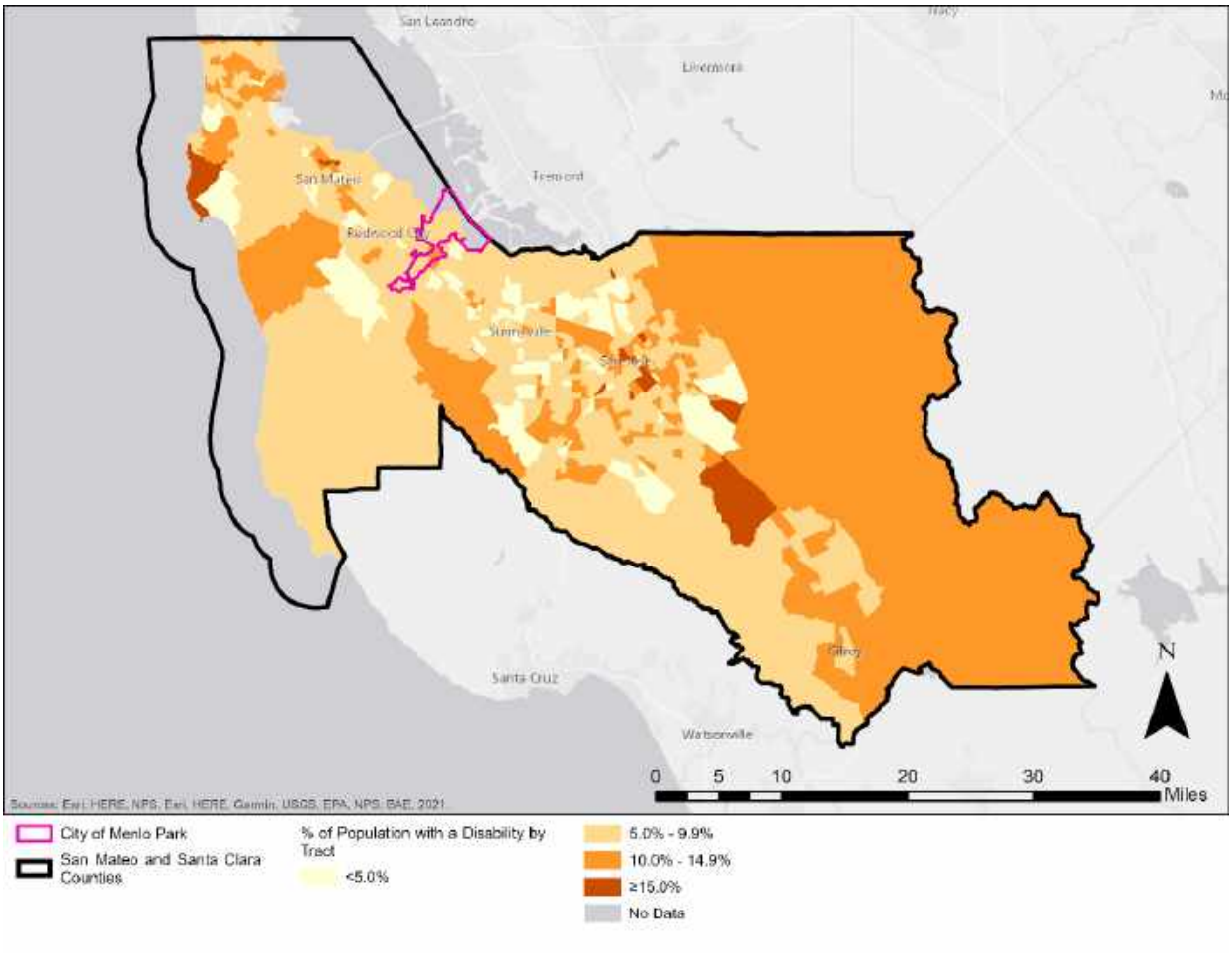
Figure 4-31: Disability by Type in Menlo Park



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

[53] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Figure 4-32: Percentage of Persons Living with a Disability, San Mateo and Santa Clara Counties



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2021.

A subset of people living with disabilities includes people with developmental disabilities. Developmental disabilities are severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. "This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature."[54] This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe forms of intellectual disabilities. Persons with developmental disabilities may benefit from a suite of coordinated support services. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with

[54] CA Welfare and Institutions Code 4512 (a)(1)

family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member can no longer care for them.

In Menlo Park, children under the age of 18 make up 50.4 percent of the population with a developmental disability, while adults account for 49.6 percent. Individuals with disabilities in Menlo Park most commonly live in the home of a parent, family member, or guardian (Table 4-18). According to the California Department of Developmental Services, 86 percent of the population living with either a physical or developmental disability live in the home of a family member or guardian.

Table 4-18: Population with Developmental Disabilities by Residence in Menlo Park

Residence Type	Number
Home of Parent /Family /Guardian	107
Independent /Supported Living	13
Other	4
Foster /Family Home	0
Intermediate Care Facility	0
Community Care Facility	0
Totals	**124**

Sources: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

People with physical and/or developmental disabilities face additional housing challenges due to physical, cognitive, and sensory impairments. Fair housing laws and subsequent federal and state legislation require all cities and counties to further housing opportunities by identifying and removing constraints to the development of housing for individuals with disabilities, including local land use and zoning barriers, and to also provide reasonable accommodation as one method of advancing equal access to housing.

Housing plays a key role in the life of a person with a physical or developmental disability. Affordable and accessible-designed housing allows people with a disability to have greater mobility and the opportunity for independence. Due to the high demand for housing, it has become extremely difficult for people with disabilities to secure affordable housing that will meet their needs. People with disabilities are at a high risk of experiencing housing insecurity, homelessness, and institutionalization. The risk significantly increases when they lose aging caregivers.

Furthermore, people with disabilities tend to have fixed incomes, and not all job opportunities are feasible for someone with a physical or developmental disability. Many people with developmental disabilities are unable to secure long-term employment. This results in many people relying on Supplemental Security Income (SSI), and many earn only 10 to 20 percent of the AMI. Among residents living with a disability, unemployment is disproportionately high at 18 percent, compared to 3 percent for residents without a disability in Menlo Park, particularly when compared to San Mateo County where the disparity is not as high. Countywide, the unemployment rate for residents with a disability is 4 percent, compared to 3 percent for residents without a disability. High unemployment rates among this population point to a need for increased services and resources to connect this population with employment opportunities.

In addition to Table 4-18, Housing Choices provided their data on people with developmental disabilities categorized by the age (under 18 and 18 and above) and living arrangement. Further, Housing Choices provides information for the following issues:

- Increase of Autism Diagnosis in adults (20s and 30s)
- Longer life spans of people with developmental disabilities
- Decline in Licensed Care Facilities
- Displacement
- Higher rates of physical disabilities
- Ineligibility for many affordable units
- Transit dependance

Each of these issues point to a growing challenge for people living with disabilities, including developmental disabilities. Please see Appendix 4-4.

Housing Choices also provided bar charts on the intersection of ethnicity/race and disabilities. This information is provided as Appendix 4-6.

Outreach

Non-profits that serve and work with people with disabilities, including Golden Gate Regional Center and Housing Choices, reported that most people with disabilities live on fixed or low incomes, which are often inadequate to cover housing and living expenses. Some adults with developmental disabilities have a monthly income of under $1,000 from the SSI program, which prices them out of the limited number of extremely low-income housing options in Menlo Park.

There has also been a growth in the number of adults with developmental disabilities living in family homes. The California Department of Developmental Services reported a longer life span for San Mateo County residents with developmental disabilities, but licensed care facilities are on the decline and there are limited housing options suitable for the needs of this population. Service providers report that best practices for addressing the needs of people with disabilities include coordinating housing with on-site supportive services, providing disability-accessible units that include a mix of unit sizes, targeting the development of more affordable housing, integrating accessible housing into typical affordable housing developments, and concentrating accessible housing near public transit.

Issues

People with disabilities face many challenges when looking for housing:

a. **Limited supply –** There is a limited supply of accessible, affordable housing generally, and the supply is especially limited near transit. Being near transit is critical because many people with disabilities cannot drive.

b. **Lack of rental history** – Many people with developmental disabilities have lived with their parents or guardians, so they often do not have rental or credit history. This makes it harder for them to compete for the limited available housing.

c. **Unable to afford high rents** – Due to the challenge of securing long-term employment, people with developmental disabilities are often extremely low income and San Mateo County residents with developmental disabilities often cannot afford the rents in the communities where they live.

Policy Approach

The City can meet the needs of people living with disabilities by encouraging the development of affordable accessible units, incentivizing housing with on-site supportive services, and encouraging the construction of units for people with disabilities near transit. Visitability, or building design focused on the ability of people who have trouble with steps and/or use wheelchairs or walkers, is another key concept in the City's policy approach. In addition to easing home life for people with disabilities, visitability-focused building design removes barriers for people with disabilities to visit friends, family, or otherwise live as members of the community.

Housing policies and programs that support the needs of people with disabilities were developed in collaboration with Golden Gate Regional Center and Housing Choices,

and are listed below in Table 4-19. A full list of recommendations provided by the Golden Gate Regional Center and Housing Choices is included in Appendix 4-4.

Table 4-19: Policies and Programs for People with Disabilities

Policies/Programs Carried Over or Minor Modifications from the 2015-2023 Housing Element	New or Modified Policies/Programs
• Policy H3.1 Special Needs Groups • Program H3.C Assist in Providing Housing for Persons Living with Disabilities • Policy H4.3 Variety of Housing Choices • Program H5.B Undertake Community Outreach When Implementing Housing Element Programs	• Program H3.D Develop Incentives for Special Needs Housing • Program H3.H Inclusionary Accessible Units • Program H3.I Accessible ADUs • Program H3.J Marketing for Accessible Units • Program H3.K Employment Services • Program H3.M Wheelchair Visitability • Program H4.A Amend the Below Market Rate Inclusionary Housing Regulations • Program H4.B Modify BMR Guidelines regarding allocations • Program H4.D Modify the Affordable Housing Overlay (AHO) • Program H4.F Modify Accessory Dwelling Unit (ADU) Development Standards and Permit Process • Program H4.G Consider City-Owned Land for Housing (Downtown Parking Lots) • Program H5.C Provide Multilingual Information on Housing Programs

Large Families

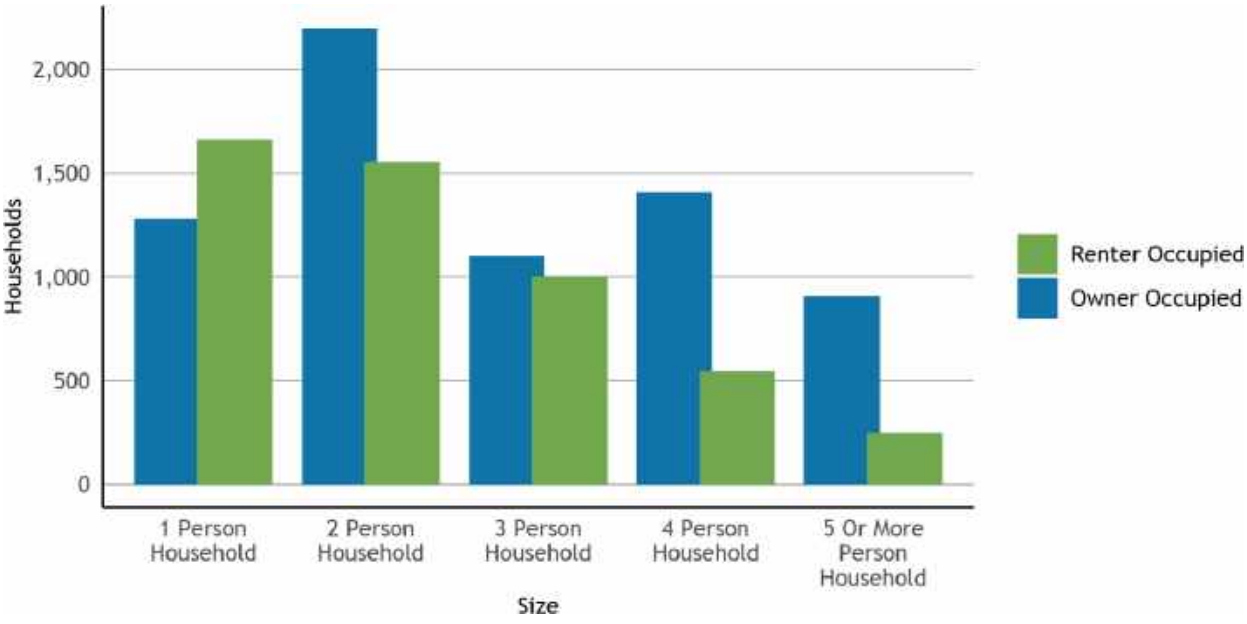
The U.S. Census Bureau defines large family households as households comprised of five or more people. Large households often have different housing needs than smaller households and typically require housing with three or more bedrooms. There is often a limited supply of housing options, particularly rental housing options, that can accommodate the needs of large families. If a city's rental housing stock does not

include larger apartments, large households who rent could end up living in overcrowded conditions.

Data

In Menlo Park, for large households with five or more persons, most units (78.4 percent) are owner-occupied versus renter-occupied (21.6 percent) (Figure 4-33). In 2017, 10.7 percent of large households were very low-income, earning less than 50 percent of AMI.

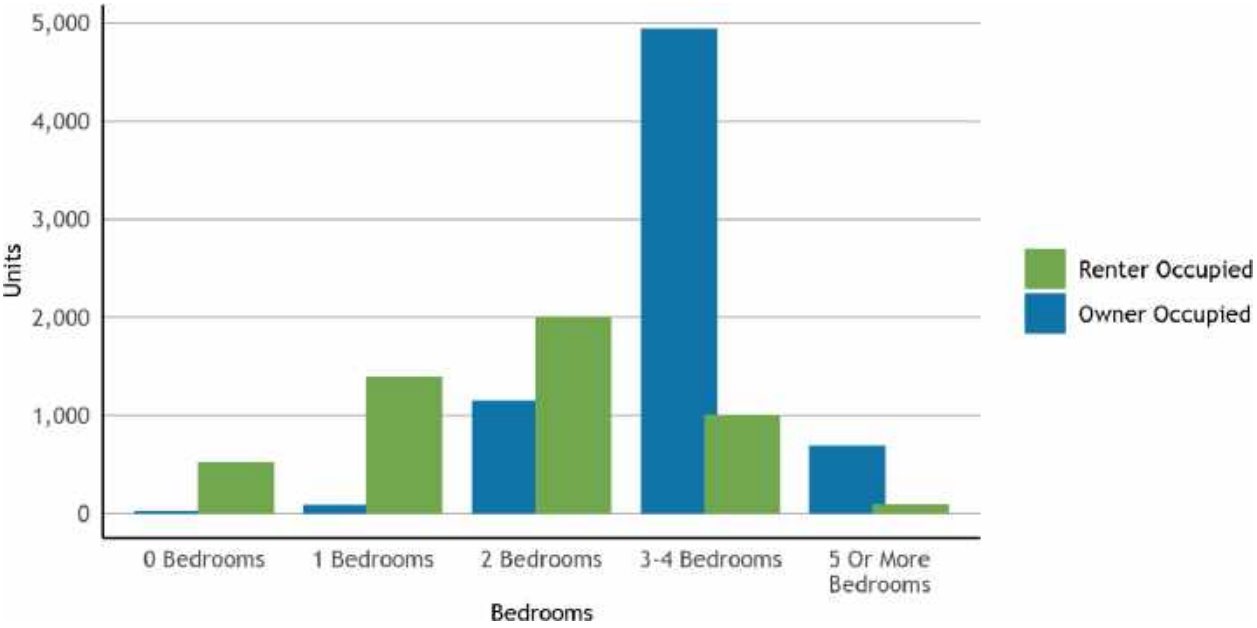
Figure 4-33: Menlo Park Household Size by Tenure



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

The range of housing unit sizes available in a community affect the household sizes that can live in that community. Large families are generally served by housing units with three or more bedrooms, of which there are about 6,726 units (approximately 56 percent of all housing units) in Menlo Park. Among these larger units with three or more bedrooms, 16.3 percent are renter occupied and 83.7 percent are owner occupied (Figure 4-34).

Figure 4-34: Menlo Park Housing Units by Number of Bedrooms



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Outreach

After multiple attempts to contact service providers for interviews, the City was ultimately unable to connect with non-profits that work specifically with large families. However, outreach was conducted with service providers who work generally with families with children. These service providers include:

- El Concilio of San Mateo County
- Garfield Community School
- GeoKids
- Little Ages (in-home childcare)
- Mariposa Day Care
- McNeil Boys and Girls Clubs of the Peninsula (BGCP)
- Youth United for Community Action (YUCA)

Large families will benefit from many of the same programs as families with children, such as affordable housing and housing types suitable for their household size.

Issues

The primary challenge facing large families is the lack of available and affordable larger housing types that can accommodate their household size. The supply of rental housing available to meet their needs is limited and is often cost-prohibitive, particularly for larger families with lower incomes. Opportunities to meet the needs of this population include the provision of rental assistance and incentivizing the development of larger affordable housing units.

Policy Approach

The Menlo Park Housing Element includes policies and programs that provide rental assistance that benefit larger families. Additional programs that specifically address larger household sizes are noted in Table 4-20.

Table 4-20: Policies and Programs for Large Families

Policies/Programs Carried Over or Minor Modifications from the 2015-2023 Housing Element	New or Modified Policies/Programs
• Policy H3.1 Special Needs Groups	• Program H3.L Large Units • Program H4.A Amend the Below Market Rate Inclusionary Housing Regulations

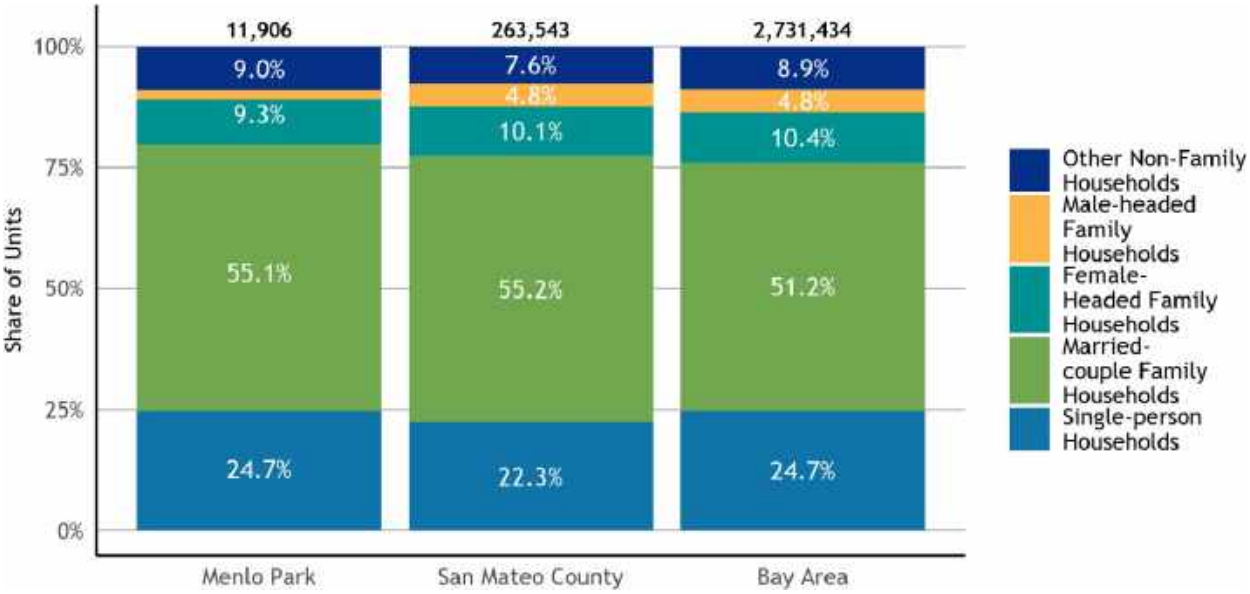
Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity because these types of households often support children or a family with only one income. Single-parent-headed households need affordable housing options and can benefit from on-site child care services.

Data

In Menlo Park, the largest proportion of households is Married-couple Family Households at 55.1 percent of the total, while Female-headed Households make up 9.3 percent of all households (Figure 4-35).

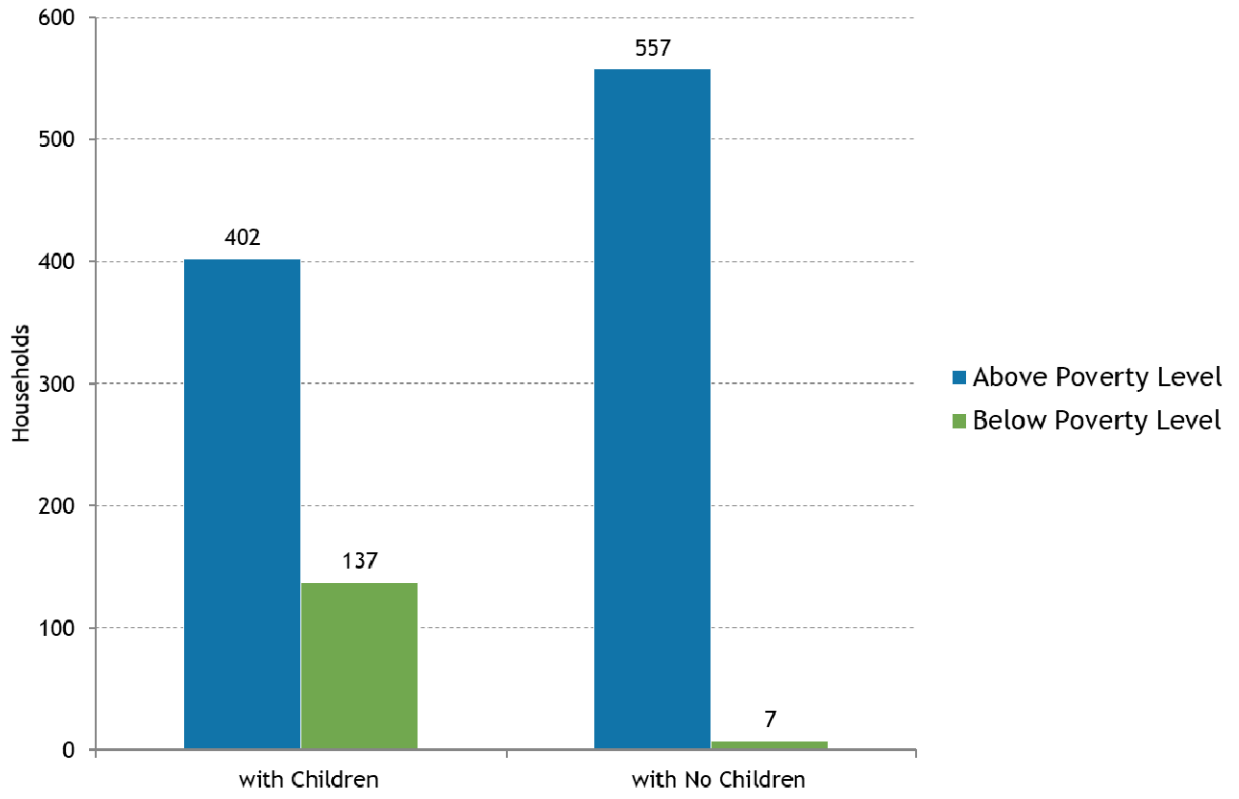
Figure 4-35: Household Type



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Female-headed households with children may face additional housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding an affordable home more challenging. In Menlo Park, 25.4 percent of female-headed households with children fall below the Federal Poverty Line, while 1.2 percent of female-headed households without children live in poverty (Figure 4-36).

Figure 4-36: Menlo Park Female-Headed Households by Poverty Status



Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Outreach

Interviews with service providers that work with families with children were conducted to understand the challenges facing families with children and female-headed households. Service providers reported a high demand for childcare in Menlo Park that has not been met. Furthermore, many families require financial assistance for childcare. There is a general shortage of childcare providers, and often childcare is financially straining, resulting in tradeoffs for other life necessities.

There is inadequate affordable housing that can meet the needs of families with children and housing resources are often not inclusive because they are only offered in English. Service providers are additionally burdened by the lack of housing affordable to staff, which further reduces their capacity to serve clients.

Issues

Strategies to address the needs of female-headed households include providing multi-family housing that includes childcare facilities that can allow single parents to secure gainful employment outside of the home. In addition, community engagement efforts identified locating affordable housing in high-resource areas connected to transit as an important quality of life improvement for families.

The creation of innovative housing types for female heads of households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income households. Limited equity housing cooperatives allow residential developments to be managed, owned and sponsored by non-profit housing developers. This could be another financing structure to be considered for the benefit of all special needs groups.

Policy Approach

Female-headed households will benefit from broad housing programs that encourage affordable housing development and provide financial assistance, as identified in Chapter 3: Housing Needs Assessment. Additional policies that are intended to provide support for single person-headed households with children are noted in Table 4-21.

Table 4-21: Policies and Programs for Female-Headed Households

Policies/Programs Carried Over or Minor Modifications from the 2015-2023 Housing Element	New or Modified Policies/Programs
• Policy H4.3 Variety of Housing Choices • Policy H5.1 Equal Housing Opportunity	• Program H2.F Childcare Allowances • Program H3.B Encourage Rental Housing Assistance Programs • Program H3.L Large Units • Program H5.C Provide Multilingual Information on Housing Programs

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

Data

Regionally, the farmworker population has been declining in the last 20 years. According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farmworkers in San Mateo County has decreased since 2002, totaling 978 in 2017; the number of seasonal farmworkers has also decreased, totaling 343 in 2017. While there is a need for farmworker housing in San Mateo County (primarily in western San Mateo County areas), there is no demand for farmworker housing in Menlo Park.

In Menlo Park, there were no reported student children of migrant workers in the 2019-2020 school year. For the past few years, the trend for the region has been a decline of 2.4 percent in the number of migrant worker students since the 2016-2017 school year. The change at the county level is a 57.1 percent decrease in the number of migrant worker students since the 2016-2017 school year (Table 4-22).

Table 4-22: Student Children of Migrant Worker Population

Academic Year	Menlo Park	San Mateo County	Bay Area
2016-17	85	657	4630
2017-18	28	418	4607
2018-19	0	307	4075
2019-20	**0**	**282**	**3976**

Source: ABAG/MTC Housing Needs Data Report: Menlo Park, April 2021; California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Outreach

Outreach to farmworkers was not conducted due to the absence of this population in Menlo Park. In addition, service providers that were contacted did not identify farmworker housing needs for Menlo Park.

Issues

There are no farms in Menlo Park. Due to the absence of farmworkers in Menlo Park, there are no farmworker-specific issues that the City must address. However, the City will continue to work with the County to address regional housing shortages and affordability challenges facing farmworkers throughout the county and greater Bay Area.

Farmworkers are more similar to very low- or extremely low-income households than traditional migrant workers. Today's farmworkers are more settled and typically live in one location, rather than following the crops. Per the USDA, today's farmworkers can commute up to 75 miles to the workplace. They are also more likely to have families and are looking for schools, employment for a spouse/partner and a location to live in that provides a community.[55] Because of this, they will benefit from the existing affordable housing programs in Menlo Park.

Policy Approach

Although there are no farmworkers in Menlo Park, the City will coordinate with regional partners to address regional housing issues to meet the needs of farmworkers. Additionally, the needs of farmworkers will largely be addressed through policies and programs that broadly address affordability (Table 4-23).

Table 4-23: Policies and Programs for Farmworkers

Policies/Programs Carried Over or Minor Modifications from the 2015-2023 Housing Element	New or Modified Policies/Programs
• Program H1.C Work with the San Mateo County Department of Housing	• Program H1.D Regional Coordination

[55] 21 Elements (2022). Approach for Farmworker Housing.

Unhoused Individuals

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or long term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people living with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances.

Data

The San Mateo County Human Services Agency (HSA) coordinates a biannual, one-day, Point-in-Time (PIT) count of the county's unhoused population, which includes individuals and families living in shelters, vehicles, or encampments. No count was conducted in 2020 or 2021 due to the Covid-19 pandemic. Based on the 2022 count conducted on February 24, 2022, there were 56 unsheltered (unhoused) individuals living in Menlo Park. Unsheltered persons are a subset of the unhoused population who are not living in emergency shelters or transitional housing. Unsheltered persons include people sleeping on the street, in cars, in RVs, or in tents and encampments. In 2022, there were 1,808 unhoused individuals in San Mateo County, including 1,092 unsheltered individuals and an additional 716 individuals living in emergency shelters or transitional housing (Table 4-24).

Table 4-24: Unsheltered Population Count

Year	Menlo Park	County
2022	56	1,808
2019	27	901
2017	47	637
2015	27	775
2013	16	1,299

Source: 2022 San Mateo County One Day Homeless County and Survey.

The number of unhoused people in Menlo Park increased from 27 people in 2019 to 56 people in 2022, representing a 107% increase. This is representative of regional trends

of increased homelessness in San Mateo County where the number of unhoused individuals grew from 901 to 1,808 between 2019 and 2022, a 101% increase. The increase in homelessness in the county can be attributed to an increase in people living in cars and vans, and in tents and encampments. The City has been working with community partners to connect unhoused individuals with services that specifically serve the unhoused. While overall homelessness increased between 2019 and 2022, the number of unhoused families with children decreased. Rising housing costs, relatively stagnant wages, and the ending of state and federal housing stability programs put in place during the Covid-19 pandemic (such as the federal Emergency Rental Assistance Program and California Covid-19 Rent Relief program), in addition to the lack of homeless support services and temporary and permanent supportive housing for extremely low income individuals in Menlo Park and San Mateo County, all likely contributed to this increase in unhoused population. Below are the countywide demographics of unhoused persons from the 2022 count (Table 4-25).

Table 4-25: Demographics of People Experiencing Homelessness, San Mateo County

		% of Sheltered	% of Unsheltered	% of Total Unhoused
Age	Under 18	20%	3%	12%
	18-24 years old	3%	3%	4%
	25+ years old	77%	94%	84%
Gender	Female	41%	25%	32%
	Male	59%	74%	67%
	Transgender	0%	1%	0%
Ethnicity	Non-Hispanic	67%	47%	53%
	Hispanic	33%	53%	47%
Race	White	59%	62%	61%
	Black/African American	19%	20%	19%
	Asian	5%	7%	6%
	American Indian/Alaskan Native	4%	6%	5%
	Native Hawaiian/Other Pacific Islander	7%	0%	3%
	Multiple Races	6%	5%	5%
Chronicity	Chronic Homelessness	43%	42%	39%

Source: 2022 San Mateo County One Day Homeless Count and Survey

Table 4-25 shows that in 2022, more men (67 percent) were experiencing homelessness than women (32 percent) in the county. Additionally, although there are more White individuals experiencing homelessness than any other race, homelessness is disproportionately impacting people who are Black/African American or Hispanic/Latinx. Although only 2.8 percent of the population is Black/African American and 24 percent is Hispanic/Latinx, 19 percent of the unhoused population is Black/African American, and 47 percent is Hispanic/Latinx.

Table 4-26 shows the capacity of current shelters and programs within San Mateo County.

Table 4-26: Homeless Housing Capacity in San Mateo County

Program Type	Number of Providers	Number of Programs	Number of Beds
Emergency Shelter	9	11	383
Transitional Housing	7	13	476
Rapid Re-Housing	2	2	24
Permanent Supportive Housing	6	19	663
Total	-	45	1,546

Source: 2014 San Mateo County Housing Inventory Count

There are numerous regional service providers that serve people experiencing homelessness in the greater San Mateo County area. As a smaller city, Menlo Park does not have any permanent emergency shelters, and individuals experiencing homelessness in Menlo Park are usually referred to one of the emergency shelters located nearby.

Additional key findings from the survey and count include:

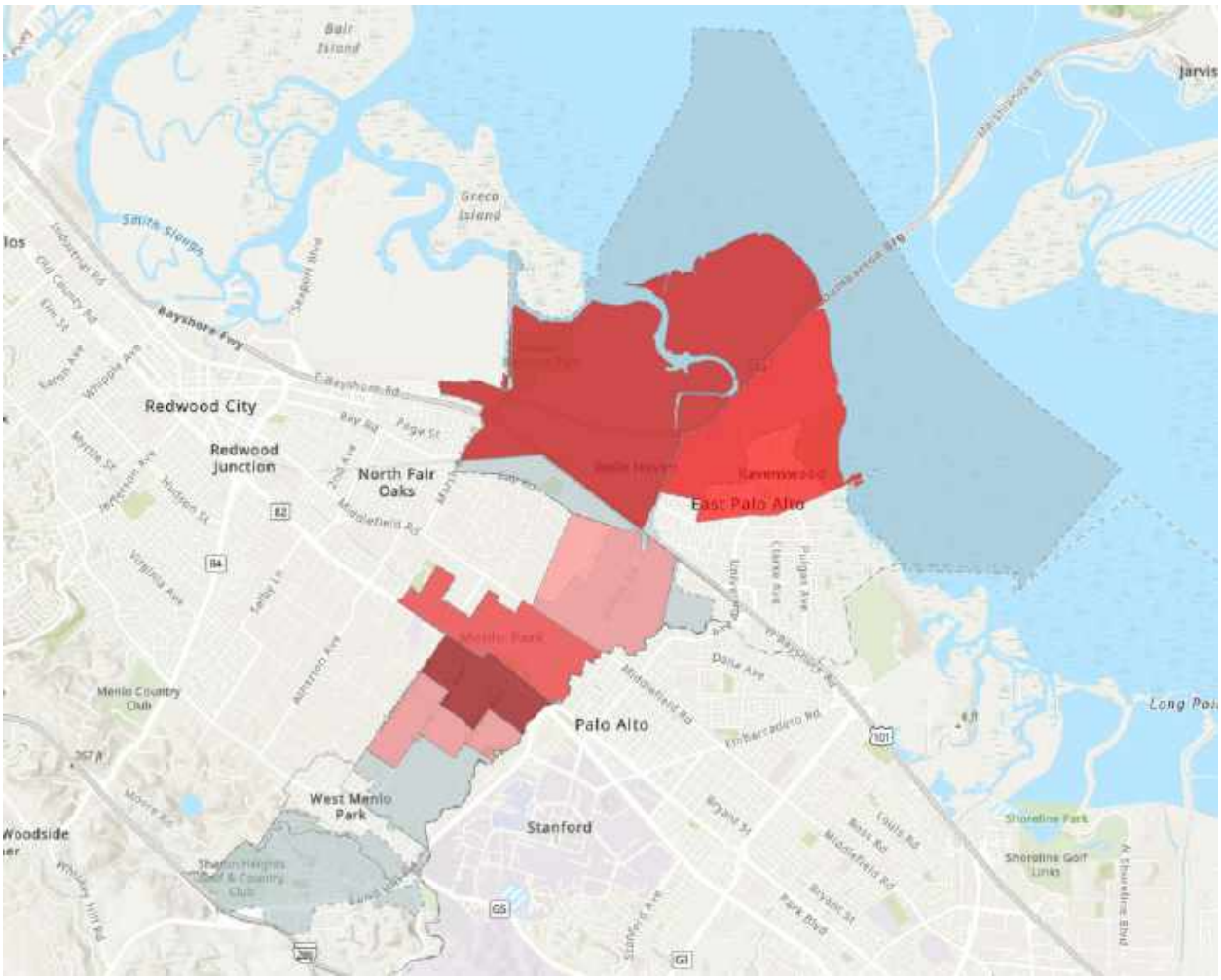
- 60 percent indicated they had been unhoused for more than one year.
- 49 percent of those surveyed indicated that they had been unhoused for more than three years, and 15 percent reported being homeless for less than one year.
- About one-fifth of the county's unhoused were living in outdoor encampments, 40 percent were staying in emergency or transitional shelters, and 34 percent were living in a vehicle. The percentage of people living in shelters declined between 2017 and 2019 but remained the same between the 2019 and 2022 count.

- The most (84 percent) common primary causes of homelessness were not related to the Covid-19 pandemic. Of causes related to the COVID-19 Pandemic, the most common cause (44 percent) was lost jobs.

- 82 percent of survey respondents reported using social services. Majority (52 percent) reported using Medi-Cal or other health coverage services and 45 percent reported using food pantries or free meals.

Figure 4-37 shows that unsheltered individuals are most concentrated in census tracts near Downtown Menlo Park and in the Belle Haven and Bayfront neighborhoods. Downtown Menlo Park is accessible by Caltrain and SamTrans services, and additionally has access to health services. The Belle Haven and Bayfront neighborhoods have less access to public transportation and health services in comparison to the Downtown area. Belle Haven has some SamTrans bus access and is in relative proximity to the Menlo Park VA Campus across US-101. The area additionally has access to a new community center, which is currently under construction in 2023.

Figure 4-37: 2022 Point-in-Time Count Heat Map



Outreach

In preparation for the 2023-2031 Housing Element, the project team met with representatives from the County of San Mateo Department of Housing, the U.S. Department of Veterans Affairs, and affordable housing developers and advocates.

San Mateo County selected Samaritan House to administer the Coordinated Entry System program (CES), which is a countywide program designed to streamline and prioritize access for the most vulnerable San Mateo County residents seeking homelessness services. CES diverts clients from shelters when possible, to effectively

utilize the County's limited shelter spaces. For additional information on County services for the unhoused, refer to the San Mateo County Center on Homelessness.[56]

Menlo Park is unique in having a facility operated by the U.S. Department of Veterans Affairs (VA) that already provides for the needs of unhoused veterans through the Veterans Affairs Domiciliary Program and the Veterans Affairs Compensated Work Therapy Program. The Veterans Affairs campus in Menlo Park administers the U.S. Department of Housing and Urban Development-VA Supportive Housing Program (HUD-VASH) and provides coordinated mental health and substance use assistance. The HUD-VASH is a collaboration between the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs. This program helps veterans who are homeless find permanent housing through housing vouchers and supportive services. In 2021, the HUD-VASH served 56 veterans living in Menlo Park. The Menlo Park VA campus is also the site of Willow Housing, an affordable housing development in partnership with EAH Housing, serving formerly unhoused veterans and veterans at risk of imminent homelessness. Additionally, the VA is working with MidPen Housing, a local non-profit developer, to develop a new veterans-focused affordable housing project at the Menlo Park VA campus.

The Menlo Park Homeless Outreach Team (HOT), which includes staff from the Housing Division, Police Department, and community-based organizations, provides homeless outreach services to unhoused individuals living in Menlo Park. The Outreach Team provides case management, coordinates outreach and intervention, and prepares action plans for unhoused individuals, with the ultimate goal of transitioning individuals from being unhoused to being permanently housed.

Issues

A priority for meeting the needs of people experiencing homelessness is providing pathways to permanent housing solutions. The National Alliance to End Homelessness has developed a five-point plan to address homelessness.

- Assistance for the most vulnerable
- Increasing employment and income
- Community-wide coordinated approach

[56] San Mateo County Center on Homelessness: https://www.smcgov.org/hsa/center-homelessness

- Crisis response system
- Rapid re-housing

Many of these strategies have been incorporated into the City's policy approach.

Policy Approach

Policies and programs to meet the needs of people who are experiencing homelessness prioritize the dignity of people and provide housing and services to this population (Table 4-27).

Table 4-27: Policies and Programs for Unhoused People

Policies/Programs Carried Over or Minor Modifications from the 2015-2023 Housing Element	New or Modified Policies/Programs
• Policy H3.4 Transitional and Supportive Housing • Policy H3.5 Coordination with Other Agencies in Housing People Experiencing Homelessness • Policy H3.6 Local Approach to Housing for the Homeless • Program H3.E Continue Support for Countywide Homeless Programs • Program H3.F Work with the Department of Veterans Affairs on Homeless Issues	• Program H3.G Low Barrier Navigation Centers • Program H5.C Provide Multilingual Information on Housing Programs

FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND CITY ACTIONS

The 2023-2031 Housing Element goals, policies, and programs were developed and refined based on community priorities and concerns. Based on community input and an analysis of City capacity, the project team developed a matrix identifying Menlo Park's primary fair housing issues, their contributing factors, a priority level for the fair housing issues, and City actions to remediate the issue. The fair housing issues identified are:

A. Need for greater fair housing education and outreach (Medium Priority)

B. Need for affordable housing options throughout Menlo Park to promote mobility (High Priority)

C. Need for community conservation and revitalization in low and moderate resource neighborhoods located east of Highway 101 (Council District 1) (High Priority)

Fair Housing Outreach

Certain cohorts of Menlo Park's population (such as seniors, marginalized racial groups, and individuals with special needs) face disproportionate housing challenges including protection of rights as a renter and obtaining stable housing.

Contributing Factors:

- Lack of outreach to seniors due to digital divide/unaware of available resources
- Certain racial groups (Black/African American) and special needs populations (persons with disabilities, seniors, and female-headed households) have a higher incidence of fair housing complaints compared to their percentage of the City's population as a whole
- More education needed by the public sector for residents to become familiar with available resources

Need for affordable housing options throughout Menlo Park to promote mobility

Menlo Park's affordable housing is currently limited and concentrated in areas of the city that are disconnected from amenities and services.

Contributing Factors:

- High Levels of Overpayment
- Availability of affordable housing options throughout the City, including those where rents and sales prices have become exclusive
- Community concern about housing densities and equitable distribution of higher density development

Need for community conservation and revitalization in low and moderate resource neighborhoods located east of Highway 101 (Council District 1)

Areas of Menlo Park east of Highway 101, namely the Belle Haven neighborhood, require additional public investment and support for housing upkeep and rehabilitation to alleviate overpayment and avoid displacement risk.

Contributing Factors:

- Need for community revitalization strategies in targeted neighborhoods
- Need for public investment in specific neighborhoods, including services and amenities
- Challenges for housing/property upkeep due to financial/physical constraints
- High levels of overpayment create displacement risk

Table 4-26: Fair Housing Issue, Contributing Factors, and City Actions

Fair Housing Issue	Contributing Factors	Priority Level	Geographic Targeting	City Action
A. Fair Housing Outreach *(Housing Mobility)*	1. Lack of outreach to seniors due to digital divide/unaware of available resources	Medium	Citywide	**City Action:** By the end of 2023, have additional multilingual fair housing information posted at the Family Recreation Center on their digital platforms. Starting in 2024, hold an informational workshop at the Center once every two years. *Community Development Dept*
	2. Certain racial groups (Black/African American) and special needs populations (persons with disabilities, seniors, and female-headed households) have a higher incidence of fair housing complaints compared to their percentage of the City's population as a whole[57]		Citywide Citywide with targeted outreach in high resource neighborhoods	**City Action:** In 2024, with the support of Project Sentinel, conduct a fair housing information session for the City Council. Invite local nonprofits (e.g., Community Legal Services of East Palo Alto; Legal Aid Society of San Mateo County) to attend. *Community Development Dept* **City Action:** At least twice during this Housing Element Cycle (2025 and 2028), work with Project Sentinel to contact rental property owners and managers of multifamily complexes to provide fair housing information and assistance. This outreach will include promoting the Section 8 housing voucher program to landlords in high resource areas that have not previously participated in the program and should include multi-lingual materials. *Community Development Dept*
	3. More education needed by the public sector for		Citywide	**City Action:** Partner with an organization, such as the Government Alliance on Race and Equity (GARE), to provide racial equity training and build organizational capacity within the City to address racial inequity and advance opportunities for all in housing and other

[57] Source: Project Sentinel Fair Housing Intake and Referral Statistics for Menlo Park Oct 2017 – Dec 2022.

Fair Housing Issue	Contributing Factors	Priority Level	Geographic Targeting	City Action
	residents to become familiar with available resources		Citywide	community matters (HE Program H5.I). *All City Departments, City Commission and City Council* **City Action**: Develop a Tenant Readiness Education Program or partner with a community organization that offers educational classes to prospective and existing renters on topics such as finding affordable housing, understanding the application and rental process, learning about fair housing regulations, and identifying other resources for financial and/or legal assistance related to rental housing (HE Program H5.H). *Community Development Dept*
			Citywide with targeted outreach in low and moderate resource neighborhoods	**City Action**: Publish Fair Housing information, including any community meetings, on non-traditional media such as Facebook or Instagram, and conduct targeted outreach to tenants and other lower income populations in low and moderate resource neighborhoods east of Highway 101. *Community Development Dept* **Action Outcomes:** Through the above steps, the City's goal will be to increase the distribution of fair housing materials by at least 10 percent and to increase awareness of fair housing options among residents, including special needs groups and low income residents. Throughout the informational workshops and Council workshops, develop a comprehensive list of interested nonprofits, property owners and community members that can be utilized for future outreach. Seek to increase the number of Menlo Park residents counseled through Project Sentinel from an average of ten to twelve annually.
B. Need for Affordable Housing Options Throughout	1. High Levels of Overpayment 2. Availability of	High	High and highest resource neighborhoods and RCAAs	**City Action:** In 2023, adopt the Housing Element, El Camino Real/Downtown Specific Plan, and updated mixed use and commercial zoning standards to provide geographically dispersed sites for 1,953 lower income units, all located within Racially Concentrated Areas of Affluence (RCAAs), thereby fostering a more

Fair Housing Issue	Contributing Factors	Priority Level	Geographic Targeting	City Action
Menlo Park to Promote Mobility *(Housing Mobility/* *New Opportunities)*	affordable housing options throughout the City, including those where rents and sales prices have become exclusive			diverse community. Increase baseline residential densities to 30 units/acre in commercial zoning districts, the El Camino Real/Downtown Specific Plan and in R-3 zones surrounding the Specific Plan area. Create objective design and development standards (2025) and eliminate the current CUP requirement in R-3 and R-4 zones (2023) to help streamline the development review process. *Community Development Dept*
	3. Community concern about housing densities and equitable distribution of higher density development		High and highest resource neighborhoods	**City Action:** Support the dispersion of affordable housing throughout High Resource areas in Menlo Park through the City's BMR Inclusionary Housing Regulations (HE Program H4.A), Affordable Housing Overlay (HE Program H4.D), and housing on City-owned parking lots (HE Program H4.G), providing sites for 1,953 lower and 499 moderate income units. *Community Development Dept*
			Single-family neighborhoods	**City Action:** Initiate a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development (2024) through the City's Newsletter and posting of the ADU application checklist on the City website, thereby expanding housing opportunities in areas that have traditionally only had single-family ownership housing. Work with a design professional to develop a tool with ADU designs (2024). Seek to produce at least 85 ADUs between 2023-2031, including 51 affordable to lower income households (HE Program H4.F) *Community Development Dept*
			Single-family neighborhoods	**City Action:** Implement the City's SB 9 Ordinance to expand the housing supply in high resource single-family zones by allowing for lot splits and duplexes. In coordination with research being conducted at the State level, evaluate opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2024). Seek to integrate at least five units annually in high resource single-family districts.

Fair Housing Issue	Contributing Factors	Priority Level	Geographic Targeting	City Action
				Community Development Dept
			Single-family neighborhoods	**City Action:** In conjunction with the Community Outreach and Development Strategy to be completed in 2025, conduct outreach to property owners about opportunities for development under an SB 10 overlay. Adopt an SB 10 Ordinance and Overlay (2026) to allow up to 10 units to be developed on smaller residential parcels throughout the City, particularly in high resource transit-rich areas. *Community Development Dept*
			Citywide with targeted outreach in Belle Haven	**City Action:** Proactively market first-time homebuyer assistance available through the HEART program as a means of expanding homeownership opportunities among modest income residents, thereby fostering housing mobility. Add information on the HEART homeownership program to the City's website, and coordinate with HEART on additional opportunities to promote the program (Program H5.F) *Community Development*
			High and highest resource neighborhoods	**City Action:** Work with the San Mateo County Department of Housing to implement the Section 8 Rental Assistance Program and, utilizing the best available City data for multi-family property owners, conduct outreach to property owners in high resource neighborhoods to encourage their participation in the rental assistance program (2024 and 2027). *Community Development*
			Citywide	**City Action:** Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to

Fair Housing Issue	Contributing Factors	Priority Level	Geographic Targeting	City Action
				attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. *Community Development Dept* **Action Outcomes**: Through implementation of the BMR Inclusionary Housing Ordinance, Affordable Housing Overlay, development on City-owned parcels, promotion of ADUs, allowance for lots splits and duplexes in single-family zones, and adoption of an ordinance to allow development up to 10 units on small lots, provide increased housing options throughout Menlo Park's high resource neighborhoods to foster a more inclusive community. Designate 100% of housing opportunity sites for lower income households in census tracts designated as Racially Concentrated Areas of Affluence (RCAAs), accommodating 1,953 lower income housing units and exceeding the City's lower income RHNA of 1,166 units. *Community Development Dept*
C. Need for community conservation and revitalization in low and moderate resource neighborhoods located east of Hwy 101 (Council District 1) *(Place based Strategies, Displacement)*	1. Need for community revitalization strategies in targeted neighborhoods 2. Need for public investment in specific neighborhoods, including services and amenities 3. Challenges for housing/property upkeep due to financial/physical	High	Low and moderate resource neighborhoods Low and moderate resource neighborhoods	**City Actions:** Undertake public/private partnerships in support of community investments in Council District 1, including the new Menlo Park Community Campus Project in Belle Haven being built by Meta to incorporate the former community center, senior programs, youth center (child care), pool and branch library. Complete project in 2023. *Community Development Dept* **City Action:** Pursuant to General Plan policy (LU-4.4) for the Bayfront Area, require mixed use and nonresidential projects seeking bonus level development to provide community amenities, which benefit the adjacent neighborhood (Belle Haven). The community amenities list approved by Council reflects the community's priority of benefits within the Bayfront Area as identified through the ConnectMenlo community outreach and engagement process, and includes jobs, affordable housing, schools, libraries, neighborhood retail, childcare, public open space, high speed internet access, and

Fair Housing Issue	Contributing Factors	Priority Level	Geographic Targeting	City Action
	constraints. 4. High levels of overpayment create displacement risk			transportation choices. (*https://menlopark.gov/files/sharedassets/public/community-development/documents/6360-fb-community-amenities_20190611131255112.pdf*) *Community Development Dept* **City Action:** Fund Habitat for Humanity's Homeownership Preservation Program in the Belle Haven neighborhood, with a goal of assisting 20 very low-income homeowners to complete major rehabilitation improvements to their homes. To identify and engage homeowners in Belle Haven at greatest risk of displacement or harm due to the conditions of their homes, Habitat will employ an outreach specialist, conduct proactive outreach and work closely with public and private agencies and organizations that serve the neighborhood and its residents. Initiate Homeownership Preservation Program in 2023 and complete within three years. *Community Development Dept* **City Action:** Implement programs to protect tenants from displacement including: limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; offering tenant/landlord conflict resolution through Project Sentinel; providing relocation assistance where public funds are utilized; offering existing displaced households an opportunity to return to the new development; and enforcing replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)). Develop an information sheet on tenant protections and post on the City's website and in the City newsletter (2024). *Community Development Dept* **City Action:** Initiate outreach and meet with residents and organizations primarily in the Belle Haven neighborhood in early 2024
			Belle Haven	
			Citywide with targeted outreach in low and moderate resource neighborhoods	

Fair Housing Issue	Contributing Factors	Priority Level	Geographic Targeting	City Action
			Citywide with targeted outreach in Belle Haven	to develop an Anti-Displacement Strategy for adoption by City Council. Components of the Strategy are detailed in Program H2.E and encompass: expanded just cause eviction protections, funding for displaced households, tenant education and access to legal counsel, and eviction monitoring and data collection, among other items. *Community Development Dept*
			Low and moderate resource neighborhoods	**City Action:** Expand affordable housing opportunities in low and moderate resource neighborhoods as a means of providing options for modest income residents to remain in their neighborhoods amidst rising housing costs, including 472 below market rate units in mixed income pipeline projects (Willow Village, 111 Independence Dr, Menlo Portal (115 Independence Dr.) and Menlo Gateway (141 Jefferson Dr.)). *Community Development Dept* **Action Outcomes**: Increased public and private investment and strategies to reduce displacement in low and moderate resource areas of Menlo Park located outside of RCAAs located east of Hwy 101 (Council District 1). Through remediation of substandard housing conditions in the Belle Haven neighborhood, return at least 20 units to safe and sanitary condition. Seek to achieve at least 472 new affordable housing opportunities in low and moderate resource neighborhoods.

Chapter 5: Actual and Potential Constraints to Housing

This section of the Housing Element evaluates actual and potential constraints to new housing development in the city. Constraints that can pose a barrier to the construction of new housing can be grouped into two categories. Governmental constraints are barriers imposed through government policies and procedures, such as development standards, application processing times, and development fees (Government Code § 65583, subdivisions (a)(5), (a)(4), (c)(1), and § 65583.2, subdivision (c)). Non-governmental constraints are development barriers that are outside of the control of local jurisdictions; for example, construction costs, land costs, and financing costs (Government Code § 65583, subdivision (a)(6)). Local governments can adopt policies and procedures to address these constraints and increase the ease of developing new housing.

There is an important connection in the Housing Element between the available land inventory and the analysis of actual and potential governmental constraints so the City can most effectively meet its housing goals. The connection recognizes that there are limitations to the amount of available land resources in Menlo Park and that the intent of the Housing Element is to use the remaining available land resources as efficiently as possible in addressing local housing needs and meeting the City's share of its Regional Housing Needs Allocation (RHNA).

Governmental constraints are constraints that are under the control of the City of Menlo Park. Governmental constraints can include the topics listed below and are discussed in this chapter, followed by a discussion of non-governmental constraints at the end of the chapter:

- General Plan Policies
- Land Use Controls
- Zoning Standards
- Fees and/or Exactions
- Development Processing Time
- Codes and Enforcement, On and Off Site Improvement Standards

- Constraints for People with Disabilities
- Inclusionary Zoning

REVIEW OF CHANGES OF GOVERNMENTAL CONSTRAINTS IN THE 5TH CYCLE

During the 2015-2023 housing cycle, the City undertook a number of actions to remove actual and potential governmental constraints to housing. By linking the available land supply with environmental review and the examination of City regulations and processes in a comprehensive manner, the City was able to identify actions to facilitate the development of needed housing in a way that effectively blends new housing into the Menlo Park community.

By combining the discussion of housing and land use, the City has also been able to develop a multi-pronged approach to provide a variety of housing types, choices, and affordability levels. Specific strategies include:

- Accessory dwelling units;
- Infill housing around the Downtown;
- Implementation of the El Camino Real/Downtown Specific Plan;
- Inclusionary housing requirements for market-rate developments;
- Assistance and incentives for affordable housing development; and
- Development of new housing at higher densities, with incentives provided through higher density and Affordable Housing Overlay zoning. Programs to address development standards and processes for these strategies and to remove any impediments to successful implementation were included in the 2015-2023 Housing Element.

In addition to modifications to development standards and processes, the City prepared an Environmental Assessment (EA) after the draft Environmental Impact Report (EIR) to address the overall impacts of the 2015-2023 Housing Element and to establish a Mitigation Monitoring and Reporting Program (MMRP) for future development. In addition, the Affordable Housing Overlay studied in the EA (which includes SP-ECR-D and R-4-S zoned areas) reduced potential barriers to development. The discussion below describes in more detail the actions the City has undertaken to remove actual and potential governmental constraints within the context of its comprehensive housing strategies.

ACTIONS TAKEN BY THE CITY IN THE 2015-2023 HOUSING ELEMENT TO REMOVE ACTUAL AND POTENTIAL GOVERNMENTAL CONSTRAINTS

1) **Amendments to C-2-B (Neighborhood Mixed Use District, Restrictive) zoning district**. Consistent with Housing Element Program H4.N, the City adopted zoning amendments to the C-2-B zoning district to expand housing in commercial zones. The amendments allow residential mixed-use opportunities in key areas along the Willow Road corridor. A number of properties that were previously zoned for commercial and industrial uses were rezoned with the new C-2-B regulations and can support higher density housing and mixed-use developments.

2) **Accessory Dwelling Units.** Consistent with Housing Element Program H4.E, the City modified the Accessory Dwelling Unit (formerly known as secondary dwelling unit) requirements pertaining to single-family and multifamily residential lots throughout the city. The intent of the ordinance change was to bring the ordinance into compliance with State law and to encourage the creation of more accessory units, which are ancillary to the main dwelling. Consistent with Program H4.F, the City also adopted an ordinance in 2020 to provide a pathway for converting existing accessory buildings into accessory dwelling units, consistent with State law.

3) **Implementation of Special Needs Housing Changes**. Consistent with Program H3.A Zone for Emergency Shelter for the Homeless, Program H3.B Zone for Transitional and Supportive Housing, and Program H3.C Adopt Procedures for Reasonable Accommodation in the 2015-2023 Housing Element, the City has amended the Zoning Ordinance (Ordinance 1002) to remove governmental constraints for special needs housing on April 29, 2014. This Ordinance included the following:

    - Identified the location of the overlay to allow an emergency shelter for the homeless for up to 16 beds as a use by right and includes standards consistent with State law as established in SB2.
    - Updated the definitions of transitional and supportive housing to be consistent with State law and adds transitional, supportive housing and small (six or fewer persons) residential care facilities as part of the definition of a “dwelling” in the Zoning Ordinance, so these uses are treated the same way as other residential uses as required by State law under SB 2.

- Established procedures, criteria, and findings for enabling individuals with disabilities to make improvements and overcome barriers to their housing.

The City also completed Program H1.L, which is to Adopt Priority Procedures for Providing Water and Sewer Service to Affordable Housing Developments in 2014.

4) **Modifications to BMR Guidelines.** Consistent with Housing Element Program H4.C, the City revised the Below Market Rate (BMR) Housing Program guidelines in 2018. The City also adopted a resolution to establish a process for determining the in-lieu fee for rental housing on a case-by-case basis to be consistent with the BMR fee nexus study. In 2022, the City adopted revisions to the BMR Guidelines that outlined 1) purchase and rental interest list eligibility criteria, and 2) general programming-related descriptions.

5) **R-MU (Residential Mixed Use) Zoning District.** The new R-MU zoning district was adopted as part of the General Plan and M-2 Area Zoning Update. This new zoning district implements Housing Element Program H4.I, which directed the City to create multifamily and residential mixed use design guidelines, and is intended to provide high-density housing and mixed-uses near employment opportunities. Design standards that apply to the R-MU zoning district include a number of provisions addressing building modulation, height variation, site design, and open space requirements.

SUMMARY OF THE ASSESSMENT OF ACTUAL AND POTENTIAL GOVERNMENTAL CONSTRAINTS AND RECOMMENDED PROGRAM ACTIONS

The Housing Element provides an opportunity to comprehensively assess actual and potential governmental constraints to housing and to identify implementing programs to address those constraints. Following an assessment of the 2015-2023 Housing Element, the following programs have been carried over into the 2023-2031 Housing Element to address actual and potential governmental constraints, with appropriate amendments to reflect current housing needs and maintain consistency with State law. Program numbering reflects the 2015-2023 Housing Element.

H1.A Establish City Staff Work Priorities for Implementing Housing Element Programs.

H1.B Review the Housing Element Annually.

H3.C Investigate Possible Multi-Jurisdictional Emergency Shelter.

H3.G Develop Incentives for Special Needs Housing.

H4.C Modify BMR Guidelines.

H4.E Modify Second Dwelling Unit Standards and Permit Process.

H4.K Work with the Fire District.

H4.L Coordinate with School Districts to Link Housing with School District Planning Activities.

H4.M Review the Subdivision Ordinance.

H4.N Create New Opportunities for Mixed Use Development.

H4.P Update Parking Stall and Driveway Design Guidelines.

EXISTING GOVERNMENTAL CONSTRAINTS – GENERAL PLAN POLICIES

The following General Plan policies and programs pose actual and potential constraints to the development of new housing. Responses to these potential constraints are provided for reach program.

Program LU-1.F Assessment Districts and Impact Fees. Pursue the creation of assessment districts and/or the adoption of development impact fees to address infrastructure and service needs in the community.

Development impact fees may be a barrier to the construction of affordable housing units.

Response to Constraints: These fees are also vital to fund housing programs in Menlo Park. Program H3.I includes waiving fees for providing deed-restricted ADUs affordable to low-income households.

Policy LU-2.1 Neighborhood Compatibility. Ensure that new residential development possesses high-quality design that is compatible with the scale, look, and feel of the surrounding neighborhood and that respects the city's residential character.

Neighborhood compatibility requirements may discourage the development of higher-density residential development in traditionally single-family neighborhoods.

Response to Constraints: Updated and new objective design standards can serve to allow higher-density residential development that is still compatible with surrounding neighborhoods, and could also allow for ministerial review in many situations. Programs to remove this constraint include:

- H4.M: Update Parking Requirements and Design Standards
- H7.A: Create Residential Design Standards
- H7.B: Develop and Adopt Standards for SB 9 Projects

Policy LU-6.11 Baylands Preservation. Allow development near the Bay only in already developed areas.

Requiring new development near the Bay to be infill development will limit possible housing sites, but is a necessary protection to ensure the preservation of natural resources and reduce flooding risk to new housing.

Response to Constraint: None required. Additionally, the area near the Bay is in Council District 1, and the Housing Element has an overall goal of dispersing housing development away from Council District 1.

Policy CIRC-7.1 Parking and New Development. Ensure new development provides appropriate parking ratios, including application of appropriate minimum and/or maximum ratios, unbundling, shared parking, electric car charging, car sharing, and Green Trip Certified strategies to accommodate residents, employees, customers and visitors.

Minimum parking ratios could decrease the feasibility of affordable housing.

Response to Constraint: New state law, AB 2097, removes parking minimums in parcels a half-mile from major transit stops. In addition, updated parking standards and parking demand management are included in the following programs:

- H3.D: Develop Incentives for Special Needs Housing

- H4.F: Modify Accessory Dwelling Unit (ADU) Development Standards and Permit Process
- H4.L: Modify El Camino Real/Downtown Specific Plan
- H4.M: Update Parking Requirements and Design Standards
- H6.F: Transit Incentives

Policy S1.1 Location of Future Development. Permit development only in those areas where potential danger to the health, safety and welfare of the residents of the community can be adequately mitigated.

Potential sites near the Bay might not be suitable for housing due to increased risk of flooding and sea level rise as the impacts of climate change become more apparent.

Response to Constraint: None required. Additionally, the area near the Bay is in Council District 1, and the Housing Element has an overall goal of dispersing housing development away from Council District 1.

Policy S1.17 Potential Exposure of New Residential Development to Hazardous Materials. Minimize risk associated with hazardous materials by assessing exposure to hazardous materials of new residential development and sensitive populations near existing industrial and manufacturing areas. Minimize risk associated with hazardous materials.

There are several hazardous material sites in Menlo Park that are at varying stages of remediation cleanup. Exposure to these hazardous materials will need to be minimized and could constrain new housing.

Response to Constraint: None required.

Policy LU-7.9 Support sustainability and green building best practices through the orientation, design, and placement of buildings and facilities to optimize their energy efficiency in preparation of State zero-net energy requirements for residential construction in 2020 and commercial construction in 2030.

Green building design may add to the cost of development. Many agencies; however, have similar policies.

Response to Constraint: Green building is consistent with many policies in the Housing Element, particularly Policy H2.5: Maintenance and Management of Quality Housing and Neighborhoods.

EXISTING GOVERNMENTAL CONSTRAINTS – LAND USE CONTROLS

Menlo Park uses development controls that are typical for other cities in the county and the region. The City has various land use controls that pose constraints on the development of affordable housing. The 2023-2031 Housing Element contains programs that direct Zoning Ordinance amendments to reduce land use and zoning constraints on the development of housing. This includes the following housing programs:

- Program H3.D Develop Incentives for Special Needs Housing
- Program H3.G Zoning Text Amendments for Special Needs Housing
- Program H4.I Create New Opportunities for Mixed-Use Development
- Program H4.J Increase Residential Density and Maximize Development Proposals
- Program H4.L Modify El Camino Real/Downtown Specific Plan
- Program H4.M Update Parking Requirements and Design Standards
- Program H4.O Identifying SB 10 Sites
- Program H7.B Develop and Adopt Standards for SB 9 Projects

The following table summarizes what land use approvals are currently needed for different housing types in the residential and mixed-use zoning districts.

Table 5-1: Land Use Controls Table

Housing Type	Zoning Designation													
	R-E	**R-E-S**	**R-1-S**	**R-1-S (FG)**	**R-1-U**	**R-1-U-LM**	**R-2**	**R-3**	**R-3-A**	**R-4**	**R-4-S**	**R-L-U**	**C-2-B**	**R-MU**
Single-family dwelling	P	P	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Duplexes	NP**	NP**	NP**	NP**	NP**	NP**	P	P	P	P	NP	NP	NP	NP
Triplexes***	NP	NP	NP	NP	NP	NP	P	P/C*	C	C	P	NP	P	P
Multifamily rental housing	NP	NP	NP	NP	NP	NP	P	P/C*	C	C	P	NP	P	P
Emergency shelters	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential care facilities****	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ADUs	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Small Employee Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P is a Permitted Use
C is a Conditional Use
NP is Not a Permitted Use
*In the R-3 zoning district, three or more units on lots that are 10,000 square feet or more are a Permitted Use.
** SB 9 allows duplexes under certain circumstances in single family zones.
*** Program H4.E will eliminate the current CUP requirement for multi-family projects in the R-3, R-3-A and R-4 zoning districts.
**** Individual zoning district chapters do not mention large or small residential care facilities as permitted or conditionally permitted uses.

State law requires jurisdictions to analyze the zoning and availability for a variety of housing types.

Multifamily Rental Housing

Multifamily rental housing refers to a building or portion of a building that is used as a residence for more than one household living independently of each other. Multifamily rental housing includes duplexes, triplexes, and apartments/condominiums. The Housing Element includes several programs designed to expand the opportunities for multifamily housing, which are described below.

Multifamily rental housing is permitted in the higher-density residential and mixed-use zoning districts. However, a conditional use permit is required for developments with three or more housing units in the R-4 zoning district and the R-3 zoning district for lots smaller than 10,000 square feet, which may pose a barrier to future housing construction.

In response, Housing Element Program H4.E will remove this constraint by eliminating the conditional use permit requirement for multi-family projects in the R-3, R-3A and R-4 zoning districts. Furthermore, implementation of Housing Element Program H4.J (Increase Residential Density and Maximize Development Proposals) will allow a base density of 30 units per acre on R-3 zoned lots that are 10,000 square feet or smaller around the El Camino Real/Downtown Specific Plan Area ("around the Specific Plan Area" is defined in the Zoning Ordinance under § 16.20.030). Program H4.I also directs a zoning ordinance amendment to allow residential development of up to 30 units per acre in certain non-residential zoning districts, including in areas near the Willows neighborhood.

SB 10 was signed into law in 2021. This state law enables jurisdictions to adopt zoning ordinances to permit greater development of single-family zoned properties in transit-rich areas or urban infill sites. In response to state law, Program H4.O directs the development of an overlay zone that would be applied to areas of the city where SB 10 projects could be implemented. Parcels within this overlay will be permitted to develop up to 10 housing units.

Implementation of Program H4.M (Update Parking Requirements and Design Standards) updates parking requirements and design standards to provide greater flexibility in site planning for multifamily residential housing, including reducing parking requirements for smaller units and establishing a parking or

alternative transportation in-lieu fee. Under this program, the City will also explore eliminating parking requirements for affordable housing projects, expanding shared parking, exploring district parking, and exploring other parking recommendations provided by ABAG-MTC.

Lastly, Program H4.L (Modify El Camino Real/Downtown Specific Plan) will consider amendments to the El Camino Real/Downtown Specific Plan to include, but are not limited to, eliminating housing caps and increasing the residential base density to a minimum of 30 dwelling units per acre in all subareas under the specific plan. This will facilitate increased densities in areas close to transit and create more opportunities for multifamily developments.

Small Employee Housing

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for-profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

Menlo Park's Zoning Code does not currently address small employee housing. As such, a program has been included in the Element add a definition and make provisions for small employee housing as a permitted use in all zone districts where single-family is permitted. As such, a program has been included in the Element to add a definition and make provisions for small employee housing as a permitted use in all zone districts where single-family is permitted.

Emergency Shelters

Emergency shelters are defined as "housing with minimal supportive services for homeless persons that are limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay" (Government Code § 65582).

Menlo Park's zoning code includes an Emergency Shelter for the Homeless Overlay. This overlay can only be applied to specific parcels identified in Municipal Code § 16.99.020 and ensures that the development of emergency

shelters do not adversely impact adjacent parcels or the surrounding neighborhood.

The Emergency Shelter for the Homeless Overlay (Municipal Code 16.99) consists of 26 parcels zoned R-3 that are near the Menlo Park VA Medical Center. The latest Point-in-Time count, in 2022, identified 56 individuals experiencing homelessness.[57]

In its review of Menlo Park's Housing Element, the State Department of Housing and Community Development (HCD) has identified the City's standard establishing a maximum 16-bed capacity for shelters as a potential constraint. While SB 2 allows jurisdictions to apply objective development standards to regulate emergency shelters, these standards must be designed to encourage and facilitate the development of, or conversion to, an emergency shelter. Limitation of a shelter to such a small size may limit service providers' access to funding and render the shelter economically infeasible to develop. In order to assess what might be a more reasonable size limitation that does not impact development feasibility, the City reviewed an inventory of existing shelters in San Mateo County. The inventory included numerous shelters that are 30 beds or smaller, including, but not limited to, shelters operated by LifeMoves who provide homeless housing and services throughout San Mateo County.

Program H3.G (Zoning Text Amendments for Special Needs Housing) is included to reduce actual and potential constraints to emergency shelters. Specifically, the City will modify Municipal Code 16.99, Emergency Shelter for Homeless Overlay, subsection .030 to increase the number of beds allowed in an emergency shelter to up to 30 by-right, with larger facilities subject to a conditional use permit.

Compliance Review Procedures

Shelters permitted by-right in the emergency shelter for the homeless overlay zone require an application, a noticing period, a public meeting, and a compliance determination.

Application

Requests for compliance review shall be made in writing by the owner of the property, lessee, purchaser in escrow, or optionee with the consent of the owners, on a form prescribed by the City. The application shall be accompanied

[57] https://www.smcgov.org/media/133851, PDF page 6

by a fee, set by the City Council, plans, and a project description explaining the details of the proposal.

Noticing. A notice shall be mailed to all property owners and building occupants within three hundred (300) feet of the exterior boundary of the property involved. The notice shall include a description of the proposal, methods for providing comments, and date and time of the public meeting.

Public Meeting. Prior to making a determination of compliance, the Planning Commission shall conduct a study session. The review by the Planning Commission is advisory and nonbinding and limited to the proposal relative to the objective development regulations and performance standards set forth in Sections 16.99.050 and 16.99.060 of the Municipal Code.

Compliance Determination. The Community Development Director or designee shall make a determination of compliance in writing after reviewing the application materials and considering any comments received. The determination of the Community Development Director is final and not subject to appeal (Ord. 1002 § 2 (part), 2014), Section 16.99.070 of the Municipal Code.

Development Standards

The Overlay meets the parking standards under AB 139 (2020), as section 16.99.050(1) describes objective off-street parking regulations that provide sufficient parking to accommodate the staff working in the emergency shelter. Under the development regulations in Section 16.99.050, the off-street parking requirement is one space per employee or volunteer on duty, one space per family, 0.25 spaces per non-family bed, and 0.2 spaces of bicycle parking for bed. These numbers can be reduced by 10% if the facility is located within one-half mile of a rail station or within a quarter mile of a bus stop that serves at least four buses per hour during peak morning and afternoon periods.

In addition, emergency shelters must meet performance standards set by Section 16.99.060 of the Menlo Park Municipal Code. These performance standards include waiting and client intake areas, facility requirements, exterior lighting, and security.

Waiting and client intake areas must include ten square feet of on-site interior waiting and client intake space per bed along with one office or cubicle per 10 beds. At least one office or 25 percent of the offices must be designed for client privacy.

Adequate external lighting shall be provided for security purposes and shall provide illumination and clear visibility to all outdoor areas having minimal spillover on adjacent properties. On-site security shall be provided during the hours when clients are present.

Management Standards

Onsite management is required during hours of operation when clients are present and must have a written management plan that includes procedures for screening residents for compatibility with services provided at the facilities. Facilities shall also set and maintain hours for client intake and discharge and shall be clearly posted. Facilities shall also provide overnight accommodation and meals for clients. Staffing and services or transportation to such services shall be provided to assist clients to obtain permanent shelter and income and shall be available at no cost to clients at the facility. There shall be a common kitchen, dining room, showers, and secure storage facilities adequate for the number of clients. Other amenities may be added to the facility requirements as recommended by the police department in order to be consistent with the state's provisions for emergency housing. Finally, the shelter operator shall establish staff to coordinate with any city, police, school district, and school district officials, as well as local residents on any issues related to the operation of the facility.

Siting

The parcels where emergency shelters are allowed by-right are subject to a siting analysis, reviewing proximity to transit and services, hazardous conditions, habitability, and feasibility of emergency shelter construction.

Proximity to Transportation and Services

The 26 parcels currently designated for the emergency shelter homeless overlay are clustered around the existing Veterans Affairs Medical Center near US-101. The existing Veterans Affairs Medical Center has access to US-101 via Willow Road, along with a variety of SamTrans and Dumbarton Express bus routes. These lines can be accessed at the Veterans Affairs Transit Center on Hospital Plaza or on Willow Road.

Many individuals experiencing homelessness are veterans, and the colocation near to (and, per Program H3.G, at) the VA Medical Center can support access to the services provided for individuals or families using an emergency shelter. According to Section 16.99.040 of the Menlo Park Municipal Code, emergency shelters can exceed the maximum number of 16 beds in a single facility with a

conditional use permit (CUP). This section will be revised per program H3.G to increase the number of beds allowed without a CUP to 30.

Hazardous Conditions

There are no identified hazardous conditions on any of the parcels in the overlay.

Human Habitability

Many of the parcels in the overlay area have active residential uses, which demonstrates an ease of habitability, and most are located near Willow Road. The area of the VA Medical Center is on the west side of Willow Road. On the east side of the road, there are parks, grocery stores, affordable restaurants, and a laundromat among other services.

Feasibility

Many of the 26 parcels in the existing Emergency Shelter Overlay Zone are built out with residential uses. In order to improve the feasibility of an emergency shelter development substantial enough to support Menlo Park's current (2022 PIT count) homeless population, Program H3.G directs expanding the Emergency Shelter Overlay Zone to include the entire VA campus. This 90-acre site includes ample space for an emergency shelter (both open space and buildings that could be reused as a shelter). The Veterans Affairs administration has supported local homeless populations, with a recent development – Willow Housing – and current plans for a new development (Site #64 in the Site Inventory). An additional emergency shelter would be feasible and in line with recent development history and ongoing projects on the campus.

Low Barrier Navigation Centers

Low Barrier Navigation Centers are a housing-first solution to assist people who are experiencing homelessness. These temporary shelters provide services and are focused on transitioning individuals experiencing homelessness into permanent housing. Under AB 101, State law requires that jurisdictions permit low barrier navigation centers by-right in mixed-use zoning districts and non-residential zones that permit multifamily uses.

Menlo Park's zoning code does not currently permit low barrier navigation centers. Through the implementation of Program H3.G (Zoning Text Amendments for Special Needs Housing), the City will adopt a zoning ordinance to permit low barrier navigation centers as a by-right use in mixed-use and non-

residential zoning districts that allow multifamily housing, consistent with State law.

Transitional Housing

Transitional housing refers to rental housing developments that are operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Ord. 1004 § 7, 2014).

Transitional housing is considered a residential use and is allowed in residential areas. Under Program H3.G (Zoning Text Amendments for Special Needs Housing), the City will amend the Code to explicitly allow transitional and supportive housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Supportive Housing

Supportive housing is housing that has no limit on the length of stay and is occupied by the target population. This type of housing has onsite and offsite services that assist residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community (Ord. 1004 § 6, 2014).

Supportive housing is considered a residential use and is allowed in residential areas. Under Program H3.G (Zoning Text Amendments for Special Needs Housing), the City will amend the Code to explicitly allow transitional and supportive housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. Further, the City will amend the Code to explicitly allow supportive housing by-right in all zones where multifamily and mixed uses are permitted.

Single-Room Occupancy Units (SROs)

Single-room occupancy units (SROs) are small units that are typically between 200 to 350 square feet. They are located in multi-unit buildings and typically include a shared bathroom and kitchen facilities.

SROs are not explicitly allowed in Menlo Park's zoning code. However, boardinghouses are permitted as a conditional use in the R-2, R-3, R-3-A, R-4, and R-4-S zoning districts. Boardinghouses serve a similar function as SROs and are defined in the City's zoning code as "a dwelling other than a hotel, where lodging or meals for three or more persons is provided for compensation" (Municipal Code § 16.04.090). SROs typically have shared kitchens and meals are not provided.

Manufactured Homes

Manufactured homes are houses that are factory-built and transported to the housing site. Due to the much lower cost of construction and labor costs needed to build a manufactured home, this housing type can provide an affordable housing solution.

Consistent with state law, the City allows the siting and processing of mobile homes/manufactured homes in the same manner as conventional or stick-built homes. Accessory dwelling units are also permitted to be manufactured homes.

Manufactured homes must comply with the setback, height, and design requirements of the regulating zoning district. New or substantially improved manufactured homes located within zones A1-30, AH, AE, V1-30, V, and VE of the community's flood insurance rate map are required to be elevated or be securely fastened to an anchored foundation system to resist flotation, collapse, and lateral movement.

Mobile Home Parks

Mobile home parks include any property that has a minimum of two mobile homes, manufactured homes, recreational vehicles, and/or lots that are held for rent or lease.

There are no mobile home parks in Menlo Park. Mobile homes are not explicitly addressed as a permitted use in Menlo Park's zoning code. As the city is mostly built out, there is limited opportunity for the development of mobile home parks.

Accessory Dwelling Units

Accessory dwelling units (ADUs) are attached or detached residential dwelling units that provide complete independent living facilities and are located on lots with proposed or existing primary residences. ADUs are a cost-effective housing

type because they do not require new land or major infrastructure improvements. ADUs tend to be smaller and are thereby more inherently affordable by design.

However, because many ADUs are rented to family and friends of the homeowner, if homeowners are primarily White, then the families and potential friends of the homeowners could be predominantly White. Relying too heavily on ADUs for affordable housing could inadvertently exacerbate patterns of segregation. Additionally, ADUs and other smaller units are generally not compatible for families or households with more than one to two people, but they can still be an effective strategy for increasing the supply of smaller rental housing units in traditionally single-family home neighborhoods.

The City's zoning code allows ADUs in all residential and residential mixed-use zoning districts. The City has reduced barriers to building ADUs through less restrictive development standards and expediting the application review and approval process. ADUs that comply with the development regulations in the City's zoning code shall be approved without discretionary review within 60 days of receipt of the completed development application. More information about ADUs is available in the Fees section of this chapter.

The Housing Element contains programs to reduce actual and potential constraints to the development of ADUs. Program H4.F will modify the development standards for ADUs to allow greater flexibility in the parking design. The City will partner with a third party to develop a series of pre-designed ADU options for consideration by homeowners interested in developing ADUs on their property.

Program H3.I directs the City to adopt incentives to encourage accessible ADUs and rent restricted units. Lastly, Program H2.D will amend the ADU Ordinance to include an amnesty program for unpermitted ADUs. These efforts will encourage the production of ADUs, which by design are more affordable than multifamily units, and preserve existing ADUs created without building permits by providing a non-punitive pathway to legalization.

The State Department of Housing and Community Development (HCD) has reviewed the City's ADU ordinance and has identified several areas which do not comply with State ADU law. HCD will be providing the City with a letter outlining non-compliance issues in the ordinance. The City has included Program H4.F (Modify Accessory Dwelling Unit (ADU) Development Standards and Permit Process) in the Housing Element to update the ADU ordinance to bring it into full compliance with current State requirements.

Affordable Housing Overlay

The City adopted an Affordable Housing Overlay (AHO) in 2013 to encourage the development of housing affordable to low, very low and extremely low income households. Since its adoption, the City has had two projects developed using the AHO (Sequoia Belle Haven at 1221 Willow Road and Gateway Rising at 1345 Willow Road), providing a combined 230 affordable units, of which 100 were net units on the project sites. These developments occurred on two of the City's five R-4-S(AHO) zoned parcels. Two additional residential developments with a combined 540 units were constructed on two of the remaining three R-4-S(AHO) parcels, but did not utilize the AHO provisions. The AHO as currently written is limited to sites within the Menlo Park El Camino Real and Downtown Specific Plan Area (SP-ECR-D) and the R-4-S area (Municipal Code 16.98.015). As currently codified in Chapter 16.98 of the Municipal Code, the density bonus provided pursuant to the AHO is not additive with and cannot be combined with density bonus incentives offered under state density bonus law (Government Code Section 65915).

Program H4.D directs an update of the AHO to further incentivize the production of affordable housing and housing for special needs populations. The AHO will be expanded beyond the current SP-ECR-D and R-4-S zones to encompass Housing Element opportunity sites and R-3 sites in proximity to Downtown, all located in high resource areas of the City. The updated AHO will clarify that density bonuses and other incentives provided for under the AHO are additive with and can be combined with state density bonuses, allowing for densities of up to 100 units/acre or greater. The ordinance will also clarify that incentives provided pursuant to the AHO are additive with and can be combined with incentives/concessions/waivers available under state density bonus law. Additional incentives to be evaluated in the updated AHO include: fee waivers, deferrals, or further reduction of other fees (such as traffic impact fees, recreation in-lieu fees, etc.); increased heights; reduced parking; and priority development review processing, among others.

Program H4.L directs the modification of the El Camino Real/Downtown Specific Plan to increase housing opportunities, irrespective of future application of the AHO.

EXISTING GOVERNMENTAL CONSTRAINTS – ZONING STANDARDS

Zoning standards, including building site requirements (e.g., lot area, coverage, floor area limit (FAL), floor area ratio (FAR), and landscaping), setbacks, and height limits under Menlo Park zoning are summarized on the next page.

Zoning Fees and Transparency

As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website. Program H5.G directs the City to improve ease of access for the public to find fees, zoning, and development standards. Programs H3.I and H4.A are focused on reducing fees for certain projects if they meet specific requirements like providing accessible units.

Conditional Development District

The Conditional Development District (X), also referred to as a combining district, is a zoning district specifically established for the purpose of combining special regulations or conditions with an underlying zoning district as set forth in Municipal Code Section 16.08.010. The X District is something that potential developers can opt into to offer greater development flexibility, and is not delineated to any particular area of the city. A Conditional Development Permit may be issued to allow adjustment of the requirements of the district in order to secure special benefits possible through comprehensive planning of large developments. Further, such adjustment is intended to allow relief from the inflexibility of standard zoning regulations; to permit the application of new and desirable development techniques; and to encourage more usable open space than would otherwise be provided with standard development. As an example, the X Conditional Development Overlay District is being utilized as the zoning tool for redevelopment of the 60-acre former Menlo Science and Technology Park with the Willow Village mixed use project. Conditional Development Permits are subject to review and recommendation by the Planning Commission and ultimate action by the City Council. The process, described in Municipal Code 16.82.050 through 16.82.100, requires:

- An application (accompanied by architectural drawings and plot plans)

- Planning Commission hearing (within 45 days of application filing)
    - Planning Commission Recommended Action
- Council Action (within 45 days of receipt of Planning Commission Recommended Action)

The X Conditional Development District process is an option chosen by the developer and does not result in a constraint on housing, as evidenced by the approval of Willow Village in December 2022. Development regulations in the X district are as specified in the Conditional Development Permit and in no event does the number of dwelling units, floor area ratio, or floor area limit exceed the development regulations as set forth in base zoning district with which the X district is combined.

Table 5-2: Summary of City of Menlo Park Zoning Requirements (2021)

Zoning		Development Regulations												
Zoning District	**Zoning Abbreviation**	**Minimum Lot Area**	**Minimum Lot Width**	**Minimum Lot Depth**	**Maximum Building Coverage**	**Floor Area Limit (FAL) or Floor Area Ratio (FAR)**	**Density**	**Height**	**Minimum Landscaping**	**Required Setbacks**				**Parking**
										Front	**Rear**	**Side – Interior**	**Side – Corner**	
Residential Estate District	R-E	20,000 sf	110 ft	130 ft	varies depending on lot size and number of stories	varies depending on lot size	1 unit/ 20,000 sf	<20,000 sf lot size: 28 ft ≥20,000 sf lot size: 30 ft	n/a	20 ft min	20 ft min	10 ft min on one side; 30 ft total	15 ft min	2 spaces/ unit
Residential Estate Suburban District	R-E-S	15,0000 sf	100 ft	100 ft	varies depending on lot size and number of stories	varies depending on lot size	1 unit/ 15,000 sf	<20,000 sf lot size: 28 ft ≥20,000 sf lot size: 30 ft	n/a	20 ft min	20 ft min	10 ft min on one side; 25 ft total	15 ft min	2 spaces/ unit
Single Family Suburban Residential District	R-1-S	10,000 sf	80 ft	100 ft	varies depending on lot size and number of stories	varies depending on lot size	1 unit/ 10,000 sf	<20,000 sf lot size: 28 ft ≥20,000 sf lot size: 30 ft	n/a	20 ft min	20 ft min	10 ft min	12 ft min	2 spaces/ unit
Single Family Suburban Residential District (Felton Gables)	R-1-S (FG)	10,000 sf	80 ft	100 ft	35%	2,800 sf + 20% *(lot area – 7,000 sf)	1 unit/ 10,000 sf	<20,000 sf lot size: 28 ft ≥20,000 sf lot size: 30 ft	n/a	20 ft min	20 ft min	10 ft min	12 ft min	2 spaces/ unit
Single Family Urban Residential District	R-1-U	7,000 sf	65 ft	100 ft	varies depending on lot size and number of stories	varies depending on lot size	1 unit/ 7,000 sf	<20,000 sf lot size: 28 ft ≥20,000 sf lot size: 30 ft	n/a	20 ft min	20 ft min	10% of min lot width but not less than 5 ft and no more than 10 ft	12 ft min	2 spaces/ unit
Single Family Urban Residential District (Lorelei Manor)	R-1-U (LM)	Prior to June 1, 2006: 4,900 sf After June 1, 2006: 7,000 sf	40 ft	75 ft	varies depending on lot size and number of stories	varies depending on lot size	1 unit/ 4,900 sf	20 ft max for one-story; 28 ft max for two-story	25% pervious surfaces	20 ft min above ground; 15 ft min below ground	20 ft min above ground; 15 ft min below ground	5 ft min	12 ft min	2 spaces/ single-family dwelling
Low Density Apartment District	R-2	7,000 sf	65 ft	100 ft	35%	40%; FAR of second story ≤15%	1 unit/ 3,500 sf	28 ft	40%	20 ft min	20 ft min	10% of min lot width but not less than 5 ft and no more	12 ft min	2 spaces/ unit*

Zoning		Development Regulations												
												than 10 ft		
Apartment District (general)	R-3 (general)	7,000 sf	<10,000 sf: 70 ft ≥10,000 sf: 80 ft	100 ft	30%	45%	13.1 units/ac	35 ft (No story limit)	50%	15% of lot width; 20 ft min	15% of lot width; 15 ft min	10 ft min for interior side	15 ft min	2 spaces/ unit;* 1 space must be covered and not located in a front or side yard
Apartment District (around El Camino Real/Downtown Specific Plan Area)	R-3 (around El Camino Real/ Downtown Specific Plan Area)	10,000 sf	80 ft	100 ft	40%	Floor area ratio shall decrease on an even gradient from 75% for 30 du/ac to 35% for 13.1 du/ac	13.1-30 units/ac	13.1 du/ac: 35 ft ≥20 du/ac: 40 ft (No story limit)	25%	20 ft min	15 ft min	10 ft min for interior side	15 ft min	≥2 bedrooms: 2 spaces; <2 bedrooms: 1.5 spaces;* each unit must have at least 1 space
Garden Apartment Residential District	R-3-A	10,000 sf	80 ft	100 ft	30%	45% max	13.1-30 units/ac	no max; all setbacks shall increase by 1 ft for every ft over 35 ft (No story limit)	n/a	15 ft min	10 ft min	25% of the height of the main building but not less than 5 ft	10 ft min	2 spaces/ unit*
Apartment—Office District	R-3-C	Same as R-3, provided that offices may be permitted												
High Density Residential District	R-4	20,000 sf - 1 ac	100 ft	100 ft	40%	100% max	40 units/ net ac max	40 ft max	30%	20 ft	15 ft	10 ft	15 ft min	≥2 bedrooms: 2 spaces; 1 bedroom: 1.5 spaces;* studio: 1 space
High Density Residential District, Special	R-4-S	20,000 sf	100 ft	100 ft	40%	Increase on an even gradient from 60% for 20 du/ac to	20-30 units/ ac	40 ft max	25%	10 ft	10 ft min	10 ft; 5 ft min when abutting a private access	10 ft	≥2 bedrooms: 2 spaces; 1 bedroom:

Zoning		Development Regulations												
(AHO currently applicable)						90% for 30 du/ac						easement		1.5 spaces;* studio: 1 space
Retirement Living Units District	R-L-U	20,000 sf min	100 ft	100 ft	35%	150% max	1 unit/ 800 sf	35 ft max	n/a	25 ft min	20 ft min	10 ft min each side; 30 ft total	n/a	1 space/ unit
Neighborhood Mixed Use District, Restrictive	C-2-B	none	none	none	60%	increase on an even gradient up to 90% for 30 du/ac	30 units/ac	30 ft max; 40 ft max for mixed-use (No story limit)	10%	10 ft min	none	none	10 ft min	1 space/unit or 1 space/1,000 square feet
Residential Mixed Use District	R-MU	20,000 sf	100 ft	100 ft	n/a	60-90%	20-30 units/ ac	35-40 ft (No story limit)	25%	25 ft max from street; 10 ft min from interior property lines	10 ft min	10 ft min	25 ft max	1 space/unit or 1 space/1,000 square feet

**=Program H4.M will revise parking standards so that multifamily residential parking is reduced, inclusive of guest parking.*

The multifamily zoning standards in the R-3 and R-4 zoning districts were compared to the nearby and/or neighboring cities of Palo Alto, Mountain View, Sunnyvale, and the City of San Mateo. Comparative standards for multifamily zoning allowing roughly 18 to 45 units per acre are shown below (Table 5-3).

Table 5-3: Comparison of Menlo Park Multi-Family Zoning Standards with Nearby Cities

City	Zone	Units/ Acre	FAR	Lot Coverage	Minimum Open Space (% of lot)	Lots Size	Building Height
Menlo Park	R-3	16	0.45	30%	50%	7,000 sf	35 ft
	R-4	40	1.0	40%	30%	20,000 sf	40 ft
Palo Alto	RM-20	20	0.5	35%	35%	8,500 sf	30 ft
	RM-30	30	0.6	40%	30%	8,500 sf	35 ft
	RM-40	40	1.0	45%	20%	8,500 sf	40 ft
Mountain View	R3-2	18	1.05	35%	55%	12,000 sf	45 ft
	R3-1	33	1.05	35%	55%	12,000 sf	45 ft
	R3-D	46	1.05	40%	35%	12,000 sf	45 ft
Sunnyvale	R-3	24	None	40%	20%	8,000 sf	35 ft
	R-4	36	None	40%	20%	8,000 sf	55 ft
	R-5	45	None	40%	20%	8,000 sf	55 ft
San Mateo	R3	20-35	0.85 by right; 1.0 with Use Permit	--	200 sf/ first bedroom in each unit; 100 sf/ remaining bedrooms	4,000 sf	--

As shown in Table 5-3, Menlo Park's FAR for multifamily development is lower than neighboring cities in the R-3 zone (which is more suitable moderate-income housing) but comparable in the R-4 zone (which is suitable for lower-income housing). However, based on this comparison and other factors, the City will adopt more flexible standards that will reduce the minimum lot size for multifamily development on R-3 zoned parcels from 10,000 sq. ft. to 7,000 sq. ft. in the area around the Downtown/El Camino Real Specific Plan Area (Program H4.K) and amend the Affordable Housing Overlay (AHO) to encourage greater opportunities for affordable housing. Additional standards that are lower than comparable cities include the 30 percent lot coverage in the R-3 zone and a maximum lot size in the R-4 zone of one acre in size. In addition, most comparable cities do not require conditional use permits for multifamily housing in a multifamily zone.

Higher density residential zoning districts, including R-3 (around El Camino Real/Downtown Specific Plan), R-3-C, R-4, and R-4-S, provide parking requirements based on bedroom count per unit rather than a standard two spaces per unit, which is the typical residential parking ratio in other residential zoning districts. The Retirement Living Units (R-L-U); Neighborhood Mixed Use District, Restrictive (C-2-B); and Residential Mixed Use (R-MU) zoning districts require less parking, ranging from 1 to 1.5 spaces per unit.

As with other cities, Menlo Park's development standards and requirements are intended to protect the long-term health, safety, and welfare of the community. The Housing Element includes programs that will amend the Zoning Ordinance to reduce barriers to the development of affordable housing by increasing allowed residential densities (Program H4.D, Program H4.J, Program H4.L), providing greater flexibility around parking requirements for developments intended for people with special needs (Program H3.D), and allowing residential uses in commercial-only areas (Program H4.I).

Particularly on smaller parcels, current development standards may preclude the achievement of maximum zoned densities. These development standards can include landscaping, parking requirements (notably those requiring two spaces for studio and one-bedroom units), and floor area ratio requirements. In the R-3 (Apartment District), lot area, landscaping, parking and floor area ratio requirements as currently written could preclude achieving maximum allowable densities – particularly on smaller lots close to downtown. These development standards will be modified by Program H4.J.

The current parking requirement of two spaces per unit in the R-2 and R-3 zones, regardless of unit size, serves as a barrier to the production of smaller, lower cost units. Even the reduced standard of 1.5 parking spaces for one-bedroom units, such as the

City currently requires in the R-4 and R-4-S zones and the R-3 zone around the El Camino Real/Downtown Specific Plan, may similarly constrain the inclusion of smaller units within developments. Based on direction from the State Department of Housing and Community Development (HCD), the City will reduce its multi-family parking requirements. Housing Element Program H4.M (Update Parking Requirements and Design Standards) updates parking requirements and design standards to provide greater flexibility in site planning for multifamily residential housing, including reducing parking minimums and establishing a parking or alternative transportation in-lieu fee, and exploring eliminating parking requirements for affordable housing projects, expanding shared parking, exploring district parking, and exploring other parking recommendations provided by ABAG-MTC.

Furthermore, effective January 2023, AB 2097 requires minimum parking requirements be waived where new residential development is proposed within a half mile of a major transit stop.[58] Of the 60 sites included in Menlo Park's Housing Element sites inventory, 42 are subject to AB 2097 and thus eligible for parking waivers.

On January 1, 2020, Senate Bill 330 (SB 330) went into effect. The bill is intended to streamline housing projects that are subject to discretionary review under local zoning laws. The bill establishes a two-step process by which an applicant can "lock in" applicable fees and development regulations by submitting a Preliminary Application, then submit a complete development application within 180 days of the submittal of the complete Preliminary Application. The City of Menlo Park complies with SB 330. Resources such as application checklists and process guidance handouts are available on the City's webpage. As of October 2022, the City has received and processed eight development applications under SB 330.

EXISTING GOVERNMENTAL CONSTRAINTS – FEES AND/OR EXACTIONS

Processing fees are required for all property improvement and development applications, pursuant to City Council policy to recover processing costs of development review. Local fees add to the cost of development, but cities typically look to recover processing costs to reduce budgetary impacts. High planning and site development fees

[58] AB 2097 includes provisions for jurisdictions to require parking for sites within one-half mile of transit if they are able to make written findings that not imposing minimum parking on a development would have a substantially negative impact, as supported by factors specified in the statutes.

processing costs to reduce budgetary impacts. High planning and site development fees can impact property owners' ability to make improvements or repairs, especially for lower-income households. However, line item fees related to processing, inspections and installation services are limited by California law to the cost to the agencies of performing these services. City zoning, through State Density Bonus Law and the Affordable Housing Overlay zoning, provide various incentives for affordable housing as a way to reduce project costs and address actual and potential constraints that fees and exactions may pose.

The fees for Menlo Park are summarized below in Table 5-4 for three developments: (1) a 2,000-square foot single-family unit valued at $900,000 or greater; (2) a 16,000-square foot, 10-unit for-rent multifamily project valued at $5,000,000 ($500,000 for each unit); and (3) a 750 square foot detached accessory dwelling unit valued at $195,000. The fees below are shown for the entire 10-unit multifamily project, not on a per-unit basis, except within the fees summary in Table 5-5.

Table 5-4: City of Menlo Park Fees (2019)

Fee	Single-Family	Multi-Family	Accessory Dwelling Unit	Agency Fees Paid To	Comments
PLANNING[59]					
Use Permit	$1,500 (deposit)	$1,500 (deposit)	Not typical	Community Development Department	
Architectural Control	n/a	$2,000 (deposit)	n/a	Community Development Department	
Environmental Review	n/a	$5,000 (deposit) + consultant costs	n/a	Community Development Department	Additional $4,000 for Circulation System Assessment
Environmental Review Circulation System Assessment	$4,000 (deposit)	$4,000 (deposit)	n/a	Community Development Department	
Zone Changes	$8,000 (deposit)	$8,000 (deposit)	n/a	Community Development Department	
General Plan Amendment	$8,000 (deposit)	$8,000 (deposit)	n/a	Community Development	

[59] Fees where a deposit is paid reflect an average fee amount based on staff time x hourly billing rates. Depending on a project's complexity, costs may exceed these amounts in which case an applicant is sent a supplemental billing. Any un-expended deposit amount is subject to refund.

Fee	Single-Family	Multi-Family	Accessory Dwelling Unit	Agency Fees Paid To	Comments
				Department	
Variances	$3,000 (deposit)	$3,000 (deposit)	n/a	Community Development Department	
Architectural Control	$2,000 (deposit)	$2,000 (deposit)	n/a	Community Development Department	
Tentative Maps (0-4 Lots)	$6,000 (Planning Commission deposit) $4,400 (Administrative Flat Fee)	$6,000 (Planning Commission deposit) $4,400 (Administrative Flat Fee)	n/a	Community Development Department	
Tentative Maps (Tract/Subdivision)	$6,000 (deposit)	$6,000 (deposit)	n/a	Community Development Department	
Affordable Housing In-Lieu Fees (Group A)	$11.89 (per new sq. ft. of new gross floor area)	$11.89 (per new sq. ft. of new gross floor area)	n/a	Community Development Department	Group A: Office,research and development (R&D)
Affordable Housing In-Lieu Fees (Group B)	$6.48 (per new sq. ft. of new gross floor area)	$6.48 (per new sq. ft. of new gross floor area)	n/a	Community Development Department	Group B: All other commercial and industrial uses

Fee	Single-Family	Multi-Family	Accessory Dwelling Unit	Agency Fees Paid To	Comments
Lot Line Adjustments	$1,130	$1,130	n/a	Community Development Department	
BUILDING					
Building Permit	$3,019	$13,950	$2,619	Community Development Department	
Plan Check	$3,836	$27,295	$2,590	Community Development Department	
Geology Review	$25 (admin) $1,200 (review)	$25 (admin) $1,750 (review)	$25 (admin) $1,200 (review)	Community Development Department	Not charged for attached ADUs outside of Sharon Heights
State Strong Motion Fee	$117	$650	$25	California Department of Conservation	Valuation amount x 0.00013 = fee amount; minimum fee of $0.50 for any valuation up to $3,850
State CA Green Building Fee	$36	$200	$8	California Building Standards	$1 for permits with valuations up to $25,000. Additional $1 for each

Fee	Single-Family	Multi-Family	Accessory Dwelling Unit	Agency Fees Paid To	Comments
				Commission	additional $25,000
Construction Debris Recycling Administrative Fee	$200	$200	$200	Community Development Department	
Fire[60]	$427	$427	$427	Menlo Park Fire Protection District	Includes site review and assumes one resubmittal
PUBLIC WORKS/ENGINEERING					
Public Works Improvement	$2,000	$10,000	$1,000	Public Works Department	Single family homes and ADUs: $810 (Base) + 5.35% of onsite and offsite civil improvements Multifamily: $4,820 (Base) + 5.35% of onsite and offsite civil improvements
Engineering Site Inspection	$2,000	$10,000	$1,000	Public Works Department	5.35% of the cost of onsite and offsite civil improvements

[60] https://www.menlofire.org/plan-submittal

Fee	Single-Family	Multi-Family	Accessory Dwelling Unit	Agency Fees Paid To	Comments
Water Efficient Landscape Ordinance	$410 + 125% of the cost of external review if required	$1,050 + 125% of cost of external review if required	n/a	Public Works Department	
UTILITIES					
Storm drainage connection fees	$810 + $450 = $1,260	$810 + $150/ unit = $2,310	n/a	Public Works Department	Includes Storm Water Operations and Maintenance Agreements and storm drainage connection fees
Water Service Connection Charge	Municipal Water: $12,789 O'Connor: $1,000 Palo Alto Mutual Water Company: $2,500 (deposit)	Municipal Water: $39,645 O'Connor: $1,000 Palo Alto Park Mutual Water Company: $2,500 (deposit)	Connection fees are charged proportionate to the burden of the ADU compared to the primary dwelling. A conservative estimate for a dedicated water meter is provided below. Municipal Water: $12,789	Menlo Park Municipal Water, California Water Service, O'Connor Tract Cooperative Water District, or Palo Alto Mutual Water Company	Connection fee is paid to the property's water provider

Fee	Single-Family	Multi-Family	Accessory Dwelling Unit	Agency Fees Paid To	Comments
Sewer[61]	West Bay Sanitary District: $8,501 (connection fee) East Palo Alto: $6,060 (connection fee) + $1,400 (plan check fee, sewer service charge, permit application fee) Fair Oaks: $6,153 (connection fee) + $380 (development fee)	West Bay Sanitary District: $8,501 (connection fee) East Palo Alto: $6,060 (connection fee) + $1,400 (plan check fee, sewer service charge, permit application fee) Fair Oaks: $24,612 (connection fee) + $380 (development fee)	Connection fees are charged proportionate to the burden of the ADU compared to the primary dwelling. West Bay Sanitary District: $6,376	West Bay Sanitary District, East Palo Alto Sanitary District, or Fair Oaks Sewer Maintenance District	Cost varies depending on Sanitary District. Charges for Fair Oaks assumes 1" for single family and 2" for multifamily.
GENERAL					
Tech Surcharge	$91	$419	$79	Community Development Department	3% of building permit value
General Surcharge	$91	$419	$79	Community Development	3% of building

[61] https://westbaysanitary.org/wp-content/uploads/2021/07/CODE-OF-GENERAL-REGULATIONS-revised-07-01-2021.pdf#page=49
https://www.epasd.com/home/showpublisheddocument/3232/636930162743300000
https://www.fowd.com/rates-fees

Fee	Single-Family	Multi-Family	Accessory Dwelling Unit	Agency Fees Paid To	Comments
				Department	permit value
IMPACT FEES					
Affordable Housing In-Lieu Fee	n/a	n/a	n/a	Community Development Department	Developments with fewer than four units are exempt. At least 10% of the units shall be affordable in developments that have 5-19 units.
Roads (Building Impact, Public Works)	$5,220	$29,000	$240	Public Works Department	0.58% of building valuation.
Traffic	$16,517	$55,669	n/a	Public Works Department	
Recreation Fees (Parks)	n/a	n/a	n/a	Public Works Department	Recreation in-lieu fee only applies to subdivisions and are an estimated $127,400 for single family homes and $78,400 per unit for for-sale multifamily developments.

Fee	Single-Family	Multi-Family	Accessory Dwelling Unit	Agency Fees Paid To	Comments
School[62]	$8,160	$65,280	$3,060	Sequoia Union High School District	ADUs 500 square feet or smaller are exempt from school impact fees.

[62] https://www.seq.org/Departments/Administrative-Services/Maintenance--Operations/School-Impact--Developer-Fees/index.html

Table 5-5: Summary of Fees

Category	Single Family	Multifamily	ADU	Notes
Planning*	$44,030	$51,030	--	
Building/Fire	$8,055	$43,622	$7,069	
Public Works/Engineering	$4,410	$21,050	$2,000	
Utilities	$22,977	$50,883	$19,592	Assumes that new connections are required and development is serviced by Menlo Park Municipal Water and West Bay Sanitary Sewer.
General	$182	$838	$158	
Impact Fees	$29,897	$149,949	$3,300	
Total	**$109,551**	**$317,372**	**$12,552**	
Per Unit Fees	*$109,551*	*$31,737*	*$12,552*	
Project Valuation (Estimate)	**$900,000**	**$5,000,000**	**$195,000**	
Development Fee as % of Project Valuation	**12.2%**	**6.3%**	**6.4%**	

**: Maximum fees applicable, not including in-lieu fees.*

Development fees for multifamily and ADU projects are much lower, as a proportion of the project value, than development fees for single-family developments.

The Housing Element includes programs that will reduce fees for affordable housing projects:

- Program H3.I: Adopt incentives including a waiver of ADU fees in exchange for providing a deed-restricted ADU affordable to low-income households.

- Program H4.D: Evaluate processing fee waivers or further reduction of fees for affordable housing development on sites where the AHO is applicable.

The City's Master Fee Schedule reflects fees charged by all City departments. It is usually amended annually so that fees reflect current costs to provide services or, in some cases, to add new fees for new City services and/or to eliminate fees for services that are no longer offered. Compared to other communities in San Mateo County, Menlo Park's fees for single family homes are on the higher end while the City's fees for small multi-family developments are on the lower end (Table 5-6). There is a limit to how much development fees can be reduced. Impact fees and fees paid to service providers, such as water, sewage, and school fees, are necessary to ensure that new developments have utility services and that the long-term health and safety of the community are maintained. Fees that are collected by the City will be re-evaluated when the Master Fee Schedule is updated to identify any fees that could be reduced without compromising the overall health and safety of the community.

Table 5-6: **Total Fees (includes entitlement, building permits, and impact fees) per Unit**

	Single Family	Small Multi-Unit	Large Multi-Unit
Atherton	$15,941	No Data	No Data
Brisbane	$24,940	$11,678	No Data
Burlingame	$69,425	$30,345	$23,229
Colma	$6,760	$167,210	$16,795
Daly City	$24,202	$32,558	$12,271
East Palo Alto	$104,241	No Data	$28,699
Foster City	$67,886	$47,179	$11,288
Half Moon Bay	$52,569	$16,974	No Data
Hillsborough	$71,092	No Data	No Data
Millbrae	$97,756	$6,824	$55,186
Pacifica	$33,725	$40,151	No Data
Portola Valley	$52,923	No Data	No Data
Redwood City	$20,795	$18,537	$62,696
San Bruno	$58,209	$72,148	$39,412
San Mateo	$99,003	$133,658	$44,907
South San Francisco	$81,366	$76,156	$32,471
Unincorporated San Mateo	$36,429	$27,978	$10,012
Woodside	$70,957	$82,764	No Data

Source: 21 Elements Survey, 2022

EXISTING GOVERNMENTAL CONSTRAINTS – DEVELOPMENT PROCESSING TIME

The City recognizes that the time required to process a development proposal could be a barrier to housing production if it is lengthy. Over the years, the City has streamlined its development review process to make it more efficient, while still providing adequate opportunities for public review and input. Typical development application review procedures are summarized in Table 5-7.

Table 5-7: Single Family and Multifamily Use Permit and Architectural Control Review by Planning Commission

Steps in Application Review
Single Family (Ministerial Review)
1. **Step One:** Submittal of building permit application, architectural, structural, MEP, civil plans, structural calculations, Energy Code calculations and compliance forms, geotechnical investigation, arborist report and FEMA elevation certification if required.
2. **Step Two:** Pay building plan review fees, geologist review fees, and improvement plan check fees (Engineering Division fee)
3. **Step Three:** Project is assigned to a City planner, Building Division plan checker (plan checker), and Engineering Division engineer for review and approval or comment. Note: The plan checker does not begin their review until the City planner has reviewed the project and has determined the project is in compliance with the City's Zoning Ordinance or has very few comments that will then be included in the plan check letter issued by the plan checker.
4. **Step Four:** Plan check comments are sent within four (4) to six (6) weeks to the architect of record, Civil Engineer, and property owner after reviews are completed. Note: Engineering Division sends plan check comments directly to the civil engineer of record who prepared plans independent of the Building and Planning Division's comments. Determine if project requires environmental review under CEQA
5. **Step Five:** Upon re-submittal of revised plans and supporting calculations based on plan check comments, plans and calculations are routed to planner, plan checker, and Engineering Division engineer for review and approval or comment. Continue CEQA process (if necessary).
6. **Step Six:** After plan approval but prior to issuance of permit, the applicant is notified of remaining outstanding City fees associated with the issuance of the Building permit and activities to be completed prior to issuance such as Fire District approval, documentation of payment of school fees, contractor information and current City Business License or completion of Owner Builder forms as mandated by the state.
7. **Step Seven:** Issuance of permit after verification of completion of step 6.
8. **Step Eight:** Certify EIR and public hearing on entitlements.

Single Family Requiring Use Permit Review by Planning Commission
1. **Step One:** Meeting with Planner to review preliminary design concepts; planner coordination with Building, Engineering, Transportation and/or other internal and external divisions and agencies as may be necessary, potentially through Development Review Team (DRT) meetings; applicants provided with applicable written handouts, application forms and application submittal guidelines (also available on City website).
2. **Step Two:** Submittal of a formal application and fees at a scheduled appointment with a planner; preliminary review of submittal conducted with applicant to determine if submittal is complete and whether there are any immediately observable issues that will need to be addressed.
3. **Step Three:** Plans are reviewed by staff planners to identify any key issues and assigned to a project planner within seven (7) days of submittal.
4. **Step Four:** Within seven (7) days of application submittal, a notice of application including the name of the applicant, address and brief description of the project, copies of the site plan and elevations, and contact information for the project planner are posted on the City's website. A notice is mailed to all occupants and property owners within 300 feet of the project site advising them of the new application and the information available on the City website.
5. **Step Five:** Within 30 days of application submittal, project planner completes review and sends notice of whether application is complete or incomplete. If incomplete, needed information is identified. Once submittal is determined complete, project is scheduled for review by the Planning Commission at the next available meeting, typically within 30 days.
6. **Step Six:** At least 18 days prior to the Planning Commission meeting, a public hearing notice is placed with a local newspaper for publishing at least 12 days before the hearing, posted on the City website, and mailed to all residents and property owners within 300 feet of the project site.
7. **Step Seven:** Project planner coordinates with other internal and external divisions and agencies to prepare staff report; staff report is provided to Planning Commissioners and project sponsors and placed on the City website a minimum of four (4) days prior to the hearing date.
8. **Step Eight:** Public hearing is held and decision rendered.
9. **Step Nine:** Letter of action is prepared and sent to applicant within 5 (five) days.
10. **Step Ten:** Appeal period runs for 15 days after which the Commission action becomes final. If appealed to the City Council, Steps Six through Ten are repeated with regard to noticing, report preparation and distribution. The Zoning Ordinance states that appeals shall be scheduled insofar as practicable within 45 days of receipt of the appeal, but if not acted upon within 75 days, the Commission's action is deemed affirmed.

Project Review by Planning Commission

- Development for a single-family dwelling (e.g., building a new house or addition to an existing house) may require a Use Permit depending on the lot characteristics (e.g., standard or substandard lot) and the scope of work (e.g., new house or remodel). The applicability of Use Permit review for development on single-family lots is explained on the City's website.[63] Multifamily development may also require a Use Permit depending on the lot characteristics (e.g., lot size) or specific zoning district (e.g., R-3 versus R-4). In order to better facilitate residential development, Program H4.E eliminates the current Use Permit requirement for multi-family projects in the R-3, R-3-A and R-4 zoning districts. The purpose of the Use Permit is to allow the proper integration into the community of uses which may be suitable only in specific locations in a zoning district, or if such uses are designed or laid out on the site in a particular manner. The Planning Commission may approve, deny, or conditionally approve an application for a Use Permit.
- The required findings for granting a Use Permit are established by Municipal Code Section 16.82.030. The Planning Commission determines whether or not the establishment, maintenance, or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. If the Planning Commission finds that the aforementioned conditions will not result from the particular use applied for, it may grant the use permit.

El Camino Real/Downtown Specific Plan Residential Development
1. **Step One:** Meeting(s) with Planner to review preliminary project concept and applicability of the Specific Plan; applicants provided with applicable written handouts and guidelines (also available on City website). Optional meeting with Development Review Team (DRT) for interdepartmental review/feedback.
2. **Step Two:** Submittal of a formal application and fees at a scheduled appointment with a planner; preliminary review of submittal conducted with applicant to determine if submittal is complete and whether there are any immediately observable issues that will need to be addressed.
3. **Step Three:** Preliminary review conducted to determine project consistency with Specific Plan.
4. **Step Four:** Preliminary environmental review conducted to determine if the project is consistent with the

[63] "When is a Use Permit Needed to Build on a Single-Family Lot?" Available at https://beta.menlopark.org/files/sharedassets/public/community-development/documents/building/when-is-a-use-permit-needed-to-build-on-a-single-family-lot__20140210153155616 2.pdf

	Specific Plan EIR or whether additional environmental review would be required. If additional review is required, determine and implement the appropriate type of review.
5.	**Step Five:** When project is designated complete, send public meeting/hearing notice for Planning Commission (typically 3 weeks in advance) for architectural and site plan approval.
6.	**Step Six:** Planning Commission action, subject to appeal to the City Council.

The processing times for the El Camino Real/Downtown Specific Plan and Bayfront area zoning districts are the same as for other multifamily developments. The typical multifamily process includes meeting with staff, project submittal, preliminary project review, preliminary environmental review under CEQA, project/application completeness determination, and then action before the Planning Commission.

Typical planning review times for residential-only (single-family and multi-family) developments are summarized in Table 5-8 for various types of approvals. Projects with non-residential components would require additional review time. These time estimates are not inclusive of building review times nor time spent by the project sponsors to respond to comments. Timeframes may also vary depending on the completeness of the initial submittal, the applicant's responsiveness to comments, neighborhood outreach and feedback, and level of CEQA analysis required. All timeframes assume a Negative Declaration under CEQA. If an EIR is required, which is typical for General Plan Amendments, at least one year would be added to the approval process.

Table 5-8: Typical Residential Application Processing Times (Menlo Park)

Typical Processing Times

Permit/Procedure	Typical Processing Time
Ministerial Review	8 to 12 weeks
Ministerial Review (for ADUs)	6 to 9 weeks
Conditional Use Permit	12 to 16 weeks
Rezone	16 to 24 weeks
General Plan/Zoning Ordinance Amendment	20 to 32 weeks
Architectural Control review and El Camino Real/Downtown Specific Plan	16 to 32 weeks
Tract maps	12 to 16 weeks
Parcel maps	12 to 16 weeks
Initial Study	16 to 24 weeks
EIRs	52 weeks minimum

Source: City of Menlo Park (2022)

In 2019, the City implemented a new project management software and in preparation of this Housing Element, City staff analyzed the median length of processing time for 51 single-family and multi-family projects between December 2019 and December 2022, and the result was 32 weeks. This is the combined median duration for typically "smaller" single-family projects which process in relatively less time and "larger" multi-family projects which process in relatively more time. The available data used to process timing may include gaps between the official approval of entitlements for projects and the time that case managers were able to close out applications in the software system. Typical processing times are generally shorter and as listed in Table 5-8.

Generally, as shown in Table 5-9, typical application processing time in Menlo Park is comparable to other San Mateo County cities.

Table 5-9: Permit Processing Times (other agencies)

	ADU Process (months)	Ministerial By-Right (months)	Discretionary By-Right (months)	Discretionary (Hearing Officer if Applicable) (months)	Discretionary (Planning Commission) (months)	Discretionary (City Council) (months)
Atherton	1 to 2	1 to 3	2 to 4	N/A	2 to 4	2 to 6
Brisbane	1 to 2	2 to 6	N/A	N/A	4 to 12	6 to 14

	ADU Process (months)	Ministerial By-Right (months)	Discretionary By-Right (months)	Discretionary (Hearing Officer if Applicable) (months)	Discretionary (Planning Commission) (months)	Discretionary (City Council) (months)
Burlingame	1 to 2	2 to 3	2 to 3	N/A	3-4 standard project; 12 major project	13
Colma	1 to 2	1 to 2	1 to 3	2 to 4	N/A	4 to 8
Daly City	1 to 2	2 to 4	N/A	N/A	4 to 8	8 to 12
East Palo Alto	1 to 3	8 to 12	6 to 14	20 to 40	20 to 40	20 to 40
Foster City	1 to 2	1 to 2	1 to 2		3 to 6	6 to 12
Half Moon Bay		1 to 2	2 to 4	3 to 6	4 to 12	6 to 15
Hillsborough	-	-	-	-	-	-
Millbrae	0 to 2	3 to 6	1 to 3	3 to 8	3 to 8	4 to 9
Pacifica	1 to 2	2 to 3	4 to 5	5 to 6	5 to 6	7 to 8
Redwood City	2 to 3	3 to 4	N/A	8 to 10	12 to 18	18 to 24
San Bruno	2	3 to 6	N/A	3 to 6	9 to 24	9 to 24
San Mateo	4 to 8	1 to 2	4 to 7	N/A	9 to 12	9 to 13
South San Francisco	1	1	2 to 3	2 to 3	3 to 6	6 to 9
Unincorporated San Mateo	1 to 3	3 to 6	4 to 9	6 to 12	6 to 18	9 to 24
Woodside	1 to 2	1 to 2	N/A	N/A	2 to 6	3 to 8

Source: 21 Elements Survey, 2022

Aside from the El Camino Real/Downtown Specific Plan and the design standards and guidelines contained in the R-4-S and R-MU zoning districts, the City has no formal

design guidelines to assist in project review. The City plans to adopt objective design standards for each residential zoning district concurrent or subsequent to the adoption of the 2023-2031 Housing Element, which would apply to all ministerially reviewed projects (Program H7.A). Under State law, certain development projects that meet affordability targets are eligible for streamlined ministerial review.

Architectural Control

Projects that are not eligible for ministerial review and require review by the Planning Commission are subject to project compatibility requirements under § 16.68.020, Architectural Control, in the City's zoning code. Architectural Control review by the Planning Commission[64] is generally required for any exterior modifications to an existing building or for new construction, except for single-family, duplex, and accessory buildings. The Planning Commission or Community Development Director, depending on the permit, must make the following findings: (1) that the general appearance of the structures is in keeping with the character of the neighborhood; (2) that the development will not be detrimental to the harmonious and orderly growth of the city; (3) that the development will not impair the desirability of investment or occupation in the neighborhood; (4) that the development provides adequate parking as required in all applicable city ordinances and has made adequate provisions for access to such parking; and, (5) that the development is consistent with any applicable specific plan.

California state laws, including SB 35 and SB 330, require housing development projects to be reviewed against objective design standards. As defined in Government Code Sections 65913.4 and 66300(a)(7), objective design standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal." The City's current Architectural Control findings #1, #2 and #3 do not meet the state's definition of an objective standard. To address this issue, Housing Element Program H7.A (Create Objective Residential Design Standards) has been expanded to encompass updating the required findings under § 16.68.020, Architectural Control, to delineate clear objective standards.

[64] In the M-2, O, and LS zoning districts, the Community Development Director can approve modifications to the buildings that do not increase gross floor area.

Subjective design guidelines cannot be used as a means of approving or rejecting a development project that is ministerially reviewed. Applications that are reviewed solely by City staff can only be reviewed for their compliance with the City's General Plan, any relevant Specific Plan, the Zoning Code, and other objective development standards.

Processing times are not considered a constraint. The City's ministerial review time for accessory dwelling units is within the timeframe required by State law. Under Program H4.E (Streamlined Project Review), the City will also adopt objective design standards to streamline the review process for eligible projects. All other review times are necessary to ensure that new development is well-designed and will not create negative impacts. Additionally, design review requirements generally provide an opportunity for design issues to be raised early in the review process, thus helping to encourage community acceptance of a project proposal, which can reduce delay due to project appeals and other forms of community objection. The design review process is concurrent with the use permit process. Because it is not a separate process, it is not necessarily a constraint

Streamlining Provisions

Menlo Park is not currently subject to SB 35.[65] Program H4.E requires the development of SB 35 streamlining processes.

EXISTING GOVERNMENTAL CONSTRAINTS – CODES AND ENFORCEMENT, ON AND OFF SITE IMPROVEMENT STANDARDS

In the City's General Plan Land Use and Circulation Element (adopted November 29, 2016), one of the guiding principles notes that *"Menlo Park is a leader in efforts to address climate change, adapt to sea-level rise, protect natural and built resources, conserve energy, manage water, utilize renewable energy, and promote green building."* While building codes are important to protect health and safety, they may also constitute a constraint to new developments. In particular, local amendments to the California Building Standards Code should be carefully analyzed. The City Council adopted the 2019 California Building Standards Code and the California Code of Regulation with an effective date of January 1, 2020. Most notably, the City's Building Code included extensive amendments to the Energy and Green Building Standards Codes to go

[65] SB 35 Statewide Determination Summary (HCD: 2022). Available at https://www.hcd.ca.gov/sites/default/files/2022-06/sb35_statewidedeterminationsummary.pdf

beyond the State's minimum requirements for energy use in building design and construction, requiring electricity as the only fuel source for newly constructed buildings (Municipal Code Chapter 12.16). With several developments of varying scale over recent years (see Appendix 7-3: Development in Menlo Park) and more developments in the pipeline, the City's amendments to the building code have not served as a constraint to development.

Code Enforcement

The Menlo Park Police Department has primary responsibility for enforcing the City's codes and ordinances. Any police officer can take a complaint of unsafe conditions or issue citations for violations. Most complaints are referred to the City's Code Enforcement Unit for follow-up; this is the primary method by which Code Enforcement is conducted. Code Enforcement officers also look for violations, coordinate clean-up or repair; and issue notices, warnings and citations.

Program H2.C directs for the connecting of individuals to housing rehabilitation programs, including Habitat for Humanity's Homeowner Preservation Program.

On and Off Site Improvements

As part of any development project, the City will evaluate and determine the appropriate on and off-site improvements. The type and extent of the improvements often relate to the type, size, complexity, and location of the project. Although each project is reviewed on a case-by-case basis, the City has procedures for determining when frontage improvements are required, which can help make the process more predictable.

Whenever a discretionary approval is required for a project, the City can require frontage improvements where none already exist. For new residential projects, if no frontage improvements exist, then new frontage improvements are required and they must meet City standards. The frontage improvements should generally match those of adjoining or nearby properties for aesthetic consistency and ease of use and shall include a curb, gutter, sidewalk, street trees, and street lights. A typical vertical curb, gutter and sidewalk would consist of an 18-inch gutter, 6-inch curb, and a minimum 5-foot sidewalk. In some instances, a planter strip or wider sidewalk may be required, depending on the location. The Public Works Director may allow a deferred frontage improvement agreement, including a bond to cover the full cost of the improvements, in order to coordinate with other street improvements at a later date.

In cases where there are already existing frontage improvements, the owner is typically responsible to remove and replace damaged frontage improvements. Generally, off-site improvements occur within existing right-of-way and no additional land dedication or public easements are needed. Therefore, there should be no impacts to development setbacks, density or floor area ratio, which are important factors for making a development work.

On-site improvements consist of internal circulation and landscaping. The City's Parking and Driveway Design Guidelines provide direction on street width and parking dimensions and the City's Transportation Manager has the authority to modify the requirements. The City believes there are opportunities to revisit and update the parking requirements for multifamily residential development (Program H4.M) to account for the changing trends in development and more efficient use of land while still achieving health and safety for the site and surrounding area.

New residential developments must also comply with the City's Water Efficient Landscape Ordinance, which provides standards and guidelines for ensuring landscape designs are water efficient and prioritize water conservation. The ordinance applies to all new landscaping that is equal to or greater than 500 square feet, rehabilitated landscaping exceeding 1,000 square feet, and any aggregate landscape area of less than 2,500 square feet associated with projects requiring 1) subdivision improvements, 2) grading and drainage improvements, 3) new construction, 4) additions or modifications that require grading and drainage plan approval, or 5) new water service. The Water Efficient Landscape Ordinance also applies to any projects using on-site greywater or rainwater capture. While additional steps may be required to show compliance, the end product is intended to result in less water usage and more sustainability.

All of these requirements add to the cost of construction. Financial incentives (such as fee waivers) for affordable housing would help reduce costs and allow affordable housing development to be more feasible.

EXISTING GOVERNMENTAL CONSTRAINTS – CONSTRAINTS FOR PEOPLE WITH DISABILITIES

Family

State law requires that the definition of family does not distinguish between related and unrelated persons and does not impose a numerical limit on the number of people who constitute a family in order to prevent discrimination of the siting of group homes. Menlo Park uses the following definition of a family, which is consistent with state law, "A group of individuals living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an internally structured relationship providing organization and stability." In its review of Menlo Park's initial draft Housing Element, the State Department of Housing and Community Development (HCD) identified the requirements for "a common housekeeping management plan" as a potential constraint on housing for persons with disabilities; Program H3.G has been included in the Housing Element to amend the definition of family in the Code to eliminate this requirement.

In Menlo Park, 8.1 percent of the population have a disability. Of that population, children under the age of 18 account for 50.4 percent of the population with a developmental disability, while adults account for 49.6 percent. Some people with a developmental disability are unable to live independently and/or work and rely on Supplemental Security Income (SSI). This population faces a higher risk of experiencing homelessness because aging parents or family members can no longer take care of them and their specific housing needs. Children with developmental disabilities may not be eligible for SSI and the cost of care is burdensome for families with low incomes. The need for affordable housing is evident, but housing designed for accessibility and that encourages mobility and opportunity for independence can be challenging to secure.

Reasonable Accommodation Procedures

Menlo Park adopted a reasonable accommodation procedure in 2014 (Municipal Code Chapter 16.83). To make housing available to individuals with a disability, a person may request modifications or exceptions to rules or standards regarding siting, development, and use of a housing development. This procedure is intended to ensure that individuals with disabilities have equal opportunities to housing. Reasonable Accommodation requests are reviewed ministerially by the Community Development Director, with a written determination made within 45 days to either grant, grant with modifications or deny a request for reasonable accommodation. (If a Reasonable Accommodation

application is filed with an application for another approval, permit or entitlement, it is acted upon at the same time as the other application). A fee of $100 is currently charged for a Reasonable Accommodation application.

The City's Municipal Code requires the following findings to grant a Reasonable Accommodation:

(1) The housing, which is the subject of the request, will be used by an individual disabled under the Federal Fair Housing Act and the California Fair Employment and Housing Act.

(2) The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act.

(3) The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.

(4) The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.

(5) The requested reasonable accommodation would not adversely impact surrounding properties or uses.

(6) There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards and practices.

The Department of Housing and Urban Development (HUD) and Department of Justice (DOJ) have provided the following guidance on acceptable findings for denial:

- For an accommodation to be denied, the requested accommodation must cause an undue financial and administrative burden or it would fundamentally alter the nature of the provider's operations.

Finding (5) requiring that the requested reasonable accommodation not adversely impact surrounding properties or uses is subjective and would appear to be inconsistent with guidance provided by HUD/DOJ. Furthermore, the City's current requirement to charge an application fee may serve as a barrier for persons seeking accommodation. Program H3.A (Amend Procedures for Reasonable Accommodation) has been included in the Housing Element to address these shortcomings. In addition,implementation of

Program H3.H (Inclusionary Accessible Units), Program H3.I (Accessible ADUs), Program H3.J (Marketing for Accessible Units), and Program H3.M (Wheelchair Visitability), will further the City's goals to improve housing options available to individuals living with a disability.

Group Homes

The City's zoning code addresses foster homes, convalescent homes and residential care facilities, which serve similar functions to group homes. Foster homes and convalescent homes are permitted as a conditional use in the R-2, R-3, R-3-A, R-4, and R-4-S zoning districts.

Consistent with state law, small residential care facilities that serve six or fewer persons are permitted by-right in all residential areas.[66] Pursuant to State law, there is no distance separation requirement for community care facilities. Zoning Ordinance Chapter 16.04 (Definitions) differentiates between large and small residential care facilities. Program H3.G amends the zoning ordinance to ensure requirements for group homes of more than six persons are regulated like other residential uses of the same form in the same zone, consistent with state law and fair housing requirements.

Parking

The City's zoning code does not have separate parking standards for people with disabilities. A person living with a disability would be able to apply for an exception to parking standards under reasonable accommodation procedures. Through the implementation of Program H4.M, the City will reduce parking requirements for multifamily residential housing, and explore eliminating parking requirements for affordable housing developments.

EXISTING GOVERNMENTAL CONSTRAINTS – INCLUSIONARY ZONING

The City's Below Market Rate (BMR) Housing Program (Municipal Code Chapter 16.96) applies to residential for-sale and rental projects, and commercial projects. All residential for-sale projects of five (5) or more units are subject to the City's inclusionary requirements. Residential projects that include 5 to 19 units must provide a minimum of 10 percent of the units at below-market rates to very low-, low-, and moderate-income households. For projects with 20 or more units, a minimum of 15 percent of the units

[66] https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC&sectionNum=1568.0831

must be affordable to low-income households. A whole unit or an in-lieu fee is required for development projects that include a fraction of a unit. The monthly rent of BMR units is prohibited from exceeding 75 percent of comparable market-rate units. Additionally, all BMR units are subject to a minimum deed restriction of 55 years. Commercial developments are required to pay an in-lieu fee to the below-market-rate housing fund.

The City offers one additional market-rate unit for each BMR unit up to a maximum of a 15 percent bonus above the allowable density. The City also offers increased FAR, increased maximum heights, and reduced parking requirements. In addition, there are requirements that the BMR units be comparable to the market-rate units in a development, but they need not be of luxury quality and may contain standard, rather than luxury, appliances. If lower-income units are proposed, they may be a smaller size, duet-style, and/or attached but with an architecturally consistent exterior. The City requires construction of the units on-site, although construction of units off-site or payment of in-lieu fee is allowed, at the City's discretion.

The City's BMR requirements have not been a constraint to housing development as many projects have been proposed and built under these requirements. BMR Guidelines are targeted to a distinct affordability level and housing tenure (moderate-income for-sale housing) and other development incentives and density bonus allowances are proposed under programs contained in the Housing Element (State Density Bonus Law and Affordable Housing Overlay zoning). Through the implementation of Program H4.A and Program H4.B, the City will continue to improve the inclusionary zoning requirements and the BMR Housing Program. Chapter 16.97 of Menlo Park's Municipal Code lays out local compliance with State Density Bonus Law (California Government Code Sections 659115-95918). Program H4.D (Modify the Affordable Housing Overlay (AHO)) provides expanded locations for the AHO in high resource areas of Menlo Park, and clarifies that density bonuses and other incentives provided for under the AHO are additive with and can be combined with state density bonuses, allowing for densities of up to 100 units/acre or greater.

NON-GOVERNMENTAL CONSTRAINTS TO HOUSING

State law requires that the Housing Element include a discussion of the factors that present barriers to the production of housing, including government actions and market forces (non-governmental constraints). Identification of these constraints helps the City to implement measures that address these concerns and reduce their impacts on the production of housing. The following sections discuss actual and potential non-governmental constraints to housing.

Availability and Cost of Financing

Home mortgage financing rates were at historic lows with rates ranging from 2 to 5 percent from 2018-2021 for a 30-year fixed rate loan (Freddie Mac). Low-interest rates dramatically affect housing affordability by decreasing monthly housing costs. For example, a 30-year home loan for $400,000 at five percent interest has monthly payments of $2,147. A similar home loan at seven percent interest has payments of nearly 24 percent more, or $2,661. However, first-time buyers, people with limited credit history, lower incomes or self-employment incomes, or those with unusual circumstances have experienced challenges in qualifying for a loan or were charged higher rates.

San Mateo County qualifies as a high-cost area and has a higher loan limit through the Federal Housing Administration (FHA) loan program. In 2021, prospective home buyers could receive a loan of up to $822,000 for a single-family home and approximately $1,582,000 for a four-plex through an FHA loan.

Affordable housing developments face additional constraints for financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments with higher per unit costs are among the hardest to make financially feasible. This is because the higher costs result in a sale price that is above the affordability levels set for many programs. Additionally, smaller projects often require significant time by developers, but because the overall budget is smaller and fees are based on a percentage of total costs, the projects are sometimes not feasible.

Land and Construction Costs

San Mateo County is a desirable place for housing and available land is in short supply, which contributes to high land costs. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density.

Menlo Park has few vacant lots, which makes estimating land costs difficult. However, a close approximation is the cost of property acquisitions. In 2021, the City provided $5 million of the $7.45 million sales price to acquire 6-8 Coleman Place, a multifamily development that is now managed by HouseKeys. In 2019, the land for 1345 Willow Road was acquired for $12.7 million, which was 9 percent of the total development cost.

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. City staff reported that construction costs for single-family homes were typically $550 per square foot in 2021. The construction cost for a 140-unit multifamily affordable housing development on 1345 Willow Road was approximately $850,000 per unit or $119.9 million in total.

An analysis of development costs in San Mateo County conducted by Century Urban in 2022 found that total costs, including land and construction costs, were approximately $2,487,000 for a 2,600-square foot single family home and $7,949,000 for a 10-unit multifamily development. Construction costs, including hard and soft costs, for single-family homes, ranged from $553 to $672 per square foot depending on the size of the house. A 10-unit multifamily development had an estimated construction cost of $687 per square foot. Average land costs for single-family homes in San Mateo County was $1,030,000 but could range from $210,000 to $2,510,000, while land costs for multifamily developments was an average of $1,000,000 but could range from $400,000 to $1,600,000.[67] Complete findings on development costs conducted by Century Urban are contained in Appendix 5-1.

Developed Densities

State Housing Element law requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. As illustrated in Table 5-10, which analyzes the recently approved pipeline projects listed in Table 7-4, the City has approved and the market supports projects at the upper end of the density range, with many recent projects taking advantage of density bonus incentives.

Table 5-10: Comparison of Zoned and Built Densities

Project	Zoning	Total Units	Acreage	Permitted Density (du/ac)	Approved or Built Density (du/ac)	Density Bonus
661-687 Partridge Avenue	R-2	9	0.66	12.4	13.6	Yes
111 Independence Drive	R-MU-B	105	0.92	100	114	Yes

[67] Century Urban. "San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research." 2022.

141 Jefferson Drive (Menlo Uptown)	R-MU-B	483	4.83	100	100	Yes
115 Independence Drive (Menlo Portal)	R-MU-B	335	3.20	100	105	Yes
Willow Village (Meta)	R-MU-B-X and O-B-X	1,730	17.45	100	99	Yes
165 Jefferson Drive (Menlo Flats)	R-MU-B	158	1.38	100	114	Yes

Note: "B" signifies bonus level development and "X" signifies Conditional Development overlay.

Permit Times

State Housing Element law requires the non-governmental constraints analysis to examine the length of time between receiving approval for a housing development and submittal of an application for building permits. The length of time between application approval and building permit issuance is influenced by a variety of factors, none of which are directly impacted by the City. These factors can include, but not limited to: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

In Menlo Park, most approved projects are constructed in a reasonable time period, with smaller projects generally moving more quickly than larger projects. For example, two smaller, typical development projects, each project consisting of constructing a new two-story, single-family residence with attached accessory dwelling unit, are summarized below:

Sample Single-Family Residential Project A

- Application Approval: October 2021
- Building Permit Application: December 2021
- Building Permit Issuance: July 2022
- Time Between Application Approval and Building Permit Issuance: 8 months

Sample Single-Family Residential Project B

- Application Approval: July 2022
- Building Permit Application August 2022
- Building Permit Issuance: January 2023
- Time Between Application Approval and Building Permit Issuance: 4 months

A larger scale mixed-use project such as Stanford University's "Middle Plaza at 500 El Camino Real," which consists of redeveloping an 8.4-acre site with approximately 10,286 square feet of retail/restaurant, 142,840 square feet of non-medical office, and 215 residential units, would reasonably have a longer timeframe between application

approval and building permit issuance. The Middle Plaza project received application approvals between September and October 2017. With regard to the residential buildings of this large mixed-use project, building permits were applied for in December 2019 and received building permit issuance between October and November 2020. Approximately three years elapsed between application approval and building permit issuance for the residential buildings, however, about two years were utilized by the applicant to develop the permit application and work on other project components, and less than one year of time elapsed between building permit application and City issuance of the permit for the residential component. Given the relative scale of these smaller and larger projects, development time frames are reasonable and do not suggest any underlying hindrances to construction. As a relatively small, full service City, Menlo Park staff have the advantage of working closely with applicants through the review and approval process, thereby helping to expedite the issuance of entitlements and building permits. Since 2019, the City has also implemented a new online project and permit tracking software system to streamline the discretionary review process, assist with record retention, and expedite plan check reviews and inspection coordination. The Menlo Park Permit and Record Web Portal also allows individuals to create and manage new applications and receive updates on existing projects, permits, and records; these improvements have improved process transparency and enhanced collaboration with applicants.

WORKING WITH NON-PROFIT HOUSING DEVELOPERS

The key to the success of non-profit developers lies in three areas: (1) their ability to draw upon a diversity of funding sources and mechanisms to make their developments work financially; (2) their commitment to working cooperatively and constructively with the local community; and, (3) their long-term commitment to ensuring excellence in design, construction and management of their developments, creating assets that are valued by the people who live in the developments as well as their neighbors and others.

The City can work with non-profit developers where there are opportunities, either through public ownership of property or key larger sites (over 1 acre in size) where special opportunities exist with minimal constraints, carrying costs, or costs of processing or construction. Since multiple funding sources are typically used for an affordable project, there are additional burdens placed on non-profit developers to track the information required and report on a timely basis.

The City issued three Notices of Funding Availability (NOFA) during the 5th RHNA cycle for BMR housing funds to support the acquisition, rehabilitation or new construction of

housing that will provide long-term affordability. The funding is intended to fill the financing gap between the projected total development costs and other available funding sources.

Several BMR housing projects were awarded housing funds through the NOFA process since 2018.

The MidPen Gateway Apartments development was awarded $12.7 million for the demolition of an existing affordable multifamily residential building with 82 units and the construction of 140 new rental units affordable to households making 60 percent AMI or lower.

MidPen's development at Willow Court was awarded approximately $635,000 for the preservation of existing affordable units through the rehabilitation of six units affordable to low-income households.

HIP Housing was awarded $5.5 million for 6-8 Coleman Place. This funded the acquisition and conversion of an existing 14-unit apartment building to affordable rental units for very low- and low-income households. This project was completed in April 2021.

Habitat for Humanity Greater Bay Area was awarded $1.2 million for the rehabilitation of existing housing owned and occupied by very low-income households in the Belle Haven neighborhood. Habitat for Humanity will complete 20 rehab projects over the next three years with funding approved by the City Council in 2021.

There are a wide variety of resources provided through federal, state, and local programs to support affordable housing development and related programs and services. Specific programs and sources of funding are summarized earlier in the Housing Element. Local government resources, which have historically played a less important role in supporting housing development, now play a fairly significant role by making local developments more competitive for federal and state financing.

There is considerable competition for the program funds that are available, and any one development will need to draw upon multiple resources to be financially feasible. When developments are able to demonstrate a financial commitment and contribution from local sources — especially if coupled with regulatory support through policies such as fast-track processing, fee waivers, and/or density bonuses — they are better positioned to leverage funding from other outside sources.

Chapter 6: Energy

ENERGY CONSERVATION

Housing Elements are required to identify opportunities for energy conservation. Energy costs have increased significantly over the past several decades, and climate change concerns have increased the need and desire for further energy conservation and related "green building" programs. Buildings use significant energy in their design, construction, and operation. In California, approximately 25 percent of all greenhouse gas emissions are attributed to buildings and account for the second largest source of greenhouse gas emissions.[66]

The use of green building techniques and materials can reduce the resources that go into new construction and can make buildings operate with much greater efficiency. One common definition of green building is:[67]

> *"Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. Green building is also known as a sustainable or high performance building."*

Menlo Park has taken ambitious steps to simultaneously advance sustainability and housing goals, which will ensure that new housing reduces associated climate change impacts, minimizes energy costs, and creates healthy indoor living environments.

Part 6 of Title 24 of the California Code of Regulations sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." In turn, the home building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations. In addition to State energy codes, the City adopted Reach Codes (Menlo Park Municipal Code Chapter 12.16) in 2019, which requires new development to use electricity as their only fuel source (not natural gas). The Reach Codes also include solar requirements for new nonresidential and high-rise residential

[66] California Air Resources Board. (2021). California Greenhouse Gas Emission Inventory: 2000-2019.

[67] US Environmental Protection Agency. "Green Building"

buildings. As of 2022, the City is in the process of exploring updates to the building code to require solar for a wider range of new construction projects, including single family residences.

Pacific Gas and Electric (PG&E) provides a variety of energy conservation services for residents. PG&E also participates in several other energy assistance programs for lower-income households, helping qualified homeowners and renters conserve energy and manage electricity costs. These energy assistance programs include, but are not limited to, the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The CARE Program provides a 15 percent monthly discount on gas and electric rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

The REACH Program provides one-time financial assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, those living with disabilities and/or compromised health conditions, and the unemployed. These are groups that typically experience financial hardships in paying for required energy needs.

Menlo Park has been successful in implementing Energy Upgrade California, which provides rebates and incentives for improvements to items such as insulation, air ducts, windows, and furnace and air-conditioning. The City has a robust outreach and marketing approach for the program. The City's website also provides resources for transitioning to "all-electric" for new and existing buildings, including rebates for purchasing energy efficient products and incentives through the Bay Area Regional Energy Network (BayREN). Examples of incentives/rebates include programs for multifamily property owners to replace gas appliances and heating systems with electric and energy efficient alternatives.

The City has also joined Peninsula Clean Energy, which is a regional program that delivers greenhouse gas-free and renewable energy at comparable or lower costs than prices offered by PG&E. Peninsula Clean Energy generates electricity for customers in Menlo Park while PG&E is responsible for delivering the electricity and maintaining the energy grid. Existing PG&E residential and business customers in the city have been automatically enrolled in ECOplus, which provides customers with electricity that is 50 percent renewable energy

and 100 percent sourced from carbon-free sources. Customers also have the option to upgrade to ECO100, which provides 100 percent renewable energy at a higher rate.

Chapter 7: Site Inventory and Analysis

INTRODUCTION

The City is meeting its Regional Housing Needs Allocation (RHNA) requirements for the 2023-2031 planning period through the identification of 69 housing opportunity sites made up of 83 parcels. These sites are focused in Districts 2 through 5 to disperse affordable housing and housing development in general throughout the City of Menlo Park.

The housing opportunity sites, along with the “pipeline projects” identified in the "RHNA Progress" section of this chapter, provide sufficient site capacity to meet Menlo Park's RHNA with an additional 30 percent buffer, as recommended by the California Department of Housing and Community Development (HCD).[68] Table 7-1 provides an overview of the City of Menlo Park’s RHNA with an additional 30 percent buffer; the total units needed are 3,830 units, with 2,161 affordable units from the very low, low, and moderate income categories.

[68] HCD recommends a buffer of at least 15 to 30 percent in order to ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period. This buffer is an important component of housing planning in that it allows for case-by-case decision-making on individual projects in certain circumstances and ensures that an adequate supply of sites is provided throughout the entire planning period (2023-2031), especially for lower-income RHNA. The buffer is essential to ensure compliance with the “No Net Loss Law,” which requires that jurisdictions maintain an inventory of sites to accommodate any unmeet portion of the RHNA throughout the planning period (Government Code 65863).

Table 7-1: RHNA Allocation[69]

	Very Low Income Category	Low Income Category	Moderate Income Category	Above Moderate Income Category	Total Units (All Income Categories)	Total Affordable Units (Very Low, Low, and Moderate Income Categories)
	0-50% AMI[70]	51-80% AMI	81-120% AMI	>120% AMI		
6th Cycle RHNA	740	426	496	1,284	2,946	1,662
30% Buffer	222	128	149	385	884	499
Total Units Needed	**962**	**554**	**645**	**1,669**	**3,830**	**2,161**

The RHNA requirements will be met with 3,645 units in pipeline projects, 85 units in projected Accessory Dwelling Units (ADUs), and 2,834 units in potential housing opportunity sites. Refer to Table 7-12 for a detailed breakdown of projected housing units by affordability level. Table 7-2 provides an overview of the total number of units and the number of affordable units, which are enough to meet RHNA.

Table 7-2: Projected Housing Units

	Total Units	Affordable Units
Pipeline Units	3,645	607
Accessory Dwelling Units	85	77
Opportunity Sites	2,749	2,749
Other Land Use Strategies	621	0
Total	**7,100**	**3,433**

Menlo Park's Site Inventory strategy relies on rezoning. There are only 7 parcels in the Site Inventory that are currently the appropriate size and density to meet HCD requirements for lower-income units. These 7 parcels can be allocated 512 lower-income units. There is a shortfall of 202 units with current zoning in place, as seen below in Table 7-3.

[69] The Association of Bay Area Governments (ABAG) approved the final RHNA methodology and draft allocations for jurisdictions within the nine-county Bay Area, which includes Menlo Park, on May 20, 2021.

[70] AMI = "Area Median Income", or the median household income for San Mateo County, as determined by the US Department of Housing and Urban Development (HUD), HCD, and the County of San Mateo. AMI for the county is $149,600 in 2021.

Table 7-3: Current Zoning Shortfall

	Lower-Income Units
2023-2031 Targets	*1,166*
Current Capacity	964
Accessory Dwelling Units	51
Pipeline Projects	402
Opportunity Sites (Zoning in Place)	512
Additional Capacity Required	**202**

To accommodate this shortfall, the Housing Element includes programs to require rezoning. In addition, the Housing Element includes housing program (Program H4.K) pursuant to Gov. Code 65583(f) and 65583.2(h)), to require sites identified for rezoning to meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the units are affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites designated for residential use only, otherwise allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

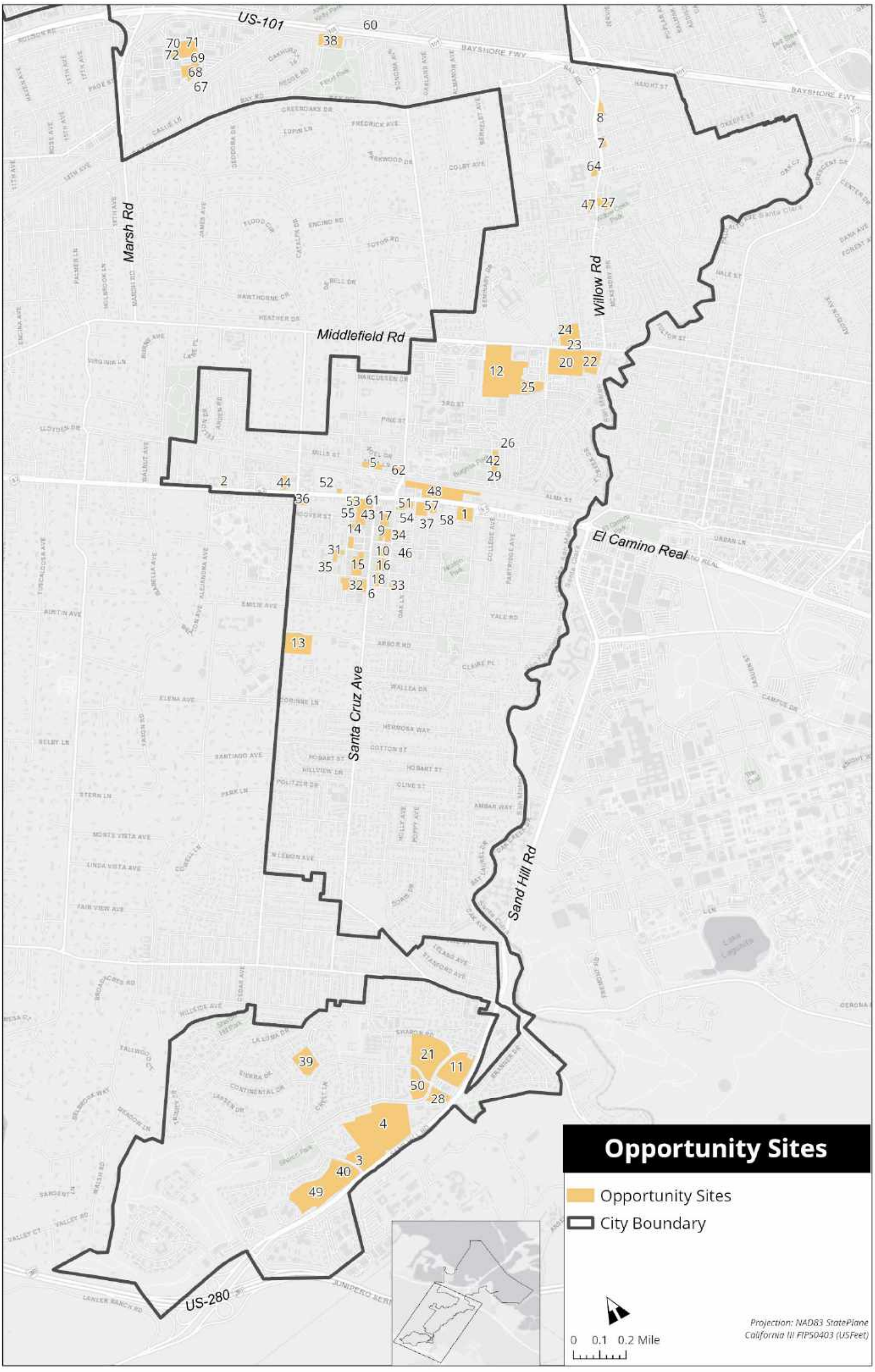
Site Inventory Form Listing

In accordance with State law, the Housing Element must include an inventory of land suitable and available for residential development to meet the locality's regional housing need allocation (RHNA) by income level. The City's Site Inventory is provided in Appendix 7-1. A map of these sites is shown in Figure 7-1.

The Site Inventory identifies and analyzes sites that are available and suitable for residential development, and determines Menlo Park's capacity to accommodate residential development that meets the city's RHNA. These sites are considered suitable for residential development if they have appropriate zoning and are available for residential use during the planning period.

Each site is described with a Site Sheet available in Appendix 7-5. The Site Sheets provide general planning information, site-specific HCD Housing Opportunity Site Criteria, and Key Findings for what development is likely to occur on the site. Site Capacity calculations that determine the number of units allocated for HCD credit at each site, and at what affordability level, are described in the Cover Sheet of the Site Sheets appendix.

Figure 7-1: Map of Sites



SITE INVENTORY ANALYSIS AND METHODOLOGY

The Site Inventory was analyzed at a parcel-by-parcel level to determine if each opportunity site affirmatively furthered fair housing and whether it was suitable for lower-income housing.

In considering and defining housing affordability by income, there are four income categories: Very Low-Income, Low-Income, Moderate-Income, and Above Moderate-Income. "Affordable Units" include Very Low-, Low-, and Moderate-Income categories. "Lower-Income Units" includes both Very Low- and Low-Income Units. Table 7-4 illustrates these designations.

Table 7-4: Income Definitions

	Lower Income Units	Affordable Units	Total Units
Very Low-Income (0-50% AMI)			
Low-Income (51-80% AMI)			
Moderate-Income (81-120% AMI)			
Above Moderate-Income (>120% AMI)			

This section begins with an overview of Pipeline Projects: the housing development that is currently under development and counts towards the 6th Cycle Planning Period. Next, the Site Inventory Analysis examines site capacity: first describing an approach to meet HCD's baseline of 30 dwelling units per acre (du/ac), and then turning to a Site Capacity approach that will examine how sites from the previous 5th Cycle Planning Period ("Reuse Sites"), religious facilities, and other sites with or without capacity for low-income units will all contribute towards the units produced to meet the city's RHNA for the 6th Cycle Planning Period covered by this Housing Element.

The Site Inventory Analysis concludes by analyzing how the Site Inventory serves to affirmatively further fair housing.

Pipeline Projects

HCD allows housing developments that have already been proposed or received entitlement before the completion of the 5th Cycle (2015-2023), but are not expected to

be completed until the beginning of the 6th Cycle (2023-2031), to count as "Pipeline" projects towards the 6th Cycle RHNA. These pipeline projects did not receive credit in the 5th Cycle.

The pipeline of developments underway consists of eight residential projects that make up 3,645 units, of which 607 units are below market rate (BMR). The Pipeline Projects are listed in Table 7-5 and shown in Figure 7-2:

Table 7-5: Pipeline Projects

Label	Address (Name)	Units						
		Total Net New	Total Market-Rate	Total BMR [71]	Very Low Income BMR	Low Income BMR	Moderate Income BMR	Status (as of December 2022)
A	661-687 Partridge Avenue	2	1	1	0	0	1	Approved, Under Construction
B	111 Independence Drive	105	87	18	4	9	5	Approved, Under Construction
C	141 Jefferson Drive (Menlo Uptown)	483	410	73	7	23	43	Approved, Under Construction
D	115 Independence Drive (Menlo Portal)	335	287	48	3	14	31	Approved, Under Construction
E	Willow Village (Meta)	1,730	1,418	312	119	76	117	Approved[72]
F	123	432	358	74	0	74	0	Proposed[73]

[71] The below market rate units are determined through approved or proposed Below Market Rate Housing Agreements between the City and applicant.

[72] The Willow Village project includes 1,730 dwelling units. With regard to Willow Village, in December 2022, the City Council adopted resolutions and ordinances associated with entitlements required to carry out the proposed master plan. Future architectural control reviews by the Planning Commission are required to review the architectural designs for compliance with the Zoning Ordinance, conditional development permit, development agreement, and mitigation monitoring and reporting program from the certified EIR. The City is working with the project team to process the architectural control packages for each building, the final subdivision maps and infrastructure improvement plans efficiently and believe the reviews and actions on these implementing items will be completed in the first half of 2023, at which point building permits could be filed. Construction could potentially begin as soon as building permits are issued, although the exact timing will depend on the developer's priorities and market conditions at that time. For more information, please visit the project webpage: https://menlopark.gov/WillowVillage. The City has included Program H1.H (Transparency on Progress towards RHNA). The City will publish information regarding below market rate development pipeline projects, including the anticipated number of units and affordability, on the City's housing website in coordination with the Housing Element's annual progress report. Should adjustments to the City's housing plan be needed, they will be undertaken.

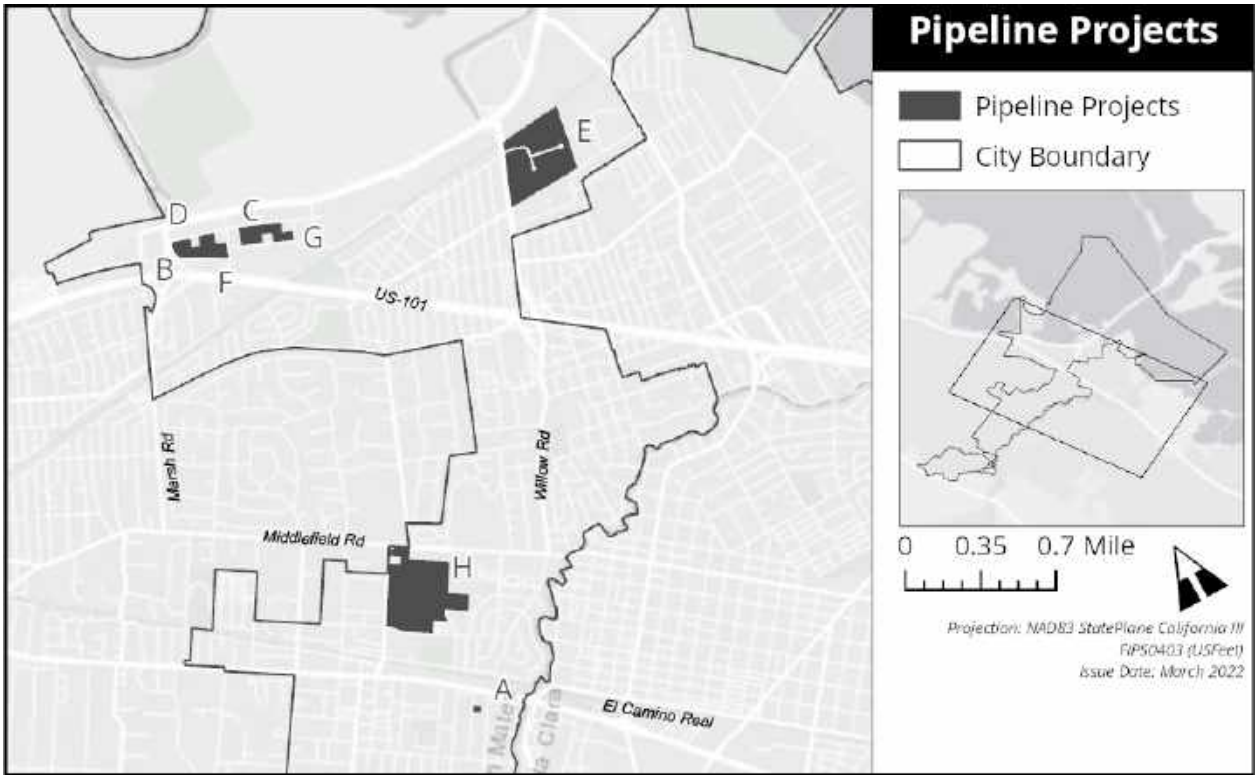
Label	Address (Name)	Units						
		Total Net New	Total Market-Rate	Total BMR [71]	Very Low Income BMR	Low Income BMR	Moderate Income BMR	Status (as of December 2022)
	Independence Drive (Sobrato)							
G	165 Jefferson Drive (Menlo Flats)	158	137	21	0	21	0	Approved[74]
H	333 Ravenswood Avenue (SRI Master Plan)	400	340	60	0	60	0	Proposed[75]
	Total	**3,645**	**3,038**	**607**	**133**	**277**	**197**	

[73] As of November 2022, the project is undergoing required environmental review pursuant to the California Environmental Quality Act (CEQA). The Environmental Impact Report (EIR) is anticipated for release in winter 2022/2023. Other projects that have completed environmental review in the vicinity have typically begun construction within less than one year from approval of entitlements and environmental review certification.

[74] The property owner/developer has two other similar projects in the vicinity (Menlo Uptown and Menlo Portal) and those projects began construction within one-year of approval of entitlements and environmental review certification. It is anticipated that the Menlo Flats project will similarly begin construction during the planning period.

[75] As of November 2022, the project is beginning environmental review pursuant to the California Environmental Quality Act (CEQA) and it is anticipated that the City's consideration of requested entitlements and environmental review will be completed within one year. Other projects that have completed environmental review in the vicinity have typically begun construction within less than one year from approval of entitlements and environmental review certification.

Figure 7-2: Pipeline Projects



Default Density

As a metropolitan jurisdiction, Menlo Park's "default density" that can be assumed to accommodate lower-income households is at least 30 dwelling units per acre (du/ac).[76]

The following land use designations currently allow at least 30 du/ac within Menlo Park:

- Medium Density Residential
- High Density Residential
- Retail/Commercial
- Mixed Use Residential
- El Camino Real/Downtown Specific Plan[77]

[76] https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/default_2010census_update.pdf

[77] Concurrent with Housing Element Adoption, the areas of the El Camino Real/Downtown Specific Plan that currently do not have 30 du/ac allowances will be upzoned to meet the "default" density. See program H4.L: Modify El Camino Real/Downtown Specific Plan.

Although not every site in the Site Inventory currently falls under one of the above land use designations, every site in the Site Inventory that is covered by the Affordable Housing Overlay, which allows for a minimum of 30 du/ac, meets the jurisdiction's "default density." Therefore, no additional rezoning is required.

The Site Inventory includes 83 parcels (69 sites) totaling 72.6 acres of developable land in the city. Most of these parcels are zoned at or greater than the default minimum density of 30 du/ac for metropolitan jurisdictions. This approach, unlike the site capacity approach used for the Housing Element, allows for 2,178 affordable units, which would be more than sufficient, in conjunction with projected ADUs (85 units) and pipeline projects (3,645 units), to meet Menlo Park's RHNA with a 30 percent buffer (3,830 units) when considered in totality.

Site Capacity

Early in the outreach process for the 2023-2031 Housing Element, the City Council expressed interest in going beyond the theoretical approach provided by the HCD-permitted approach using the default density as a baseline for unit capacity, and instead identified an approach to meeting the RHNA that incentivized the production of affordable housing (i.e., units suitable to households at the extremely low-, very low-, low-, and moderate-income categories).

Under this approach, the Site Inventory has an increased capacity for 2,834 units, all of which are affordable.

The City undertook a parcel-by-parcel capacity analysis that determined the likely potential capacity of each site. This parcel-by-parcel analysis was developed according to methodology laid out by HCD, where the maximum unit capacity (developable acreage multiplied by maximum density) is modified by several adjustment factors (zoning, affordability level, infrastructure, environment, and nonvacant/nonresidential adjustments). A full description of this methodology is available in Appendix 7-5, along with individual site sheets describing how unit capacity and affordability allocation was determined, as well as key findings for the sites.

Parcels were analyzed for their capacity for lower-income units. Parcels that could hold a higher number of lower-income units tended to be located in central Menlo Park, a transit-rich area containing many amenities such as grocery stores and parks that would support fair housing goals for lower-income populations. Moderate and above-moderate housing tended to be located in other areas of the city.

Additional site capacity analysis is provided for the following types of sites:

- Reuse Sites (identified in previous Housing Elements)
- Religious Facilities
- City-Owned Properties
- Sites with Non-Residential Uses
- Small and Large Sites

Note that there is overlap between some of these typologies, as there are small sites that are religious facilities, for example, and reuse sites with non-residential uses. In addition, some of the sites consist of contiguous parcels under common ownership.

Adjustment Factors for Site Capacity

As part of its site capacity approach to the 6th Cycle Housing Element, Menlo Park uses the HCD recommendation of five adjustment factors to calculate the projected residential development capacity of the sites in the Site Inventory that can realistically be achieved.

The five adjustment factors used are:

- **Land Use Controls**

  Based on an analysis of the current zoning code and anticipated development standards in the specific plans, there is no cumulative impact on the maximum development potential of the opportunity sites. However, the capacity factor was adjusted to 95 percent to account for sidewalks and easements.

- **Realistic Capacity**

  Of the 51 recent developments in Menlo Park (Appendix 7-3), 30 have a residential component and 21 do not. The developments outside of the ECR/Downtown Specific Plan Area have much higher proportions of residential to mixed use than those in the ECR/Downtown Specific Plan Area. Therefore, the Realistic Capacity factor for areas outside the ECR/Downtown Specific Plan Area are set at 90 percent, but areas inside the specific plan area are set at 80 percent.

- **Typical Densities**

Densities are typically built above allowed densities at the Lower and Moderate income levels in San Mateo County. According to data collected by ABAG/MTC on San Mateo County, 14 lower-income projects were built on average at 107% of maximum allowable density. 19 moderate-income projects were built at an average of 125% of maximum allowable density. A "Typical Densities" factor of 95 percent can be considered conservative. For areas within the El Camino Real/Downtown Specific Plan, which tend to be smaller parcels that have historically had difficulty developing at maximum density, a factor of 90 percent is provided.

- **Infrastructure Availability**

  There were no identified constraints on infrastructure availability.

- **Environmental Constraints**

  There were no identified constraints based on environmental factors.

Sites are therefore given a total adjustment based on whether or not they fall within the El Camino Real/Downtown Specific Plan Area.

Table 7-6: Adjustment Factors

Geography	Land Use Controls	Realistic Capacity	Typical Densities	Infra. Availability	Enviro. Constraints	Total
Specific Plan Area	0.95	0.8	0.9	1	1	**0.684**
Elsewhere in City	0.95	0.9	0.95	1	1	**0.812**

Additional Capacity Analysis

For sites that will be used for lower income housing, HCD requires additional analysis of sites that allow non-residential uses, and small and large sites that are outside the band of 0.5 to 10 acres in size. This section describes the sites that require additional analysis and how these sites can accommodate lower-income housing according to the Site Capacity Analysis.

Reuse Sites

- Overview: The Site Inventory includes 16 parcels that were previously included within the Site Inventory of a prior Housing Element planning period but have not yet been developed with housing.

- Description: HCD permits jurisdictions to reuse sites from prior planning periods only if the Housing Element includes a program (Program H4.K) requiring rezoning within a year of housing element adoption to allow residential use by-right at a minimum of 20 du/ac for housing developments and in which at least 20 percent of the units are affordable to lower income households. These sites would be reused if 1) nonvacant sites were only included in only the 5th Cycle, or 2) vacant sites were included in both the 4th Cycle and 5th Cycles.

  The 16 parcels reuse sites in the Site Inventory have different affordability capacities. Of the sites, five meet HCD requirements for lower-income units and have their units allocated towards very low income RHNA due to their high AFFH scores (see Appendix 7-5 for more information on how the Lower Income distribution is divided into Very Low and Low Income categories). The other nine sites are too small to meet HCD requirements and have their unit allocations distributed into the Moderate Income category.

Table 7-7: RHNA Allocation and Reuse Sites

Site #	Developable Area (Acres)	Existing Density (du/ac)	Proposed Density (du/ac)	AHO Density	Zoning District	Unit Allocation	Allocation Category
2(R)a*	0.15	20	30	55	SP-ECR-D	6	Moderate
2(R)b*	0.42	20	30	55	SP-ECR-D	16	Moderate
5(R)a*	0.75	50	60	60	SP-ECR-D	31	Very Low
5(R)b*	0.31	50	60	60	SP-ECR-D	13	Moderate
43(R)	0.54	50	60	60	SP-ECR-D	22	Very Low
44(R)	0.69	25	40	55	SP-ECR-D	26	Very Low
46(R)	0.63	30	30	55	R3	28	Very Low
48(R)	2.00	40	60	60	SP-ECR-D	82	Very Low
53(R)	0.12	50	60	60	SP-ECR-D	5	Moderate
54(R)	0.22	25	40	55	SP-ECR-D	8	Moderate
55(R)	0.13	50	60	60	SP-ECR-D	5	Moderate
56(R)	0.17	50	60	60	SP-ECR-D	7	Moderate
59(R)	0.33	25	40	55	SP-ECR-D	12	Moderate
61(R)	0.32	50	60	60	SP-ECR-D	13	Moderate
62(R)	0.42	50	60	60	SP-ECR-D	17	Very Low
Total	**7.21**					**291**	

**=Parcel that was identified in previous element that is part of a larger site.*

Religious Facilities

- Overview: The Site Inventory includes three religious facilities sites. In September 2020, Assembly Bill 1851 (Wicks) provided faith organizations an opportunity to develop housing on existing parking spaces on their property. This bill allows housing development to utilize up to fifty percent of religious-use parking spaces, without a requirement to replace the parking spaces. AB 1851 has no restrictions on the type of housing that could be developed and the City of Menlo Park does not propose any restrictions that would hinder this allowance.

  These congregations typically have large parking lots which are sized for full occupancy of sanctuaries. Congregations which are not at full capacity likely have unused parking areas. Some also have buildings which are nearing the end of their functional life and are candidates for turnover to other uses. The COVID-19 pandemic has also affected these congregations in manners which are not entirely clear at this point, though attendance has generally declined. It is possible that the pandemic will permanently decrease regular attendance at

services, as sometimes-tenuous connections with other church members have faded and people make greater use of online services. Within this context, affordable housing development can be an attractive option for congregations to off-load excess land, use proceeds to support existing ministries, and live out their mission to love thy neighbor. Many local and state governments, including California's, are seeking to promote this type of development, not only for the reasons mentioned above, but because religious-use parking spaces are among the least utilized spaces in urbanized areas being typically used to their maximum capacity only once a week.

- Description: While AB 1851 applies to all religious facilities in Menlo Park, the analysis undertaken for the Site Inventory identified three churches with particularly large and underutilized parking lots that would be ideally suited to the provisions of this state law. These three sites had their allocations distributed to extremely low income units based on the likelihood that religious facilities would work with a mission-driven housing developer focused on supportive/affordable housing.

  The three sites are:

  - **Site #13(C)** - The Church of Jesus Christ of Latter-day Saints Menlo Park: 1105 Valparaiso Avenue
  - **Site #39(C)** - St. Denis Catholic Church: 2250 Avy Avenue
  - **Site #40(C)** - St. Bede's Episcopal Church: 2650 Sand Hill Road

  The low land costs involved in building on land already owned by a non-profit such as a religious facility would make affordable housing development more financially feasible.

  Although relatively few units are claimed for Site Inventory credit on the three church sites, this is because of the conservative estimates required. It is likely that interested religious facilities would take advantage of State density bonus as well as other opportunities befitting a motivated and mission-driven property owner.

City Owned Properties

The City of Menlo Park owns a variety of properties. The range of property types include:

- Downtown Parking Lots

- Office Building at 1000 El Camino Real
- Civic Center
- Parks
- Pump Stations
- Public Works Corporation Yard
- Community Centers

A list of City-owned properties are provided in Appendix 7-6. The Downtown parking lots have the highest development potential due to the location and because there are no buildings on the parking lots. The City Council decided not to pursue housing development in the parks or the Civic Center site, given the importance of green space and community space for all residents. There are eight parcels owned by the City and used for parking purposes in the downtown area.

The City will abide by the Surplus Land Act (SLA) (Government Code sections 54220-54234) through any applicable redevelopment process of City-owned property (see Program H4.G). The SLA is a "right of first refusal" law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity. Any time a local agency disposes of land, it must follow the SLA unless the land qualifies as exempt surplus land. Dispositions include both sales and leases (unless the lease is less than five years or where no demolition or development will occur during the term of the lease). If and when there is City-owned property that is no longer needed for City use, the declaration of surplus land (unless deemed exempt surplus land) and the appropriate noticing and disposition process required by the SLA will be followed.

Throughout the Housing Element Update process, redevelopment of parking lots for affordable housing was generally met with positive feedback and support. Per the SLA, if a proposed development on surplus land includes a certain percentage of affordable units, the City-owned property could be declared as exempt surplus land, streamlining the process for disposing of City-owned property for affordable housing development.

Non-Residential Uses

Of the 69 sites, 64 sites allow non-residential uses (inclusive of three religious facility sites). The five sites that do not allow non-residential uses (i.e., only residential uses allowed) are:

- **Site #21**: 350 Sharon Park Drive

- **Site #46(R):** 796 Live Oak Avenue
- **Site #47:** 555 Willow Road
- **Site #50**: 600 Sharon Park Drive
- **Site #60**: 335 Pierce Road

For the 64 sites that allow non-residential uses, there is a strong likelihood of residential development as demonstrated by the residential projects in the Bayfront Area and in the El Camino Real/Downtown Specific Plan Area. See Appendix 7-3 for a list of recent or planned projects in Menlo Park. In addition, there are several residential projects in adjoining jurisdictions that are developed in mixed-use areas (areas that allow a combination of residential and non-residential uses), fitting a similar profile to the projected developments in Menlo Park's Site Inventory.

Small and Large Sites

In order to achieve financial feasibility, HCD recommends sites between 0.5 acres and 10 acres in size as suitable for developing lower-income housing. Of the 83 parcels in the Site Inventory, 32 are less than 0.5 acres in size and 4 are larger than 10 acres. A "carveout" strategy is used for several sites in the Site Inventory, including the 4 sites larger than 10 acres, as described in the "Carveouts and Large Sites" subsection.

Small Sites

The 32 parcels less than 0.5 acres include several that can be consolidated into larger sites made up of contiguous parcels with common ownership. Chapter 15.30 of Menlo Park's municipal code describes lot mergers. An application requires a fee and ministerial review from the city engineer. Appeals may be filed to the Planning Commission.

Parcel consolidation has not been a demonstrated constraint in Menlo Park's recent residential development history. Of the 8 pipeline projects that are part of the Housing Element update, 6 include consolidated parcels. Of the 51 projects in Appendix 7-3: Development in Menlo Park, 14 are on parcels less than a half-acre in size: 2 are complete, 4 are under construction, and 8 are proposed. In a conservative measure, none of the parcels that are less than a half-acre in size are credited for lower-income housing in the 6th Cycle Housing Element. They are all credited for moderate-income housing. Appendix 7-7 describes these 32 parcels by APN, site number, acreage, general plan land use designation, zoning designation, development type, and whether they are part of a consolidated site of more than 0.5 acres under common ownership.

Of the 32 parcels, 15 are part of a consolidated site of more than 0.5 acres under common ownership. All of the parcels are in zones where development standards are being modified to encourage development and lot consolidation: 20 parcels in the El Camino Real/Downtown Specific Plan Area (Program H4.L), 4 parcels in the R-3 zone (Program H4.J), and 8 in C-4 or C-1-A zones (Program H4.I). Although these programs are not required to meet RHNA because none of these parcels are credited for lower-income units, the programs will incentivize residential development on these parcels (see Appendix 7-7).

Carveouts and Large Sites

To support the development of lower income housing on some of the larger sites in Menlo Park, the Housing Element recommends a strategy of using "carveouts" of one or two acres that would allow residential development in mixed-use areas. These carveouts are intended to make land costs more manageable for residential developers, particularly lower income housing developers, and to complement the existing uses that may likely remain intact with new development. There are 10 carveout sites in the Site Inventory, four of which are on sites larger than 10 acres in size:

- **Site #12** – 345 Middlefield Road (USGS Site)
- **Site #21** – 350 Sharon Park Drive (Sharon Green Apartments)
- **Site #49** – 2722 Sand Hill Road
- **Site #64** – 795 Willow Road (Menlo Park VA Hospital)

Sites #12 and #64 are being used for lower-income housing:

- Site #12, 345 Middlefield Road, is the United States Geological Survey (USGS) campus owned by the General Services Administration (GSA). As of November 2022, the approximately 17-acre site is for sale by the GSA as the USGS team has been gradually relocating from Menlo Park to Mountain View.[78] As of November 2022, the City has received eight redevelopment interest inquiries from private developers, with the majority of the developers interested in partnering with a affordable housing-specialized developer for any redevelopment project. No unit ranges have yet been determined.

[78] See https://www.gsa.gov/real-estate/real-estate-services/real-property-utilization-disposal/property-sales/rockaway-grove

The Housing Element Update is taking credit for 2 acres of affordable housing as a conservative estimate, based on these conversations with interested developers. Potentially, greater amount of housing – including market-rate housing – could be developed on the site based on zoning regulations.

- Site #64, 795 Willow Road, is technically on the 90-acre parcel of the Menlo Park VA Medical Center. The approximately 90-acre campus provides primary care and specialty health services and the landowner (VA) has strong interest to redevelop the southeastern portion of the site fronting Willow Road with affordable housing. As the project site is located on federal, VA-owned land, the VA has its own multi-step federal disposition process in which the VA must demonstrate that excess VA-owned land is no longer needed for VA operations.

  The US Dept. of Veterans Affairs is entering into an Enhanced Use Lease agreement with MidPen to develop a 60-unit building on approximately 2 acres in the southeast quadrant of the Menlo Park VA Campus along Willow Road. As of October 2022, the VA and MidPen Housing have engaged with the City to submit preliminary project plans for courtesy review. Since the VA, a federal agency, is the land owner, the site and proposed affordable housing project are not subject to City review and permitting, however, both the VA and MidPen Housing have voluntarily elected to communicate and engage with the City, including the City's Planning Commission, with the intent of realizing a strong affordable housing project serving Menlo Park and the greater region during the Housing Element planning period. In 2015, the VA used a portion of the hospital campus for Willow Housing, a 60-unit, 100% affordable housing development for veterans.[79]

There are two developments on sites larger than 10 acres in size listed in Appendix 7-3: Development in Menlo Park, which are the approved Willow Village project (1350 Willow Road) and the proposed Parkline project (333 Ravenswood Avenue).

Affirmatively Furthering Fair Housing

A new requirement for this 6th Cycle Housing Element is for the Site Inventory to be consistent with a jurisdiction's duty for Affirmatively Furthering Fair Housing (AFFH).[80] HCD recommends the Site Inventory address:

- Improved Conditions

[79] See http://www.willowhousingmenlopark.com/

[80] For more information, see HCD's April 27, 2021 document on Affirmatively Furthering Fair Housing, available at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

- Exacerbated Conditions
- Isolation of the RHNA
- Local Data and Knowledge
- Other Relevant Factors

In addition to the Site Inventory-specific analysis below, further information on Affirmatively Furthering Fair Housing is available in Chapter 4 of the Housing Element.

AFFH Site Inventory Analysis

Menlo Park affirmatively furthered fair housing by integrating new affordable housing in high-resource areas of the city and developing market rate housing in lower-resource areas of the city while being mindful of displacement and connectivity issues. The RHNA is distributed throughout Menlo Park, focusing on amenity-rich areas in downtown, near the Veterans' Affairs Hospital, and near I-280. The Site Inventory allocation of affordable units has been refined based on likelihood of development. Extensive local outreach was used to refine this AFFH approach. In addition, the Housing Element is mindful of recent development patterns and deep historical trends.

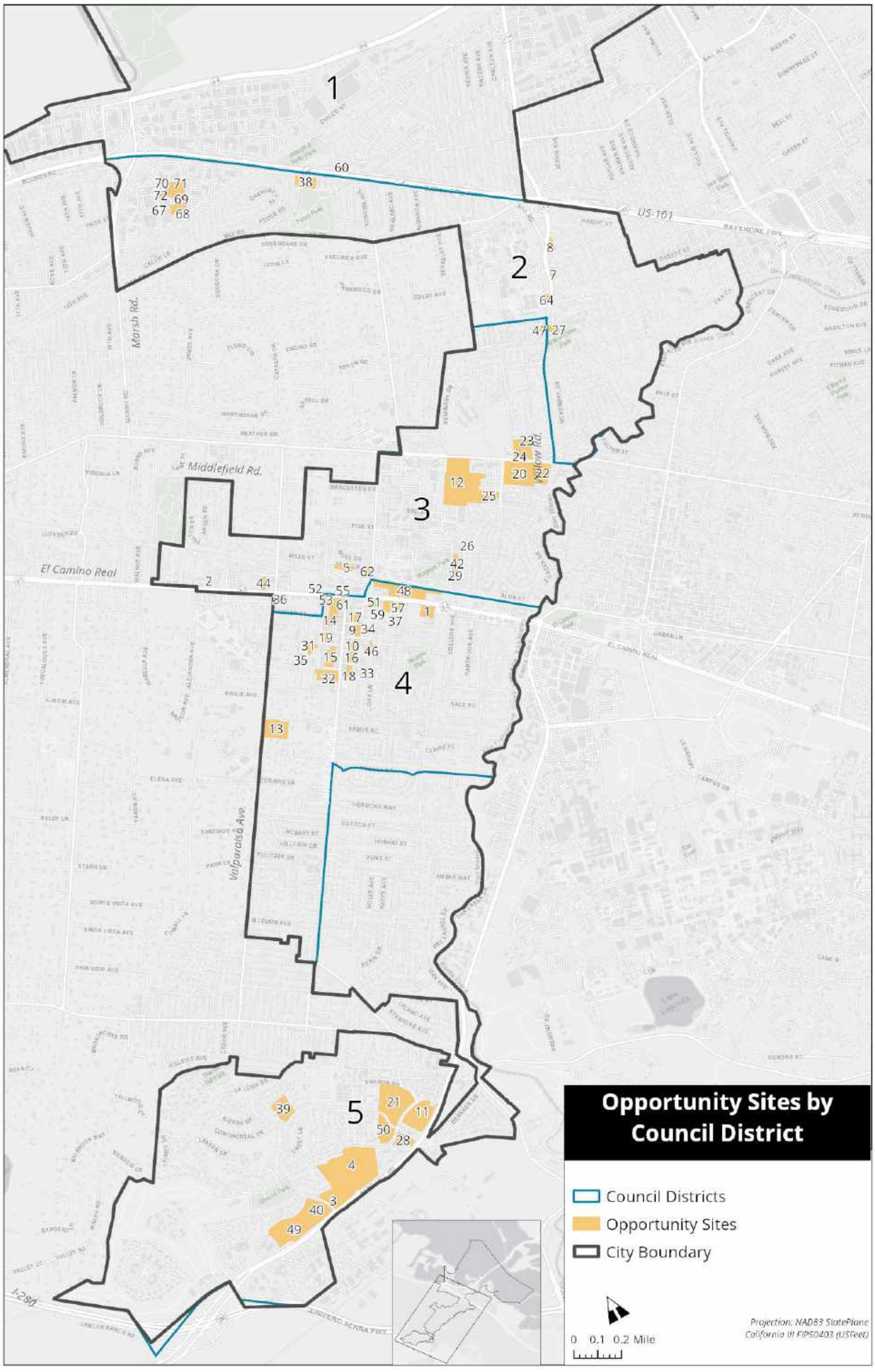
Currently from the data and population makeup of Menlo Park's population, the majority of non-white and lower income populations are located primarily to the east of US State Route 101 in the Belle haven and Bayfront neighborhoods. As a result, these residents usually do not have the same access and benefits when it comes to clean air, health, and municipal amenities such as public transportation or schools. As a result, in order to not only increase the housing supply in the City of Menlo Park, but also promote fair housing; there should be sites in the richer areas of the city that are to be used for housing that can be used for fair housing.

For the City owned sites in the City of Menlo Park (see Appendix 7-6), sites located near the downtown core are best utilized as more housing on underutilized land will not disrupt the character of other residential neighborhoods. Furthermore, using City owned sites in Downtown Menlo Park can help reinvigorate the downtown core. Furthermore, areas around the downtown core have better amenities such as better public transportation with Caltrain and SamTrans, better accessible shops and grocery stores, and more open space for residents.

Menlo Park has chosen to distribute its housing opportunity sites mostly throughout Council Districts 2 through 5, the portions of the city west of US-101. This site distribution strategy was chosen for two primary reasons. First, the vast majority of

Menlo Park's pipeline projects, consisting of higher-density market-rate housing, have been proposed Council District 1 (east of US-101). Second, Council Districts 2 through 5 are higher-opportunity areas of the city that are better connected to amenities such as transit, jobs, schools, and open space.

Figure 7-3: Sites by Council District



The housing in Council District 1 (east of US-101) is almost entirely comprised of pipeline projects, many of which are still pending. These pipeline projects account for the majority of Menlo Park's above market-rate housing allocation. The one exception is Site #60 at 335 Pierce Road, that was identified by MidPen Housing as a potential affordable housing project during the Housing Element Update process.

The Site Inventory strategy strives to balance an increase in market-rate housing east of US-101 (District 1) with an increase in affordable housing west of US-101 (Districts 2 through 5). The strategy used walkshed maps to identify potential sites that had access to Menlo Park's social resources and amenities. This potential site list was narrowed by applying HCD's size requirements for sites that can support lower-income housing, and was further refined based on likelihood of development.

The majority of the sites in the Site Inventory offer affordable housing opportunities in high or highest resource areas that are within a 15-minute walk of:

- Parks
- Groceries and Markets
- Public Transit
- Employment Centers
- Schools

Detailed maps of these amenities can be found in Appendix 7-2. A full assessment of fair housing is provided in Chapter 4 and in Appendix 4-2.

Site Inventory and Existing Social Patterns

A complete analysis of the Site Inventory must analyze how the identified sites contribute to or mitigate fair housing issues.

The three fair housing issues identified in Chapter 4 were:

A. Fair Housing outreach

B. Need for affordable housing options throughout Menlo Park to promote mobility

C. Need for community conservation and revitalization in low and moderate resource neighborhoods located east of US-101 (Council District 1)

The sites in the 6th Cycle Site Inventory wholly consist of parcels allocated towards the City's lower income or moderate income RHNA. This is because Pipeline Projects, which are disproportionately in Council District 1, are sufficient to provide the city's above moderate income RHNA. The affordable allocations in the Site Inventory are

largely located in Council Districts 2 through 5, which are areas of high or highest opportunity according to TCAC/HCD mapping. This strategy of allocating affordable units in high-resource areas and market-rate units in lower-resource areas improves integration, alleviates access to opportunity, and supports the disproportionate housing needs of special needs populations.

The focus on developing low-income housing in high-resource areas is supported by input given by affordable housing developers. The draft Site Inventory was refined after conversations where these developers described ideal sites for affordable housing, which included emphases on tax credit scoring and proximity to transit.

The Housing Element's overall fair housing strategy is to increase integration by incentivizing the development of 100 percent affordable housing in high-resource areas while using the pipeline projects to provide above-market-rate units in low and moderate resource areas. This will also provide more access to opportunities by bringing more affordable units into high-opportunity areas. Finally, this strategy will ease displacement risks by increasing the opportunities for high-density housing in areas of the city outside of Council District 1.

Integration and Segregation

The Site Inventory improves integration and mitigates segregation by giving lower-income residents the opportunity to live in areas of the city that have historically been exclusive. These areas, west of US-101, have higher-performing school districts and more green space than areas east of US-101. By providing affordable housing options throughout Menlo Park, this addresses a fair housing issue.

This improved integration is balanced by mitigation of historic segregation. The development of large numbers of market-rate units in Council District 1 brings a whiter and higher-income cohort to an area of Menlo Park that has historically consisted of lower-income communities of color. Care must be taken to address fair housing issues and conserve community while revitalizing the low and moderate resource areas. City Actions in the Fair Housing Issues table, as well as Housing Element programs such as Program H.2E (Anti-Displacement Strategy) will be vital in remediating displacement while improving integration.

Disparities in Access to Opportunity

Sites are prioritized for low-income housing tax credits by the Tax Credit Allocation Committee if they fall within "High" or "Highest" Resource Areas. All of the sites with the exception of the Marsh Road and Bohannon Drive cluster and Site #60 at 355 Pierce are within the High or Highest Resource Areas of the city. A map of Resource and

Opportunity Sites in Menlo Park is provided in Chapter 4: Affirmatively Furthering Fair Housing, Figure 4-3.

In the Site Inventory, the site selection process incentivized sites for affordable housing that were located within a 15-minute walk of amenities such as grocery stores, schools, and parks. In addition, the vast majority of the sites designated for affordable housing are located in high-performing school districts. Sites are also located near the Menlo Park VA Medical Center, which is crucial infrastructure for veterans – particularly veterans with special housing and/or health needs.

Disproportionate Housing Needs

Due to the site selection process that prioritized sites within a close walking distance of crucial amenities, the sites allocated for affordable housing in the Site Inventory are well-suited to accommodate households with unique and disproportionate housing needs. Many of these sites are located close to health facilities and grocery stores, easing access for households with low mobility. In addition, the El Camino Real/Downtown area is home to nearly half of the sites, as well as the vast majority of the City's commercial areas, its lone Caltrain station, and several Caltrans bus routes.

MEETING LOWER-INCOME RHNA ON NON-VACANT SITES

Non-vacant Sites Analysis

The California Department of Housing and Development (HCD) notes that jurisdictions with limited vacant land may rely on the potential for new residential development on non-vacant sites – sites with existing uses. HCD requires the Housing Element to describe the realistic potential of each site and the extent that the existing uses impede additional residential development; the jurisdiction's past experience converting existing uses to higher-density residential development; region-wide market trends and conditions; and regulatory or other incentives or standards that encourage additional housing development on nonvacant sites.

Pursuant to Government Code 65583.2(g)(3), the Housing Element must include a program requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law (Government Code 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the last five years have had residential uses that have been vacated or demolished, and were either rent or price restricted, or were occupied by low or very low income households. This requirement is satisfied by Program H2.B (Amend the Zoning Ordinance to Protect Existing Housing).

This section notes the number of non-vacant sites and quantifies the portion of the 2023-2031 Regional Housing Needs Allocation (RHNA) to be met with non-vacant sites before reviewing the development context of higher-density housing development on non-vacant sites in Menlo Park and the region. Then, it provides potential findings before concluding with findings determined by the City Council at its Housing Element adoption meeting.

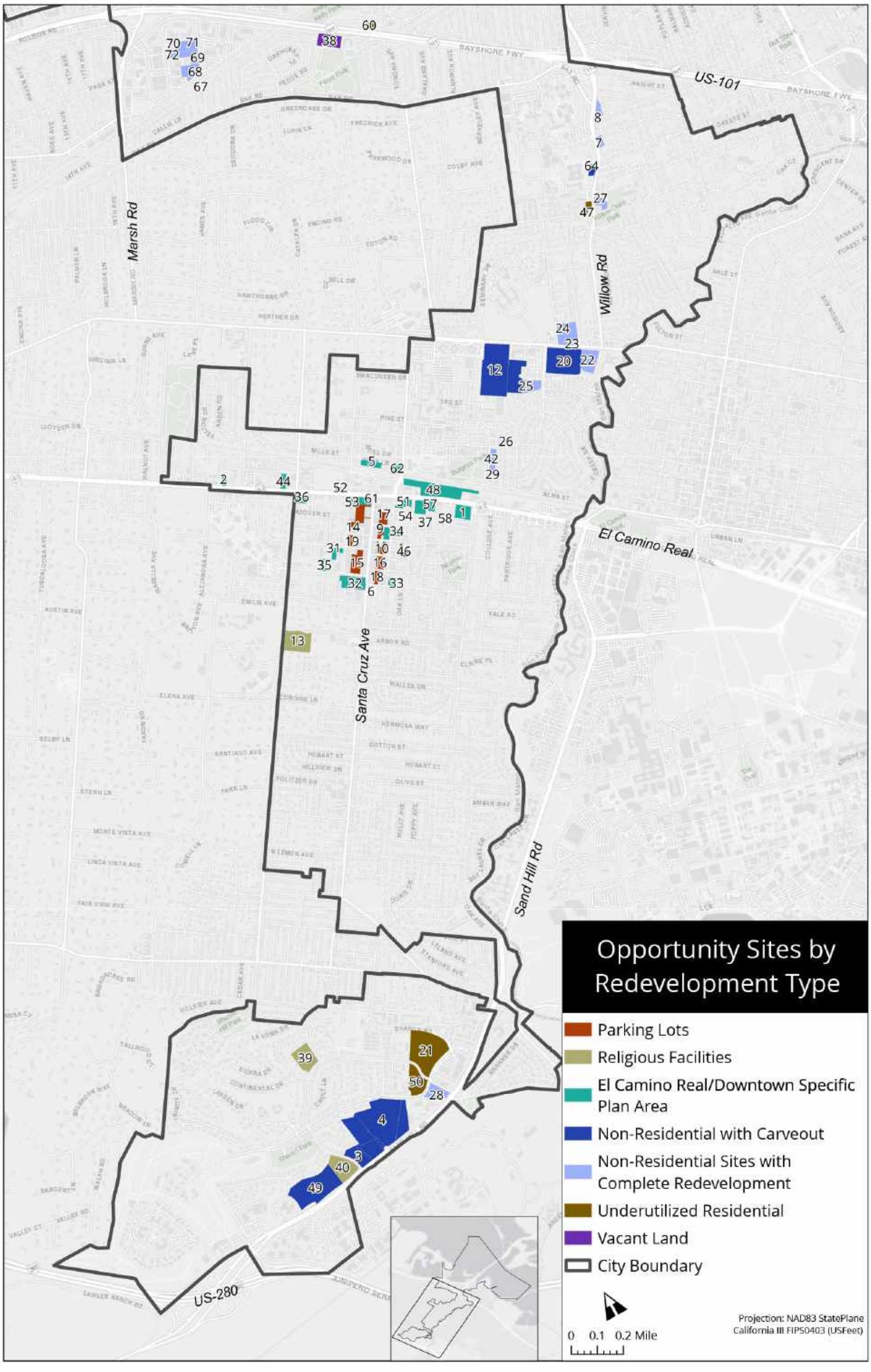
There are 69 sites identified as opportunity sites. Of these, only Site #38, the Ravenswood School District Site at 300 Sheridan Drive, is vacant.

Site #38, 320 Sheridan Drive, is the location of the former James Flood Elementary School and is owned by the Ravenswood City School District (RCSD). RCSD has indicated it is in negotiations with Alliant Strategic Development (potential developer) to build up to 90 affordable housing units with teachers and District staff given first preference. In May 2022, the City held a community meeting to provide an opportunity to learn more about the site and to hear from community members. As of October 2022, the City has not received a formal development application for review.

The 68 non-vacant sites are grouped into six potential redevelopment types to further analyze their development potential:

- Religious Facilities
- Parking Lots
- Non-Residential with Carveout
- Non-Residential with Complete Redevelopment
- El Camino Real/Downtown Specific Plan Area
- Underutilized Residential

Figure 7-4: Sites by Redevelopment Type



Because non-vacant sites comprise more than half of Menlo Park's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Furthermore, as part of the resolution adopting the Housing Element, the City Council will make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period. These findings will be based on a variety of factors including development trends, property owner interest, structure age, property valuation, and development capacity.

Residential Development on Nonvacant Sites

Of the 51 developments and development proposals that included multifamily residential or new non-residential uses in Menlo Park during the past five years, 42 (84 percent) have been on or involved use of non-vacant sites. From these same 51 developments, 30 (59 percent) have included residential uses, 22 (43 percent) have introduced new residential (including in mixed-use developments) into a previously non-residential site, and eight (16 percent) have expanded an existing residential use. This strong history of residential development on non-vacant sites demonstrates a market demand for such development that can be expanded with the new policies in this Housing Element.

A list of these 51 developments is provided as Appendix 7-3 in this Housing Element.

Region-Wide Affordable Housing Projects.

There have been many affordable housing projects, including 100 percent affordable projects, built on non-vacant lots in San Mateo County and neighboring Santa Clara County in the past several years. Menlo Park's 2023-2031 Housing Element focuses its policies on the production of affordable housing, particularly 100 percent affordable housing, as a response to community outreach and as a method to produce and affirmatively further fair housing in the city. The incentives for 100 percent affordable housing involve density bonuses as well as certain fee and development review waivers. These incentives were designed as a response to input from city residents, affordable housing residents, and affordable housing developer input.

Appendix 7-4 includes a list of 17 projects in the area, including six in Menlo Park. These projects range from 37 to 213 du/ac in density and four to eight stories in height.

Potential Findings for Development of Non-Vacant Sites

Parking Lots

The Bay Area has seen the redevelopment of surface parking lots with multifamily housing throughout the past few years, most notably in Redwood City's city-owned parking lots. Another example is The Village at Burlingame where two city-owned parking lots are currently under construction for the development of 100 percent affordable workforce and senior-focused apartments. This is an opportunity for Menlo Park to leverage the value of City-owned land in the downtown core, providing affordable housing as well as increasing the vibrancy of downtown.

There are eight surface parking lots suitable for multifamily development. All sites are given by their site number, name (if applicable) and address:

- **Site #9** – Parking Lot Near Trader Joe's Between Chestnut and Curtis
- **Site #10** - Parking Lot Behind Wells Fargo (between Crane and Chestnut)*
- **Site #14** - Parking Lot Between El Camino Real and Chestnut on West Side of Santa Cruz
- **Site #15** - Parking Lot Between University and Crane on West Side of Santa Cruz
- **Site #16** - Parking Lot Between Evelyn and Crane
- **Site #17** - Parking Lot between Curtis and Doyle
- **Site #18** - Parking Lot Behind Draeger's*
- **Site #19** - Parking Lot off Oak Grove

These eight parking lots are owned by the City. Sites #10 and #18, denoted with asterisks, include some portions of privately-owned land used for parking. Parking lots are not considered "vacant" sites because they are used for parking as well as the Menlo Park Farmer's Market, supporting the social and economic fabric of the downtown.

Table 7-8: Detailed Information on City-Owned Parking Lots

Site #	APN(s)	General Plan Designation	Zoning Designation	Maximum Allowed Density*	Existing Use
9	071284100; 071284080	El Camino Real/Downtown Specific Plan	SP-ECR-D (Downtown Sub-Area)	40	Parking Lot
10	071283140	El Camino Real/Downtown Specific Plan	SP-ECR-D (Downtown Sub-Area)	40	Parking Lot**
14	071102400	El Camino Real/Downtown Specific Plan	SP-ECR-D (Downtown Sub-Area)	40	Parking Lot
15	071092290	El Camino Real/Downtown Specific Plan	SP-ECR-D (Downtown Sub-Area)	40	Parking Lot
16	071281160	El Camino Real/Downtown Specific Plan	SP-ECR-D (Downtown Sub-Area)	40	Parking Lot
17	071285160	El Camino Real/Downtown Specific Plan	SP-ECR-D (Downtown Sub-Area)	40	Parking Lot
18	071273160	El Camino Real/Downtown Specific Plan	SP-ECR-D (Downtown Sub-Area)	40	Parking Lot**
19	071094180	El Camino Real/Downtown Specific Plan	SP-ECR-D (Downtown Sub-Area)	40	Parking Lot

**Maximum Base Density Allowed by El Camino Real/Downtown Specific Plan as of the date of Housing Element Adoption. This does not include the Public Benefit Bonus described in the Specific Plan, the Affordable Housing Overlay described in Program H4.D in this Housing Element, the rezoning described in Program H4.L of this Housing Element, the plan to develop affordable housing on City-Owned Parking Lots downtown described in Program H4.G, or any State density bonus.*

***Sites #10 and #18, denoted with asterisks, include some portions of privately-owned land used for parking. These are known conditions that could potentially preclude development in the planning period.*

For the City-owned parking lots downtown, a feasibility study may be necessary to ensure that parking easements owned by neighboring businesses are managed appropriately. There may also be potential utility easements that need to be taken into consideration. There are several development possibilities, including reserving one or more parking lots for redevelopment as a parking garage and using other lots for development of 100-percent affordable housing. Alternatively, some parking lots could

be retained for surface parking use, or certain portions of the City-owned lots can be developed with affordable housing.

Similar studies have been used to catalyze parking lot redevelopment in nearby cities. Burlingame is currently constructing a 132-unit affordable workforce and senior apartment on a parcel that previously held a parking lot.[81] The development is done in conjunction with a public parking garage nearby. The Burlingame projects provides a blueprint and demonstrates to potential development partners the feasibility of the sort of projects envisioned on the City-owned lots in Menlo Park. Program H4.G describes the City-led process to promote housing development on underutilized City-owned parking lots in downtown and adhere to procedures consistent with the Surplus Lands Act to provide affordable housing developers a first right of refusal (AB 1486). The objective is to achieve the development of 345 affordable units on a combination of City-owned parking lot sites in the downtown, supporting the integration of affordable housing options in high resource areas of the community.

Program H4.G describes a plan to develop affordable housing on the City-Owned Parking Lots downtown, consistent with the Surplus Lands Act and acknowledging that further study is required to get housing built while working around existing constraints. The program establishes the following milestones (with year of achievement in parentheses):

- Conduct feasibility study (2023)
- Issue RFP for affordable housing development (2024)
- Complete development entitlements (2025)
- Seek to complete development of 345 or more affordable housing units on a combination of parking lot sites (2027)

As part of the program, the City shall grant additional points to proposals that address the city's most difficult to achieve housing priorities including providing a greater number of extremely low-, very low-, low-, and moderate-income units, or committing to make a percentage of the units preferential for people with special needs who will benefit from coordinated on-site services, such as for people living with disabilities, including developmental disabilities.

[81] Village at Burlingame (Project Information). Available at https://www.burlingame.org/business_detail_T54_R140.php

Potential Findings for Parking Lots

The City can potentially make the following findings to determine that the existing use on parking lots is likely to be discontinued:

- The City of Menlo Park owns a majority of the downtown parking lots and can facilitate the use of these parking lots for development of affordable housing.
- The value of the land as a residential use and the opportunity for new affordable housing downtown provides a public benefit that exceeds the value as surface parking facilities.

Evidence for these findings includes similar developments in neighboring jurisdictions and a high-level economic analysis as provided in Appendix 7-5.

Religious Facilities

Assembly Bill 1851 (AB 1851) (2020), prohibits local agencies from denying a housing development project that would be built at religious facility properties on the footprint of 50 percent of the existing parking spaces serving a religious facility. The purpose of the law is to streamline development of affordable housing on the underutilized parking lots of existing religious facilities. There are numerous examples of this law working as intended throughout California, including in San Jose at the Cathedral of Faith and in San Diego at the Clairemont Lutheran Church.

There are three facilities that are suitable for AB 1851 development in Menlo Park. The "(C)" in the site identifier denotes a religious facility.

- **Site #13(C)** - The Church of Jesus Christ of Latter-day Saints Menlo Park: 1105 Valparaiso Avenue
- **Site #39(C)** - St. Denis Catholic Church: 2250 Avy Avenue
- **Site #40(C)** - St. Bede's Episcopal Church: 2650 Sand Hill Road

These sites will be able to utilize Menlo Park's new Affordable Housing Overlay that will promote increased density on these sites. These religious facilities include Menlo Church, St. Bede’s Episcopal Church and the First Church of Christ, Scientist. Other religious facilities may have parking lots that are too small to provide significant housing development.

Potential Findings for Religious Facilities

The City can potentially make the following findings to determine that the existing use in religious facilities is not likely to conflict with residential development.

- The controlling entity and its use is not affected, due to new State law.
- Religious facilities are exempt from property tax, but the additional residential allowance provides a potential revenue stream for the religious facilities.
- Some churches may provide affordable housing as part of their mission to support the community.

Evidence for these findings includes similar developments in neighboring jurisdictions and stated interest by some of the property owners, as well as the relatively low utilization of these parking lots outside of religious services.

El Camino Real/Downtown Specific Plan Area

As part of this Housing Element's goals, policies, and programs, the area in the El Camino Real/Downtown Specific Plan will be "upzoned" – increasing allowable residential density – to a minimum of 30 dwelling units per acre depending on the Specific Plan subarea. The total residential unit cap of the area specified by the Plan would also be removed. These actions will incentivize the development of multifamily housing within the Specific Plan Area. There are 26 sites in the Site Inventory within the Specific Plan Area, not including parking lots discussed separately:

El Camino Real

- **Site #1** - El Camino Real Safeway: 525 El Camino Real

Site #1 does not include the entire shopping center anchored by Safeway, but only the parcel underlying the shopping center’s parking lot. Development is envisioned as a residential development over ground-floor parking, without affecting the other uses in the shopping center.

- **Site #2(R)** - 1620 El Camino Real (Reuse Site)
- **Site #36** - 1377 El Camino Real
- **Site #37** - 855 El Camino Real
- **Site #43(R)** - Sultana's Mediterranean: 1149 El Camino Real (Reuse Site)
- **Site #44(R)** - Ducky's Car Wash: 1436 El Camino Real (Reuse Site)

- **Site #48(R)** - 700 El Camino Real (Reuse Site)
- **Site #51** - 949 El Camino Real
- **Site #52** - 1246 El Camino Real
- **Site #53(R)** - 1189 El Camino Real (Reuse Site)
- **Site #55(R)** - 1161 El Camino Real (Reuse Site)
- **Site #56(R)** - 1179 El Camino Real (Reuse Site)
- **Site #57** - 761 El Camino Real
- **Site #58** - 751 El Camino Real
- **Site #59(R)** - 905 El Camino Real (Reuse Site)

Downtown

- **Site #5(R)** - 1100 Alma Street (Reuse Site)
- **Site #6** - Church of Pioneers Foundation Properties: 900 Santa Cruz Avenue
- **Site #30** - Trader Joe's Downtown: 720 Menlo Avenue

Site #30 is a supermarket with a large parking lot. Development is envisioned as a residential development over ground-floor parking, without affecting the use of the supermarket after construction.

- **Site #31** - 800 Oak Grove Avenue
- **Site #32** - 930 Santa Cruz
- **Site #34** - 707 Menlo Avenue
- **Site #35** - 1300 University Avenue
- **Site #54(R)** - 607 Menlo Avenue (Reuse Site)
- **Site #61(R)** - 610 Santa Cruz Avenue
- **Site #62(R)** - 550 Ravenswood Avenue

- **Site #33** - Draeger's Parking Lot Downtown

The increased housing potential brought to these sites from the upzoning and Affordable Housing Overlay to be implemented as part of this Housing Element will serve to increase multifamily housing opportunities in the El Camino Real/Downtown Area. Also, increased housing potential is supported by the City's vibrancy goals for downtown, as a larger residential population will support dining, entertainment, and retail as well as live/work opportunities.

There are other rezonings in the El Camino Real/Downtown Area but outside of the sites listed in the Site Inventory. These additional rezonings will increase density and are intended to broadly encourage housing within the Specific Plan Area, but the Housing Element does not rely on them to meet RHNA.

Mixed use projects such as 1540 El Camino Real and 1300 El Camino Real are already approved and under construction, respectively, in Menlo Park. Similar projects can be found in Redwood City (1601 El Camino Real) and Palo Alto (2951 El Camino Real and 3150 El Camino Real). Downtown projects in Menlo Park such as 1285 El Camino Real and 506-556 Santa Cruz Avenue demonstrate a market for mixed-use development in Menlo Park that will only strengthen as increased densities are allowed.

Potential Findings for El Camino Real/Downtown Specific Plan Area

The City can potentially make the following findings to determine that the existing uses in the El Camino Real/Downtown Specific Plan Area are likely to be discontinued:

- Removal of the housing unit production cap and the addition of other incentives will encourage residential development.
- Increased residential density allowances will increase financial feasibility of housing development.

Evidence for these findings includes similar developments in neighboring jurisdictions as well as the relatively large number of project applications and approvals in the Specific Plan Area. There are also many older buildings on the sites and in the specific plan area as a whole. Although building age data is limited in Menlo Park – only three of the 26 sites in this subsection have their year of construction listed:

- **Site #6:** 1949
- **Site #57:** 1968

- **Site #59(R):** 1946

In the entire/El Camino Real/Downtown Specific Plan Area, there are 82 parcels with building age data. The average year of construction is 1974 and the median year of construction is 1948.

Non-Residential Parcels with Carveout

Through individual interviews and focus group discussions with affordable housing developers and advocates, one of the more promising development types on larger sites they mentioned was horizontal mixed use, where affordable housing is adjacent to other uses on the same parcel. This carveout would be limited to the vacant portion of the site, or atop existing surface-level parking.

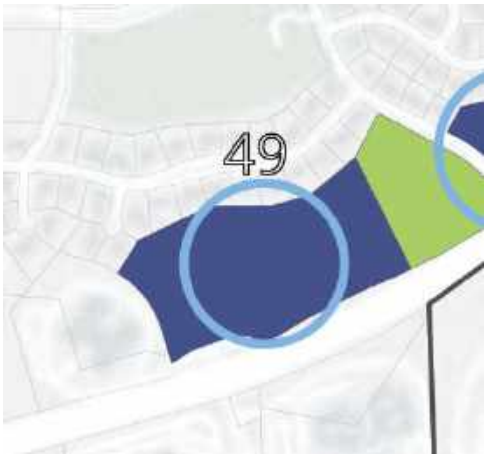
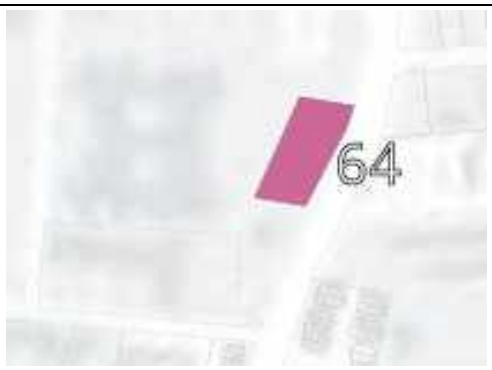
This typology is represented in the Site Inventory as "Non-Residential with Carveout", where housing is developed on a certain acreage of the entire site. This would be incentivized to be 100 percent affordable housing by the Affordable Housing Overlay.

There are seven sites with non-residential uses that could include housing as a horizontal mixed use:

Table 7-9: Sites with Non-Residential Carveout

Site - Address	Map
Site #3 - 2500 Sand Hill Road	

Site - Address	Map
Site #4 - Quadrus: 2480 Sand Hill Road	
Site #11 - Sharon Heights Shopping Center: 325 Sharon Park Drive	
Site #12 - USGS Site: 345 Middlefield Road	

Site - Address	Map
Site #20 - 272 Middlefield Road	
Site #49 - 2722 Sand Hill Road	
Site #64 - VA Medical Center: 795 Willow Road	

Of these seven sites with non-residential uses that could include housing as a horizontal mixed use, five sites are privately owned. The USGS Site is being auctioned, and the

US Department of Veterans Affairs has stated interest in developing approximately two acres of the Menlo Park VA Medical Center as veterans' housing.

Site #11 does not include the entire shopping center anchored by Safeway, but only the portion of the parcel underlying the shopping center's parking lot. Development is envisioned as a residential development over ground-floor parking, without affecting the other uses in the shopping center.

Due to flexible office work policies put in place to support safe work during the Covid-19 pandemic, there may be decreasing demand for the professional service firms that typically rent office space in Menlo Park. This opens up opportunities for land owners to pursue alternative revenue streams in the underutilized parking lots, replacing functionally obsolete office structures or otherwise vacant areas of parcels by contracting with affordable housing developers.

Potential Findings for Non-Residential Parcels with Carveouts

The City can potentially make the following findings to determine that the existing uses in these non-residential sites are not likely to conflict with residential development.

- The controlling entity and its existing use are not affected.
- Adding a new housing use increases the land value of the property.

Evidence for these findings includes similar developments in neighboring jurisdictions and potential interest mentioned by some property owners, as well as the low existing floor area to land area ratio, an indicator of potential underutilization of the site.

Non-Residential Parcels with Complete Redevelopment

The single most common development in Menlo Park in recent years has been multi-family residential on rezoned industrial or commercial property, primarily in the Bayfront area east of US-101. The strength of the housing market relative to other uses is likely to continue in the wake of the Covid-19 pandemic, and as demand for housing continues to be strong. Residential uses increase the attractiveness of new development on 19 sites throughout the city:

Half-Mile from Major Transit Stop

- **Site #7** - 728 Willow Road
- **Site #8** - 906 Willow Road
- **Site #25** - 8 Homewood Place

- **Site #26** - 401 Burgess Drive
- **Site #29** - Stanford Blood Center: 445 Burgess Drive
- **Site #41** - 431 Burgess Drive
- **Site #42** - 425 Burgess Drive

Further than Half-Mile From Major Transit Stop

- **Site #22** - 85 Willow Road
- **Site #23** - 200 Middlefield Road
- **Site #24** - 250 Middlefield Road
- **Site #27** - Menlo Park Surgical Hospital: 570 Willow Road
- **Site #28** - 2200 Sand Hill Road
- **Site #67** - 3905 Bohannon Drive
- **Site #68** - 3925 Bohannon Drive
- **Site #69** - 4005 Bohannon Drive
- **Site #70** - 4025 Bohannon Drive
- **Site #71** - 4055 Bohannon Drive
- **Site #72** - 4060 Campbell Avenue

Redevelopment on these sites could be 100 percent residential or mixed use with both residential and non-residential uses. There have been several such projects in Menlo Park in the Bayfront area, as well as along Middlefield in Mountain View and Redwood City. There are also 100 percent affordable projects in similar sites in Santa Clara and San Jose.

Many of these sites have older buildings that could be demolished and redeveloped. The building on Site #23, however, was constructed in 2013. This is recent and the building is still well within its useful lifespan, but the building has been vacant for two years. Increased incentives to redevelop or retrofit with housing – including the AHO

and new State laws such as AB 2011, would help spur residential development on the parcel.

The sites on Bohannon Drive and Campbell Avenue are zoned for Office ("O" Zoning).[82] The new residential allowances in the Affordable Housing Overlay will be similar to Connect Menlo's R-MU zoning designation, which allows up to 100 du/ac at the bonus level of development. This is a good indicator that higher-density housing could be developed in this area and that there is a market for such use. Newer commercial spaces along Middlefield Road and near Burgess Park were not selected for the Site Inventory. Similarly, only older or underutilized office-zoned parcels were selected for the Site Inventory in the Marsh/Bohannon area.

Residential Conversion Impacts on City's Tax Base

Menlo Park's major tax base of commercial and office uses will not be significantly affected by the conversion of these 18 sites due to the large amount of commercial space retained in the city. The sites in this category only take up a small percentage of the total office and commercial uses citywide, ranging from six percent of Professional and Administrative Office uses to less than two percent of the Bayfront Innovation Area (within City Council District 2).

Table 7-10: Percentage of Citywide Non-Residential Land Use Designation Affected by Opportunity Site Designation

Land Use	Citywide Land Use Acres	Housing Opportunity Sites	Housing Opportunity Sites (Acres)	Percentage of Land Use
Bayfront Innovation Area	511	7	8.15	1.5%
Retail Commercial*	42	4	8.83	21.0%
Professional and Administrative Office	212	12	42.25	19.9%

**Site 8 is a consolidation of sites along Willow under common ownership that includes a single 0.23-acre parcel, APN 062-211-050, zoned R3 under "Medium Density Residential." This parcel is not included in this table because it does not currently allow an office or commercial use.*

In addition, mixed-use developments that retain commercial and office use will still be allowed in the sites selected for the Site Inventory.

[82] ConnectMenlo was a planning project that adopted Office, Life Science, and Residential Mixed Use zoning districts in the Bayfront area to envision a live/work/play environment. More information is available at: https://menlopark.gov/Government/Departments/Community-Development/Planning-Division/Comprehensive-planning/ConnectMenlo.

Potential Findings for Non-Residential Parcels with Complete Redevelopment

The City can potentially make the following findings to determine that the existing uses in these non-residential sites are likely to be discontinued:

- Some controlling landowners are considering a sale, change of use, or change of locations
- Adding a potential new use increases the land value of the property

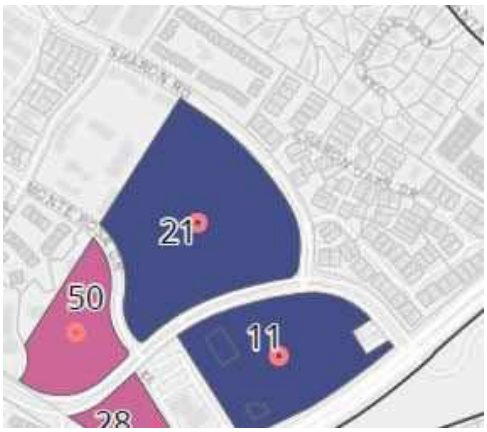
Evidence for these findings includes the large number of recent developments in similar sites in Menlo Park and the surrounding area, as well as the obsolete and/or vacant buildings on the sites. Many sites also have low floor area to land area ratio, an indicator of potential underutilization of the site.

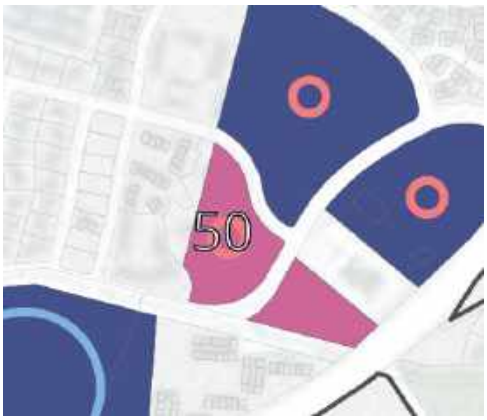
Underutilized Residential

There are five sites in the Sites Inventory that are currently zoned for residential but could support additional housing.

Two sites have existing multifamily housing where more capacity is available on the parcel:

Table 7-11: Sites with Underutilized Residential – More Capacity Available

Site - Address	Map
Site #21 - Sharon Green Apartments: 350 Sharon Park Drive	

Site - Address	Map
Site #50 - Seven Oaks Apartments: 600 Sharon Park Drive	

There are also three sites where redevelopment for higher-density multifamily is available:

Table 7-12: Sites with Underutilized Residential Higher-Density Capacity Available

Site - Address	Map
Site #46(R) - 796 Live Oak Avenue (Reuse Site)	

Site - Address	Map
Site #47 - Menlo BBQ: 555 Willow Road	
Site #60 - 335 Pierce Road	

The increased density and Affordable Housing Overlay for these sites incentivizes development beyond the already strong housing market in Menlo Park and the Peninsula. There has been property owner interest in residential development on two sites (Menlo BBQ and 335 Pierce Road), and increased incentives will support more development on the other underutilized sites.

Potential Findings for Underutilized Residential Parcels

The City can potentially make the following findings to determine that the existing uses in these residential sites are likely to be discontinued:

- Some controlling landowners are considering a sale, change of use, or change of locations

- Increased residential density allowances will increase financial feasibility of housing development

Evidence for these findings includes the redevelopment of low-density or medium-density housing in Menlo Park and the surrounding area, and the obsolete buildings and/or underutilized on these sites.

Adopted Findings

On January 31, 2023, Menlo Park City Council adopted the 2023-2031 Housing Element and included the findings listed below.

> The City Council finds that, as result of the high demand for housing in the city, obsolete buildings, declining uses, low existing floor area ratios, the significant impact of the Covid-19 pandemic and related shifts in the commercial and residential real estate markets and development trends, and as further evidenced by recent site development inquiries, each as further specified on a categorical and site-by-site basis in the 2023-2031 Housing Element Update, the existing uses on each nonvacant site identified for inclusion within the Affordable Housing Overlay Zone and zoned to accommodate the City's lower income housing needs, as noted in the Site Inventory (Appendix 7-1), is not an impediment to additional residential development during the planning period for the 2023-2031 Housing Element.

These findings are supported by Appendices 7-3 and 7-4, listing the city's recent residential development on nonvacant sites and region-wide 100 percent affordable housing, as well as the following table that shows the potential findings by development category:

Table 7-13: Potential Findings By Site Category

Potential Finding	Parking Lots	Religious Facilities	Non-Residential with Carveout	El Camino Real/Downtown Specific Plan Area	Non-Residential with Complete Redevelopment	Underutilized Residential
Some controlling landowners are considering a sale, change of use, or change of locations	X				X	X
The value of the land as residential outstrips its existing use	X	X				
The controlling entity and its use is not affected		X	X			
Adding a potential new use increases the land value of the property			X		X	
Removal of housing unit production cap and other incentives will encourage residential development				X		
Increased density allowances will increase financial feasibility of housing development				X		X

Redevelopment Factors and Existing Uses

Appendix 7-7 includes a table of all Housing Opportunity Sites, their existing uses, and their site typologies that corroborates with Table 7-13, above. That is followed by a table of recent residential developments in Menlo Park and the surrounding area that demonstrate a track record for redevelopment of similar non-vacant Housing Opportunity Sites to demonstrate their suitability for redevelopment. These trends are:

- Residential development on a previously nonresidential use (industrial or commercial site)
- Residential development on a previously residential use (intensification of existing use)
- Mixed-Use development proposed or eligible
- Residential development alongside previously existing nonresidential use (“Carveout" sites)
- Transit-oriented development eligible
- Lot consolidation to facilitate redevelopment

The list also notes redevelopment factors:

- If land/improvement value ratio is less than 1.0
- If the existing building is estimated at 30 years old or more
- If the existing floor area ratio maximum is less than or equal to 0.5

Finally, the list notes the following incentives to increased residential development apply to the site:

- Quantified increase in maximum allowed density when using the City’s Affordable Housing Overlay updated as part of this housing element
- Whether the site is in a High/Highest Resource Area according to 2022 TCAC Opportunity maps

- Whether the site falls within an AB 2097-established half-mile from a major transit stop and therefore does not have parking requirements

Appendix 7-7 shows how the development trends seen in pipeline projects (included as Table 7-5), nearby affordable housing developments (from Appendix 7-4), recent Menlo Park developments (from Appendix 7-3), and other recent developments the region can be applied to the housing opportunity sites in the Site Inventory.

Nonvacant Sites that Include Residential Units

None of the 68 nonvacant sites include units that are or were occupied by, or subject to, affordability agreements for lower-income households.

AB 725 (Wicks)

All of the sites in the Sites Inventory are in areas zoned for at least four units of housing per parcel, complying with AB 725. The Affordable Housing Overlay, which covers all of the sites, allows for densities of at least 30 du/ac, which would allow more than four units even in areas where the underlying zoning would not allow it, such as R1U and R1S-zoned parcels.

ALTERNATIVE METHODS TO ACCOMMODATE THE RHNA

Accessory Dwelling Units

Menlo Park makes use of the "safe harbor option" to project future annual Accessory Dwelling Unit (ADU) production from 2018-2020 for the 6th Cycle planning period in order to determine the number of units projected to be built. With approximately 10.6 ADUs built annually from 2018-2020, there will be a projected 85 ADUs built during the 6th Cycle.

Table 7-14: ADU Permits

Year	ADUs Receiving Building Permit
2018	15
2019	4
2020	13
Average	10.6

Following ABAG/MTC guidance, these 85 ADUs can be distributed across affordability levels as shown in the Table 7-15 below. ADUs does not always need to be rented to

someone outside the family. The purpose of an ADU is to provide housing including housing for the primary family's children, parents, or relatives. As ADUs will vary in size and shape based on individual lot constraints, it is difficult to predict potential rental income levels. The methodology used in the table below has been provided by ABAG/MTC as sufficient for RHNA credit calculations.

Table 7-15: Projected ADUs

	Very Low	Low	Moderate	Above Moderate	Total
Proportion	30%	30%	30%	10%	100%
ADUs	26	25	26	8	85

Menlo Park's 6th Cycle Housing Element does not use rehabilitated, converted, or preserved existing affordable residential units nor other alternative methods to meet its RHNA obligations.

Other Land Use Strategies

In addition to the residential capacity discussed in the Site Inventory, Accessory Dwelling Units, and Pipeline Projects, the City is pursuing Zoning Ordinance modifications to produce more housing outside of the Site Inventory. Menlo Park is modifying the Zoning Ordinance to produce an additional 621 market-rate units by pursuing the following:

- Modifying the El Camino Real/Downtown Specific Plan
    - Remove residential development cap
    - Increase the maximum base level density to at least 30 du/ac across all subareas
    - Increase the maximum bonus level density in certain subareas to maintain a spread between the base and bonus level densities
    - Establish a minimum density of 20 du/ac to all subareas, upon the addition of residential uses on a site
    - Review development standards such as height and parking ratios to reduce potential constraints on development
- Rezoning Commercial-Only Sites

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

- Modify R-3 Zoning Around Downtown
    - Remove lot size requirement in R-3 Zoning District that only allowed 30 du/ac densities on lots 10,000 square feet or greater around Downtown.

These modifications are broadly applied across zoning designations. While they may bolster development on specific sites in the Site Inventory, they are also expected to lead to additional units for above moderate income households. These 621 additional units are included as "Other Land Use Strategies" in Table 7-16.

AB 1233: 5th Cycle Shortfall Review

Menlo Park had adequate sites available in its previous Housing Element cycle and is not required to accommodate any unaccommodated need. There is no rezoning necessary as per Government Code § 65584.09.

INFRASTRUCTURE

The Water, Sewer, Dry Utilities, and Environmental Constraints review is taken from the Supplemental Environmental Impact Report (SEIR) prepared for the project (Draft SEIR published November 4, 2022; Final SEIR published January 3, 2023).

Water

Water systems would have capacity and/or be adequate to serve cumulative development, including development allowed under the Housing Element Update. Therefore, the HEU, in combination with past, present, existing, approved, pending, and reasonably foreseeable future projects in the vicinity, would not contribute considerably to cumulative impacts on water systems, and this cumulative impact would be less than significant.

While water supply shortfalls are projected in single dry and multiple dry years with implementation of the Bay-Delta Plan Amendment, these projected shortfalls could be overcome through the SFPUC's various projects, programs and plans and further addressed through implementation of the WSCPs. In addition, development under the Housing Element Update would be required to adhere to all applicable regulations that promote water conservation and water use efficiencies. While results of the projects, programs and plans and demand reductions cannot be quantified, it is reasonable to

expect that many of the projects, programs and plans would be successful and additional water supplies and demand reductions can be obtained. For these reasons, implementation of the Housing Element Update would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal years. In single dry and multiple dry years, DMMs and implementation of the WSCPs by all water suppliers would further reduce demand to meet the water supply shortage. This finding is consistent with that found in the ConnectMenlo EIR. The HEU's impact with respect to water supply would therefore be less than significant.

Sewer

Development allowed under the Housing Element Update, in combination with cumulative development within the San Francisquito Creek watershed would increase the amount of impervious surface in the watershed, and thus would increase the amount of stormwater runoff. However, similar to development allowed under the Housing Element Update, cumulative development would be required to adhere to State and local standards that would ensure that post-development runoff rates do not exceed pre-development rates and durations and that LID measures be implemented.

Stormwater systems would have capacity and/or be adequate to serve cumulative development, including development allowed under the Housing Element Update. Therefore, the Housing Element Update, in combination with past, present, existing, approved, pending, and reasonably foreseeable future projects in the vicinity, would not contribute considerably to cumulative impacts on stormwater systems.

Dry Utilities

Development allowed under the Housing Element Update, in combination with cumulative development within the PG&E's service area would increase demand for electricity and natural gas. However, development projects would be required to comply with applicable state and local regulations pertaining to energy conservation. Furthermore, as noted in the ConnectMenlo EIR, PG&E routinely updates its long-range plans to incorporate potential growth in its service area (City of Menlo Park, 2016b). Therefore, the electrical and natural gas infrastructure would be sufficient to serve cumulative development, including development allowed under the Housing Element Update.

Electricity and natural gas systems would have capacity and/or be adequate to serve cumulative development, including development allowed under the Housing Element Update. Therefore, the Housing Element Update, in combination with past, present, existing, approved, pending, and reasonably foreseeable future projects in the vicinity,

would not contribute considerably to cumulative impacts on electricity and natural gas systems, and this cumulative impact would be less than significant.

The geographic context with respect to telecommunication service is the service areas for the telecommunication providers that serve the city. Development allowed under the Housing Element Update, in combination with cumulative development within the service areas for the telecommunication providers that serve the city would increase demand for telecommunication service. However, similar to the development provided for under the Housing Element Update, cumulative development of underground conduits and overhead cables to facilitate telecommunications services would be required to comply with applicable federal, state, and local standards pertaining to underground and overhead utility infrastructure.

Environmental Constraints

The geographic scope of analysis for cumulative hazardous materials impacts encompasses and is limited to the potential housing opportunity and land use strategy sites and their immediately adjacent area. This is because impacts relative to hazardous materials are generally site-specific and depend on the nature and extent of the hazardous materials release, and existing and future soil and groundwater conditions. For example, hazardous materials incidents tend to be limited to a smaller and more localized area surrounding the immediate spill location and extent of the release, and could only be cumulative if two or more hazardous materials releases spatially overlapped.

The timeframe during which the project could contribute to cumulative hazards and hazardous materials effects includes the construction and operations phases. For the potential housing opportunity and land use strategy sites, the operations phase is permanent. However, similar to the geographic limitations discussed above, it should be noted that impacts relative to hazardous materials are generally time-specific. Hazardous materials events could only be cumulative if two or more hazardous materials releases occurred at the same time, as well as overlapping at the same location.

There are no known environmental features that have the potential to impact the development viability of identified sites. The following sites are partially or fully in a 0.2-percent Annual Chance Flood Hazard (500-Year Flood) Area: Sites # 23, 24, 38, 68, 69, 70, 71,and 72. None of the sites are in an identified Fire Hazard Severity Zone, nor are any sites in protected wetlands. The environmental assessment for the Housing Element contains a list of Mitigation Monitoring Programs that support this determination that no environmental features preclude development of the sites.

SUMMARY OF QUANTIFIED OBJECTIVES

The following table summarizes Menlo Park's quantified objectives for the 2023-2031 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs (RHNA) and conservation objectives which reflect preservation of Crane Place, which is at moderate risk for conversion to market-rate prices.

The City will fund Habitat for Humanity's Homeownership Preservation Program in the Belle Haven neighborhood, with a goal of assisting 20 very low-income homeowners to complete major rehabilitation improvements to their homes.

Table 7-16: Quantified Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives[1]	Conservation Objectives
Extremely Low (0% - 30% AMI)	348	0	0
Very Low (31% - 50% AMI)	392	20	93 (Crane Place)
Low (51% - 80% AMI)	426	0	0
Moderate (81% - 120% AMI)	496	0	0
Above Moderate (>120% AMI)	1,284	0	0
Totals	**2,946**	**20**	**93**

Chapter 8: Goals, Policies and Programs

FAIR HOUSING – POLICY AND PROGRAM DEVELOPMENT

Chapter 4: Affirmatively Furthering Fair Housing, identifies three overarching issues which serve as impediments to fair housing in Menlo Park:

- Need for greater fair housing education and outreach
- Need for affordable housing options throughout Menlo Park to promote mobility
- Need for community conservation and revitalization in low and moderate resource neighborhoods located east of Highway 101 (Council District 1)

Table 4-24 within Chapter 4 identifies the factors which contribute to these fair housing issues and sets forth specific City actions with metrics and milestones to address. The City's broader goals, policies and programs to affirmatively further fair housing are also integrated throughout the following Chapter 8 of the Housing Element. In addition, the City took a site allocation approach that considered countervailing forces to the large number of market-rate units developed (or projected to develop) in Council District 1, east of US-101, particularly the Belle Haven neighborhood, and the impacts of these units on disadvantaged communities. The Affordable Housing Overlay and related policies and programs consider strategies to develop more affordable housing, particularly 100 percent affordable housing, in Council Districts 2 through 5, south of US-101. The approach described in the policies and programs would encourage more affordable housing in high-resource areas throughout the city. The policies and programs reinforce and promote the development of affordable housing while encouraging equitable dispersion of affordable housing throughout the city and avoiding further concentration of opportunity and poverty.

Housing Element policies and programs were also developed based on an extensive community outreach process. Some of the policies and programs were directly adapted from outreach suggestions on policy updates. The community identified strategies for addressing the needs of special needs populations and emphasized the importance of expanding opportunities for affordable housing. A full summary of the findings from the community outreach is discussed in Chapter 4. The policies and programs contained in this chapter reinforce housing equity by responding to the concerns and priorities identified by the community.

This Housing Element contains seven housing **goals** that provide overarching housing objectives for the City to strive towards. Within each goal are **policies** that describe the approach or behavior that will move the City towards the respective goal. These policies and goals will be realized through housing **programs**, which detail actionable implementation steps that the City will take throughout the planning period. Each housing program includes the responsible party for implementation, funding source, measurable objective, and timeframe for implementing the program.

The overarching intent of the Housing Element is to:

> *Address community housing needs by providing a range of housing choices that blend new development into the community consistent with environmental, infrastructure and service needs.*

The City has the following seven housing goals for the 2023-2031 Housing Element, which are described in more detail within the table below, bolstered by policies and programs:

1. **Implementation responsibilities.** Continue to build local government institutional capacity and monitor accomplishments to effectively respond to housing needs.
2. **Existing housing and neighborhoods.** Equitably maintain, protect and enhance existing housing and neighborhoods, while also supporting quality schools, city services, and infrastructure.
3. **Specialized housing needs.** Provide housing for special needs populations that is coordinated with support services.
4. **Affordable housing.** Support the development of a diversity of housing types for people at all income levels, particularly for extremely low-, very low-, and low-income households.
5. **Equity.** Ensure equitable access to housing.
6. **Sustainable housing.** Implement sustainable and resilient housing development practices.
7. **Design of housing.** Ensure new housing is well-designed and addresses the housing needs of the city.

Housing Element Goals, Policies and Programs

#

REFERENCE	GOAL/POLICY/PROGRAM
Goal H1	***IMPLEMENTATION RESPONSIBILITIES.*** ***Continue to build local government institutional capacity and monitor accomplishments to effectively respond to housing needs.***
Policy H1.1	**Local Government Leadership.** Recognize affordable housing as an important City priority. The City will take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.
Policy H1.2	**Inter-Jurisdictional Strategic Action Plan for Housing.** Coordinate housing strategies with other jurisdictions in San Mateo County, as appropriate, to meet the City's housing needs.
Policy H1.3	**Local Funding for Affordable Housing.** Seek ways to reduce housing costs for lower-income workers and people with special needs by developing ongoing local funding sources and continuing to utilize other local, state and federal assistance to the fullest extent possible. Funding should also be sought for the development and support of transitional housing. The City will also maintain the Below Market Rate (BMR) housing program requirements for residential and non-residential developments.
Policy H1.4	**Organizational Effectiveness.** Seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element. In recognition that there are limited resources available to the City to achieve housing goals in implementing this policy, the City will, to the extent practical: a. Provide technical and administrative support and assist in finding outside funding to agencies and private sponsors in developing and/or rehabilitating housing to accommodate special housing needs. b. Provide representation on committees, task forces, or other forums addressing housing issues at a local, regional, or state level. c. Evaluate staff capacity and additional resources to monitor and implement affordable housing policies and projects.
Policy H1.5	**Housing Element Monitoring, Evaluation and Revisions.** Establish a regular monitoring and update process to assess housing needs and achievements and provide a process for modifying policies, programs, and resource allocations in response to changing conditions.
Program H1.A	**Establish City Staff Work Priorities for Implementing Housing Element Programs.** As part of the annual review of the Housing Element (see Program H1.B), establish work priorities to implement the Housing Element related to community outreach, awareness and input on housing concerns. Strive to ensure that all City

REFERENCE	GOAL/POLICY/PROGRAM
	publications, including the City's Activity Guide, include information on housing programs. City staff work priorities specific to Housing Element implementing programs include, but are not limited to: a. Conduct the annual review of the Housing Element (Program H1.B). b. Review options for funding housing affordable to extremely low-, very low-, low- and moderate-income households. (Program H1.I) c. Make recommendations to City Commissions on strategies for housing opportunity sites and funding (Policy H4.1). d. Provide follow-up on housing opportunity sites and funding based on directions provided by the City Council, including working with the community and implementing Housing Element programs (Program H1.E, H5.B) e. Conduct community outreach and provide community information materials through an open and non-advocacy process (Program H5.B). f. Engage property owners in identifying opportunities to construct housing affordable to extremely low-, very low-, low- and moderate-income households (Program H5.B). g. Pursue opportunities where the City can participate in constructing affordable housing on City-owned sites (Program H4.G). h. Develop ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates (Program H1.E). i. Continue to participate in ongoing regional housing-related activities, including participation in ongoing efforts as part of the Countywide 21 Elements effort (Program H1.C, H1.D). j. Work with affordable housing developers on creating informational resources and opportunities that would help them evaluate and craft affordable housing proposals. *Responsibility:* City Commissions; Planning Division; Housing Division; City Manager; City Council *Financing:* General Fund *Objectives:* Establish staff priorities for implementing Housing Element programs *Timeframe:* Participate in ongoing regional planning activities throughout the Housing Element planning period and develop a work program as part of the annual review of the Housing Element (see Program H1.B)
Program H1.B	**Review the Housing Element Annually.** As required by state law, review the status of Housing Element programs by April of each year, beginning April 2023. As required by statute, the annual review will cover: a. Consistency between the Housing Element and the other General Plan Elements. As portions of the General Plan are amended, this Housing Element will be reviewed to maintain internal consistency. In addition, a consistency

REFERENCE	GOAL/POLICY/PROGRAM
	review will be implemented as part of the annual general plan implementation report required under Government Code § 65400. b. Statistical summary of residential building activity tied to various types of housing, household need, income, and Housing Element program targets. *Responsibility:* City Commissions; Planning Division; Housing Division; City Council *Financing:* General Fund *Objectives:* Review and monitor Housing Element implementation; conduct public review with the Housing Commission, Planning Commission and City Council, and submit Annual Report to HCD *Timeframe:* April 2023 and annually thereafter
Program H1.C	**Work with the San Mateo County Department of Housing.** Continue to coordinate with the San Mateo County Department of Housing (DOH) to manage the affordable housing stock to ensure permanent affordability; implement resale and rental regulations for very low-, low-, and moderate-income units; and ensure that these units remain at an affordable price level. *Responsibility:* Planning Division; Housing Division; City Manager *Financing:* General Fund *Objectives:* Meet with the County twice a year and coordinate with County efforts to maintain and support affordable housing *Timeframe:* Every 6 months
Program H1.D	**Regional Coordination.** Continue participating in regional housing efforts and collaborations, including San Mateo County's 21 Elements. *Responsibility:* Planning Division; Housing Division; City Council *Financing:* General Fund *Objectives:* Work with other San Mateo County jurisdictions to address regional housing needs and attend 21 Elements coordination activities *Timeframe:* Ongoing
Program H1.E	**Work with Non-Profits on Housing.** Continue to work with non-profits to assist in achieving the City's housing goals and implementing programs. Coordination should occur on an ongoing basis, and as special opportunities arise as the Housing Element is implemented. Non-profits should have an advisory role when implementing housing programs to help understand the community's needs and opportunities for non-profit housing development. The City currently works with and refers households in need to Samaritan House San Mateo, Human Investment Project (HIP Housing), and the Housing Endowment and Regional Trust (HEART).

REFERENCE	GOAL/POLICY/PROGRAM
	The City will continue to implement the bi-annual notice of funding availability (NOFA), which allows non-profits to apply for funding to promote the preservation and production of affordable housing. *Responsibility:* Housing Division; Planning Division; City Manager *Financing:* General Fund *Objectives:* Continue NOFA implementation and maintain a working relationship with non-profit housing sponsors *Timeframe:* Engage with non-profits at least twice a year
Program H1.F	**Update the Housing Element.** In coordination with other jurisdictions in San Mateo County, update the Menlo Park Housing Element to be consistent with State law requirements and address the City's Regional Housing Needs Allocation (RHNA) every eight years. *Responsibility:* City Commissions; Planning Division; Housing Division; City Council *Financing:* General Fund *Objectives:* Assure consistency with SB 375 and Housing Element law *Timeframe:* Update the Housing Element by January 2023
Program H1.G	**Update Priority Procedures for Providing Water Service to Affordable Housing Developments.** At least once every five years, update written policies and procedures that grant priority for service allocations to proposed developments that include housing units affordable to lower-income households consistent with SB 1087 (Government Code § 65589.7). *Responsibility:* Planning Division; Department of Public Works (Menlo Park Municipal Water); City Manager; City Council *Financing:* Water Fund *Objectives:* Comply with Government Code § 65589.7 *Timeframe:* When the Urban Water Management Plan is updated (anticipated 2025 and 2030)
Program H1.H	**Transparency on Progress towards RHNA and Mid-cycle Review.** Publish information regarding below market rate development pipeline projects, including the anticipated number of units and affordability, on the City's housing website in coordination with the Housing Element's annual progress report. Annually monitor production and affordability of the four pipeline projects identified in the sites inventory not yet under construction and evaluate whether build out will occur as anticipated. Conduct a mid-cycle review in 2027 to: a) evaluate housing production levels in comparison to the RHNA, and b) evaluate the effectiveness of the updated Affordable Housing Overlay (AHO) and Below Market Rate (BMR) Ordinances in producing affordable units. Report back to City Council, and if falling significantly short in affordable production, identify sites for increased densities and any recommended adjustments to the AHO and BMR to improve effectiveness.

REFERENCE	GOAL/POLICY/PROGRAM
	Responsibility: Planning Division: Housing Division *Financing:* General Fund *Objectives:* Increase accessibility and transparency of affordable housing development in the city *Timeframe:* Website shall be updated at least once a year with information on pipeline projects. Mid-cycle review and report to Council in 2027, with rezonings and AHO and BMR amendments in 2028 as needed.
Program H1.I	**Utilize the City's Below Market Rate (BMR) Housing Fund.** Administer and no less frequently than every two years advertise the availability of funds in the Below Market Rate (BMR) Housing Fund as it applies to residential, commercial and industrial development projects through a Notice of Funding Availability (NOFA). Consider providing additional preference point for projects that include extremely low-income units and/or units set aside for special needs populations needing on-site supportive services. The first NOFA of the planning period was released on December 26, 2022 for approximately $1.5-2 million to support the preservation or production of permanent affordable housing; four proposals are under consideration and include new construction of affordable rental and ownership housing, housing for lower income veterans, and homeowner rehabilitation assistance. The City's funding contribution is intended to fill the financing gap between the projected total development costs and other available funding sources. *Responsibility:* City Commissions; Housing Division; Planning Division; City Attorney; City Manager; City Council *Financing:* Below Market Rate Housing Fund and General Fund *Objectives:* Accumulate and distribute funds for housing affordable to extremely low-, very low-, low- and moderate-income households *Timeframe:* Advertise the availability of funds in the BMR Housing Fund at least every two years
Goal H2	***EXISTING HOUSING AND NEIGHBORHOODS.*** ***Equitably maintain, protect and enhance existing housing and neighborhoods, while also supporting quality schools, city services and infrastructure.***
Policy H2.1	**Maintenance, Improvement, and Rehabilitation of Existing Housing.** Encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock; the preservation of the City's affordable housing stock; and the enhancement of community stability to maintain and improve the character of Menlo Park's existing residential neighborhoods while providing for the development of a variety of housing types. The provision of open space and/or quality gathering and outdoor spaces will also be encouraged.
Policy H2.2	**Preservation of Residential Units.** Limit the conversion of residential units to other uses and regulate the conversion of rental developments to non-residential uses unless a clear public benefit or equivalent housing can be provided to ensure the protection and conservation of the City's housing stock to the extent permitted by law.

REFERENCE	GOAL/POLICY/PROGRAM
Policy H2.3	**Condominium Conversions.** Assure that any conversion of rental housing to owner-occupied housing accommodates the units' existing tenants, consistent with requirements to maintain public health, safety, and welfare. The City will also encourage limited equity cooperatives and other innovative housing proposals that are affordable to lower-income households.
Policy H2.4	**Protection of Existing Affordable Housing.** Strive to ensure that affordable housing provided through government incentives, subsidies, funding, and deed restrictions remains affordable over time. The City will intervene when possible to help preserve such housing.
Policy H2.5	**Maintenance and Management of Quality Housing and Neighborhoods.** Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.
Policy H2.6	**School District and City Service Maintenance.** Work with the school districts and child care providers (pre-K and out-of-school time) to maintain quality service as demand increases.
Policy H2.7	**Develop and Enforce Anti-Displacement Strategy.** Work with neighborhood and community groups, particularly in neighborhoods that have historically been adversely impacted by past discriminatory redlining practices, to reduce displacement.
Program H2.A	**Preservation of Assisted Housing.** Prepare an ordinance requiring an 18-month notice to residents, the City, and the San Mateo County Department of Housing of all proposed conversions of subsidized housing units to market-rate rents. In addition, the City will initiate discussions with property owners of potential "at-risk" units at least 3 years prior to expiration to monitor tenant noticing requirements for compliance with State preservation notice law. If the units appear to be in danger of conversion or being lost as affordable housing, the City will establish contact with public and non-profit agencies interested in managing or purchasing the units to inform them of the project's status and inform tenants of any assistance available. In working with other agencies, the City will ensure that funding sources are identified and timelines for action are executed. *Responsibility:* City Commissions; Planning Division; Housing Division; City Attorney; City Council *Financing:* General Fund; Preservation funding as necessary (BMR funds, Affordable Housing and Sustainable Communities Program, HCD Portfolio Reinvestment Program, etc.) *Objectives:* Adopt an ordinance for at-risk units. Preserve 92 low income units in Crane Place Apartments at risk of conversion in 2028, supporting the continued provision of affordable housing within Menlo Park's high resource neighborhoods. *Timeframe:* Adopt ordinance within one year of Housing Element adoption. Contact owners of Crane Place Apartments no later than 2025 to ensure compliance with state preservation notice law.
Program H2.B	**Amend the Zoning Ordinance to Protect Existing Housing.** Consistent with state law, amend the Zoning Ordinance to reflect the Housing Element policy that limits the loss of existing

REFERENCE	GOAL/POLICY/PROGRAM
	residential units or the conversion of existing residential units to non-residential uses (see Policy H2.2). Zoning Ordinance changes and City activities should address residential displacement impacts, including the following: a. Avoid contradicting the Ellis Act. b. Consider regulations used in other communities. c. Consider a modified replacement fee on a per unit basis or replacement of a portion of the units, relocation assistance, etc., to the extent consistent with the Ellis Act. d. Collaborate with the San Mateo County Department of Housing, HIP Housing, Mid-Pen Housing Corporation, and others to protect affordable units in Menlo Park. e. Consider rezoning of properties for consistency to match and protect their existing residential uses. In addition, the City will require replacement of any units proposed for removal on Housing Element sites occupied by lower income households within the last 5 years consistent with those requirements set forth in density bonus law (Government Code 65915(c)(3). *Responsibility:* City Commissions; Planning Division; City Attorney; City Council *Financing:* General Fund *Objectives:* Protect existing rental housing as part of infill implementation and other Zoning Ordinance changes *Timeframe:* Within two years of Housing Element adoption
Program H2.C	**Assist in Implementing Housing Rehabilitation Programs.** Concentrate housing rehabilitation outreach and funding in the Belle Haven neighborhood to prevent existing housing units, both single-family houses and apartments, from deteriorating. As city infrastructure ages, rehabilitation efforts may be expanded more broadly throughout the city. City activities include the following: a. Fund Habitat for Humanity's Homeownership Preservation Program in the Belle Haven Neighborhood, providing housing rehabilitations valued at $40,000-$75,000 per home, with a goal of assisting 20 very low-income homeowners. To identify and engage homeowners in Belle Haven at greatest risk of displacement or harm due to the conditions of their homes, Habitat will employ an outreach specialist and work closely with public and private agencies and organizations that serve the neighborhood and its residents. For example, Habitat has developed collaborative relationships with nonprofits engaged with the community and some that provide job training opportunities, such as GRID Alternatives (solar installations) and Project WeHope. b. Investigate possible use of housing rehabilitation loans to assist homeowners in bringing unpermitted accessory dwelling units (ADUs) up to health and safety codes.

REFERENCE	GOAL/POLICY/PROGRAM
	Responsibility: Planning Division; Building Division; Housing Division *Financing:* BMR funds *Objectives:* Utilize the City's BMR funds to rehabilitate very low- and low- income housing. Conduct proactive outreach to identify and assist at least 20 very low income homeowners in Menlo Park's moderate resource neighborhoods. *Timeframe:* Initiate Homeownership Preservation Program in 2023 and complete within three years.
Program H2.D	**Accessory Dwelling Unit (ADU) Amnesty Program.** Amend the ADU Ordinance to include an amnesty program for ADUs that do not comply with building codes or planning development standards if the violation is not necessary to protect health and safety. Utilize the City Newsletter, website and other social media outlets to initiate a marketing program for homeowners on the benefits of ADUs and of legalizing unpermitted units, and the availability of funds to support conversion of unpermitted development (refer to Program H4.F) *Responsibility:* Planning Division; Building Division *Financing:* General Fund; BMR funds *Objectives:* Bring unpermitted ADUs up to code to improve their health and safety for occupants and integrate within the City's official housing stock *Timeframe:* Homeowner outreach and incorporation of amnesty provisions in the Zoning Ordinance shall be completed by the end of 2024
Program H2.E	**Anti-Displacement Strategy.** Conduct outreach and meet with residents and organizations primarily in the Belle Haven neighborhood to develop an anti-displacement strategy that the City Council can adopt after review from the Housing Commission and Planning Commission. This strategy should reflect community engagement, potentially including research and tools such as community meetings, surveys and field visits in collaboration with local community organizations. It will include policies that could: a. Increase housing quality while preventing evictions b. Consider neighborhood tenant preference for affordable housing c. Identify new sources of funding for anti-displacement efforts d. Develop localized anti-displacement programs that could accompany large-scale developments e. Provide deposit assistance, particularly for veterans f. Provide robust tenant education to connect tenants to housing supportive programs and ensure that tenants are aware of their rights and access to legal counsel by posting resources on the City's housing website and other media on an ongoing basis g. Inform tenants of opportunities for rental assistance, such as revolving loan funds or external funding sources. Consider continuation of funding beyond 2024 for the Menlo Park Housing Assistance Program to provide

REFERENCE	GOAL/POLICY/PROGRAM
	emergency financial assistance to lower income tenants and homeowners facing displacement for reasons not addressed by the tenant relocation assistance ordinance or rental assistance related to impacts of COVID-19. h. Expand Just Cause Eviction provisions beyond current law to include tenants of any tenure i. Increase the time of rent relocation assistance required to be paid by landlords j. Increase the required amount of relocation assistance provided by landlords to low and moderate income tenants whose tenancy is terminated for no-fault just cause k. Create an eviction monitoring and data collection program *Responsibility:* Planning Division; Housing Division; Housing Commission; Planning Commission; City Council; City Attorney *Financing:* General Fund; commercial linkage fees; BMR funds; outside funding *Objectives:* Mitigate displacement in the city and provide financial assistance to tenants *Timeframe:* Develop an anti-displacement strategy for the City, particularly in the Belle Haven neighborhood, and initiate program implementation by January 2024 beginning with items f., g., h., and i., and expanding to address other potential policies in the program through 2026.
Program H2.F	**Childcare Allowances** Update the Zoning Ordinance to allow large family day care by-right in all residential areas in conformance with California Health and Safety Code, Division 2 Licensing Provisions, Chapter 3.6 Family Day Care Homes, Section 1597.45. As part of this update the City will also consider the following: 1) Reducing parking requirements for small and large family day care 2) Ways to encourage development of childcare facilities in multifamily development 3) Potential incentives for development of childcare facilities *Responsibility:* Planning Division; Housing Division; Housing Commission; Planning Commission; City Council; City Attorney *Financing:* General Fund *Objectives:* Support families with children, large families generally, and single-parent households *Timeframe:* Update zoning code within 1 year of housing element adoption.
Goal H3	***SPECIALIZED HOUSING NEEDS.*** ***Provide housing for special needs populations that is coordinated with support services.***
Policy H3.1	**Special Needs Groups.** Encourage non-profit organizations and private developers to build and maintain affordable housing for groups with special

REFERENCE	GOAL/POLICY/PROGRAM
	needs, including the needs of seniors; people living with disabilities, including developmental disabilities; the unhoused; people living with HIV/AIDS and other illnesses; people in need of mental health care; single-parent families; large families; and other persons identified as having special housing needs.
Policy H3.2	**Health and Human Services Programs Linkages.** Assist service providers in linking programs serving the needs of special populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental and/or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.
Policy H3.3	**Incentives for Special Needs Housing.** Use density bonuses and other incentives to meet special housing needs, including housing for lower-income seniors and people living with disabilities.
Policy H3.4	**Transitional and Supportive Housing.** Recognize the need for and desirability of transitional and supportive housing and treat transitional and supportive housing as a residential use that will be subject to the same restrictions that apply to other residential uses of the same zone.
Policy H3.5	**Coordination with Other Agencies in Housing People Experiencing Homelessness.** Engage other jurisdictions in San Mateo County to support long-term solutions for unhoused individuals and families in San Mateo County.
Policy H3.6	**Local Approach to Housing for the Homeless.** Support a "housing first" approach to addressing homeless needs, consistent with the Countywide HOPE Plan. "Housing first" is intended to provide unhoused individuals and families with housing quickly and then provide other services as needed, focusing on helping people quickly access and sustain permanent housing. The City recognizes the need for and desirability of emergency shelter housing for people experiencing homelessness and has established Municipal Code Chapter 16.99, Emergency Shelter for the Homeless Overlay, which includes a year-round emergency shelter as a permitted use in specific locations within the city. In addition, the following would apply: a. In recognition that unhoused veterans are a special need population in San Mateo County, the City will work with the U.S. Department of Veterans Affairs in Menlo Park to identify possible programs and locations for housing and support services for homeless veterans. b. The City will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the City or a designated agency to resolve disputes. c. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.

REFERENCE	GOAL/POLICY/PROGRAM
	d. Development standards for emergency shelters for people experiencing homelessness located in Menlo Park will ensure that shelters are developed to protect the health, safety, and general welfare of nearby residents and businesses while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, design review and management standards that apply to residential or commercial development in the same zone, except for the specific written and objective standards as allowed in State law.
Policy H3.7	**Adaptable/Accessible Units for People Living with Disabilities.** Ensure that new multifamily housing includes units that are accessible and adaptable for use by people living with disabilities, including developmental disabilities, in conformance with the California Building Code. This strategy will include ways to promote housing design that allows seniors to "age-in-place" in their community.
Policy H3.8	**Develop and Preserve Accessible Units.** Promote the development, rehabilitation, and preservation of affordable housing for people living with disabilities, including developmental disabilities, particularly in neighborhoods accessible to public transit, commercial services, and health and community facilities.
Policy H3.9	**Support People Living with Disabilities.** Support options for long-term housing with supportive services accommodating people living with disabilities, including developmental disabilities, to live independently in a permanent setting.
Policy H3.10	**ADUs for People Living with Disabilities.** Encourage the use of Accessory Dwelling Units (ADUs) for accommodating people living with disabilities, including developmental disabilities, particularly considering incentives to promote accessible ADUs and exploring the feasibility of a financing program or fee waivers for rent-restricted ADUs that are affordable to extremely low-income people living with disabilities who would benefit from coordinated housing support and other services.
Program H3.A	**Amend Procedures for Reasonable Accommodation.** Maintain internal review procedures to provide individuals living with disabilities, including developmental disabilities, with reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing. The purpose of these procedures and/or ordinance is to provide a process for individuals with disabilities to request reasonable accommodation with regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. The City will also remove the requirement of a fee with application and update its reasonable accommodation procedures to eliminate subjective findings for consistency with guidance provided by the Department of Housing and Urban Development (HUD) and Department of Justice (DOJ) on required justification for denial of an accommodation request.[84]

[84] HUD and DOJ advise that for an accommodation to be denied, the requested accommodation must cause an undue financial and administrative burden, or fundamentally alter the nature of the provider's operations.

REFERENCE	GOAL/POLICY/PROGRAM	
	Responsibility:	City Commissions; Planning Division; City Attorney; City Council
	Financing:	General Fund
	Objectives:	Create a public handout and provide a digital copy on the City's website and a physical copy at City Hall and the public libraries
	Timeframe:	Eliminate the application fee and amend the Ordinance for consistency with guidance provided by DOJ and HUD by 2024. Publish the handout by the end of 2025. Implementation of reasonable accommodation procedures will be ongoing throughout the planning period.
Program H3.B	**Encourage Rental Housing Assistance Programs.** Continue to publicize federal, state and local rental housing programs for special needs populations programs on the City's website. Work with the San Mateo County Department of Housing to implement the Section 8 Housing Voucher Program and, utilizing the best-available City data to identify multi-family property owners, conduct outreach to property owners in high resource neighborhoods to encourage their participation in the rental assistance program, thereby enhancing access to housing opportunities among lower income households. As appropriate, assist similar non-profit housing sponsor rental assistance programs. Information will be provided through the implementation of Housing Element Program H1.C and H5.C.	
	Responsibility:	Planning Division; Housing Division; City Manager; San Mateo County Department of Housing and non-profit housing sponsors; U.S. Department of Housing and Urban Development (HUD)
	Financing:	Outside subsidy
	Objectives:	Provide assistance at current Section 8 funding levels to assist 230 extremely low and very low-income households per year (assumes continued funding of program)[85]
	Timeframe:	Property owner outreach in 2024 and 2027; Update website annually
Program H3.C	**Assist in Providing Housing for Persons Living with Disabilities.** Continue to partner with Countywide 21 Elements organization to contribute support and engage in programs that develop housing and improve housing opportunities for people living with disabilities, including developmental disabilities. Consider providing developers with HCD's New Home Universal Design checklist and explore Universal Design features, which ensure housing can be used by residents throughout their lifespan.	
	Responsibility:	City Commissions; Planning Division; Housing Division; City Manager; City Attorney; City Council
	Financing:	General Fund; other sources
	Objectives:	Conduct outreach on the availability of funds for non-profit organizations that provide housing and programs for people with disabilities. Promote available funds through the community funding grant program, which provides an allocation of up to 1.7 percent of the collected property tax revenue.
	Timeframe:	Outreach would be conducted yearly. Evaluation of Universal Design in 2024.

[85] Source of current Section 8 vouchers: Housing Leadership Council of San Mateo County, from the San Mateo County Department of Housing (Housing Authority)

REFERENCE	GOAL/POLICY/PROGRAM
Program H3.D	**Develop Incentives for Special Needs Housing.** Initiate a Zoning Ordinance amendment, including review of the R-L-U (Retirement Living Units) Zoning District, to ensure it is consistent with Housing Element policies and fair housing laws, and to develop, for example, density bonuses and other incentives for needed senior housing, senior care facilities and other special needs housing for persons living with disabilities in the community, including people with developmental disabilities. Emphasis will also be placed on ways to facilitate the development of housing for seniors with very low-, low- and moderate-incomes. Below are specifics: a. The regulations should address the changing needs of seniors over time, including units for independent living and assisted living as well as skilled nursing facilities. b. The City will continue to allow the development and expansion of housing opportunities for seniors and special needs persons through techniques such as smaller unit sizes, parking reduction and common dining facilities when a non-profit organization sponsors units or when they are developed under the Retirement Living Unit (R-L-U) District provisions of the Zoning Ordinance. c. The City will coordinate with the Golden Gate Regional Center to ensure that the needs of the developmentally disabled are considered as part of the program. d. Provide a density bonus for affordable housing mixed-use projects accessible to people with disabilities and developmental disabilities within a half-mile radius of a public transit stop. e. Amend the Zoning Ordinance to reduce parking requirements for developments that house people with special needs, including affordable housing mixed-use projects accessible to people with disabilities and developmental disabilities and projects within a half-mile radius of a public transit stop. f. Consider developing housing development targets for various special needs populations. *Responsibility:* City Commissions; Planning Division; City Manager; City Attorney; City Council *Financing:* General Fund; other sources *Objectives:* Amend the Zoning Ordinance to provide opportunities for housing and adequate support services for seniors and people living with disabilities *Timeframe:* Within two years of Housing Element adoption
Program H3.E	**Continue Support for Countywide Homeless Programs.** Support activities intended to address homelessness in San Mateo County. Below are specifics: a. The City will work with and support the Veteran's Administration and Haven House emergency shelter programs. b. The City will continue to support Human Investment Project (HIP Housing) programs.[86]

[86] HIP Housing programs include home-sharing, rental subsidies and case management for individuals and families. Home Sharing is a living arrangement in which two or more unrelated people share a home or apartment. Each resident has a private room and shares the common living areas. The Self-Sufficiency Program (SSP) provides housing

REFERENCE	GOAL/POLICY/PROGRAM
	c. Continue to partner with non-profits on conducting outreach to people experiencing homelessness, including monthly meetings with the LifeMoves Homeless Outreach Team (HOT) to discuss cases of unhoused individuals and joint-response strategies. d. Collaborate with other jurisdictions to house people experiencing homelessness, including the Project Homekey program and multi-jurisdictional navigation centers. e. Continue to support the County goal of achieving functional zero homelessness, meaning that anyone who desires shelter can access it through an array of County facilities and programs. *Responsibility:* City Commissions; Planning Division; Housing Division; City Manager; City Council; San Mateo County Housing Department; HIP Housing; Veteran's Administration; LifeMoves; HEART (The Housing Endowment and Regional Trust) *Financing:* General Fund; other sources *Objectives:* Support housing and services for the homeless and at-risk persons and families. Re-initiate participation of Housing Division staff, along with continued participation of Menlo Park Police Department staff, in monthly meetings with the LifeMoves HOT. The City will partner with LifeMoves to improve conditions for the homeless by: monitoring and notifying the team of any individuals in need of help; providing updates on any changes to known concentrations of homelessness in the community; broadening City staff participation to bring different areas of expertise and knowledge about homelessness issues in Menlo Park to enhance outreach and coordination; and considering funding a case manager whose work would be specific to homeless outreach and resource coordination in Menlo Park. City staff will work with LifeMoves and other relevant organizations to ensure outreach and assistance is targeted to those locations of the community with known concentrations of homeless: areas in and around Downtown, in Belle Haven, and the Bayfront. *Timeframe:* Re-initiate participation of Housing Division in LifeMoves HOT in 2023. Consider funding resources for homeless case manager in 2024.
Program H3.F	**Work with the U.S. Department of Veterans Affairs on Homeless Issues.** Work with the U.S. Department of Veterans Affairs to identify possible programs and locations for housing and support services for the homeless, including unhoused veterans. Seek to provide 60 supportive homes for very low income veterans and their families who were formerly homeless or at risk of homelessness on the Palo Alto Health Care System Campus in cooperation with MidPen Housing.

assistance and support services to low-income parents and emancipated foster youth to become financially self-sufficient within 1-5 years. Participants receive subsidized rent or a housing scholarship while completing an education or job training program and finding employment in their field. While in the program, HIP Housing provides monthly case management and life skills workshops to encourage continued progress.

REFERENCE	GOAL/POLICY/PROGRAM
	Responsibility: Planning Division; Housing Division; City Manager; City Council; U.S. Department of Veterans Affairs *Financing:* General Fund and outside *Objectives:* Contact the U.S. Department of Veterans Affairs to coordinate in addressing the needs of people experiencing homelessness. Seek to achieve a minimum of 60 new units of affordable housing for veterans. *Timeframe:* Meet with the U.S. Department of Veterans Affairs annually. Per the VA and MidPen, construction is intended to start in December 2024 and project opening would be in March 2026 (lease up period: March 2026 through July 2026).
Program H3.G	**Zoning Text Amendments for Special Needs Housing.** As presented under the Governmental Constraints analysis and pursuant to state law, the City will undertake the following revisions to the Municipal Code: • Amend the Code to explicitly allow transitional and supportive housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. • Amend the Code to explicitly allow supportive housing by-right in all zones where multifamily and mixed uses are permitted. • Amend the Code to allow small employee housing (6 or fewer) in all residential zone districts. • Modify Municipal Code 16.99, Emergency Shelter for Homeless Overlay, subsection .030 to increase the number of beds allowed in an emergency shelter for the homeless from 16 to 30 beds, with larger facilities subject to a conditional use permit. Correct the assessor's parcel numbers listed in the Emergency Shelter for the Homeless Overlay (Municipal Code section 16.99.020) to reflect the inclusion of the entire U.S. Department of Veterans Affairs site, as previously identified in the City's 5th Cycle Housing Element. • Amend the Code to allow group homes for more than six persons in all residential zone districts similar to other residential uses of the same form in the same zone, subject only to those limitations authorized by and consistent with state law and fair housing requirements. • Amend the Code to define and provide for Low Barrier Navigation Centers in mixed-use and nonresidential zoning districts that allow multi-family housing. • Amend the definition of family in the Code to eliminate the requirement of a common housekeeping management plan based on an internally structured relationship providing organization and stability. *Responsibility:* Planning Division; Planning Commission; City Council *Financing:* General Fund

REFERENCE	GOAL/POLICY/PROGRAM
	Objectives:# Facilitate housing for Menlo Park's special needs and extremely low income populations.# *Timeframe:* Amend Zoning Code by 2024
Program H3.H	**Inclusionary Accessible Units.** As part of the development review process, encourage increasing the number of accessible units beyond State building code requirements to provide more housing opportunities for individuals living with disabilities, including developmental disabilities. Incorporate incentives for accessible units beyond State requirements in the Affordable Housing Overlay (AHO) and the City's updated BMR Inclusionary Housing Regulations, such as providing a density bonus and/or credit of 1.5 affordable units for every fully accessible affordable unit provided. *Responsibility:* Planning Division *Financing:* General Fund *Objectives:* Expand housing opportunities for people with disabilities *Timeframe:* Incorporate incentives for accessible units in the AHO (2023) and updated BMR regulations (2025), and promote on the City's website. Utilize the Housing Element Annual Progress Report (APR) to report on specific incentives incorporated within BMR and AHO, including website links to the updated regulations.
Program H3.I	**Accessible ADUs.** Adopt incentives to encourage the development of accessible ADUs, such as allowing larger ADUs for accessible units and waiving fees in exchange for providing a deed-restricted ADU affordable to low-income households. *Responsibility:* Planning Division; Planning Commission; City Council *Financing:* General Fund *Objectives:* Expand housing opportunities for people with disabilities *Timeframe:* Within two years of Housing Element adoption concurrent with Program H3.A
Program H3.J	**Marketing for Accessible Units.** As a condition of the disposition of any City-owned land, land dedicated to affordable housing under the City's inclusionary housing ordinance, the award of City financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that a housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply. *Responsibility:* Planning Division; Housing Commission; Planning Commission *Financing:* General Fund *Objectives:* Expand housing opportunities for people living with disabilities

REFERENCE	GOAL/POLICY/PROGRAM
	Timeframe: Ongoing on a project-by-project basis
Program H3.K	**Employment Services.** Work with area employers and advocacy organizations to develop a program to increase the employment rate of people living with disabilities, including developmental disabilities. *Responsibility:* Economic Development Division *Financing:* General Fund *Objectives:* Host a working meeting or workshop with employers and advocacy groups to develop a strategy for creating jobs for persons with disabilities and boosting the number of workers with disabilities among area employers *Timeframe:* Meeting will be held by the end of 2026. Program implementation will be ongoing thereafter.
Program H3.L	**Large Units.** Develop floor area ratio (FAR) bonuses to encourage the development of affordable developments with three or more bedrooms that are suitable for larger families. The City will be preparing an outreach handout for developers to identify the City's various housing requirements and incentives, and will incorporate information on large unit bonuses. *Responsibility:* Planning Division; Planning Commission; City Council *Financing:* General Fund Rehfwlyh# Encourage the development of housing for large families# *Timeframe:* Adopt large unit bonus within two years of Housing Element adoption, and post on City website in conjunction with developer guide
Program H3.M	**Wheelchair Visitability.** Consider a wheelchair visitability ordinance, supporting healthy social interaction and independence for persons living with a disability and seniors. *Responsibility:* Planning Division; Planning Commission; City Council *Financing:* General Fund Rehfwlyh# Allow for people with wheelchairs to have greater visitation access to homes in Menlo Park# *Timeframe:* Within six years of Housing Element adoption
Goal H4	***AFFORDABLE HOUSING.*** ***Support the development of a diversity of housing types for people at all income levels, particularly for extremely low-, very low-, and low-income households.***
Policy H4.1	**Housing Opportunity Sites.**

REFERENCE	GOAL/POLICY/PROGRAM
	Identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other General Plan policies. Given the diminishing availability of developable land, Housing Opportunity Sites should have the following characteristics: a. The site has the potential to deliver for-sale or rental units affordable to lower-income households meeting the City's RHNA need. b. The site has the potential to meet special housing needs for local workers, single parents, seniors, persons with disabilities, and small or large families. c. Consider opportunities for developing housing units on City-owned properties. d. The site scores well for Low Income Housing Tax Credits (LIHTC) subsidy or has unique opportunities due to financing and/or financial feasibility. e. Site development should consider school capacity and the relationship to the types of residential units proposed (i.e., housing seniors, small units, smaller workforce housing, etc. in school capacity impact areas), child care provider capacity, transit, parks, and commercial shopping areas. f. Consider incorporating existing viable commercial uses into the development of housing sites. g. Sites should affirmatively further fair housing goals.
Policy H4.2	**Housing to Address Local Housing Needs.** Strive to provide opportunities for new housing development to meet the City's share of its Regional Housing Needs Allocation (RHNA). The City intends to provide an adequate supply and variety of housing opportunities to meet the needs of Menlo Park's workforce and special needs populations; strive to match housing types, affordability, and location with household income; and address the housing needs of extremely low-income persons, lower-income families with children and lower-income seniors.
Policy H4.3	**Variety of Housing Choices.** Strive to achieve a mix of housing types, densities, affordability levels and designs distributed throughout the city. Specific items include: a. The City will work with developers of non-traditional and innovative housing approaches on the financing, design, and construction of different types of housing that meet local housing needs. b. Housing opportunities for families with children should strive to provide necessary facilities nearby or on-site. c. The City will encourage a mix of housing types, including owner and rental housing, single and multiple-family housing, housing close to jobs and transit, mixed-use housing, workforce housing, special needs housing, large units with three or more bedrooms, single-room occupancy (SRO) housing, shared living and cohousing, mobile-homes, manufactured housing, self-help or "sweat-equity" housing, cooperatives and assisted living. d. The City will support the development of affordable, alternative living arrangements such as cohousing and "shared

REFERENCE	GOAL/POLICY/PROGRAM
	housing" (e.g., the Human Investment Project's — HIP Housing — shared housing program). e. The City will encourage the development of affordable housing intended for people living with disabilities.
Policy H4.4	**Mixed-Use Housing.** Encourage well-designed residential mixed-use developments where residential use is appropriate to the setting. Encourage mixed-use development in proximity to transit and services, such as shopping centers, the C-4 district along Willow Road near the Willows neighborhood, properties zoned C-1, C-1-A, C-1-C, C-2 and C-2-A, C-2-B, C-2-S, and P, as well as near the downtown to support downtown businesses (consistent with the El Camino Real/Downtown Specific Plan).
Policy H4.5	**Redevelopment of Commercial Shopping Areas and Sites.** Encourage housing development in conjunction with the redevelopment of commercial shopping areas and sites.
Policy H4.6	**Retention and Expansion of Multifamily Sites at Medium and Higher Density.** Strive to protect and expand the supply and availability of multifamily and mixed-use infill housing sites for housing, maximizing multifamily uses on properties.
Policy H4.7	**Infill Housing Adjacent to Downtown.** Create opportunities for new affordable and accessible housing units in areas adjacent to the El Camino Real/Downtown Specific Plan area to meet the City's share of its Regional Housing Needs Allocation (RHNA), support downtown retail activities, and locate new housing near jobs and transit. New housing opportunities will contribute to the vibrancy of downtown without changing the character of the area. Larger properties will be allowed to redevelop at higher densities with design review to assure a fit of new housing with the character of the area and adjacent uses.
Policy H4.8	**Incentives for Affordable Housing Development.** Explore incentives for qualified housing developments, such as expanding the ministerial review process, fee waivers or fee reductions, and reduced parking requirements, to help achieve housing goals while ensuring that potential impacts are considered and mitigated.
Policy H4.9	**Long-Term Housing Affordability Controls.** Apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).
Policy H4.10	**Preferences for Affordable and Moderate-Income Housing.** Implement BMR and moderate-income housing preferences for people living or working in Menlo Park to the extent consistent with Fair Housing laws.
Policy H4.11	**Inclusionary Housing Approach.** Require residential developments involving five (5) or more units to provide very low-, low- and moderate-income housing units. In-lieu fees are allowed but not encouraged. The units provided through this policy are intended for permanent occupancy and must be deed-restricted, including, but not limited to, single-family housing, multifamily housing, condominiums, townhouses or land subdivisions. In addition, the City will require larger non-residential developments, as job generators, to participate in addressing housing needs in the community through the City's in-lieu fee requirements.

REFERENCE	GOAL/POLICY/PROGRAM
Policy H4.12	**Emphasis on Affordable Housing**. To the extent possible, focus housing development on 100 percent affordable housing developments, particularly in areas near existing amenities and in high-opportunity areas of the city. Ministerial review could support this on 100 percent affordable projects within the AHO and in areas under SB10 or citywide.
Policy H4.13	**Accessory Dwelling Units (ADUs).** Encourage the development of well-designed new ADUs (e.g., carriage houses, attached independent living units, small detached living units), the legalization of existing ADUs, or conversion of accessory buildings or structures to safe and habitable ADUs as a critical way to provide affordable housing in combination with primary residential uses on low-density lots.
Policy H4.14	**Fair Share Distribution of Housing throughout Menlo Park.** Promote the distribution of new medium- and higher-density residential developments that affirmatively further fair housing throughout the city, considering relationship to surrounding residential uses, particularly near public transit and major transportation corridors in the city. This includes potential new housing in commercial areas along Willow Road, Middlefield Avenue, and Sand Hill Road.
Policy H4.15	**Commercial Linkage Fee.** Require a commercial linkage fee to fund affordable housing.
Policy H4.16	**Neighborhood Responsibilities within Menlo Park.** Seek ways specific to each neighborhood to provide additional housing as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals. This may range from in-lieu fees, accessory dwelling units, higher density housing sites, infill housing, mixed-use, or other new housing construction.
Policy H4.17	**Developer Coordination with Schools.** Developers will meet and confer with the affected school districts as part of the development review process to discuss potential effects of their development on school related issues and to consider appropriate analysis, as needed, to address any potential effects.
Program H4.A	**Amend the Below Market Rate Inclusionary Housing Regulations.** Amend the Below Market Rate (BMR) Housing Program for Residential Developments to maximize the production of affordable units. Modifications to be evaluated include the following: a. Increase the BMR requirement, and consider implementing a sliding scale requiring increased percentages of BMR units for larger projects. b. Add a menu of options for achieving affordability, particularly for extremely low-income households. c. Adjust the percentage of units required to be affordable depending on the degree of affordability achieved (moderate-, low-, very low-, and extremely low-income) or provision of housing for residents with disproportionate housing needs (e.g., 3-4 bedroom units for larger families, units for people living with disabilities).

REFERENCE	GOAL/POLICY/PROGRAM
	d. Provide a density bonus for developments that include housing for people living with disabilities. e. Provide a density bonus for developments with on-site services that include units intended for employees. f. Initiate a study to explore amending affordable housing in-lieu fees for developments of five or more units. g. Assess/develop measures to minimize the number of cost-burdened households (households paying more than 30 percent of income toward housing) in affordable housing developments. h. Assess/develop appropriate performance metrics for the BMR program. i. As part of the BMR amendment process, the City will engage both affordable and market-rate housing developers. j. Consider a jobs-housing linkage program that would connect the creation of new jobs and/or additional office/commercial gross floor area with the provision of a certain amount of housing in the city at appropriate affordability levels. *Responsibility:* Planning Division; Housing Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Coordinate with 21 Elements in preparation of a regional nexus study to determine the cost of the in-lieu fee and provide input into amendments to the City's BMR Program. Implement requirements to assist in providing housing affordable to extremely low-, very low-, low- and moderate-income households throughout Menlo Park's high resource neighborhoods. *Timeframe:* Initiate nexus study in 2023. Amend the BMR Inclusionary Housing Regulations and update the in-lieu fee within two years of Housing Element adoption; incorporate into a handout for developers on the City's housing requirements and incentives for posting on the City's website.
Program H4.B	**Modify BMR Guidelines regarding allocations.** Review and amend the Below Market Rate (BMR) Guidelines in order to encourage construction of new BMR units, particularly for lower-income households, including family (multi-bedroom) units. As part of the BMR program evaluation, the City will establish clear policy and criteria for the allocation of funds from the City's BMR housing fund to prioritize: a. Development of 100 percent affordable housing developments (with greater preference for deeper affordability). b. Rental housing affordable to moderate-, low- and very low-income households living or working in Menlo Park. c. Housing for individuals with disabilities, including developmental disabilities. The BMR program should support development on sites the City has determined viable for Low Income Housing Tax Credits (LIHTC) funding by setting aside a substantial portion of the uncommitted BMR fund balance and future BMR fees received for such development. In conjunction with Program H3.H: Inclusionary Accessible Units, consider prioritizing persons with disabilities (who require accessibility modifications to housing units).

REFERENCE	GOAL/POLICY/PROGRAM
	Responsibility: Planning Division; Housing Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Amend the Zoning Ordinance to require additional affordable units in market-rate developments *Timeframe:* Within two years of Housing Element adoption
Program H4.C	**Increase Commercial Linkage Fee.** Evaluate and modify commercial linkage fee based on a nexus study and higher fees adopted by surrounding jurisdictions. *Responsibility:* Planning Division, Housing Division; City Council; City Attorney *Financing:* General Fund *Objectives:* Increase local funding to support production of affordable housing *Timeframe:* Complete nexus study in conjunction with inclusionary nexus study (Program H4.A), and adopt linkage fee within two years of Housing Element adoption
Program H4.D	**Modify the Affordable Housing Overlay (AHO).** Update the Affordable Housing Overlay (AHO) to further incentivize the development of multifamily housing affordable to extremely low-, very low- and low-income households and units that are preferential for people with special needs who will benefit from coordinated on-site services including people with disabilities and developmental disabilities. Clarify that density bonuses and other incentives provided for under the AHO are additive with and can be combined with state density bonus incentives/concessions/waivers, allowing for densities of up to 100 units/acre or greater. Expand the location of the AHO beyond the current SP-ECR-D and R-4-S zones to encompass Housing Element opportunity sites and R-3 sites in proximity to Downtown. Additional incentives to be evaluated in the updated AHO include: fee waivers, deferrals, or further reduction of other fees (such as traffic impact fees, recreation in-lieu fees, etc.); increased heights; reduced parking; and priority development review processing, among others. Consider outlining housing development targets for special needs populations. *Responsibility:* Planning Division; Housing Division; Housing Commission; Planning Commission; City Council *Financing:* General Fund *Objectives:* Incentivize affordable housing development on housing opportunity sites located in high resource areas of the community. Annually monitor progress under the AHO in conjunction with the Housing Element Annual Progress Report; after three years of implementation (2027), report back to City Council, including any recommended adjustments to the AHO to improve effectiveness. *Timeframe:* Within one year following Housing Element adoption. Incorporate AHO provisions into a handout for developers on the City's housing requirements and incentives for posting on the City's website
Program H4.E	**Streamlined Project Review.** Undertake the following actions to streamline project review and accelerate housing production, complemented by proactive

REFERENCE	GOAL/POLICY/PROGRAM
	outreach throughout the planning period: • Solicit input from the development community in the creation and adoption of objective design and development standards that would apply to 100 percent affordable housing projects • Amend the Zoning Ordinance to allow ministerial review of 100 percent affordable housing projects • Eliminate the current CUP requirement for multi-family projects in the R-3, R-3A and R-4 zoning districts • Develop written procedures for SB 35 applications so the City is prepared should it be subject to SB 35 streamlining in the future *Responsibility:* Planning Division; Housing Division; Housing Commission; Planning Commission; City Council *Financing:* General Fund *Objectives:* Utilize objective design and development standards to add greater certainty to and streamline the development review process *Timeframe:* Objective design/development standards and ministerial review for 100% affordable projects (2025); Eliminate CUP for multi-family (2025); SB 35 streamlining (2026, or earlier as needed)
Program H4.F	**Modify Accessory Dwelling Unit (ADU) Development Standards and Permit Process.** Continue to encourage accessory dwelling units (ADUs) and modify the City's regulations to address non-compliance issues identified by HCD (letter forthcoming), including increased flexibility in how parking is provided on-site and streamlined approval, and increase the City's role in providing guidance for the approval of ADUs. Initiate a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development through the City's Newsletter and posting of the ADU application checklist on the City website (2024). Request information on projected ADU rents as part of the development application as a means of assessing affordability. The City will coordinate with efforts being undertaken by 21 Elements to develop a set of pre-approved ADU designs to facilitate a more streamlined review and permitting of ADUs. One or more ADU designs shall be accessibility-focused, particularly for persons living with disabilities, including developmental disabilities. *Responsibility:* Planning Division; City Attorney; City Council *Financing:* General Fund *Objectives:* Zoning Ordinance amendment and accompanying public-facing documentation (i.e., on the City website). Seek to produce at least 85 ADUs between 2023-2031, including 51 affordable to lower income households, furthering economic integration in traditionally single-family neighborhoods. *Timeframe:* Homeowners outreach, modifications to the Zoning Ordinance, and development of potential ADU designs tool shall be completed by the end of 2024. Within six months of receipt of HCD's letter regarding ADU regulations non-compliance issues, the City will make revisions to address the identified issues.
Program H4.G	**Prioritize Affordable Housing on City-Owned Parking Lots Downtown.**

REFERENCE	GOAL/POLICY/PROGRAM
	Promote housing development on underutilized City-owned parking lots in downtown and adhere to procedures consistent with the Surplus Lands Act to provide affordable housing developers a first right of refusal (AB 1486). Solicit proposals and conduct a feasibility study to assess which parking lots are most suitable for residential development (2023); issue RFP for affordable housing development on some or all of the parking lots sites, including information on City land write-down incentives (2024); complete development entitlements (2025); seek to complete development of 345 or more affordable housing units on a combination of parking lot sites consistent with the Housing Element sites inventory (2027). The City of Menlo Park shall grant additional points to proposals that address the city's most difficult to achieve housing priorities including providing a greater number of extremely low-, very low-, low-, and moderate-income units, or committing to make a percentage of the units preferential for people with special needs who will benefit from coordinated on-site services, such as for people living with disabilities, including developmental disabilities. *Responsibility:* Planning Division; Housing Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Achieve the development of 345 affordable units on a combination of City-owned parking lot sites in the downtown, supporting the integration of affordable housing options in high resource areas of the community *Timeframe:* Initiate feasibility study (2023); Issue RFP for development (2024); Complete development entitlements (2025); Complete development (2027).
Program H4.H	**Review the Subdivision Ordinance.** Review the Subdivision Ordinance to ensure consistency with Housing Element policies and implementing actions. Update the Subdivision Ordinance to fully comply with the current Subdivision Map Act and streamline the review and approval process. *Responsibility:* Planning Division; Public Works; Building Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Review and adopt amendments to the Subdivision Ordinance as needed *Timeframe:* Within three years of Housing Element adoption
Program H4.I	**Create New Opportunities for Mixed-Use Development.** Adopt a Zoning Ordinance amendment for non-residential zones, including, but not limited to, C-4, C-2, C-2-A, C-2-B, C-2-S, C-1-C, C-1-A and P, to allow only residential uses and/or mixed-use developments with 30 units/acre. *Responsibility:* Planning Division; Housing Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Adopt a Zoning Ordinance amendment *Timeframe:* Within one year of Housing Element adoption

REFERENCE	GOAL/POLICY/PROGRAM
Program H4.J	**Increase Residential Density and Maximize Development Proposals.** Rezone sites and modify the Zoning Ordinance to accommodate the City's Regional Housing Need Allocation, and modify the Zoning Ordinance to allow a base density of 30 units/acre on R-3 zoned lots in the area around the El Camino Real/Downtown Specific Plan area. Modify minimum densities and development standards (including lot area, landscaping, parking and floor area ratio requirements) to facilitate development proposals that maximize the use of R-3 properties near Downtown and enable achievement of maximum allowable densities. Explore increased residential densities for R-3 properties of a certain size outside of downtown. *Responsibility:* Planning Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Increase residential density in certain high resource areas of the city, develop additional multifamily housing on suitable parcels, and facilitate achievement of maximum permitted densities through adoption of appropriate development standards *Timeframe:* To be completed within the first year of the planning period.
Program H4.K	**Rezone for Lower Income Shortfall** Pursuant to State statutes (Gov Code 65583.2 (h) and 65583.2(i)), sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements: • Permit multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. • Permit a minimum density of 20 units per acre • Allow a minimum of 16 units per site • Accommodate at least 50 percent of the lower income need on sites designated for residential use only, otherwise allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project. *Responsibility:* Planning Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Increase residential density and affordable housing on sites identified for housing *Timeframe:* January 2024
Program H4.L	**Modify El Camino Real/Downtown Specific Plan.** Adopt modifications to the El Camino Real/Downtown Specific Plan to include, but are not limited to, the following changes: a. Eliminate housing cap in El Camino Real/Downtown Specific Plan to align with SB 330. b. Increase the maximum base level density to at least 30 units/acre across all subareas. c. Increase the maximum bonus level density in certain subareas to encourage more housing.

REFERENCE	GOAL/POLICY/PROGRAM
	d. Establish a minimum density of 20 units/acre to all subareas, upon the addition of residential uses on a site. e. Review development standards such as height and parking ratios to reduce potential constraints on development and evaluate the design guidelines to establish objective design standards. Investigate opportunities for shared or district parking and parking in-lieu fees as part of district parking. *Responsibility:* Planning Division; Planning Commission; City Council *Financing:* General Fund *Objectives:* Increase housing opportunities in El Camino Real/Downtown Specific Plan Area, thereby facilitating production of affordable housing and enhancing economic integration in high resource areas of the community. *Timeframe:* Within one year of Housing Element adoption
Program H4.M	**Update Parking Requirements and Design Standards.** Review and modify parking requirements and design standards to provide greater flexibility in site planning for multifamily residential housing, including reducing multi-family parking ratios, and establishing a parking or alternative transportation in-lieu fee to be utilized toward improvements for modes of transportation other than personal motor vehicles. Additional parking amendments to be evaluated include eliminating parking requirements for affordable housing projects, expanding shared parking, exploring district parking, and exploring other parking recommendations provided by ABAG-MTC. *Responsibility:* Planning Division; Public Works; City Commissions; City Council; City Attorney *Financing:* General Fund *Objectives:* Modify Municipal Code to include amended parking requirements and establish a parking or alternative transportation in-lieu fee *Timeframe:* Within one year of Housing Element adoption; an in-lieu fee will be evaluated within two years of Housing Element adoption. Additional amendments will be completed as needed thereafter with ongoing staff review of parking standards.
Program H4.N	**Achieve Long-Term Viability of Affordable Housing.** Work with non-profits and other project sponsors to implement the City's Preferences for Affordable Housing policy (Policy H4.10), and to ensure a fair tenant selection process, appropriate project management, a high level of project maintenance and upkeep, and coordination with the City departments (such as Planning, Public Works, Police, etc.) and other agencies on an ongoing basis as needed. *Responsibility:* Housing Division; BMR Administrator (HouseKeys); Planning Division; City Attorney *Financing:* General Fund *Objectives:* Establish project management and other ongoing project coordination needs

REFERENCE	GOAL/POLICY/PROGRAM
	Timeframe: As developments are proposed and ongoing thereafter
Program H4.O	**Identifying SB 10 Sites.** In conjunction with the Community Outreach and Development Strategy to be completed in 2025, conduct outreach to property owners about opportunities for development under an SB 10 overlay. Based on this input, develop and adopt an overlay zone where SB 10 could be implemented throughout the city, particularly in high resource, transit-rich areas. Parcels identified in the overlay zone could be developed with up to 10 housing units. *Responsibility:* Planning Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Amend the Zoning Ordinance and Map to implement an SB 10 overlay *Timeframe:* Adopt the overlay by December 2026
Program H4.P	**Community Opportunity to Purchase.** Adopt an ordinance that provides qualified non-profit organizations the right of first offer, and/or the right of first refusal to purchase buildings with five or more residential units or vacant land that could be developed into five or more residential units, within the city. *Responsibility:* Planning Division; City Council; City Attorney *Financing:* General Fund *Objectives:* Adopt a community opportunity to purchase ordinance. Increase opportunities for affordable housing development *Time Frame:* Adopt ordinance by the end of 2024
Program H4.Q	**Reuse Sites.** Modify the Zoning Ordinance so that parcels in the Site Inventory identified as Reuse Sites allow for by-right processing (ministerial review) for housing developments that propose at least 20 percent of the units be affordable to lower-income households, in accordance with Government Code § 65583.2I. *Responsibility:* Planning Division; Planning Commission; City Council *Financing:* General Fund *Objectives:* Allow for ministerial review for housing development on reuse sites that propose at least 20 percent of the units as affordable for lower-income households *Timeframe:* Within three years of Housing Element adoption

REFERENCE	GOAL/POLICY/PROGRAM
Program H4.R	**Work with the Fire District.** Work with the Fire District on local amendments to the State Fire Code to pursue alternatives to standard requirements that could otherwise be a potential constraint to housing development and achieving the City's housing goals. *Responsibility:* Fire District; Planning Division; Public Works; Building Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Undertake local amendments to the State Fire Code and approve City Council Resolution ratifying the Fire District's local amendments *Timeframe:* Complete local amendments to the State Fire Code by the end of 2025. Ratify amendments by the end of 2026.
Program H4.S	**Coordinate with School Districts to Link Housing with School District Planning Activities.** Work with the five school districts in Menlo Park to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed. Consistent with Policy H4.1, site development should consider school capacity and the relationship to the types of residential units proposed (i.e., housing seniors, small units, smaller workforce housing, etc. in school capacity impact areas) and the relationship to the types of residential units proposed. (i.e., housing seniors, small units, smaller workforce housing, etc.). The City and applicants for market-rate residential rezoning/upzoning should also coordinate with the school districts during the development review process to discuss potential impacts and benefits to the school community. *Responsibility:* Planning Division; School Districts; City Manager; City Commissions; City Council *Financing:* General Fund *Objectives:* Coordinate with local school districts in planning for future housing in consideration of each school district's long-range planning, resources and capacity *Timeframe:* Ongoing through project implementation
Program H4.T	**Residential Overlay** Modify zoning to place a Residential Overlay on certain sites (“Non-Residential Parcels with Carveout”) in the Site Inventory to allow horizontal mixed use with residential allowed up to a certain acreage. The Residential Overlay can be combined with the Affordable Housing Overlay (see Program H4.D). *Responsibility:* Planning Division; City Attorney; City Commissions; City Council *Financing:* General Fund *Objectives:* Allow residential uses in currently non-residential areas of Menlo Park *Timeframe:* To be completed within the first year of the planning period.

REFERENCE	GOAL/POLICY/PROGRAM
Goal H5	***EQUITY.*** ***Ensure equitable access to housing.***
Policy H5.1	**Equal Housing Opportunity.** Actively support housing opportunities for all persons to the fullest extent possible. The City will ensure that individuals and families seeking housing in Menlo Park are not discriminated against based on race, color, religion, marital status, disability, age, sex (including gender identity and sexual orientation), family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the fair housing laws.
Policy H5.2	**Community Participation in Housing and Land Use Plans.** Strengthen a sense of community by providing opportunities for community participation, developing partnerships with various groups, and providing community leadership to address housing needs effectively. The City will undertake effective and informed public participation from all economic segments and special needs groups in the community to formulate and review housing and land use policy issues.
Policy H5.3	**Neighborhood Meetings.** Require developers of major housing projects to conduct neighborhood meetings with residents early in the process to problem solve and facilitate more informed, efficient and constructive development review.
Policy H5.4	**Renter Protections.** Ensure compliance with fair housing laws and pursue programmatic services and funding to assist renters and minimize the risk of evictions and displacement.
Policy H5.5	**Equitable Investments.** Partner with non-profit support services that specialize in outreach, education, and advocacy.
Policy H5.6	**Rental Assistance Programs.** Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based and voucher Section 8 certificates programs, in coordination with the San Mateo County Department of Housing and other entities.
Policy H5.7	**Opportunities for Homeownership.** Increase opportunities for homeownership in underserved, low-income and racially segregated communities.
Program H5.A	**Fair Chance Ordinance.** Adopt a Fair Chance Access to Housing Ordinance, which would prohibit housing providers from inquiring about or using criminal history and criminal background as a factor in the tenant selection process. *Responsibility:* Planning Division; Housing Division; Housing Commission; Planning Commission; City Council

REFERENCE	GOAL/POLICY/PROGRAM
	Financing: General Fund *Objectives:* Expand renter protections *Timeframe:* Within five years of Housing Element adoption
Program H5.B	**Undertake Community Outreach When Implementing Housing Element Programs.** Coordinate with local businesses, housing advocacy groups, neighborhood groups and others in building public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use, and pedestrian-oriented development. The City will notify a broad representation of the community, including people living with disabilities, including developmental disabilities, to solicit ideas for housing strategies when they are discussed at City Commissions or City Council meetings. Specific actions should be linked to the preparation and distribution of materials as identified in Program H5.C. Specific outreach activities may include: a. Maintain the Housing Element Update mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners. b. Post notices at City Hall, the library, and other public locations. c. Publish notices in the local newspaper. d. Post information on the City's website. e. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented. f. Assure that Housing Commission meetings are publicized and provide opportunities for participation from housing experts, affordable housing advocates, special needs populations, and the larger community. g. Provide public information materials concerning recycling practices for the construction industry, as well as the use of recycled materials and other environmentally responsible materials in new construction, consistent with Chapter 12.48, Salvaging and Recycling of Construction and Demolition Debris, of the Municipal Code and California Building Code requirements. h. Provide public information materials about available energy conservation programs, such as the PG&E Comfort Home/Energy Star new home program, to interested property owners, developers, and contractors. i. Promote and help income-eligible households to access federal, state and utility income qualifying assistance programs. j. Provide public information materials to developers, contractors, and property owners on existing federal, state and utility incentives for the installation of renewable energy systems, such as rooftop solar panels, available to property owners and builders. *Responsibility:* Planning Division

REFERENCE	GOAL/POLICY/PROGRAM
	Financing: General Fund *Objectives:* Conduct community outreach and distribute materials *Timeframe:* At least on an annual basis
Program H5.C	**Provide Multilingual Information on Housing Programs.** Promote the availability of San Mateo County programs for housing construction, homebuyer assistance, rental assistance, special needs housing and programs including for people living with disabilities, including developmental disabilities; shelters and services for people experiencing homelessness; and housing rehabilitation through the following means: (a) providing information on the City's website that is readily translatable into multiple languages that describes programs available in the City of Menlo Park and provides direct links to County agencies that administer the programs; (b) including contact information on County programs in City mailings and other general communications that are sent to residents, landlords, property owners, realtors, local banks; (c) maintaining multilingual information on programs at the City's public counters; (d) training selected City staff to provide referrals to appropriate agencies; (e) distributing multilingual information on programs at public locations (libraries, schools, etc.); (f) using the activity calendar and public information channel; and (g) continue using multilingual translation/interpretation services and providing additional financial compensation to multilingual staff working on housing programs. Information may include: a. Fair Housing Laws, renter protections, and past discriminatory practices (including source of income discrimination) b. Rehabilitation loan programs c. San Mateo County Housing Authority information d. Housing programs, including rental assistance programs such as Section 8 e. Code enforcement f. Homebuyer assistance g. Foreclosure assistance h. Information about affordable housing i. Information about shelters, navigation centers, and other supportive programs for people experiencing homelessness *Responsibility:* Planning Division; Housing Division *Financing:* General Fund *Objectives:* Improve access to information on housing programs to persons with limited English proficiency *Timeframe:* Continue to provide readily translatable information on the City's webpage and work to provide written information and handouts on the City's key housing programs in multiple languages by

REFERENCE	GOAL/POLICY/PROGRAM
	December 2024.
Program H5.D	**Address Rent Conflicts.** Provide for increased use and support of tenant/landlord educational and mediation opportunities by continuing to fund and refer residents to Project Sentinel, as well as other non-profits that handle fair housing complaints. Support Project Sentinel in expanding fair housing outreach to residents and landlords (refer to specific actions in the AFFH) *Responsibility:* Planning Division; Housing Division; City Manager; City Attorney *Financing:* General Fund *Objectives:* Increase awareness among residents, including low income and special needs populations, of available resources for addressing rent conflicts and fair housing complaints *Timeframe:* AFFH Actions: Provide multilingual fair housing information at City facilities (2023); Conduct informational workshops at the Family Recreation Center and before City Council (2024, 2026); Provide fair housing information to rental property owners (2025, 2028)
Program H5.E	**Publicize Fair Housing Laws and Respond to Discrimination Complaints.** Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and federal anti-discrimination laws. Below are specific aspects of this program: a. Discrimination complaints will be referred to the appropriate agency. Specifically, the City will continue to work with Project Sentinel, Community Legal Services of East Palo Alto, Legal Aid Society of San Mateo County and the San Mateo County Department of Housing in handling fair housing complaints. Calls to the City are referred to these resources for counseling and investigation. These resources also provide direct fair housing education to Menlo Park residents. b. Enforce a non-discrimination policy in the implementation of City-approved housing programs. c. Information regarding the housing discrimination complaint referral process will be posted on the City's website and available for the public and City staff. d. As needed, the City will reach out to lenders to increase the flow of mortgage funds to city residents. *Responsibility:* Planning Division; Housing Division; City Manager; City Attorney *Financing:* General Fund *Objectives:* Affirmatively further fair housing by increasing awareness among residents, including low income and special needs populations, of available resources for addressing fair housing issues . *Timeframe:* AFFH Actions: Provide multilingual fair housing information at the Family Recreation Center (2023); Conduct informational workshops at the Center and before City Council (2024, 2026); Provide fair

REFERENCE	GOAL/POLICY/PROGRAM
	housing information to rental property owners (2025, 2028)
Program H5.F	**First-Time Homebuyer Program.** Continue the City's partnership with the Housing Endowment and Regional Trust of San Mateo County (HEART) to offer first-time, moderate-income homebuyers down- payment assistance loans for homes purchased in the city. Add information on the HEART homeownership program to the City's website, and coordinate with HEART on additional opportunities to promote the program. *Responsibility:* Planning Division *Financing:* HEART; Meriwest (or other bank affiliated with the program) *Objectives:* Provide opportunities for moderate income first-time homebuyers to reside in the community, thereby fostering housing mobility. *Timeframe:* Conduct program outreach by December 2024
Program H5.G	**Improve Access to City Law.** Improve ease of access for the public to find fees, zoning, and development standards on the City website. This will include an easily-locatable landing page that provides basic information and reference links and is translatable through web-based translation services (i.e. Google Translate). *Responsibility:* Planning Division *Financing:* General Fund *Objectives:* Have a one-stop landing page for development information that can be easily understood by developers and members of the public *Timeframe:* Develop website by December 2024
Program H5.H	**Tenant Readiness Education Program.** Develop a program or partner with a community organization that offers educational classes to prospective and existing renters on topics such as finding affordable housing, understanding the application and rental process, learning about fair housing regulations, and identifying other resources for financial and/or legal assistance related to rental housing. *Responsibility:* Housing Division *Financing:* General Fund *Objectives:* Provide educational assistance and identify resources to help renters acquire and maintain decent and affordable housing *Timeframe:* Establish partnership or develop program by December 2024
Program H5.I	**Racial Equity Training Program.** Partner with an organization, such as the Government Alliance on Race and Equity (GARE), to provide racial equity training

REFERENCE	GOAL/POLICY/PROGRAM
	and build organizational capacity within the City to address racial inequity and advance opportunities for all in housing and other community matters. *Responsibility:* All City departments; City Manager; City commissions; City Council *Financing:* General Fund *Objectives:* Increase awareness, build organizational capacity and infrastructure, and strive for racial equity in housing and other local government matters *Timeframe:* Join program by December 2023; initiate first racial equity training session in 2024
Goal H6	***SUSTAINABLE HOUSING.*** ***Implement sustainable and resilient housing development practices.***
Policy H6.1	**Siting Development.** Ensure new developments in the highest hazards areas include mitigation measures. Expand beneficial uses, such as green and open spaces, flood mitigation and recreation, in non-developable high hazard lands.
Policy H6.2	**Resilient Design.** Encourage housing designs that are resilient to hazards and climate impacts through land use planning tools, development standards, and building standards.
Policy H6.3	**Renewable Energy/Energy Conservation in Housing.** Encourage energy efficiency and/or renewable energy in both new and existing housing and require all-electric fuel sources, energy conservation measures and renewable energy in the design of all new buildings. Promote energy conservation and/or renewable energy and weatherization features in existing homes. In addition, the City will support the actions contained in the City's Climate Action Plan (CAP).
Policy H6.4	**Promote Energy Efficient/Renewable Programs.** Implement local policies and programs that promote and/or increase energy efficiency/renewable energy in the community, including participation in Peninsula Clean Energy. Promote county, state (Energy Upgrade California), federal and PG&E energy programs for energy assessments and improvements. Seek grants and other funding to supplement City energy conservation/renewable activities.
Policy H6.5	**Emergency Housing Assistance.** Participate and allocate funds, as appropriate, for county and non-profit programs providing disaster preparedness, emergency shelter, and related counseling/supportive services.
Policy H6.6	**Reduce Personal Automobile Usage.** Encourage residents to reduce reliance on personal automobiles for transportation and encourage use of public transit and other alternative forms of mobility.
Policy H6.7	**Water Conservation and Reuse.** Encourage improved and/or increased water conservation and reuse in the community. Encourage developers to employ water conservation and reuse measures and share what these measures are in new developments. Promote water

REFERENCE	GOAL/POLICY/PROGRAM
	conservation and reuse in existing homes.
Program H6.A	**Reach Codes.** Continue implementing reach codes that go beyond State minimum requirements for energy use in building design and construction, creating more opportunities to support greenhouse gas reduction targets. *Responsibility:* Building Division *Financing:* General Fund *Objectives:* Achieve greenhouse gas reduction targets *Timeframe:* Ongoing on a project-by-project basis
Program H6.B	**Electric Vehicle Charging.** Evaluate opportunities for retrofitting existing multifamily housing developments with electric vehicle charging stations. *Responsibility:* Building Division *Financing:* General Fund *Objectives:* Achieve greenhouse gas reduction targets *Timeframe:* Concurrent with the next building code update in 2025
Program H6.C	**Air Conditioning or Cooling Alternatives.** Require alternatives to conventional air conditioning for new construction, including high-efficiency heat pumps, ceiling fans, air exchangers, increased insulation and low-solar-gain exterior materials to reduce peak electrical demands during high heat events to ensure the reliability of the electrical grid. Encourage Evaluate cooling products that recirculate inside air and do not bring in outside air, such as efficient HVAC systems and heat pumps. *Responsibility:* Building Division; City Council *Financing:* General Fund *Objectives:* Ensure healthy building environments *Timeframe:* Within two years of Housing Element adoption
Program H6.D	**Promote Energy Efficient/Renewable Programs.** Continue to encourage participation in Peninsula Clean Energy and publicize energy efficient and renewable energy programs on the City's website. *Responsibility:* Sustainability Division *Financing:* General Fund *Objectives:* Encourage participation in the energy efficient and renewable energy programs *Timeframe:* Update the City's website annually

REFERENCE	GOAL/POLICY/PROGRAM
Program H6.E	**Explore Multimodal Improvements.** Identify multimodal improvements in the city that support housing development. This includes pedestrian and bicycle improvements, transportation demand management programs, and coordination with neighboring cities and transit providers to explore investments that provide multimodal connections to regional destinations. *Responsibility:* City Manager; Public Works, City Attorney; City Council *Financing:* General Fund; outside funding sources *Objectives:* Coordinate with Redwood City on potential pedestrian and bicycle improvements *Timeframe:* Within three years of Housing Element adoption
Program H6.F	**Transit Incentives.** Integrate transit demand management strategies for all residential development to increase access to transit and reduce vehicle trips and parking demand. *Responsibility:* Planning Division *Financing:* General Fund *Objectives:* Reduce vehicle trips and parking demand and increase use of alternative forms of mobility *Timeframe:* Ongoing on a project-by-project basis
Program H6.G	**Neighborhood Connectivity.** Invest in neighborhood connectivity, walkability, and access to services, healthy food, and recreation, particularly in low-resource neighborhoods east of US-101, to improve access and reduce the division of the urban form produced by the highway. Coordinate and prioritize activities with consideration of the City's capital improvement projects list. *Responsibility:* Planning Division; Public Works; Planning Commission; City Council *Financing:* State Cap and Trade; General Fund; State and Federal grants; project impact fees *Objectives:* Reduce disparities in access to opportunities *Timeframe:* Identify project priorities annually through coordination with the City's capital improvement projects list; implementation of the projects shall be ongoing throughout the planning period
Goal H7	***DESIGN OF HOUSING.*** ***Ensure new housing is well-designed and addresses the housing needs of the city.***
Policy H7.1	**Housing Design.** Review proposed new housing to achieve excellence in development design through an efficient process, and encourage infill development on vacant and underutilized sites that meet the community's needs. The City will encourage innovative new construction and universal housing design that enhances mobility and independence of the elderly and those living with disabilities in existing neighborhoods, enhancing neighborhood identity and sense of community.

REFERENCE	GOAL/POLICY/PROGRAM
Policy 7.2	**Local Labor.** Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.
Program H7.A	**Create Objective Residential Design Standards.** Solicit input from the development community in the creation and adoption of objective design and development standards to be applied to all residential and residential mixed-use projects that are eligible for ministerial review (refer to Program H4.E). Update the current required findings under § 16.68.020, Architectural Control, to delineate clear objective standards. *Responsibility:* City Commissions; Planning Division; City Attorney; City Council *Financing:* General Fund *Objectives:* Adopt objective design standards for multifamily developments, mixed-use housing developments, and ADUs to add greater certainty to and streamline the development review process *Timeframe:* Objective design/development standards outreach (2024) and adoption (2025)
Program H7.B	**Develop and Adopt Standards for SB 9 Projects.** Develop and adopt objective design standards for SB 9 (2021) projects, including urban lot splits and duplexes. *Responsibility:* Planning Division; Planning Commission; City Council *Financing:* General Fund *Objectives:* Ensure new development is of high architectural quality and consistent with State law. Foster housing mobility by allowing for lot splits and duplexes in high resource, single-family zone districts. *Timeframe:* Within one year of adoption

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Chapter 9: Definitions of Key Housing Terms

In the context of Housing Elements, “affordable housing” generally focuses on housing for extremely low-, very low-, low- and moderate-income households. Generally, housing that costs no more than 30 percent of household income is considered affordable to these income groups. The definitions below are used throughout this Housing Element.

DEFINITIONS

- **Above Moderate-Income Households:** Defined by California Housing Element law as households earning over 120 percent of the area median household income.

- **Accessible Housing:** Defined by the California Department of Housing and Community Development (HCD) as units accessible and adaptable to the needs of the physically disabled.

- **Accessory Dwelling Unit (ADU):** Defined in the City’s Municipal Code (16.79.020), accessory dwelling units (ADUs) are attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. The unit shall contain permanent provisions for living, sleeping, eating, cooking, sanitation, and exterior access separate from the primary dwelling.

- **Accessory Dwelling Unit, Junior (JADUs):** Defined in the City’s Municipal Code (16.79.020), junior accessory dwelling units (JADUs) are dwelling units that are no more than 500 square feet and contained entirely within an existing or proposed single-family dwelling. A JADU must include a cooking facility with appliances and a food preparation counter and storage cabinets. A JADU may include separate sanitation facilities or may share sanitation facilities with the primary dwelling. A JADU must have exterior access separate from the primary dwelling.

- **Affordable Housing:** Affordable housing, for the purposes of the Housing Element, refers to housing that is affordable to extremely low-, very low-, low- and moderate-income households.

- **Emergency Shelter:** Defined by Health and Safety Code § 50800-50806.5 as housing with minimal supportive services that is limited to occupancy of six months or less by a person experiencing homelessness. No individual or household may be denied emergency shelter because of an inability to pay.

- **Extremely Low-Income Households:** Defined by Government Code § 65583(a) to require local Housing Elements to provide "documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households." Extremely low-income is a subset of the very low-income regional housing need and is defined as households earning less than 30 percent of the area median household income.

- **Housing Affordability:** The generally accepted measure for determining whether a person can afford housing means spending no more than 30 percent of one's gross household income on housing costs, including utilities, principal and interest. In the Bay Area, people can pay closer to 50 percent of their income for housing due to the high costs of housing. The two graphics below illustrate housing affordability in Menlo Park.

- **Housing Density:** The number of dwelling units per acre of land. Gross density includes the land within the boundaries of a particular area and excludes nothing. Net density excludes certain areas such as streets, open space, easements, water areas, etc.

- **Housing First:** "Housing First" is an approach that centers on providing people experiencing homelessness with housing quickly and then providing services as needed. What differentiates a "Housing First" approach from other strategies is that there is an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve. The "Housing First" model offers an alternative to an emergency shelter or transitional housing, but does not eliminate the City's need to zone for such uses.

- **Jobs/Housing Relationship:** The relationship of the number and types of jobs in a community with the availability and affordability of housing. In simplistic terms, an appropriate balance is commonly thought to be between 1.0-1.5 jobs for every 1 housing unit. However, the issue is more complex when a community strives to reduce in commuting and provide a better match of local jobs to employed residents working in those jobs. Other factors include the types of jobs and the

salaries paid, the number of employed people in the community, affordability of housing relative to the income of people working in local jobs, and household size and income. Affordable housing strategies strive to create opportunities for local workers, especially those employed in service and retail jobs, to have a choice in finding local housing to fit their household needs in terms of type, affordability, amenities and location.

- **Low Barrier Navigation Center:** Defined by California Government Code § 65660 as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

- **Low-Income Households:** Defined by California Health and Safety Code § 50079.5**,** which establishes the low-income limits set by the U.S. Department of Housing and Urban Development (HUD) as the state limit for low-income households. HUD limits for low-income households are generally households earning 50-80 percent of the median household income, adjusted for family size, with some adjustment for areas with unusually high or low incomes relative to housing costs.

- **Manufactured Homes:** Defined by California Health and Safety Code § 18007 as a structure that is transportable, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities.

- **Median Household Income:** The middle point at which half of the City's households earn more and half earn less. Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for San Mateo County.

- **Moderate-Income Households:** Defined by § 50093 of the California Health and Safety Code as households earning 80-120 percent of the area median household income.

- **Overlay Zoning or Zone:** Overlay zoning is a regulatory tool that is placed over an existing base zone(s) and identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area. Examples include the City's Affordable Housing Overlay and Emergency Shelter Overlay zoning.

- **Persons per Household:** Average number of persons in each household.

- **Regional Housing Needs Allocation (RHNA):** The RHNA for the 6th cycle of housing element updates in the Bay Area identifies the number of housing units needed at various income levels for the 2023-2031 planning period/timeframe.

- **Residential Care Facilities:** There are a variety of residential care facilities that address the needs of special segments of the population, including special care for the chronically ill, seniors, special needs adults or youths, etc. The California Department of Social Services, Community Care Licensing Division, issues licenses for residential facilities that provide 24-hour non-medical care for children, adults and the elderly.

- **Secondary Dwelling Unit:** Defined in the Menlo Park Municipal Code as a dwelling unit on a residential lot that provides independent living facilities for one (1) or more persons and includes permanent provisions for living, sleeping, cooking and sanitation independent of the main dwelling on the residential lot. Also commonly referred to an accessory dwelling unit (ADU).

- **Senior Housing:** Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior housing is based on: (1) if the U.S. Department of Housing and Urban Development (HUD) has determined that the dwelling is specifically designed for and occupied by elderly persons under a federal, state or local government program; (2) it is occupied solely by persons who are 62 or older; or (3) or it houses at least one person who is 55 or older in at least 80 percent of the occupied units and adheres to a policy that demonstrates intent to house persons who are 55 or older. Under federal law, housing that satisfies the legal definition of senior housing or housing for older persons, described above, can legally exclude families with children.

- **Single Room Occupancy (SRO):** This housing type typically has single rooms with shared bathrooms and kitchen facilities.

- **Special Needs Housing:** Defined by California Housing Element law (65583(a)(6)) as populations with special needs that must be addressed in a housing element — these include the needs of people experiencing homelessness, seniors, people who are living with disabilities, persons with developmental disabilities, large families, and female-headed households.

- **Supportive Housing:** Defined by California Housing Element law as housing with no limit on length of stay, that is occupied by the target population, and that

is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

- **Target Population:** Defined by California Housing Element law as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with § 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

- **Transitional Housing:** Defined by California Housing Element law as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

- **Very Low-Income Households:** Defined by California Health and Safety Code § 50079.5**,** which establishes very low-income limits set by the U.S. Department of Housing and Urban Development (HUD) as the state limit for very low-income households, which are households earning less than 50 percent of the area median household income, with some adjustment for areas with unusually high or low incomes relative to housing costs.

- **Workforce Affordable Housing:** Housing that is affordable to the workforce in the community.

ACRONYMS

AARP	American Association of Retired Persons
ABAG	Association of Bay Area Governments
AHO	Affordable Housing Overlay zone
BMR	Below Market-Rate housing
CHAS	Comprehensive Housing Affordability Strategy
CCRH	California Coalition for Rural Housing
CAP	Climate Action Plan
DOF	California Department of Finance
DOH	San Mateo County Department of Housing
ECHO	Eden Council for Hope and Opportunity
ECR/DSP	El Camino Real/Downtown Specific Plan
ELI	Extremely Low-Income households
GGRC	Golden Gate Regional Center
HCD	California Department of Housing and Community Development
HEART	The Housing Endowment and Regional Trust
HIP	Human Investment Project
HOPE	San Mateo County HOPE (Housing Our People Effectively) Interagency Council
HUD	U.S. Department of Housing and Urban Development
LIHTC	Low Income Housing Tax Credit Program
LTIRC	Landlord and Tenant Information and Referral Collaborative
NPH	Non-Profit Housing of Northern California
PCRC	Peninsula Conflict Resolution Center
R-L-U	Retirement Living Units (Menlo Park zoning for senior housing)
RHNA	Regional Housing Needs Allocation
SRO	Single-Room Occupancy unit
VA	United States Department of Veterans Affairs

Appendix 1-1
Public Comments

ID #	Date	First Name	Last Name	Affiliation
1	5/11/2022	Katie	Behroozi	
2	5/11/2022	Gabriel	Castellanos	
3	5/12/2022	Ron	Matsui	
4	5/12/2022	Paul	Kick	
5	5/12/2022	Nina	Wouk	
6	5/16/2022	Janet	Davis	
7	5/16/2022	Lynne	Bramlett	
8	5/16/2022	Karen	Wang	
9	5/16/2022	Sandra	Bardas	
10	5/17/2022	Thomas	Prussing	
11	5/18/2022	Rob	Jordan	
12	5/29/2022	Soody	Tronson	
13	5/31/2022	Thomas	Bolich	
14	6/3/2022	Peri	Caylor	
15	6/3/2022	Pamela	Jones	
16	6/3/2022	Ron	Matsui	
17	6/5/2022	Victoria	Kelly	
18	6/5/2022	Mark	Schlocker	
19	6/5/2022	Peter	C	
20	6/5/2022	Annie	Hengehold	
21	6/6/2022	Aurora	Soria	
22	6/6/2022	Alma	Rico	
23	6/6/2022	John	Pimentel	
24	6/6/2022	Testing	Testing	
25	6/6/2022	Elizabeth	Hove	
26	6/6/2022	Amy	Heinz	
27	6/6/2022	Aurora	Soria	
28	6/6/2022	Ilene	Gatien	
29	6/6/2022	Kalisha	Webster	Housing Choices
30	6/6/2022	Alison	Gibson	
31	6/6/2022	Mary	Pimentel	
32	6/6/2022	John	Reiter	
33	6/6/2022	Yue	Li	
34	6/6/2022	Edward	Foster	
35	6/7/2022	Leslie	Abrams	
36	6/7/2022	William	Prainito	
37	6/7/2022	Andrew	Cope	
38	6/7/2022	Ruth	Schechter	
39	6/7/2022	Maureen	Clark	
40	6/7/2022	Testing	Testing	
41	6/8/2022	Pam	Fernandes	
42	6/8/2022	Robert	Steinmetz	
43	6/8/2022	Sudeshna	Sen Gupta	
44	6/8/2022	Michael	Dittmar	
45	6/9/2022	Todd	Johnson	
46	6/9/2022	Patrick	Feehan	
47	6/9/2022	Hiroko	Takahashi	
48	6/9/2022	Nancy	Hedley	
49	6/9/2022	Kevin	Chien	
50	6/9/2022	Lusi	Fang	
51	6/10/2022	Mercedes	Hausler	
52	6/10/2022	Steve	Wong	
53	6/10/2022	Verle	Aebi	
54	6/10/2022	Thomas	Wong	
55	6/10/2022	Devra	Moehler	
56	6/10/2022	Kurt & Peter	Frewing	
57	6/10/2022	Francesca	Segre	

ID #	Date	First Name	Last Name	Affiliation
58	6/10/2022	Meghan	Martinez	
59	6/10/2022	Kelly	Rem	Sequoia Union High School District
60	6/10/2022	Nicole	Chessari	
61	6/10/2022	Renee	Spooner	
62	6/10/2022	Maile	Contreras	
63	5/14/2022	Michael	DeMoss	
64	5/14/2022	Michael	DeMoss	
65	5/16/2022	Curt	Conroy	
66	5/16/2022	David	Bohannon	
67	5/16/2022	Jill	Olson	
68	5/16/2022	John	Pimentel	
69	5/16/2022	Jon	Johnston	Menlo Park Fire Protection District
70	5/17/2022	Katie	Behroozi	
71	5/24/2022	Karen	Grove	
72	5/27/2022	Nina	Wouk	
73	6/3/2022	Karen	Grove	Menlo Together
74	6/5/2022	Ann	Diederich	
75	6/5/2022	Jen	Coler	
76	6/5/2022	John	Donald	
77	6/5/2022	Lesley	Feldman	
78	6/5/2022	Margarita	Mendez	
79	6/5/2022	Mike	Wright	
80	6/5/2022	Morgan	Ames	
81	6/6/2022	Adina	Levin	
82	6/6/2022	Andrew	Bielak	MidPen Housing
83	6/6/2022	Angela	Evans	
84	6/6/2022	Carrol	Cleveland	
85	6/6/2022	David	Bohannon	
86	6/6/2022	David	Bohannon	
87	6/6/2022	Hannah	Gilbert	
88	6/6/2022	Katherin	Dumont	
89	6/8/2022	Misha	Silin	
90	6/8/2022	Sue	Sartor	St. Bede's Episcopal Church and Trinity School
91	6/10/2022	Kalisha	Webster	21 Elements Equity Advisory Group
92	6/10/2022	Julie	Figliozzi	
93	6/10/2022	Melani	Juhl-Chandler	
94	6/10/2022	Ellis	A. Schoichet	NAACP San Mateo Branch Housing Committee
95	6/10/2022	Mikhail	Silin	Campaign for Fair Housing Elements; YIMBY Law
96	6/10/2022	Soody	Tronson	
97	6/13/2022	Alison	Cingolani	Silicon Valley At Home
98	5/15/2022	Lynne	Bramlett	
99	6/6/2022	Leah	Elkins	
100	6/6/2022	Ron	Mancini	
101	6/6/2022	Sally	Mancini	
102	6/7/2022	Alison	Elliot	
103	6/7/2022	Shari	Conrad	
104	6/10/2022	Kelly	Rem	Sequoia Union High School District
105	6/10/2022	Nicole	Chessari	
106	6/20/2022	Kalisha	Webster	Housing Choices
107	6/6/2022	Mary	Kelly	
108	7/5/2022	Christine	Padilla	San Mateo County Child Care Partnership Council; Build Up San Mateo County
109	11/10/2022	Michael	DeMoss	
110	11/16/2022	Joanne	Wilson	San Francisco Public Utilities Commission

ID #	Date	First Name	Last Name	Affiliation
111	12/16/2022	Kevin	Kohan	Elevated Entitlements
112	12/18/2022	Jen	Michel	
113	12/18/2022	Chris	MacIntosh	Sequoia Audubon Society
114	12/19/2022	Patti	Fry	
115	8/8/2022	Robert	Burmeister	Menlo Park Christian Science Church
116	8/8/2022	Salim	Damerdji	South Bay YIMBY; YIMBY Law
117	9/9/2022	Kristen	Anderson	Child Care Partnership Council; Build Up San Mateo County
118	10/3/2022	Kendra	Ma	TransForm
119	11/11/2022	Hayley	Currier	Save The Bay
120	11/11/2022	Scott	Bohannon	Bohannon Development Company
121	11/12/2022	Jennifer	Michel	
122	11/13/2022	Katherine	Dumont	Menlo Together; El Comite
123	11/13/2022	Patti	Fry	
124	11/14/2022	Lynne	Bramlett	
125	11/14/2022	Misha	Silin	Menlo Together; Campaign for Fair Housing Elements; YIMBY Law
126	11/30/2022	Virginia	Calkins	Divco West
127	12/2/2022	Andrew	Bielak	MidPen Housing
128	12/1/2022	Patti	Fry	
129	12/5/2022	Hayley	Currier	Save The Bay
130	12/6/2022	Adina	Levin	Menlo Together
131	12/6/2022	David	Bohannon	Bohannon Development Company
132	12/6/2022	Ramon	Quintero	Urban Habitat; San Mateo Anti-Displacement Coalition
133	12/17/2022	Edward	Evans	Local 217 Nor Cal Carpenters Union
134	12/19/2022	Philip	Bahr	
135	12/19/2022	William	Eger	Ravenswood City School District
136	12/19/2022	Skylar	Spear	Public Advocates; Public Interest Law Project
137	3/10/2023	Zack	Deutsch-Gross	TransForm
138	3/20/2023	Misha	Silin	Campaign for Fair Housing Elements; YIMBY Law; HLC; and Menlo Together
139	6/1/2023	Misha	Silin	Menlo Together; HLC, Campaign for Fair Housing Elements; Public Interest Law Project and Public Advocates
140	6/21/2023	Bryan	Shields	Local 217 Nor Cal Carpenters Union
141	6/27/2023	Brittani	Baxter	
142	6/27/2023	Misha	Silin	Campaign for Fair Housing Elements; HLC; and Menlo Together

Draft 2023-2031 Housing Element Feedback

Submission date:	**11 May 2022, 5:50PM**
Receipt number:	**1**
Related form version:	**3**

First name	**Katie**
Last name	**Behroozi**
Email	**kbehroozi@gmail.com**
Phone	**6508041812**
Comments on the Draft Housing Element	**quick note; haven't read it yet. But you're going to want to check the formatting of the .pdf. The Table of contents doesn't seem to work, which makes navigating the 700pp document ridiculously cumbersome. Probably a simple formatting fix. Hope this is helpful!**

Draft 2023-2031 Housing Element Feedback

Submission date:	**11 May 2022, 8:53PM**
Receipt number:	**2**
Related form version:	**3**

First name	**gabriel**
Last name	**Castellanos**
Email	**gcwaterworks@gmail.com**
Phone	**6502692439**
Comments on the Draft Housing Element	**Seeing as Stanford just built ten thousand condos on El Camino I'm not sure we need more housing. Our city is pretty small, and as you can tell by driving through downtown, it's barely functioning. We also need to address how to allow regular households the opportunity to buy their first homes, instead of being priced out to cash multi-millionaire buying only to turn around and rent the properties at insane prices. Every day I hear about hard working families having to leave because they can't buy and then get priced out of rent. Something needs to be done about rent-for-profit properties, either disallowing the practice or limiting it to only one property per person.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**12 May 2022, 12:02PM**
Receipt number:	**3**
Related form version:	**3**

First name	**Ron**
Last name	**Matsui**
Email	**ronmatsui@gmail.com**
Phone	**6508232702**

Comments on the Draft Housing Element	**I am very much in favor of more abundant and affordable housing for everyone, but NEVER at the risk of destroying the current quality of life of the houses and neighborhoods already constructed. Specifically, if Menlo Park City or Ravenswood School District decides to offer affordable housing for teachers and staff of Ravenswood, then it should be regulatorily mandated that ONLY CURRENT teachers and staff of Ravenswood school district to live in those subsidized units. The regulations should also mandate that these subsidized units to NOT be allowed to subleased or occupied by non-teachers or staff of Ravenswood school district. Further, the regulations should require that the city and the school district be mandated to annually maintain all newly constructed units so that they do not fall into disrepair, as that could cause harm to those teachers and staff members. In addition, it should be mandated that adequate parking for all units intended to be constructed must exist at the time of completion of construction, and not impact the surrounding neighborhoods. Lastly, the City and Ravenswood School District should be mandated to make public the costs of construction, if any City Employees are related or connected to any of the construction-related companies whom might benefit from this construction including the City Planner entire staff, and they should annually make public the costs of subsidized housing, all revenues generated to the City and Ravenswood School District, all maintenance and expenses to maintain the units. The City and Ravenswood should make all efforts proactively to be fully transparent of the entire project including all costs and all subsidies including taxpayer subsidies.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**12 May 2022, 6:35PM**
Receipt number:	**4**
Related form version:	**4**

First name	**Paul**
Last name	**Kick**
Email	**paulkick@hotmail.com**
Phone	**4082267799**
Comments on the Draft Housing Element	**With all due respect to the process required by the state, it is a shame that Menlo Park must change its personality to meet these ridiculous requirements that could change at the whim of politicians.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**12 May 2022, 8:32PM**
Receipt number:	**5**
Related form version:	**4**

First name	**Nina**
Last name	**Wouk**
Email	**nwouk@ix.netcom.com**
Phone	**650-329-9083**
Comments on the Draft Housing Element	**The draft is not actually available on the menlopark.org website. In its absence I can submit only a general comment: NO NEW BUILDING IN DISTRICT ONE, PERIOD. Let the rest of Menlo Park do its share.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**16 May 2022, 10:02AM**
Receipt number:	**6**
Related form version:	**4**

First name	**Janet**
Last name	**davis**
Email	**jadjadjad@sbcglobal.net**
Phone	**6508544511**
Comments on the Draft Housing Element	**HOUSING ELEMENT SITE 45 OBJECTIONS** **This is a case of "déjà vu all over again" This site at Rural Lane was suggested at the last Housing Element sessions. It was dismissed as completely impractical by, I believe, Peter Ohtaki. John Donohoe of Stanford also stated that Stanford, the owner, had no intention at that time of developing the land. The site is half within city jurisdiction and half within the county jurisdiction so would require annexation. Last time this site was suggested without any notice whatsoever to the abutting residents of Stowe Lane. Any further discussion should be noticed to all the residents of Stanford Weekend Acres.** **Objections raised last time are even more compelling this time given the growth of traffic. The site is located just south of a blind corner, right before the gridlocked Junipero Serra/Alpine intersection. At this point the road is 3 lane heading north: one heading towards Campus Drive West; one towards Santa Cruz Ave and lower Sand Hill; and one towards Alameda and upper Sand Hill Road; and one lane heading south towards I-280. There is no turn lane into the property and it is virtually impossible, and highly dangerous, to enter or exit that location.**

It is also adjacent to the Stanford golf course where flying balls would present a danger. In addition it floods severely during winter and there is no drainage. Several weeks ago an eminent Stanford professor died on the golf course, and the emergency vehicles could not get to him because they were stuck in the mud at Rural Lane. At present there is no practical way for fire or emergency access, nor could one be devised given the Alpine Road traffic situation.

The site is adjacent to the 109 gas line that crosses Alpine and which appears to have frequent problems since the right hand lane has been blocked for weeks at a time and large numbers of trucks and workers have been engaged in safety work. We were recently noticed of yet more closures for "safety" reasons. Crossing the site is the main fiber optic line that serves SLAC.

The site is well below road level and there is no drainage system along Alpine Road. The sewer line runs perilously close to the creek , south of the site until it reaches the pumping station at the bottom of Stowe Lane. There is another sewer line on the far side of Alpine that services Portola Valley but it is at a higher elevation.

Menlo Park's basic problem has been that it has proliferated commercial structures to gain revenue, which has caused the housing/jobs imbalance. The houses that have been built are large luxury homes. Years ago City Council member Andy Cohen pushed for "granny units" to ease the problem. His advice was scorned at the time. Even if Stanford were to develop that land some time in the future it would be for faculty, it would not mitigate Menlo Park's problem of finding sites for affordable housing.

Site 45 is NOT a viable option because of its dangerous location that would also impact evacuation routes and normal traffic flow, especially since it is located along the main access to Stanford Hospital.

Draft 2023-2031 Housing Element Feedback

Submission date:	**16 May 2022, 1:47PM**
Receipt number:	**7**
Related form version:	**4**

First name	**Lynne**
Last name	**Bramlett**
Email	**lynne.e.bramlett@gmail.com**
Phone	**650-380-3028**
Comments on the Draft Housing Element	**Emergency Housing. What's the plan to house residents displaced due to a disaster? My understanding is that the Red Cross sets up temporary shelters only. I believe they arrive within 72 hours and disband the shelters after 30 days. I read that a jurisdiction should plan for shelters for about 10% of our population as most displaced people stay with family or friends.** **Policy H2.1 and H2.C. Menlo Park has hundreds of soft-story apartment buildings and even some condos. The HOA board may be unaware of the seismic risk. We need a soft-story incentive to get them seismically retrofitted as they are prone to collapse in earthquakes. Retrofitting doesn't cost that much and residents can live in the building during a retrofit. I believe the average cost is about $7,500 but this needs verifying. I counted the soft story buildings in District 1/Belle Haven and I got a count of 17 buildings (I excluded 335 Pierce Road which is slated to be torn down) and a total of 72 units. That could be anywhere from 150-300 people at risk of displacement in Belle Haven alone following an earthquake. Another resident has made a count of soft stories all over**

Menlo Park. There are hundreds in Menlo Park.

Program H4.R. Work with the Fire District and Policy H6.2. The H4.R implication is that the plan is to get the Fire District to cooperate in lowering fire safety standards. I consider this a major mistake. Fires following earthquakes are a typical secondary consequence. Fires are what destroyed San Francisco in 1906, not the earthquake. I would like the City to work with the Fire District on incenting fire and wildfire defense solutions. We could train more people on fire safety and help to outfit Belle Haven (for example) residents with fire extinguishers and the knowledge of how to use them. Our building codes could also be stronger. I believe we have adopted the bare minimum of "life and safety only." We could do better. As to wildfires, one of the most common ways that wildfires spread is through embers and burning debris that gets into attics. The Fire District and the City could work together to provide incentives to help people to retrofit attic vents and to add sprinklers. Outside vegetation could also be hardened. The downtown business district particularly needs sprinklers in most of the buildings. Suitable new large housing units could also include underground water storage. The Fire Marshal and Fire Chief should give input into H4.R.
Lynne Bramlett

Draft 2023-2031 Housing Element Feedback

Submission date:	**16 May 2022, 3:03PM**
Receipt number:	**8**
Related form version:	**4**

First name	**Karen**
Last name	**Wang**
Email	**karenwangbusiness@yahoo.com**
Phone	**6503560154**
Comments on the Draft Housing Element	**I am very concerned about the high number of housing units being considered for the SRI Parkline project. I believe this neighborhood, and the surrounding streets, cannot handle that much additional traffic. At peak periods there is already too much gridlock. We need to better distribute new housing across town - more equally and fairly, and ensure adequate infrastructure exists to support it!**

Draft 2023-2031 Housing Element Feedback

Submission date:	**16 May 2022, 3:22PM**
Receipt number:	**9**
Related form version:	**4**

First name	**Sandra**
Last name	**Bardas**
Email	**sandbar1343@gmail.com**
Phone	**650-326-1949**

Comments on the Draft Housing Element	**My concern is for fire safety in both the new housing elements and the existing stock. As we infill housing, little attention has been made to preventative fire safety measures for all buildings and the ease of equipment access to all areas of the jurisdiction. On my CAL-MAT deployment to the Camp Fire, access and evacuation were paramount issues. So much new housing is centered around the El Camino Real corridor,. Even before these units are occupied, there is significant traffic access problems especially along Oak Grove at Maloney, El Camino Real, Alma and Laurel. A similar situation occurs along Menlo Ave/Ravenswood at El Camino, Alma and Laurel. This is complicated by the railroad crossing, cars stopped for left turns, on demand cross walks and confusion over bike lanes (cars using bike lanes for right turns). If we have these jams on ordinary days, what will happen in the case of a disaster? Our current, and I might add, outdated, emergency plan is woefully inadequate. As we move forward, I urge attention to be made to this important element of disaster preparedness and emergency response. Our jurisdiction has experienced floods, earthquakes and fires. As a member of both the federal and state disaster medical assistance team I would like to see a more robust plan of action to prepare out community for a future disaster. In my deployments I have seen that the best emergency preparedness aid is community mitigation and preparedness. I would like to see our jurisdiction have such a program.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**17 May 2022, 6:32PM**
Receipt number:	**10**
Related form version:	**4**

First name	**Thomas**
Last name	**Prussing**
Email	**tprussing@gmail**
Phone	**650 327 8247**
Comments on the Draft Housing Element	**Menlo Park City Council,** **What are the provisions for increased traffic on Ravenswood and Middlefield which are already high-density traffic and emergency response corridors, especially during the hours 7 AM to 8:30 AM and 4:30 PM to 6 PM?** **What are the provisions for the electrical consumption of these 600 units and 200 offices given the instability of our California and county electrical grid at current usage levels? Will there be an extensive solar panel deployment for this complex?** **What are the provisions for increase sewage treatment of these 600 units and 200 offices?** **What are the provisions for the increased water consumption of these 600 units and 200 offices especially during out extended drought? Will there be water storage (cisterns) on this property for firefighting and back up consumption needs?** **What additional parcel taxes will you proposed to**

cover the cost of community infrastructure for project. Remember that this is in additional to proposed county sponsored parcel taxes?

What do you define as low-income housing and low-income rent? Who will subsidize these rents – not the developer? We, the taxpayer will pay those subsidies via county, state, and federal programs to reimburse developers and owners for the difference between low-income rents and market-level rents in new county or city bond issues.

Please also take note that the low-income housing percentage of the project hardly addresses the issues of SB9 and SB10 that you are so frenetically attempting to resolve.

We must provide adequate housing for all but this rush to overpopulate our neighborhoods
Is not the solution. And while you are focusing only on providing developers with no-accountability revenue providing, please focus on finding safe locations for our homeless camped out throughout downtown Menlo Park and the Burgess Pool area.

Thank you, Tom.

Draft 2023-2031 Housing Element Feedback

Submission date:	**18 May 2022, 3:21PM**
Receipt number:	**11**
Related form version:	**4**

First name	**Rob**
Last name	**Jordan**
Email	**robmjordan@gmail.com**
Phone	**4157608058**
Comments on the Draft Housing Element	**I am in support of protecthing existing affordable housing and building mid- and high-density housing wherever feasible in Menlo Park. I urge the council to continue its good work in this regard and not be intimidated by NIMBY voices.** **Thank you for your efforts.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**29 May 2022, 11:13AM**
Receipt number:	**12**
Related form version:	**4**

First name	**Soody**
Last name	**Tronson**
Email	**soody@me.com**
Phone	**6502240917**
Comments on the Draft Housing Element	**I have a lot of comments and emailing them will be more organized. To whom should they be addressed and what is their email address.** **Thank you.** **Soody**

Draft 2023-2031 Housing Element Feedback

Submission date:	**31 May 2022, 6:48PM**
Receipt number:	**13**
Related form version:	**4**

First name	**Thomas**
Last name	**Bolich**
Email	**batbolich@sbcglobal.net**
Phone	**6503230932**
Comments on the Draft Housing Element	**May 31, 2022** **Council Members of the** **City of Menlo Park** **701 Laurel Street** **Menlo Park, CA 94025** **RE: COMMENTS ON DRAFT HOUSING ELEMENT – SITE #38** **Council Members,** **While I understand that the SB-1 State mandates require each city in California to update their General Plan Housing Element, I would strongly urge your Council to please keep your 2nd "Specific Purpose" – Maintain Quality of Life, in mind when you consider the various sites around Menlo Park that your Planning staff and consultants have proposed for higher density housing. Quality of Life Point #9 clearly says that the city should only "encourage new housing in locations supported by existing or planned infrastructure."**

As one who grew up in a single-family dwelling on Hedge Road in Suburban Park, where my mother still resides and where she's lived for over 70 years, I am particularly concerned with the high-density proposals now being considered for Ravenswood School District's former school property, Site #38.

Suburban Park is a very close community of single-family homes served by relatively narrow streets with only two outlets to Bay Road, and which is nowhere near any of the facilities or infrastructure required (as defined by your own Housing document) to serve high-density housing - such as schools, transit service or Caltrain, commercial businesses or grocery stores. As a result, Site #38 has an AFFH score of only 2 out of a possible 7.

Placing a multi-story, high-density housing development on the old Flood School property Site #38 (the school which I attended in the late 1950's), is therefore in direct opposition to your own stated goals, as stated at your Community Meeting #5 on Feb. 14th of this year, to "Preserve and maintain the quality and quantity of existing housing within Menlo Park neighborhoods." Adding between 80 and 240 new dwellings on the end of Sheridan Drive, who's only outlet at this point would be Hedge Road, would destroy the existing quality of life on the very street that passes directly by my mother's home, along with dozens of other existing family homes whose children now live and play in Suburban Park.

Surely, as with any new development, the proposed changes included in your new Housing Element will have to address any possible environmental impacts and how they would affect existing city neighborhoods. Accordingly, all the additional traffic along Hedge Road that would be generated from both the construction and the future residents of Site #38

must be considered a significant adverse impact on the existing neighborhood.

I would also ask why your staff did not incorporate any of the input it received from Suburban Park residents over the last few months into this Draft Housing Element??? Your own stated goals clearly say in Program H1.D that you wanted to conduct outreach by holding neighborhood meetings in order to better meet your Goal G4 of "blending well-designed new housing into the existing community." These neighborhood outreach meetings were specifically intended to "enable consideration of local issues, i.e., water supply, infrastructure needs and roadway improvements" in considering the various sites.
Clearly, so far as proposing Site #38 for high-density housing, this goal was not met!

To further clarify this for your Council in your consideration of this Draft Housing Element, I would ask that you please remember your Policy H4.2, which states any new housing must "strive to match housing types that are harmonious to the character of Menlo Park residential neighborhoods. New construction in existing neighborhoods shall be designed to emphasize the preservation and improvement of the stability and character of the individual neighborhood and are complementary to the location of the development…while ensuring that any potential impacts are considered and mitigated."

Based on this Policy, it seems clear that building a multi-story high-density housing project in the Suburban Park neighborhood would not be harmonious to our existing single-family dwelling community, especially since, as previously noted, it would not be anywhere close to any of the required

infrastructure needed to serve such high-density housing.

I would therefore urge your Council to please direct your staff to refocus the city's new Housing Element on those sites located closer to downtown Menlo Park where they would be in proximity to major transportation corridors (El Camino Real) and public transit (Caltrain), along with all the other required infrastructure described under AFFFH goals. By selecting sites closer to the downtown area, your Council would also better address your Policy LU-2.1 on Neighborhood Compatibility, ensuring that the new residential development is compatible with the scale, look, and feel of the surrounding neighborhood and the city's character."

Thank you for your consideration of these comments and for your help in preserving the safety and character of Suburban Park, as well as that of the other residential neighborhoods of Menlo Park.

Yours truly,

Thomas Bolich
batbolich@sbcglobal.net

copy to: Suburban Park Neighbors

Draft 2023-2031 Housing Element Feedback

Submission date:	**3 June 2022, 8:55AM**
Receipt number:	**14**
Related form version:	**4**

First name	**Peri**
Last name	**Caylor**
Email	**pericaylor@gmail.com**
Phone	**510-376-4379**

Comments on the Draft Housing Element	**I'd like to point to the Pulte Homes development on Encinal Ave. as an exemplar of good housing in terms of quality, cohesion with the neighborhood, aesthetics, and comfort for homeowners. I think that this site should be a model for what future housing in Menlo Park should include, and I would apply many of my comments to business development as well. The features:** **-- Wood shingle exteriors that exude warmth into the wider neighborhood and the development's interior.** **-- Incorporation of open spaces filled with plants that contribute to CO2 drawdown and provide places for residents to gather and be outdoors (redwood grove playground, sitting gardens along railroad corridors).** **-- Use of a buffer space in the setback on the the Encinal-facing exteriors that include planting that beautifies the neighborhood, while again helping draw down CO2 and absorbing rainwater.** **-- Use of materials, such as the pavers and shingles, that are high in quality or at least appear that way.** **Finally, I'll add that Pulte was considerate in the development process, responding to the requests from Stone Pine Lane residents to adjust home heights and back patio depths in order to make the presence of the new development more comfortable for people on our street. By acting as if they are part of a community, developers can create harmony as we accommodate badly needed and state-mandated housing requirements.** **So many developments are subpar to this one. Let's make it the standard to match its quality.** **I'm hopeful that this process will help create a more beautiful, diverse, just, and inclusive Menlo Park!** **Sincerely,** **Peri Caylor**

Draft 2023-2031 Housing Element Feedback

Submission date:	**3 June 2022, 12:40PM**
Receipt number:	**15**
Related form version:	**4**

First name	**Pamela**
Last name	**Jones**
Email	**pam.d.jones70@gmail.com**
Phone	**650-208-3859**
Comments on the Draft Housing Element	**The city council must make a statement that it intends to do everything possible to encourage and build, at a minimum, affordable housing now and the future. The city should state that they encourage increased density on all housing projects.** **It is critical that the Housing Element includes only viable opportunity sites. No public land should be eliminated unless there is city guarantee that all public parking lots, non-park land and school district land is included in the HE.** **Plans for developing Flood School must be submitted and reviewed prior to lowering density.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**3 June 2022, 1:37PM**
Receipt number:	**16**
Related form version:	**4**

First name	**Ron**
Last name	**Matsui**
Email	**ronmatsui@gmail.com**
Phone	**6508232702**
Comments on the Draft Housing Element	**IT IS IMPERATIVE THAT MENLO PARK TO NOT OVERBUILD HIGH DENSITY APARTMENTS WITHIN RESIDENTIAL AREAS THAT DO NOT MATCH THE EXISTING NEIGHBORHOOD. INSTEAD, BUILD HIGH DENSITY APARTMENTS IN NEIGHBORHOODS THAT ALREADY HAVE SUCH TYPE OF BUILDINGS, LIKE AT THE SRI CAMPUS, OR IN DOWNTOWN MENLO. DO NOT DESTROY THE QUALITY OF LIFE OF A NEIGHBORHOOD FOR POLTICAL GAIN. THAT IS DESTRUCTIVE AND MALEVOLENT BEHAVIOR FOR A POLTICIAN.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**5 June 2022, 3:54PM**
Receipt number:	**17**
Related form version:	**4**

First name	**Victoria**
Last name	**Kelly**
Email	**victoriamkelly@gmail.com**
Phone	**5052808739**
Comments on the Draft Housing Element	**I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing high density residential housing in a low-density**

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

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Draft 2023-2031 Housing Element Feedback

Submission date:	**5 June 2022, 4:09PM**
Receipt number:	**18**
Related form version:	**4**

First name	**Mark**
Last name	**Schlocker**
Email	**mschlocker@yahoo.com**
Phone	**650-444-7635**

Comments on the Draft Housing Element	**Great work adding much-needed housing. While we need more high-density housing and affordable housing, we also need more single-family homes for the middle class. Rent and condo price appreciation has been negligible over the last 5 years, due to already completed housing projects.** **Skyrocketing single-family home price appreciation has put them out of reach for everybody but elite income earners.** **An entry-level SFH costs $3M, giving a monthly payment of over $15,000. A nice rental can easily be had for $4,000. The disparity is stark, causing class stratification of the elite against everybody else.** **Minimum lot size for SFH needs to be reduced from 7,000 SQFT to 5,000 SQFT or less. More SFH need to be built. Onerous neighbor review process for redevelopment of homes on substandard lots needs to be removed.** **Homeowners are treated like gods in Menlo Park. Their influence needs to be reduced to the 7,000 SQFT that they paid for.** **We need more housing, but the plan needs more balance. We don't want a city catering to only elites, low-income, and renters. The middle class is being absolutely crushed and would appreciate some relief in the single-family home market via modest new single-family developments.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**5 June 2022, 5:47PM**
Receipt number:	**19**
Related form version:	**4**

First name	**Peter**
Last name	**C**
Email	**peteseeu@yahoo.com**
Phone	

Comments on the Draft Housing Element	**The chief concern by residents in the Housing Element is:** **• 37% of residents said the bus/rail does not go where they need to go or does not operate during the times they need;** **1) Building dense housing does not conform with existing General plans, and would wreck the quality of living in this quiet suburb. Let's focus on traffic mitigation and bus routes to underserved neighborhoods.** **2) In District 3 the SRI Redevelopment will create further traffic problems along Ravenswood, Willow, Middlefield. We cannot support more housing than the proposed 400 units. More density and traffic will erode the quality and safety of the neighborhood. Adding more housing in sites along Middlefield will further compound a congestion problem that we are experiencing already, without the impact of the Stanford and Springline projects.** **3) I encourage the City to strongly consider downtown redevelopment sites, and Sharon Heights to spread the equity in housing development. It makes most sense to put it near downtown with bus access and Sharon Heights shopping neighborhood.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**5 June 2022, 8:16PM**
Receipt number:	**20**
Related form version:	**4**

First name	**Annie**
Last name	**Hengehold**
Email	**ahengehold@gmail.com**
Phone	
Comments on the Draft Housing Element	**I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing high density residential housing in a low-density**

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

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Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 8:51AM**
Receipt number:	**21**
Related form version:	**4**

First name	**Aurora**
Last name	**Soria**
Email	**asoria2286@gmail.com**
Phone	**6509063830**
Comments on the Draft Housing Element	

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 8:51AM**
Receipt number:	**22**
Related form version:	**4**

First name	**Alma**
Last name	**Rico**
Email	**alma.rico47@yahoo.com**
Phone	**6507765985**
Comments on the Draft Housing Element	

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 10:17AM**
Receipt number:	**23**
Related form version:	**4**

First name	**John**
Last name	**Pimentel**
Email	**jpimentel@whitehatrenew.com**
Phone	**6502698933**
Comments on the Draft Housing Element	**City Council, I am writing about the Ravenswood School District proposal to build teacher and staff housing on the abandoned Flood School site. I am a MP resident and currently serve on: the MP Housing Commission, the Ravenswood Education Foundation Board, the San Mateo County Community College district Board of Trustees, and I coach baseball in the Ravenswood Little League (Belle Haven/EPA). Finally, I formerly served as the Deputy Secretary for Transportation for the State of California where I oversaw Caltrans and the California Transportation Commission.** **I strongly support a teacher and staff housing project from four perspectives.** **1. Transportation perspective: (a.) Residential use for the land generates far LESS traffic than a school ever did. (b.) Project developers, City leaders can work with County and Caltrans to gain additional egress through Flood Park and Van Buren Street that will relieve traffic through Hedge Road.** **2. Housing perspective: (a.) MP Housing Element for 2023-31 will require about 3,000 new units. (b.) Need**

to utilize every acre of space possible. (c.) If MP is not proactive in producing housing, then state mandates will inevitably cause the city to lose any modicum of local control over land use.

3. Education perspective: (a.) Enabling teachers to live in the community where they teach enhances the community and lived experience for all involved. (b.) This project is strategically insightful! Subsidized housing is a form of compensation for teachers that attracts and retains the best teachers and can happen without increasing taxes and outside the purview of traditional labor/management bargaining processes. (c.) The teachers most likely to use this housing are the young, new teachers who are critical to bringing vitality to a school district and to an under-resourced community.

4. Community perspective: (a.) These are teachers and essential staff at the schools. Their presence would uplift any neighborhood. (b.) Please consider the big picture here. Having a bunch of teachers next door sure seems like a much better alternative than another decade looking at a vacant school or an empty lot full of
weeds. (c.) This project will be a valuable strategic asset for a school district that needs help and is thinking creatively. It will also be a great asset for the adjacent neighborhoods.

We discussed this project at length with at the Housing Commission and there was universally strong support for the project.

Regards, John Pimentel
168 E. Creek Drive, Menlo Park, CA 94025

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 10:19AM**
Receipt number:	**24**
Related form version:	**4**

First name	**COMMUNITY DEVELOPMENT TESTING**
Last name	**COMMUNITY DEVELOPMENT TESTING**
Email	**cchan@menlopark.org**
Phone	**COMMUNITY DEVELOPMENT TESTING**
Comments on the Draft Housing Element	**COMMUNITY DEVELOPMENT TEST COMMENT ON THE DRAFT HOUSING ELEMENT**

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 10:27AM**
Receipt number:	**25**
Related form version:	**4**

First name	**Elizabeth**
Last name	**Hove**
Email	**lizhove1@gmail.com**
Phone	**4154070755**
Comments on the Draft Housing Element	**I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing**

high density residential housing in a low-density zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

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Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 10:58AM**
Receipt number:	**26**
Related form version:	**4**

First name	**Amy**
Last name	**Heinz**
Email	**amyheinz@yahoo.com**
Phone	**6503804204**

Comments on the Draft Housing Element	**If one of the goals of this housing element is to promote equity and reduce segregation as we develop new housing opportunities in the city, site 38 fails that measure.** **• Air quality due to 101 proximity has been shown to be unacceptable, and land has been deemed unusable for school or daycare** **• No access in walking distance to public transit, grocery stores, pharmacies, or schools** **• Residents of this new site will feed into different, underperforming school district than other neighbors** **• Continued segregation to east side of town for lower income neighbors** **It is your responsibility to address the following as well:** **• Infrastructure limitations (extreme traffic during morning, afternoon, evening commutes)** **• Emergency access limitations (as well as construction vehicle access limitations)** **• Vehicle and pedestrian safety of residents being impacted by at least doubling of existing traffic** **As representatives of our great city, the responsibility is incumbent upon you to ensure your decisions — and the details surrounding them — ensure the safety and quality of life of new and existing residents.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 1:21PM**
Receipt number:	**27**
Related form version:	**4**

First name	**Aurora**
Last name	**Soria**
Email	**asoria2286@gmail.com**
Phone	**6509063830**
Comments on the Draft Housing Element	**This will be a great opportunity for the Ravenswood city school employees that have to commute on the Daily like myself it will save us money and also stress due to long drives**

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 3:13PM**
Receipt number:	**28**
Related form version:	**4**

First name	**Ilene**
Last name	**Gatien**
Email	**cryslsngr@aol.com**
Phone	**6504730967**
Comments on the Draft Housing Element	**I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing high density residential housing in a low-density**

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

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Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 3:30PM**
Receipt number:	**29**
Related form version:	**4**

First name	**Kalisha**
Last name	**Webster**
Email	**kalisha@housingchoices.org**
Phone	**6506607088**
Comments on the Draft Housing Element	**Hello,** **On behalf of Housing Choices I would like to thank the city and consultants for releasing the Draft Housing Element for public review prior to submitting to HCD. We also appreciate the work that the city has done to incorporate comments that Housing Choices submitted into the analysis of housing needs of people with developmental disabilities as required by SB 812. While we do plan to submit a much longer document with our comments on the analysis as well as policies and programs aimed at creating more inclusive affordable housing one thing in particular that we wanted to clarify ahead of submitting is how our comments should inform the broader overall analysis of the housing needs of all Menlo Park residents with disabilities** **The analysis of housing needs of Menlo Park residents with disabilities seems to apply data from Housing Choices, Golden Gate Regional Center (GGRC) and the Department of Developmental Services (DDS) as being representative of the broader disabled community, however California state law has**

a very specific set of regulations for who is eligible for services from these 3 agencies, which can be found in Title 17 Sections 54000-540002 of the California Code of Regulations. It should be noted that on page 4-34 of the Draft Housing Element developmental disabilities are incorrectly defined as being attributed to a mental or physical impairment. While people with developmental disabilities may have multiple diagnoses which include mental or physical impairment, any data collected from these three organizations is specific to people with a substantial developmental disability which by definition DOES NOT include disabilities that are solely psychiatric, solely physical or solely learning disabilities. Developmental disabilities and eligibility for state sponsored services are defined in Title 17, Section 54000-54002 of the California Code of Regulations as attributed to a "major impairment of cognitive and/or social functioning" including "significant functional limitations…in three or more of the following areas of major life activity, as appropriate to the person's age: Receptive and expressive language; Learning; Self-care; Mobility; Self-direction; Capacity for independent living; and/or Economic self-sufficiency.

While much of the housing challenges faced by persons with developmental disabilities may overlap with those faced by other disabled persons it is important for the city to acknowledge in its housing element that different disabilities can come with different specific housing accessibility needs. For instance while a person with a developmental disability may have a physical impairment requiring the use of a wheelchair not all persons with developmental disabilities need wheelchair accessible housing. However, all persons with developmental disabilities do require a suite of coordinated supportive services in order to live independently in the community similar to the service needs of a

person with a mental health disorder. However, the types of services and by extension service providers for these different disabled populations will not be the same. For more information about the specific housing needs of other populations of people with disabilities including physical disabilities and mental health disorders Housing Choices strongly recommends that the city engage with other disability serving-organizations that support these populations in San Mateo County, including but not limited to: Center for Independence of Individuals with Disabilities (CID), Mental Health Association of San Mateo County (MHA), and Solutions for Supportive Homes (S4SH)

Thank you,
Kalisha Webster, Senior Housing Advocate

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 3:35PM**
Receipt number:	**30**
Related form version:	**4**

First name	**Alison**
Last name	**Gibson**
Email	**aofficer@ravenswoodschools.org**
Phone	

Comments on the Draft Housing Element	**I think an important part of an equitable recovery is allowing more housing. Both affordable housing and missing-middle housing will ensure people who work in our community, can live in our communities. People should be able to enjoy the opportunities found right here, without having soul-crushing commutes. It is also important to build housing in every neighborhood so that people don't get pushed out by high prices. People who grew up here should be able to stay and find jobs here, and their kids should be able to grow up here too. More housing will help more people live close to where they work, strengthening our communities, and also support Climate Action by bringing down carbon emissions, opening more opportunities for walking and cycling in our neighborhoods. If we allow more apartments in our outdated "single-family-home-only" neighborhoods, we have more people to support transit, our local small businesses, and encourage walkability. It is also extremely important to offer affordable housing to all levels of income affordability, and make changes to end the historical policies that exacerbate segregation and systemic racism.** **In summary, I think All Housing Opportunity Sites should be developed to their maximum allowances, with an emphasis on as many affordable units as possible.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 4:01PM**
Receipt number:	**31**
Related form version:	**4**

First name	**Mary**
Last name	**Pimentel**
Email	**pimentelme@aol.com**
Phone	**6502071626**
Comments on the Draft Housing Element	**Please do not change the zoning for the site 38 without providing another entrance and exit into this property. Also, make sure that big redwood tree is not destroyed.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 4:02PM**
Receipt number:	**32**
Related form version:	**4**

First name	**John**
Last name	**Reiter**
Email	**jreiter@acm.org**
Phone	**6503218766**
Comments on the Draft Housing Element	**My name is John Reiter and I have been a resident of Menlo Park since 1985.** **I appreciate the substantial effort that the city staff must have put in to produce the Housing Element draft document, though it does need some careful proofreading. At the end of this note, I will list the errors I found in Appendix 7-5, Site Sheets, but first I will provide more general feedback.** **I strongly support higher density housing in the downtown area, where new residents will be close to transportation, retail, government services, downtown office buildings, etc. The city-owned parking lots in particular provide a unique opportunity to move toward better land use. Along with planning the transition of this area to more housing, it is time now to wrap up the decades-long discussion of adding a parking structure, and to move forward aggressively with getting this built.** **The current pipeline plan for the large SRI site near downtown should be modified to include significantly more housing and less new office space. Also, rather**

than forcing all residential traffic to just Laurel Street and Ravenswood Avenue, this traffic should be allowed to flow to Middlefield Road along with the office/R&D traffic.

I support the replacement of office and large commercial buildings with high-density housing, particularly when near supporting infrastructure. For example, the Bohannan Park area off Marsh Road is close to Highway 101 and to the Marsh Manor shopping center. The properties off of Sand Hill Road are also well-located since they are close to Highway 280 and to the Sharon Heights shopping center.

I, and numerous Menlo Park residents that I have talked to, are generally not in favor of high-density housing in areas currently zoned for low density. I know you have already received a lot of feedback regarding Site #38, with its low Affirmatively Furthering Fair Housing (AFFH) score of 2, inadequate access for the traffic volume and for emergency vehicles, and air quality and noise issues due to adjacency to Highway 101. In addition, the site is immediately adjacent to a major PG&E gas transmission pipeline. I urge you to update the redevelopment analysis for this site to acknowledge these issues, rather than simply concluding that "... there is not a substantial physical impediment to redevelopment into residential use."

In discussions of alternatives, while recognizing the need for affordable units, the range of housing types should be considered. The Housing Element should advocate for affordable home ownership opportunities. An important aspect of social equity is wider establishment of long-term wealth through home ownership. The City of Menlo Park has the potential for providing more of these opportunities in areas of lower density. Just providing more rental

units does not meet this important goal.

The rest of this note lists the errors I noticed in Appendix 7-5, Site Sheets:

- Page 624, Site 31: The Redevelopment Analysis mentions the "existing use, a Trader Joe's" but this site is 800 Oak Grove Avenue, Comerica Bank.

- Page 627, Site 33: The address is 1008 University Drive, not 1008 University Avenue.

- Page 629, Site 34: The address should be listed as 707 Menlo Avenue not 707 Menlo Road.

- Page 666, Site 52: The Existing Uses section shows "Restaurant" but the Jurisdiction's Past Experience Converting Uses section mentions the "existing office building".

- Page 676, Site 57: The Existing Uses section shows "Indoor Recreation" but the Jurisdiction's Past Experience Converting Uses section mentions the "existing office building". Also, the previous page shows Existing Use as "Restaurant".

- Page 681, Site 60: The Site Name is shown as "335 Pierce Road Campbell Ave, Menlo Park 94025". "Campbell Ave" should not be part of the site name.

- Page 685, Site 62(R): The image does not appear to match the 550 Ravenswood Avenue site.

Sincerely,
John Reiter

Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 4:12PM**
Receipt number:	**33**
Related form version:	**4**

First name	**Yue**
Last name	**Li**
Email	**amberli1219@gmail.com**
Phone	**8572590536**
Comments on the Draft Housing Element	**I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing high density residential housing in a low-density**

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Draft 2023-2031 Housing Element Feedback

Submission date:	**6 June 2022, 4:27PM**
Receipt number:	**34**
Related form version:	**4**

First name	**Edward**
Last name	**Foster**
Email	**ebfoster12@gmail.com**
Phone	

Comments on the Draft Housing Element	**The plans for site 38 are currently unacceptable. You have heard all the reasons why buildings a large number of units on the site is a bad idea.** **I have been very disappointed in the way the city has handled this to date. Instead of representing the citizens of Menlo Park and our best interests you have instead put the city and developers first.** **This is once again an example of why a majority of people don't trust government and government officials.** **Building a large number of units on that site will negatively impact all the people living in that area. It seems that equity is all about getting new people to live in Menlo Park at the expense of the quality of life for those that already live here, at least for site 38.** **Why does equity always have to mean that we take from one group, home values and quality of life, to give to another group.** **Do better and maybe you can restore my faith in government.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**7 June 2022, 12:58PM**
Receipt number:	**35**
Related form version:	**4**

First name	**Leslie**
Last name	**Abrams**
Email	**abramsleslie23@gmail.com**
Phone	**6503919159**
Comments on the Draft Housing Element	**I have some concerns about how we are implementing below market rate (BMR) housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city, however, a housing project that is 100% low-income or BMR promotes segregation. New York has addressed affordable housing long before it was a problem in California, and 100% low-income and BMR projects are being torn down because they promote inequality and segregation. Let's not repeat their mistakes!** **Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to**

the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.

In addition to the problems for future tenants, placing high density residential housing in a low-density zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date:	**7 June 2022, 1:52PM**
Receipt number:	**36**
Related form version:	**4**

First name	**William**
Last name	**Prainito**
Email	**bprainito@gmail.com**
Phone	**6504647813**
Comments on the Draft Housing Element	**I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing high density residential housing in a low-density**

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date:	**7 June 2022, 1:54PM**
Receipt number:	**37**
Related form version:	**4**

First name	**Andrew**
Last name	**Cope**
Email	**andrewtemplecope@hotmail.com**
Phone	**415-516-8240**
Comments on the Draft Housing Element	**Thank you for giving us this option for submitting a comment. I've been a Suburban Park resident for more than 15 years. I recognize the challenge facing the city to meet the goals of the housing element, and I celebrate the reasons for doing so. We are a community that needs to have housing at various income levels to support the many important roles people play in our community. I'm nervous about the plans for the site on the former Flood School site, not because of who it may welcome to our community but solely on whether or not that site and the local infrastructure can support it. I am ever hopeful that the City Council would request a process that involves first a traffic study. Can the roads support a higher density housing development? If so, where would the traffic flow and how many entrances would their be? Would the County negotiate an entrance through Flood Park? Will construction vehicles have a reasonable access point to the site during a long process? Is the site environmentally suitable for housing? Once all of these questions have been researched and answered sufficiently, I would hope that the City Council would then plan to vote to increase the density. From my perspective it feels like**

the order of operations will be different, that the vote for the density change will happen before any of these other questions are answered, and then decisions will be made to adjust to that decision. I implore the City Council to take this process in the order that it deserves, that the current residents deserve, and that the future residents deserve. It's within the City Council's authority to make this process logical and thoughtful. Please do so. To act otherwise is to act in the opposite of everybody's best interests. Should those questions be answered sufficiently and accurately, I believe you'll find the residents of the surrounding area to be welcoming, understanding, and extremely thankful for a job well done. Thank you, and I hope you'll plan this out.

Draft 2023-2031 Housing Element Feedback

Submission date:	**7 June 2022, 3:06PM**
Receipt number:	**38**
Related form version:	**4**

First name	**Ruth**
Last name	**Schechter**
Email	**RuthLee315@gmail.com**
Phone	**6507045083**
Comments on the Draft Housing Element	**I would like to be clear that I support building additional housing—particularly affordable housing—in Menlo Park and recognize the need for such housing. However, I have some concerns about how the city is looking to address the city's housing needs, particularly as it relates to Site 38.** **The city is proposing to rezone this site to allow a high-density apartment rental property in a single-family residential community. This plan does not promote equity, nor does it meet criteria established to comply with federal and state housing laws. A development at the scale being proposed would not only dramatically change the character of the Suburban Park community, it would create adverse environmental impacts on all involved.** **People living in the rental units would be adjacent to Highway 101 where air quality has already been determined to be hazardous to health. They would not be within walking distance to mass transit, grocery stores, or places of employment, which means they would be obliged to drive everywhere, adding to the pollution and traffic issues the city is already facing.**

Children would need to be bused to Ravenswood schools, so families would not benefit from Menlo Park's high-performing school district.

If you feel this site is appropriate for high-density housing, despite these concerns, then you must address the infrastructure limitations and create additional access points for car traffic and mitigate the significant environmental impacts of such a development. Without creating new points of egress, you are placing current and future residents at significant risk due to fire safety concerns, as well as pedestrian safety in a residential neighborhood where children still play on the street.

In fact, I would welcome development of Site 38, though at a much smaller scale than is being proposed and if traffic—and its associated environmental impacts—are addressed. As it stands, the only people who win by rezoning the site are the developers.

There are ways to use Site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date:	**7 June 2022, 3:35PM**
Receipt number:	**39**
Related form version:	**4**

First name	**Maureen**
Last name	**Clark**
Email	**maureen@threesixtyhr.com**
Phone	**6503281165**
Comments on the Draft Housing Element	**I support the comments of Victoria Kelly.** **As a Suburban Park neighbor, I do not oppose low income housing on the Flood School parcel, but I do object to the proposed (but not guaranteed) density, the singular access through narrow Suburban Park streets (if cars are parked on the street and there is a delivery truck, traffic cannot pass), and the fact that any resident K-8 students will be bussed to a Ravenswood school rather than be able to attend school with their friends in Suburban Park and Flood Triangle.** **I also object to all involved entities making their own small decisions about the development of this parcel without reaching a singular plan to which all can agree. It is my understanding that under the current decision making configuration, no entity is responsible for the overall outcome of the development and no one can make an agreement that will bind others. To me, this equates to no one actually being responsible for the whole project. I believe all concerned parties, including the affected neighborhoods, should be brought to the table to**

develop a proposal that all are bound to observe.

I have some experience with developing housing for faculty and staff. The interest expressed today will not likely be there when a project is completed because, in the intervening years, people will have made expedient living decisions. Who will live in a project that is not filled by faculty and staff, in a location that lacks transit and shopping and with schools across the freeway? What is the commitment regarding parking and the upkeep of the units? These are all questions that could be answered by a task force comprised of all interested parties.

Without multi-stakeholder collaboration, the adjacent neighborhoods are right to be leery of Ravenswood's proposal and worried about the eventual outcome. I support low income housing and housing for public employees, and I support a reasonable project on the Flood School property. I do not support a proposal that has no firm commitments from all the stakeholders to adhere to a plan that works for everyone.

Draft 2023-2031 Housing Element Feedback

Submission date:	**7 June 2022, 7:37PM**
Receipt number:	**40**
Related form version:	**4**

First name	
Last name	
Email	
Phone	
Comments on the Draft Housing Element	**test**

Draft 2023-2031 Housing Element Feedback

Submission date:	**8 June 2022, 1:17PM**
Receipt number:	**41**
Related form version:	**4**

First name	**Pam**
Last name	**Fernandes**
Email	**pam_ann_fernandes@yahoo.com**
Phone	**18583373521**
Comments on the Draft Housing Element	**Since office space seems to drive the housing requirements - I think we should stop new office building. Menlo Park only has so much space, continuing to add more office space/housing is going to erode the quality of life here. The roads are already overloaded with traffic and many of the new large sites have not even begun to welcome residents and companies. Schools will be heavily impacted. Can we take the time to thoughtfully map out what we would like our city to look like in 50 to 100 years and begin working toward a place where there is space for everyone, the population stays reasonable and the quality of life is high? (BTW - there are several office buildings that sit empty now - shouldn't we have those filled before building new? Or convert those into housing?)**

Draft 2023-2031 Housing Element Feedback

Submission date:	**8 June 2022, 4:14PM**
Receipt number:	**42**
Related form version:	**4**

First name	**Robert**
Last name	**Steinmetz**
Email	**rsteinmetz@yahoo.com**
Phone	**415-813-7064**
Comments on the Draft Housing Element	**Below are my comments on the draft element.** **1. Providing the public 30 days to review a highly detailed and technical 708 page 9 year plan is not a reasonable amount of time. It seems like an attempt by the city to rush through the changes without providing citizens enough time to vet the proposal.** **2. Site 38 is problematic for several reasons. As proposed this proposing a high density multifamily property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. You are furthering inequality by pushing more low income rentals closer to the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location. In addition to the problems for future tenants, placing high density residential housing in a low-density zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the**

concerns raised, a new access points for car traffic must be created. Without creating new road access, this will place current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

3. I am concerned about reducing our fire code safety standards, and reducing the compliance vetting for this. Reducing scrutiny on the safety of developments and fire prevention could backfire and result in a catastrophe. I don't believe this is an intelligent trade off worth making in the interest of speeding the introduction of more housing. Developer profitability should not take priority over public safety.

4. The City of Menlo Park should consider a vacancy tax similar to Vancouver or in Australia. I believe more than a few homes sit vacant as investment properties which are not available for rental. Owners should be taxed if properties sit vacant for an excessive period of time. This would unlock an additional number of units for rental.

5. I am concerned that this plan for substantial housing and resulting population growth is being created in a vacuum, without consideration for the associated transit, traffic, water, and school capacity. Housing should be planned jointly with these other elements included as part of the plan—not in isolation or on a standalone basis. Our public high school is at full capacity as far as I can tell, where will all of the additional students attend school?

6. Page 2-11. Expansion of city staff is not appropriate for an objective. This may be the result of some of the projects and policies that are adopted, and worked out through city budgeting—but "growing staffing" should not be cited as an objective…it's a possible result but not an objective of our housing plan to hire more city staff.

Draft 2023-2031 Housing Element Feedback

Submission date:	**8 June 2022, 11:02PM**
Receipt number:	**43**
Related form version:	**4**

First name	**Sudeshna**
Last name	**Sen Gupta**
Email	**rinisen79@yahoo.com**
Phone	**4088362383**
Comments on the Draft Housing Element	**I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing high density residential housing in a low-density**

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date:	**8 June 2022, 11:27PM**
Receipt number:	**44**
Related form version:	**4**

First name	**Michael**
Last name	**Dittmar**
Email	**MJDITTMAR@GMAIL.COM**
Phone	**6509069193**
Comments on the Draft Housing Element	**I am for BMR housing in Menlo Park but have concerns about how things are being planned. The city must plan to expand infrastructure to handle the increases in traffic. The current plans do not adequately do that. The impact on existing neighborhoods could be mitigated but this does not seem to be in the current plan as far as I can tell. It is frustrating to see the City I have supported for so long be unrealistic about the infrastructure needs of the projects being considered. There are a number of sites on the plan that have promise, but some sites are being promoted in spite of poor limitations (perhaps to push BMR housing to the edges which is disgraceful). THere are solutions but right now it seems that the concerns are not being taken into consideration.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**9 June 2022, 5:25PM**
Receipt number:	**45**
Related form version:	**4**

First name	**Todd**
Last name	**Johnson**
Email	**rtjohnson@gmail.com**
Phone	**650.269.4477**
Comments on the Draft Housing Element	**How can we help families moving into Menlo Park create equity?** **More important than any state mandate around the new RNHA, I firmly believe that each member of the City Council desires (more than anything else) to meet the broad goal of creating equity for families living and working in Menlo Park. I am eager to help the City Council achieve that goal, and to push back strongly when I see the City Council missing that target.** **For example, I am a fan of the Ravenswood School District's plans to create 90 units on the site of the old Flood Elementary School, but not if those are not working to attract and retain teachers in Ravenswood by helping them to build equity in the area (i.e., if they are rentals providing appreciation value only to the District, or worse, to the developer). I understand that property owners carry a great deal of leverage in these discussions. But it will not accomplish the express goals of various members of the City Council if we allow this project (and other pipeline projects) to be comprised solely or primarily of rental properties.**

We know what happens to below market rental properties, because we have decades of experience on the Peninsula. Rents are kept low for a period of time (but not for the long term, unless there exists a tacit agreement among renters and landlords to keep rents low and allow tenants to live in subpar conditions -- an often unspoken but real situation in our city already). This does not meet the long term goals of building equity or of building the healthy community we desire.

As rents rise, landlords benefit, below market housing becomes less so, families move out, creating a transiency that we also do not desire for our city. Ultimately, as we've seen in neighboring communities, the value of the dirt increases so much that multi-family building owners cannot resist the attraction of converting to condominiums (that are never priced to attract and retain families at affordable prices).

What can the City Council do? Hold the line by insisting that a majority of new below market housing is created for residents to own, not rent. I know that this will create uneasiness for conversations that are already on-going, but the City Council holds the greatest leverage at this point of the pipeline discussions, and if the members really believe in the goals they espouse for our community, then this is the only solution that benefits the residents of Menlo Park long-term, as opposed to benefiting the developers, long-term.

Menlo Park real estate (like much of the nearby Peninsula locations) is viewed by family offices across the globe as a remarkably safe and highly productive asset class, with a year-over-year appreciation value (on a fixed asset class) that has outstripped even some of the best equity classes of investment. This means that money will continue to

pour into Menlo Park real estate, pushing prices higher, regardless of whether the City Council added 3,000 housing units, or 7,800 housing units. Until (that is) the value for residents is destroyed.

As someone who has lived in a relatively new community of Menlo Park for more than 20 years, I am grateful for my neighbors who purchased duplexes with assistance from the City and have realized the appreciation value of their homes. These are teachers, and service employees. They have also been here more than 20 years. They have helped to build the community we all desire -- a diverse community where families build equity.

I will be watching the Housing Element implementation carefully. I will push back when, as I predict, some of the commercial sites (with carve out) seek to build high-rise rental properties. I understand that the Council is under pressure from the State, but the Council is the place that must guard the long-term quality of life for the residents of Menlo Park (and for its future residents).

Draft 2023-2031 Housing Element Feedback

Submission date:	**9 June 2022, 6:20PM**
Receipt number:	**46**
Related form version:	**4**

First name	**Patrick**
Last name	**Feehan**
Email	**pfee@mindspring.com**
Phone	**650.322.3337**
Comments on the Draft Housing Element	**There has been so much talk about my Suburban Park neighbors being anti-teacher, racist, elitist, etc., that the issue's clarity has long since disappeared. What we are disturbed about is only about preserving the character of our neighborhood, which would suffer if the ingress and egress issue isn't thoroughly resolved before the first shovel goes into the ground at the former Flood School site, and the number of units to be built is reasonable and unchangeable, again, before any construction begins.** **The amount of traffic going by our houses daily would skyrocket under the wrong circumstances. Not wanting that drastic change in our neighborhood is *not* a “nimby” stance. It's common sense.** **Are we anti-teacher? That is preposterous - the neighborhood has many teachers living here, and they are loved, respected, and are as concerned about the threat to the quality of the neighborhood as the rest of us. Are we racist? I shouldn’t even have to respond to that. Elitists in Suburban Park? Um, no... This is by no means the wealthy part of Menlo Park. It's just a place where we have peacefully and safely raised our**

children, and we would like to preserve that aspect of the neighborhood.

Please assure us that livable solutions to the issues I and many like me have raised will be irrevocably in place before this project is allowed to begin. We are not thrilled that our children can't afford to buy housing here where they grew up. We didn't create that situation, and radically changing the character of the neighborhood, which this development threatens to do, will not solve that problem.

Please allow my daughter, who grew up here, to be comfortable walking her daughter in her old neighborhood, not worrying about the unthinkable amount of traffic on our little streets that under-regulated developing of the Flood site would bring. Thank you for considering what I've written here.

Draft 2023-2031 Housing Element Feedback

Submission date:	**9 June 2022, 9:22PM**
Receipt number:	**47**
Related form version:	**4**

First name	**Hiroko**
Last name	**Takahashi**
Email	**thiroko777@gmail.com**
Phone	**9256831521**

Comments on the Draft Housing Element

To whom it may concern,

First of all, I am happy to have affordable housing at site No. 38, which is in the neighborhood where I live. This is a quiet and tight-knit community where, for example, people with walkers and people walking their dogs can stroll around safely, and children can learn how to bike without being afraid of being hit by a car. I am sure that the people who will move into this site will enjoy this suburban neighborhood very much, as we all do now.

For this same reason, though, I am concerned about the proposed size of this development: a high-density apartment with 90 or more households. As there is no public transportation nearby and no shops within walking distance, people need a car in this community. I assume that at least 200 additional cars will be added, as well as delivery trucks. Our neighborhood is a cul-de-sac and the streets are relatively narrow. Therefore, I am concerned that a high-density development would jeopardize the safety of both the existing and the incoming residents.

I understand and support the policy of affordable housing in Menlo Park, and the primary concern I have is about the high density of the proposed development. If low-density housing is considered for low-traffic areas such as site No. 38, I would be more supportive of the plan. I hope that all of the people who work hard to raise their families in a safe environment, both existing and incoming neighbors, can equally benefit from this policy.

Thank you for the opportunity to express my concerns.

Hiroko Takahashi

Draft 2023-2031 Housing Element Feedback

Submission date:	**9 June 2022, 10:06PM**
Receipt number:	**48**
Related form version:	**4**

First name	**Nancy**
Last name	**Hedley**
Email	**nancylarocca@gmail.com**
Phone	**4082039646**
Comments on the Draft Housing Element	**To whom it may concern,** **Thank you for the extensive outreach y'all have conducted over the past months to support our city in the update of its Housing Element. My feedback falls into three categories: 1) environmental considerations, 2) downtown vibrancy, 3) equity, and 4) leveraging city-owned land.** **Environmental Considerations - Based on our new REACH codes, I'm assuming all new construction will be all electric and have sufficient EV charging stations. Beyond that, I'd love to see solar, green roofs, and rooftop decks/gardens. I'd love to see greywater collection systems that are used to irrigate native plants and trees. I'd love to see community gardens where people who come together to grow food. I also want to ensure that our urban canopy is protected and expanded as we build new housing. Trees are essential for good living. :-)** **Downtown Vibrancy - I continue to hold the vision for a vibrant MP downtown, and increased housing density in the vicinity will be supportive of that. I was**

heartened to see that there is a strong emphasis on housing "close to services" in the Housing Element and am hopeful that as properties are developed in downtown, along El Camino, and on Ravenswood that we can use this opportunity to make our streets even safer/accessible/pleasant for walkers, bikers and mass transit riders, and also have more services for people in Menlo Park. Another element of vibrancy is having housing available at all income levels, and I wholeheartedly support everything we can do to make housing *actually* affordable. Doing this will not only make our city more vibrant and diverse, but it makes the possibility of living in MP more likely for those who work here resulting in less emissions due to long commutes.

Equity - I'd love to see equity be at the center of our planning: here are a few things that are important to me. One is tenant protections…perhaps rent control or stabilization practices could be useful in ensuring long-term residents will continue to be able to stay in MP. A second consideration, which I didn't see mention of, is helping lower income folks actually purchase homes in MP. This would give them so much more leverage and stability over the long-run. Finally, I continue to hear from folks that below market housing isn't really affordable. This makes me wonder how we can actually ensure that housing in MP is affordable to folks at all income levels. I want our town to be a place where students, young families, and older adults can find nice places to live at reasonable prices. I'd also like to see more racial and socio economic diversity, and I hope that some of these ideas can support that.

Building on City Owned Land - I really like the idea of building housing on city-owned land such as downtown parking lots or on top of buildings like the downtown library, Little House/Rosener House senior

centers, or City Council chambers. This would allow nonprofit housing developers to build homes for some of our most housing-insecure residents.

Thank you for hearing my feedback.

Draft 2023-2031 Housing Element Feedback

Submission date:	**9 June 2022, 11:00PM**
Receipt number:	**49**
Related form version:	**4**

First name	**Kevin**
Last name	**Chien**
Email	**kchien@gmail.com**
Phone	**4152030377**
Comments on the Draft Housing Element	**I wanted to comment on the BMR housing proposal in Menlo Park. My concern is the immense impact on the Suburban Park community by having the entrance and exit off of Hedge Road / Sheridan Drive.** **Physically, there is only 24' of residential road there, and with a car parked on each side of the street (of ~7 feet wide each), there is only enough space for one way traffic. It is okay when there are very few cars due to low density housing on Hedge Road, but with 90 proposed apartments and assuming 2 cars per household and all the UPS, FedEx, Amazon, USPS, maintenance trucks, etc, going back and forth, that will be 200-250 cars per day, most of them coming and going during the same times around rush hour. Kids play on the street regularly and elderly walk in the neighborhood constantly. You are putting their safety at huge risk with this much traffic going through. Cars will be backed up as traffic is going both ways but may only have one 'lane' to do so.** **Placing high density residential housing in a low-density zoned location has detrimental environmental impacts on the existing community. If you feel this site**

is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Specifically, I want to highlight:
A) If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park.
B) Use the entry and exit point at Van Buren Road instead of Hedge Road/Sheridan Drive. Van Buren Road is a TWO - lane road, separated by a double yellow line, so that cars in both directions can pass unhindered. Van Buren Road does NOT face any home entry points, and therefore eliminates any issues with foot traffic of kids and elderly and connects directly to Bay Road/Willow Road area.

Ultimately, without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan.

Draft 2023-2031 Housing Element Feedback

Submission date:	**9 June 2022, 11:38PM**
Receipt number:	**50**
Related form version:	**4**

First name	**Lusi**
Last name	**Fang**
Email	**lusifang@gmail.com**
Phone	**2489527723**
Comments on the Draft Housing Element	**I wanted to comment on the BMR housing proposal in Menlo Park. My main issue is the traffic of 90 units and all the maintenance and delivery vehicles that come through on essentially a one way residential street with kids playing and elderly walking, not to mention literally hundreds of cars will be backed up as traffic is going both ways but may only have one 'lane' to do so. Very basic math shows us that 90 units with 2 cars per unit and the Amazon, UPS, USPS, FeEx, etc would easily be 250 cars per day.** **Placing high density residential housing in a low-density zoned location has detrimental environmental impacts on the existing community.** **How about the following options INSTEAD of Hedge Road/Sheridan Drive?** **1) Van Buren Road instead, which is parallel to 101 and connects directly to Bay Road/Willow Road area. It is two lanes, with a double yellow non-crossable line so traffic and freely flow in both directions. The great thing about Van Buren is that there are NO residential homes' entrances/exits that face the road, so there is much more minimal impact on the community. Plus, it**

is a much more direct route to get to 101 and a major exit, e.g., Willow Road.
2) How about an entrance and exit off of Flood Park? In the current proposed design, there is ample room for many cars to pass through the paved areas / parking lot of Flood Park. The make the zoning change must be made CONTINGENT on county cooperation for a primary road access through Flood Park.

Ultimately, without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns (how will you get a fire truck with a ladder enough to get up 3-4 stories) through Hedge Road / Sheridan Drive as there will be cars parked on both sides of this narrow one way street?), as well as general pedestrian safety on a small road that was not meant to support the consequent traffic. This is indeed your responsibility and should not be left to community members to plead with the county.

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 2:41AM**
Receipt number:	**51**
Related form version:	**4**

First name	**Mercedes**
Last name	**Hausler**
Email	**mhausler259@gmail.com**
Phone	**6503348067**
Comments on the Draft Housing Element	**I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing high density residential housing in a low-density**

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 7:39AM**
Receipt number:	**52**
Related form version:	**4**

First name	**Steve**
Last name	**Wong**
Email	**swongman@yahoo.com**
Phone	**6502691596**
Comments on the Draft Housing Element	**Dear City Councilmembers,** **I grew up in one of the surrounding neighborhoods and currently live in the house next door to my parents. I walked to Flood School every day where I attended from 1965 to 1972. We played in the streets in front of our houses much like the kids do today. The feel of this neighborhood is the reason I and many many others have returned to live where we grew up. It was not easy financially, but so very worth it.** **I want to be clear from the outset that I support building additional housing—particularly affordable housing—in Menlo Park, and I recognize the need for such housing. But I do not want it at the cost of drastically changing the tenor of our existing neighborhoods.** **There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such**

developments are not in compliance with the existing community plan.

Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county.

Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Thank you for your attention to this very important matter,

Steve Wong
Suburban Park resident for a very long time

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 10:37AM**
Receipt number:	**53**
Related form version:	**4**

First name	**Verle**
Last name	**Aebi**
Email	**aebi@pacbell.net**
Phone	**(650) 323-8135**
Comments on the Draft Housing Element	**Dear Mr. Smith,** **Thank you for the opportunity to provide input on the Draft Housing Element. I spoke at the recent Study Session with the City Council on June 6. I have also previously provided input to the Draft Housing Element. I am a 40+ year resident of Menlo Park and currently live in District 3.** **I would like to reiterate my input at the Study Session and recommend adding the property located at 1000 El Camino Real to the Housing Opportunity Site list. This parcel (parcel 061-443-010) is owned by the City of Menlo Park, it is 1.5 acres in size. At the Study Session M Group stated that parcels between 1 to 2 acres in size are the "sweet spot" for development of affordable housing by the non-profits that are engaged in this activity. This parcel meets this important criteria. In addition since it is owned by the City there should be no issue with the land owner with respect to redeveloping the site for high density affordable housing at the 100 units / acre overlay level. In fact I would expect the City to be actively engaged to encourage redevelopment of this site with**

affordable housing.

During discussion by Council following public comment someone - I assume Staff, the person speaking did not identify himself to those of us attending virtually via Zoom, stated that this parcel was not considered for inclusion due to it being under a long term lease by the developer with the City. This may prevent any possibility of development of this parcel during the 8 year period for the 6th cycle of the Housing Element, but this criteria was apparently not a consideration for the other parcels included on the Housing Opportunity Site list for parcels not owned by the city. If this is an important consideration (which it may be), I would recommend that the City or M Group survey all of the other sites on the Housing Opportunity List and remove those that have similar long term (> 8 year remaining on the lease) lease issues between the tenants and the building owner or with the land owner.

If long term lease issues are not a consideration for the other parcels on the Housing Opportunity List, I strongly recommend adding the parcel at 1000 El Camino Real to the list as there are few, if any, parcels more ideally located for affordable housing in Menlo Park. It is on El Camino Real within very close proximity to the Cal Train station. It is the ideal size for affordable housing development. Further the building on the site is approximately 40 years old and appears to have very low occupancy as even before the pandemic the surface parking lot between the building and the railroad track had few or no cars parked in it during work hours. At this time it also appears that the developer is trying to lease much of the buildings second floor.

Re-zoning this parcel with the 100 unit/acre would seem to be prudent as circumstances with the

developer and lease may change in the future and we should do everything possible as a City to ensure that this site can be converted to affordable housing in the future, even if not in the current planning period.

Best Regards,
Verle Aebi

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 11:10AM**
Receipt number:	**54**
Related form version:	**4**

First name	**Thomas**
Last name	**Wong**
Email	**wofam@sbcglobal.net**
Phone	**6504211747**
Comments on the Draft Housing Element	**I totally agree with the comments by Nicole Chessari. My wife and I moved here to Suburban Park in 1962. Our intent was to make this our starter home and only stay for about three or four years before moving to a larger house somewhere else in the Bay Area . East Palo Alto was experiencing "White Flight" at that time and some residents of Suburban Park thought that might happen in Suburban Park. Fortunately that never happened. Each time we thought about moving we just reconsidered and remodeled our home to accommodate our growing family. We've raised four children here and all attended Flood School. My son and his wife moved to Suburban Park and have raised their three children here. This a great place to live and my wife and I are fearful of the changes a large development at the Flood School would bring in terms of traffic through our neighborhood. Many kids play in the streets and many of our neighbors like us walk themselves and their dogs in the neighborhood. Please keep the proposed changes to the Flood School site consistent within the existing zoning restrictions.**

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 12:02PM**
Receipt number:	**55**
Related form version:	**4**

First name	**Devra**
Last name	**Moehler**
Email	**devracm@gmail.com**
Phone	**2155122696**
Comments on the Draft Housing Element	**As a resident of Hedge Road, in close proximity to Site 38, I am strongly in favor of a 90 unit building for teacher housing with an alternative entry point through Flood Park. I see this as a win for Ravenswood School District (revenue), a win for the teachers (affordable places to live), a win for the city of Menlo Park (fulfills some of its housing requirements from the state), a win for Flood Park and Suburban Park communities (diversifying the resident population and increasing the number of public employees to our community), and an acceptable loss for the residents in the immediate proximity of the area whose well-being and finances will be negatively impacted by the increased density. However, I am strongly opposed to the proposal to accelerate process for rezoning site 38 to allow for up to 260 units without the proper environmental assessments and traffic mitigations. The residents are being told to be patient and trust RSD, trust the city council, and trust the city authorities, and trust a developer. We are being told to have faith that ultimately only a 90 unit property will be built and an alternative road will be provided – and that the arrangement will hold for the 90 years of the contract.**

And yet, the value of my house, and my life savings, will be wiped out immediately if this goes forward without guarantees of size and an alternative access. The housing market won't pay attention to verbal assurances. Furthermore, all of the elements telling us to trust them have an interest in increasing the number of units in the development once the rezoning happens. RSD rightfully would like to increase income. The developer wants to make more money. And the city seems to want to cram as many units into this space so as to not impact residents in other (more affluent) areas of the city. If you look at where additional housing is being proposed, it is in the least well-off areas of the city – where residents are least able to absorb the financial and lifestyle impacts. In the move to satisfy the requirements of the state, the city is pushing the burden overwhelming on its less affluent homeowners. The city should ensure that the rezoning caps reflect the capacity of each specific zone to accommodate the changes, rather than a one size fits all. And the rezoning should be based on full environmental assessments for each area, including traffic impacts on the surrounding areas. We should not be asked to trust – we should be provided necessary assurances into the rezoning plans themselves with the necessary contractual assurances.

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 12:37PM**
Receipt number:	**56**
Related form version:	**4**

First name	**Kurt & Peter**
Last name	**Frewing**
Email	**kurtfrewing@gmail.com**
Phone	**(650)681-7991**
Comments on the Draft Housing Element	**Dear City of Menlo Park,** **This letter comments upon the Draft 2023-2031 Housing Element released on May 11, 2022. We are two teenage residents of Menlo Park, and we are writing regarding the Housing Element's inadequate efforts to address accessible housing. Each of us uses a wheelchair, and thus we feel we are able to comment upon the Housing Element's policies for accessible housing.** **The Housing Element substantially understates the problem of insufficient accessible housing in Menlo Park. Although the Housing Element states that demand for affordable accessible housing "typically exceeds what is available, particularly in a housing market with such high demand," the reality is that substantially all of the housing in Menlo Park is inaccessible for wheelchair users. In our experience, virtually every single family home in Menlo Park is neither visitable nor accessible by a wheelchair user. While we appreciate the Housing Element's statements in support of more accessible housing, it is not sufficient for a city to merely state aspirational**

policies to encourage a few more accessible units, while not addressing the fact that the city's housing is generally inhospitable to wheelchair users.

The Housing Element omits a key component, which is the goal of "visitability." Visitability refers to housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. See visitability.org. Homes are generally visitable if they have three features: (1) at least one zero step entrance; (2) first floor doorways and hallways wide enough for wheelchairs; and (3) an accessible bathroom (or half bathroom). A visitable home does not necessarily meet the requirements of the American Disabilities Act, but it does ensure that people that use wheelchairs are able to visit family, friends, or neighbors that live in such a home. Menlo Park should aspire to have its housing stock be visitable by wheelchair users, which is an element of California's Universal Design Model Ordinance. See https://www.hcd.ca.gov/building-standards/state-housing-law/universal-design/docs/univeral-design-model-ordinance.pdf. Unlike Menlo Park, other cities have adopted ordinances to address visitability. See, e.g., Visitability ordinance makes Petaluma more welcoming (available at https://www.petaluma360.com/article/news/editorial-visitability-ordinance-makes-petaluma-more-welcoming/.).

The policy proposals in the Housing Element are thus inadequate to make Menlo Park hospitable to wheelchair users. While the Housing Element includes several helpful proposals such as the use of density bonuses and other incentives to assist in meeting housing needs for the disabled, they lack sufficient detail or ambition to address effectively the need for accessible and visitable housing in Menlo Park.

We propose the Housing Element include a specific recommendation that Menlo Park adopt a housing accessibility ordinance with the following two elements:

1) a requirement that all new construction of residential buildings of four or fewer units be visitable, defined as including a primary entrance without a step, 32-inch or wider doorways and hallways, and an accessible half bath (or more) on the first floor, with a further requirement that all new residential buildings with five or more units include 30% that are visitable; and

2) an incentive for building accessible homes via a percentage increase in the allowable floor area limit ("FAL") for homes that meet specific accessibility requirements (i.e., fully ADA compliant, perhaps with additional universal design requirements).

We understand certain other cities have adopted similar visitability requirements, and yet cities have adopted FAL incentives for accessible housing. We believe Menlo Park would become a substantially more accessible and visitable city if it adopts both elements. Without such incentives and requirements, however, Menlo Park will continue to be a challenging, inhospitable community for disabled persons.

Thank you for your attention to this important issue.

Sincerely,

Kurt and Peter Frewing

cc: Menlo Park City Council
1) Betsy Nash, Mayor
2) Jen Wolosin, Vice Mayor

3) Ray Mueller, City Councilmember

4) Cecelia Taylor, City Councilmember

5) Drew Combs, City Councilmember

Menlo Park Planning Commission

1) Andrew Barnes

2) Linh Dan Do

3) Chris DeCardy

4) Cynthia Harris

5) Henry Riggs

6) Michele Tate

7) David Thomas

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 1:04PM**
Receipt number:	**57**
Related form version:	**4**

First name	**Francesca**
Last name	**Segre**
Email	**francesca.segre@gmail.com**
Phone	**6506447707**
Comments on the Draft Housing Element	**Dear Council Members,** **Thank you for your tremendous work trying to clear the path to bring more housing - especially affordable housing - into Menlo Park to comply with state law. I think a more diverse residential base will bring more vibrancy to this community.** **I reviewed the Draft Housing Element. I welcome new residents and more dense housing. I also want to make sure that residents who move in, especially those with children, have access to the same high quality education and low class sizes that MPCSD currently offers.** **To that end, I would like the supportive language that was included in the previous housing element to stay intact - I was disappointed that language that was supportive of schools was removed or modified in this draft element.** **I would also like to see community amenities earmarked for schools. I'd like to see teachers and staff prioritized in getting access to units that are**

affordable. I would like the city to help the district identify land for campuses, should we need to expand campuses to accommodate new students.

Separately from MPCSD schools, I'd like to see the mall at 989 El Camino considered for a Housing Opportunity site and I think the Big 5 mall is ripe for redevelopment too.

I would also like to see the city actively support the Ravenswood School District in developing their Flood School site. They have every right to build there and we must do everything we can to support affordable housing for teachers and staff. Our children and future depend on our educators.

Thank you for your hard work. I look forward to working in partnership with you moving forward.

Sincerely,
Francesca Segre
700 Menlo Oaks Dr.

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 1:59PM**
Receipt number:	**58**
Related form version:	**4**

First name	**Meghan**
Last name	**Martinez**
Email	**meghanmtz@gmail.com**
Phone	**7604979578**
Comments on the Draft Housing Element	**I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing high density residential housing in a low-density**

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 2:56PM**
Receipt number:	**59**
Related form version:	**4**

First name	**Kelly**
Last name	**Rem**
Email	**krem@lozanosmith.com**
Phone	**925-953-1620**
Comments on the Draft Housing Element	**On behalf of the Sequoia Union High School District ("District"), our office submits comments regarding the 6th Cycle Housing Element ("Housing Element") prepared by the City of Menlo Park ("City"). The District remains ready and willing to work collaboratively with the City on the stated goals of the Housing Element and would like to see a reciprocal, good faith willingness from the City to do the same. Over the past few years, the City has considered and approved an influx of development, with a great deal of the development occurring in the District's service areas. This development has occurred with minimal engagement with the District, which directly contradicts the programs in the 2015-2023 Housing Element. With that in the mind, the District would like to secure a more firm commitment to collaboration from the City moving forward on all development discussions.** **Review of the 2015-2023 Housing Element** **The City's 2015-2023 Housing Element includes Program H4.L, which had a stated purpose to "[c]oordinate with School Districts to Link Housing**

with School District Planning Activities." The Program aimed to "work with the four school districts in Menlo Park to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed…[c]onsistent with Policy H4.1, site development should consider school capacity and the relationship to the types of residential units proposed." The Program's objective is to "[c]oordinate with local school districts in planning for future housing in consideration of each school district's long-range planning, resources, and capacity." The City's Evaluation Notes from the Program state that "City staff have continued to be in contact with local school districts to share information on new residential development proposals…[s]taff have also been participating in the Home for All effort to convene school districts throughout the county to help identify development opportunities to support the process." (Housing Element, Pg 2-107.)

Reflecting on the previous seven years covered by the 2015-2023 Housing Element, the District does not believe that the City has been successful in implementing Program H4.L. As stated in the introductory paragraph, the City has seen an influx of development over the past few years. Greystar, the developer of the recently approved Menlo Portal, Menlo Uptown, and Menlo Flats projects, has been one of the busier developers in the area. These projects were approved over District objection.

The District expressed its concerns through extensive comment letters in response to the Notices of Preparation, Draft and Final EIRs for Menlo Portal and Menlo Uptown, and appealed the Planning Commission's approvals in both cases to the City Council. The appeals were heard by the City Council on September 14, 2021. Following those hearings, the

City Council approved both projects despite the District's concerns. However, City Council members gave clear direction to City staff and Greystar that they wanted to see increased coordination and communication with the District in relation to future development projects. It was largely for this reason, as well as the importance that the District places on its relationship with the City, that the District did not further pursue its concerns regarding the Menlo Uptown and Menlo Portal projects. The District remained hopeful that the City and Greystar would meaningfully engage the District on Menlo Flats, but that did not happen. The District had no discussions with City staff about the Menlo Flats project, and while a Greystar representative met with the District approximately once, that meeting did not accomplish anything beyond a limited exchange of information.

Based on the above, Program H4.L has not been implemented successfully. Consistent with the spirit of the City Councilmembers' comments on September 14, 2021, it remains the District's hope that coordination can occur regarding school related impacts. The first step in solidifying that coordination lies in the Programs in the 2023-2031 Draft Housing Element.

2023-2031 Draft Housing Element

The 2023-2031 Draft Housing Element includes modified versions of the goals, policies, and programs originally included as part of the 2015-2023 Housing Element in relation to school districts. These goals, policies and programs retain the same characteristics as in the 2015-2023 Housing Element, including the vague commitment by the City to work with school districts without a meaningful way to enforce the commitment.

School districts are addressed in the 2023-2031 Draft Housing Element as follows:

• Policy H.2.6 deals with School District and City Service Maintenance and states that the City will "[w]ork with the school districts and childcare providers (pre-K and out-of-school time) to maintain quality service as demand increases." (Housing Element, Goals, Policies and Programs Pg. 8-7.)

• Policy H.4.1 deals with housing opportunity sites and subsection (e) requires that site development should consider access to and impact on school capacity, childcare provider capacity, transit, parks, and commercial shopping areas. (Housing Element, Goals, Policies and Programs Pg. 8-16 through 8-17.) This Policy was modified from the previous Housing Element to "avoid using school capacity as an argument for delaying projects in compliance with State Law." (Housing Element, Pgs 2-76 through 2-77.)

• Program H4.S states that the City will coordinate with School Districts to Link Housing with School District Planning Activities. As part of this program, the City would work with the four school districts in the City to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed. Consistent with Policy H4.1(e), site development should consider school capacity and the relationship to the types of residential units proposed. The program would be the responsibility of the Planning Division, school districts, city manager, city commissions, and City Council and would be financed through the General Fund. The objective of the Program is to coordinate with local school districts in planning for future housing in consideration of each school district's long-range planning, resources, and capacity. The Program's timeframe would be ongoing through

project implementation. (Housing Element, Goals, Policies and Programs Pg. 8-25.)

After reviewing these updates to the 2023-2031 Housing Element, the District would, at a minimum, like to see a commitment that specific analysis of school impacts will occur before development is actually approved. Towards this end, the District proposes adding the following to Program H4.S, or elsewhere if preferred:

Developers will meet and confer with the impacted school districts prior to approval of their specific development proposals within the City regarding impacts of their development on school related issues, and further CEQA analysis shall be undertaken as needed to address these impacts.

A firm commitment to this language would ensure that school districts have a seat at the table during development discussions. It is the District's hope that such discussions would be beneficial for both the needs of the District and the City.

In addition to the suggested language above, the impacts of new development on schools can also be addressed by the following alternative means:

a. Coordinated Planning for School Sites

Government Code sections 65352 and 65352.2 require local cities to coordinate planning of school facilities with school districts. The Legislature confirmed in this statutory scheme that the parties are meant to coordinate "[o]ptions for the siting of new schools and whether or not the local city or counties existing land use element appropriately reflects the demand for public school facilities, and ensures that new planned development reserves location for public

schools in the most appropriate locations." (Gov. Code 65352.2(d)(2).)

The Legislature recognized that new planned development should take into consideration and even "reserve" where schools would be located to serve the development because schools are as integral a part of planning for new development as is any other public service, such as fire, police, water and sewer. As it relates to this instance, the intent behind sections 65350, et seq., supports the District's position that the City must analyze whether the current size of District schools is adequate to accommodate both its existing population and the new development. The City can help the District provide adequate facilities resulting from the impact of development projects, which are not addressed by developer fees, by acknowledging the significant impact on schools, and requiring alternative mitigation measures to ensure that there is an adequate site to accommodate school facilities.

b. Land Dedication

One possible mitigation not addressed by the City would be for the City to consider adopting findings requiring any developer building as part of the development projected in the Housing Element to dedicate land and/or funding pursuant to Government Code sections 65970, et seq., which permit the City to require a developer to dedicate land to a school district. Section 65974 specifically states that "for the purpose of establishing an interim method of providing classroom facilities where overcrowded conditions exist, . . . a city, county, or city and county may, by ordinance, require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for classroom and related facilities for elementary or high schools as a condition to the approval of a residential development."

A land dedication requirement would be good public planning benefiting all residents of the community. Land suitable for a new school site in Menlo Park is already scarce; it will only become more so if and when further development occurs. Under Government Code sections 65352 and 65352.2, the City has a duty to help plan for adequate services to its residents by ensuring that future sites are set aside for schools. Failure to do so leads to inadequate services, future controversies, and the potential need for a school district to exercise its rights under eminent domain, displacing existing residents.

Land dedication is a permissible mitigation measure under Government Code sections 65995, et seq., and is particularly important given the lack of available vacant land for school facilities.

c. Phasing

Another method by which the City can work cooperatively with the District within all legal constraints to ensure adequate school facilities with regard to new development under the Housing Element is by requiring future development to be phased and not permitted prior to availability of school facilities. Timing development so as to balance the availability of school facilities with new development can significantly aid the District in its attempt to provide for the additional students who will be generated as a result of the Project and development following approval of the Project.

Conclusion

The District appreciates the City's efforts to promote fair and affordable housing. However, such housing is

not built in a vacuum and the residents who live in that housing can only thrive with access to robust public services. The District's role in the development of new housing is therefore critical. Based on previous experience, the District remains skeptical of the City's level of engagement with the District related to upcoming housing development. However, as evidenced by the ideas and solutions presented in this letter, the District remains willing and able to collaborate on the goals, policies and programs of the 2023-2031 Housing Element. Therefore, the District respectfully requests that additional language be added to the Housing Element that both commits the City and Developers to collaborate with the District and provides a mechanism for enforcement so that such collaboration takes place.

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 3:23PM**
Receipt number:	**60**
Related form version:	**4**

First name	**Nicole**
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Email	**nicole.chessari05@gmail.com**
Phone	**650-291-5151**
Comments on the Draft Housing Element	**Dear City Councilmembers:** **As a long-time Menlo Park resident, I write on behalf of myself, my family, and 89 of my Menlo Park neighbors listed below who join in this letter, to provide feedback regarding Menlo Park's Draft 2023-2031 6th Cycle Housing Element Update ("Housing Element Update").** **I. The Housing Element Update Should Not Include Rezoning Of Site 38 To Permit A High Density Apartment Building Because The City Has An Obligation To Avoid Irreparably And Substantially Harming Suburban Park Residents.** **Although the City has been touting its community and stakeholder outreach throughout the this process, it is extremely disappointing that the draft Housing Element Update blatantly ignores the extremely important safety concerns raised repeatedly by the Suburban Park neighborhood. Based on the current draft, it appears that the City is more concerned about appeasing the interests of a for-profit developer, than its constituents. City Council is elected by the people**

of Menlo Park—not developers—and it should be taking actions that are in the best interests of Menlo Park residents. Doing what is best for Menlo Park residents requires significant revision to the current plans for Site 38.

We want to be clear from the outset that we support building additional housing—particularly affordable housing—in Menlo Park, and we recognize the need for such housing. I personally grew up living in affordable housing in the Bay Area and it certainly enhanced my childhood. We would also love to see a reasonable number of new homes built at Site 38 to help the City meet its Regional Housing Needs Allocation ("RHNA") quota. We also want the Ravenswood School District ("RSD") to reap much-needed revenue from that land to fund its struggling schools and to be able to create affordable housing that could help some of its many students facing homelessness and to house its staff. But the current plans for Site 38 are the wrong solution to address these needs and will significantly harm hundreds of Menlo Park residents—your constituents—in the process.

Rezoning Site 38 to permit development of a high density apartment building(s) in the middle of a low-density residential neighborhood would irreparably harm the Suburban Park community, permanently change the character and nature of the community, and unfairly deprive my neighbors and their families as well as my family of the enjoyment of our homes and the reasonable expectations we had when purchasing our homes in a R-1 zoned single-family home community. It also would be contrary to the City's own goals, strategies, and criteria established to comply with federal and state fair housing laws. Finally, it would be unfair and inequitable to the future residents of those apartments who would be living in

an area where almost all of the affordable housing in Menlo Park is already concentrated, within mere feet of a freeway, with poor air quality, far from basic goods and services, public transportation infrastructure, and schools, and unable to enjoy the benefits of Menlo Park's high-performing school district. The only people who win by rezoning Site 38 for high-density is RSD and the for profit developer they hired—conversely, there are many losers, including hundreds of existing Menlo Park residents and the hundreds more who may potentially live in those apartments.

For these reasons, and as further detailed herein, it is inappropriate to rezone Site 38 in conjunction with the Housing Element Update that you are preparing, or otherwise. Affordable housing can already be built on this site without changing the zoning. Absent a rezoning of Site 38, the parcel can be subdivided such that, at least, 10 (but I have heard up to 30) single-family homes (and/or duplexes/town homes) can be built there, with additional access from Van Buren or through Flood Park/Iris Lane, which would be a winning proposition for all stakeholders. It would:
(a) aid the City in achieving its housing allocation goals,
(b) provide significant revenue to the Ravenswood School District,
(c) maintain safety in the Suburban Park neighborhood, and
(d) if structured as affordable housing, provide home ownership opportunities to people who may not otherwise be able to live in our amazing city and allow them to build wealth.

If City Council is adamant on rezoning Site 38 to allow for high-density development in a low density residential neighborhood, appropriate measures must be mandated upon RSD to mitigate the significant

harm to Suburban Park that would result from their current "fast tracked" development plans and zoning should be conditioned on such mitigation. In particular, City Council must, as a pre-condition to any zoning change, mandate at least one alternative access road to the site outside of Suburban Park (something that City Council, City Planning, and even the Ravenswood School District recognize is necessary), demand aesthetic requirements to better blend the new housing into the existing neighborhoods (such as height restrictions well below 4 stories), and zone for a lower density that the existing surrounding infrastructure can handle (i.e. water, roads, emergency access).

Furthermore, before rezoning, City Council should require a targeted environmental impact report specific to Site 38 to determine exactly how to best mitigate traffic, poor air quality, and other significant issues with this site. The fact that the Environmental Impact Report ("EIR") being performed for the Housing Element Update is a citywide assessment and will not focus on each individual opportunity site highlights the flaws with this plan and forces City Council to blindly make decisions that can permanently destroy communities. When single-family residential areas are impacted by re-zoning, there should never be a streamlined or fast tracked approval process that foregoes the requirements for a site specific EIR. That is simply irresponsible and shows a complete disregard for the safety and well-being of Menlo Park residents.

A. Significant Adverse Traffic Impacts Will Result From Increased Density, Transforming Suburban Park From A Safe Place For Kids To Play Outside Into A Hazardous Environment For Children, Elderly, And Pets.

Site 38 is located in/immediately adjacent to Suburban Park: a low-traffic family-oriented community with dozens of children who regularly play in the streets—riding their bikes and scooters, making chalk drawings, playing catch, etc. It is also a community with heavy foot traffic—people walking dogs, elderly on walkers getting some exercise, people jogging, or people just taking walks to get some fresh air and enjoy our quiet and beautiful community. This neighborhood culture and outdoor behavior patterns have been intensified further by the COVID-19 pandemic during which the safest place to be is outside and near your home. This community environment is what makes Suburban Park great. Indeed, on September 14, 2021 then-Mayor Drew Combs issued a Proclamation recognizing the Suburban Park Association as an "example for the whole city" for, among other things, "bringing neighbors together, fostering a sense of community, organizing community events, providing assistance to residents in need, spearheading neighborhood beautification projects[,] encouraging civic engagement" and "organizing and supporting "more than a dozen family-oriented events each year[.]"

This amazing and unique community culture is a fundamental reason why I purchased my Suburban Park home. I wanted my 5-year old child to be able to ride his bike and scooter in the street with the dozens of other kids who do this on a regular basis. I wanted the comradery of chatting with familiar faces while taking walks. And I wanted my dog to be able to safely romp around in the street when he runs into one of his many dog pals on a walk. This is why I paid a premium for my home and spent a significant amount of money on a major renovation to my home just a few years ago. It was my reasonable expectation when I bought and enhanced my home that the unique and amazing character and nature of

this neighborhood would be maintained, given that this is a single-family neighborhood surrounded by other single-family neighborhoods.

Indeed, California law recognizes and protects my reasonable expectation that the nature and character of Suburban Park will not be undermined by zoning changes. In overturning a zoning variance grant that contemplated "development [that] apparently would partially satisfy a growing demand for new, low-cost housing in the area," the California Supreme Court explained:

[C]ourts must meaningfully review grants of variances in order to protect the interests of those who hold rights in property nearby the parcel for which a variance is sought. A zoning scheme, after all, is similar in some respects to a contract; each party foregoes rights to use its land as it wishes in return for the assurance that the use of neighboring property will be similarly restricted, the rationale being that such mutual restriction can enhance total community welfare. If the interest of these parties in preventing unjustified variance awards for neighboring land is not sufficiently protected, the consequence will be subversion of the critical reciprocity upon which zoning regulation rests.

Topanga Assn. for a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506, 517-518, 520 (emphasis added) (internal citations omitted). The same holds true here with respect to the potential rezoning of Site 38.

The current plan for the Housing Element contemplates taking an arbitrary "one size fits all" approach, to rezone all opportunity sites—including Site 38 which is currently zoned as R-1-U —to 30 du/ac. This approach unreasonably fails to take into

consideration the specifics of each opportunity site. And, when doing so, it is clear that this approach is neither sustainable nor appropriate for Site 38. While City Council agreed in its June 6, 2022 meeting to deviate from this standard, it is still intending to change the zoning to 20 du/ac which, with the 80 percent density bonus under AB 1763, allows for 93 units at that site. 93 units is still way too dense for the surrounding neighborhood, and City Council only made this change to accede to the parcel owner and developer's demands, which have publicly expressed intentions to build 90 units at Site 38.

While 93 units is certainly better than the previously contemplated zoning change for 260 units, the traffic attendant to adding 93 units to Suburban Park's 244-home neighborhood is not something that the existing infrastructure of the Suburban Park community was built to withstand. At this time, the only access point to Site 38 is through Suburban Park, and there are only two ways in and out of Suburban Park. The new residents would predominantly use the access point from Bay Road to Greenwood Drive. Then, to access Site 38, they will make a quick right hand turn onto Hedge Road. By my count, there are 45 homes along this portion of Hedge Road between Greenwood Drive and Site 38 and, because of that, it is very low traffic and safe for kids to play in the street. The corner of Greenwood and Hedge, a blind turn where hundreds of cars will inevitably fly by to access the site, is frequented by many kids on scooters and bikes—including my 5-year old child. It is also where I back out of my driveway and, even now, frequently encounter cars coming around that corner which have to stop to let me proceed. With the increased traffic, the chances that one of those cars hits me increases substantially.

The section of Hedge Road that hundreds of cars

from new residents will take is so narrow that two cars cannot simultaneously fit if cars are parked on both sides of the street. It is even a tight fit for just one car to squeeze through (and, at roughly 24-feet wide, we understand from a local first-responder agency that this is because Hedge Road is in fact 4 feet more narrow than other Suburban Park streets). Indeed, Rob Silano, Director of Menlo Park Fire Protection District in San Mateo County, has expressed concerns about emergency vehicles being able to readily access Site 38 and the hundreds of new residents who would occupy any apartments built there. Sections D104.1 and D106.1 of the California Fire Code also require buildings that are three or more stories high or with 100+ dwelling units to have at least two fire access points, which this site currently does not have. Further, part of this section of Hedge Road (between 148 and 239 Hedge) is a long straightaway constantly filled with kids, where hundreds of new residents will inevitably take the long stretch as an opportunity to accelerate.

Thus, the increased traffic attendant to a high-density apartment complex will pose a constant hazard to our community. My beloved community will no longer be a safe place for my 5-year old child to play outside. My leashed dog will not be able to greet other leashed dogs in the street. The current dynamic of neighbors regularly meeting outside will be destroyed. And, during peak hours, traffic getting out to Bay Road will be backed up down the block—probably blocking my driveway completely. Suburban Park will be irreparably and detrimentally changed, and all of us in this community will suffer significant harm.

We have heard City Staff and others make comments to the effect that the increased traffic will be no different than when Site 38 operated as a school, which is completely unfounded. When Site 38

operated as a school, RSD required most traffic be routed through Flood Park as that was the designated parent drop-off/pickup zone. Signs were posted by RSD all over the school stating that parents were prohibited from using Sheridan Drive for drop-off and pickup. Some chose to ignore those rules and there was still certainly increased traffic from the school, but it pales in comparison to 24/7 use of this narrow road for what could be 150-250 new residents.

B. A 3+ Story Apartment Building Is Not Aesthetically Compatible With An Existing Single-Family Home Community And Will Infringe Upon Protected Privacy Rights.

Although our primary concern is traffic caused by the proposed zoning change and development at Site 38, we are also concerned that the scale and aesthetics of this proposed development will starkly clash with the look and feel of our community. RSD intends to build a 3 or 4-story apartment building on Site 38 with the expectation that the City will rezone the site to the highest possible residential use. It hired a for profit developer, Alliant Strategic Development, to develop Site 38 which, based on its project portfolio, focuses on 4+ story apartments.

A three- or four- story apartment building is wholly incompatible with the immediately adjacent and surrounding land uses. As you acknowledged, this opportunity site is "very different" from other sites insofar as it is "immediately adjacent to Highway 101, single-family homes, and not within a half-mile of a major transit stop." The proposed apartment building would be intrusive, block sunlight from our community and stand in stark conflict with the adjacent low-rise residences, with no clear transition from low-density single family homes to a tall, high density apartment building. Ultimately, anything built

at Site 38 must be compatible with the character of our neighborhood as it currently stands.

A tall apartment building will also invade privacy rights of the immediately surrounding homes, which would now have potentially hundreds of people looking into their homes and yards from the new apartment. This is especially concerning for residents of LifeMoves Haven Family House on Van Buren Road immediately adjacent to Site 38, which provides interim shelter and supportive services to 23 families with children experiencing homelessness in Menlo Park. Haven Family House also serves up to nine veteran families every night. Often times, Haven Family House's residents are fleeing from abusive or hostile situations and their privacy is of utmost importance.

II. Re-Zoning Site 38 For High Density Development Conflicts Directly With The City's Expressed Goals And Strategies For The Housing Element Update.

A. Rezoning Site 38 For Affordable Apartments Does Not Affirmatively Further Fair Housing.

Including Site 38 in the Housing Element Update as an opportunity site, with the intent to rezone it to increase density for affordable apartments conflicts with the City's established principles and policies for the Housing Element Update because Site 38 fails to meet standards established for compliance with federal and state Affirmatively Furthering Fair Housing ("AFFH") laws. With 73 sites consisting of 71.82 acres being examined, there is a possibility for 2,155 new units without any density bonus applied, and 7,182 with the City's affordable housing overlay ("AHO"). Thus, only a small fraction of opportunity sites need be selected by the City for inclusion in the Housing Element Update.

As you are aware, Menlo Park's housing RHNA for this 6th Housing Element cycle is a total of 2,946 new housing units, with 1,662 of those units to be below market rate housing. Menlo Park already met its entire allocation of market rate housing through the pipeline projects which are expected to produce 3,647 housing units during the 6th cycle. Thus, the only new housing that the City must focus on creating through the opportunity sites is below market rate/affordable housing. With the 594 below market rate units from the pipeline, that leaves 1,068 "very low," "low," or "moderate" rate units that must be factored into the Housing Element Update. With the 30% buffer recommended but not required by the California Department of Housing and Community Development ("HCD"), the City should plan for around 1,388 new affordable houses in this cycle.

The suggestion during the June 6, 2022 City Council meeting that the Housing Element Update should plan for 3,000 new units instead of the 1,068 that it actually needs is absurd. HUD recommends a 30% buffer, not a 300% buffer. The HUD-recommended buffer already gives the City ample flexibility to still achieve its RHNA even if some of the opportunity sites do not go as planned. Menlo Park should plan for what it needs and provide necessary incentives to achieve its objectives. Indeed, Menlo Park is one of few cities in California that exceeded its RHNA allocation during the last cycle. This is very clear precedent that, when the City rezones through this process, the units get built.

In turn, the City does not need housing from Site 38 to meet its RHNA allocation and it should not be included in the Housing Element update because it is not appropriate for affordable housing under AFFH criteria. Rather, the City should only include opportunity sites that best further the purpose of the

AFFH laws—namely, to "address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns[.]" Site 38—located in an underperforming school district, far from schools, close to the existing affordable housing in the City, far from groceries, far from public transportation, poor air quality, and up against a freeway—will only serve to perpetuate disparities, rather than help bridge them. There are ample other opportunity sites located largely in the high-performing Menlo Park School District and closer to basic amenities that are certainly better opportunities to promote diversity and equality, and which could far exceed the new units necessary to satisfy the City's below-market rate housing allocation quota.

To meet the AFFH laws' requirement to affirmatively address significant disparities in access to opportunity, the City developed an AFFH scoring process. As aptly explained in the December 8, 2021 Staff Report:

Fair housing requires planning for housing near amenities and resources. Each [opportunity] site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7).

Mr. Bradley emphasized the importance of AFFH scores during the February 12, 2022 Community meeting, stating: "The scoring for the sites is very, very, very, very much influenced by the location of the sites. It is quite frankly the most important factor. So, issues around walkability, and proximity to schools, open space, services, food stores, those are actually requirements that we have to demonstrate that the

sites are meeting." It is impossible to demonstrate that Site 38, with an AFFH Score of 2, meets these requirements.

It is shocking that Mr. Bradley is now completely backtracking and Mr. Bradley and the City's Housing Element team presented a draft Housing Element Update that contradicts directly with Mr. Bradley's very strong views and with the City's internal processes. With respect to Site 38, the current Draft Housing Element Update completely disregards AFFH scores—the only factor being considered is the fact that there is a developer who wants to build affordable housing on that site. The sheer act of building housing does not make it fair, equitable or inclusive. The City should follow its own process for identifying appropriate parcels for affordable housing. Its AFFH scoring system was developed to ensure compliance with the law; ignoring it is contrary to the law.

No Access to Nearby or High Performing Schools: Lack of access to high performing schools is a significant problem with Site 38. Children living in these units would be slated to attend schools in the Ravenswood School District, which are certainly not walking distance from the site. But even more concerning is that this is an underperforming school district, so building affordable housing here is antithetical to promoting equity. Providing for affordable housing in areas with high performing schools is a fundamental tenet of the AFFH laws, which cannot be accomplished by earmarking Site 38 for high density affordable housing.

No Public Transportation Access: Another serious problem with this site is the lack of access to nearby public transportation. As the City acknowledged, Site 38 is "not within a half-mile of a major transit stop."

The closest bus stop only has routes for kids to and from the local middle school and not for general use. One of the City's land use strategies to accommodate the required number of affordable housing units is to consider reducing parking ratio requirements , which cannot be effectively accomplished unless the site is near public transit. Otherwise, you are simply building housing where the residents cannot park their cars (which will inevitably lead to spillover parking in our neighborhood, further exacerbating traffic problems) and cannot readily get around to school, work, or stores without a car. In addition, individuals qualifying for "very low" and "low" rate housing—as anticipated for Site 38—may struggle to afford a car, which would make this housing inequitable for them. Notwithstanding these financial concerns, the lack of nearby public transit will make owning a car a necessity for all residents, which will further exacerbate the traffic concerns discussed above.

Not Convenient to Grocery Stores or Other Commercial Services: Site 38 also is far from basic necessities like groceries, pharmacies, the post office, and potential employers. The closest shopping center —Marsh Manor—is over a mile away. And the next closest shopping, on Willow Road, is about a 2-mile walk. No one wants to carry their groceries that far. And there are also no nearby major employers (i.e., Facebook is over 3.5 miles away and the affordable housing being built on Haven Avenue east of 101 is infinitely more convenient for anyone with qualifying income levels working at Facebook).

Unsafe Air Quality: I understand that RSD was previously told that it could not build a school or a daycare at Site 38 because the air quality is unsafe for children. Yet the contemplated high-density apartments will likely house more children than would ever attend any such school or daycare. Mitigating air

quality issues with certain building materials and air circulation can only do so much and, the fact that no EIR will be conducted prevents anyone from ever knowing if the mitigation measures the developer takes (if any) will actually prevent adverse health effects to those residents from the poor air quality.

Concentration of Affordable Housing Within 1-Mile of Highway 101: One of the purported goals for the Housing Element Update is to identify affordable housing sites throughout the City (with the exception of District 1) and to spread it out. District 1 was excluded from this cycle because most of the affordable housing is already concentrated there. In fact, most of the City's current affordable housing stock (roughly 244 units) is clustered within 1-mile of Highway 101. It is also worth noting that District 2, where Site 38 is located, has a 60-unit affordable housing complex on the VA campus. Haven House—directly next to Site 38—is also technically affordable housing, though excluded from that 244-unit inventory referenced above. Building affordable housing at Site 38, which is near District 1 and right in the middle of most of the City's existing affordable housing, will further concentrate affordable housing in a small area of the City. And this imbalance is further magnified if you look only at affordable housing that is available for families, given that the 93 unit complex on Crane is only for seniors.

Promoting Affordable Home Ownership Opportunities Furthers the Purpose of AFFH Laws: Although an apartment building on this site would not further fair housing, maintaining the R-1-U zoning at Site 38 would promote building single-family homes, for purchase. And through the City's various site strategies, it could promote development of affordable homes for purchase on Site 38, helping families build long-term intergenerational wealth in

our appreciating neighborhood. Contrary to building a highly dense apartment building near virtually no resources, creating fair access to homeownership does further the purposes of the AFFH laws. Indeed, during the City's Planning Commission meeting on February 28, 2022, Planning Commissioner Henry Riggs expressed that the City "really want[s] to focus on homes for people, not apartments." Maintaining the existing R-1-U zoning on Site 38 advances this goal.

While removing Site 38 from the Housing Element Update to allow for affordable homes for sale to be built at this site would not allow the City to use those homes towards its initial housing allocation plans, affordable for-sale units actually built there would still count towards the City's RHNA number when the state later assesses whether or not the City met its housing goals. Thus, this would provide even more of a "buffer" for the City, which City Council seems to want.

B. Rezoning Site 38 Undermines The City's Goal Of Maintaining, Protecting And Enhancing Existing Housing And Neighborhoods.

One of the goals established by the City for the Housing Element Update (H2) is to "[m]aintain, protect and enhance existing housing and neighborhoods." This encompasses maintaining and preserving quality housing in neighborhoods. And frankly, as City Councilmembers elected by Menlo Park residents, this is your job and should always be front of mind. As you explained during the February 12, 2022 Community Meeting, this goal carried over from the prior housing element cycle. That document provides further detail about the components of this goal, which includes encouraging "the enhancement of community stability to maintain and improve the character and stability of Menlo Park's existing

residential neighborhoods" and "the provision of open space and/or quality gathering and outdoor spaces[.]" For the reasons discussed above, rezoning Site 38 to permit high density housing would be severely harmful to the character of Suburban Park and would deprive our community of the quality gathering and outdoor space that many of us utilize on a daily basis.

During the February 12, 2022 Community meeting, Mr. Bradley explained that it is important to find the right balance between the various goals set by the Planning Committee and the City for the Housing Element Update, which includes accommodating increased density without unfairly and unnecessarily impacting neighborhoods. He further stated that the Housing Element Update will do everything it can to make sure that a proper balance is achieved. Yet the draft Housing Element Update does no such thing with respect to Site 38. As stated above, the right balance here is to maintain existing R-1-U zoning at Site 38 which would still allow more housing—including affordable housing—without disproportionately damaging the Suburban Park community and without furthering inequities.

C. The Land Use And Site Strategies Adopted For The Housing Element Do Not Include Rezoning R-1 Sites To R-3 Or R-4-S.

Finally, rezoning of a R-1 site to R-3 or R-4-S is not within the scope of any of the land use and site strategies developed by the City for purposes of accommodating the required number of affordable housing units for the Housing Element Update. As the December 8, 2021 Staff Report explained, "[t]he affordable housing policies that would be further explored as part of the Housing Element" in order to meet state requirements and for housing production are:

(1) Modifications to the El Camino Real/Downtown specific plan,
(2) Rezoning commercial-only sites,
(3) Modifications to the AHO,
(4) R-3 Zoning around Downtown,
(5) Create opportunities for mixed-use developments, and
(6) Increase to the Below Market Rate housing program inclusionary requirement from 15 percent low-income units to 20 percent low-income units for all new residential development with 20+ units.

None of these strategies could be used to support a decision to rezone existing R-1 lots to higher density zoning. Rather, the only justification I have been able to find in any City documents for potential high density rezoning of Site 38 is that "the site is vacant and there is interest in redevelopment of the site by the property owner." That alone, does not justify deviating from the City's own established strategy for its Housing Element Update. If that were enough, what is to prevent my next door neighbors and me from deciding to knock down our houses, merge our lots, and build a four story affordable housing apartment complex? Deviating from the City's own clear and established standards in this type of arbitrary manner sets a terrible precedent for the City and may lead to unintended consequences that change the small town character of the entire City.

This would also be a deviation from the City's prior practice and course. Not a single R-1 property was re-zoned as the newly created R-4-S in the 2015-2023 Housing Element Update. The only parcels re-zoned as R-4-S were existing multi-family residential sites and industrial sites. The processes that the City previously followed in the 2015-2023 Housing Element Update increased housing while maintaining the existing character of Menlo Park. Indeed, it is one of

few cities that met its RHNA during the 5th housing element cycle. There is no reason to change what previously worked.

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Based on the foregoing, I respectfully submit that Site 38 should not be rezoned and should either be excluded from the Housing Element Update or included as an exception to the one-size-fits all approach that the City intends to take to rezoning with a zoning change expressly conditioned on another access point to the parcel.

Regards,

Nicole L. Chessari
Menlo Park Resident

Joined by the following Menlo Park Residents:

Victoria Kelly
Rob Silano
Katrina Bayne
Aaron Retterer
Rachel Retterer
Leslie Abrams
David Jones
Elizabeth Hove
Ross Hove
Ruth Schechter
Bill Prainto
Valerie Rice
Kelly Blythe
Julianne Blythe
Christine Alfano
Christian Smith
Tom Wong
Pat Wong

Charles Shenk
Sarah Shenk
Amy Nieva
Richard Nieva
Emily Nieva
Bonnie Neylan
Patrick Feehan
Marion McCarthy
Joseph Whitty
Carolina Whitty
James Van Veghel
Joseph La Cava
Jane Rhee
John Reiter
Ricky Flores
Jessica Flores
Bob Leichner
Jill Baxter
Dave Hausler
Mercedes Hausler
Buck Bard
Mia Giannotti
Skip Hilton
Morad Fakhrai
Atanas Baldzhiyski
Joanna Lin
Michael Dittmar
Robert Steinmetz
Wendy Whitehouse
Jerry Brown
Ron Matsui
Bikram Chatterjee
Yue Li
Sylvia Espinoza
Steve Menashe
Marco Menashe
Marjan Karkooti
Mahmood Azadpour
Mike Clark

Vidita Subbarao
Sandeep Gupta
Mary Pimentel
Bryan Clark
Lindsay Clark
Dee Carlson
Kim Yaeger
Tim Yaeger
Tamisie Honey Vrolyk
Alexander Haskin
Monica Haskin
Gary Wagner
Roma Wagner
Matt Foley
Christina Foley
Elizabeth Wright Jones
Donald Lee Jones
James Tufts
Wayne Muesse
Emiliano Martinez
Meghan Martinez
Larry McGill
Peggy McGill
Rafat Alvi
Mira Alvi
Brad Hoo
Jenna Bott
Nick Bott
Ravi Kodali
Usha Kodali
Sudeshna “Rini” Sen Gupta
Maureen Clark

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 4:18PM**
Receipt number:	**61**
Related form version:	**4**

First name	**Renee**
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Comments on the Draft Housing Element	**I share my neighbor's concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high-density BMR multifamily rental property in a low-density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low-income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.** **In addition to the problems for future tenants, placing high-density residential housing in a low-density**

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit from its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on San Mateo County cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the County. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date:	**10 June 2022, 4:32PM**
Receipt number:	**62**
Related form version:	**4**

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Comments on the Draft Housing Element	**As a recipient of a BMR ownership unit in Menlo Park, I can say how extremely important and valuable it is to continue and increase the opportunities for affordable housing in Menlo Park on both sides of 101 and beyond.** **Knowing others that are early generation in the US and how we are sacrificing so much of our livelihoods to better the foundations of our children and children's children while also dealing with every inequality thrown at us, we are still pushing our children to remain true to their culture and backgrounds but most importantly be kind law abiding citizens that strive for themselves, their future generations, and their country.** **I feel like this BMR opportunity has really provided myself and my spouse (early US generations, minority, low education level, etc.) the opportunity to raise our children like others who have been in this country for many generations. Without this opportunity we would be another family limited to housing in overpopulated communities where our youth is influenced into negative situations and lifestyles and where the schools are not as funded.** **I would like to see more housing opportunities for**

those in need and who want to improve and grow their generational foundations.

Another thing is how amazing it would be if current Menlo Park programs tied together a bit better to improve the purpose of each program. For instance, we as BMR recipients live in Menlo Park, East of 101, and our children are part of the Tinsley program and attend the Menlo Park school district, West of 101. The Program is wonderful, and my children are given so many resources and additional support and care but there is still a void when it comes to the cultural, social and community engagement aspect. Our children do not live where their classmates live, they don't have the ability or opportunity to hang out with the neighborhood kids from school, this makes them still seem like outsiders. Their classmates' parents (not all) would rather our kids go to their place because it's 'easier for proximity to after school pick-up.' I admit there are still some underlying issues we need to work on as a culture and how we see ourselves in these privileged areas, but I think about the purpose of these programs and would like to see more refinement and improvement.

Thank you for these opportunities and the work you all are doing to create and refine these programs.

From: michael demoss [mailto:lawreview@icloud.com]
Sent: Saturday, May 14, 2022 6:12 PM
To: _CCIN <city.council@menlopark.org>
Subject: Zoning considerations

Dear members of the city council.
Before you decide to change any "residential single family zoning" to "multiple dwelling zoning", at your next meeting, I recommend that you go door to door (as I did this week). Of the approximately 20+ people that I talked to so far, NOT ONE was in favor of such a change. (they were angry about such changes) (I walked the "west of downtown" Menlo Park area).
In fact there is a petition being circulated, and signed, to require any single home zoning change in Menlo Park to be put on the ballot. (My summary of the petition).
You may view it in full at:
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.menlobalance.org&c=E,1,nUCQOAelKmxJJAy0zrmgm-LN26gG5wNNA0i_gc1hYkQtP3JPSPB4mb4v1_4kZUSaVrl7W5IesGVgkNf1cmhovQJxejzcve30bO3OglgF-sExdw,,&typo=1

This petition will probably have enough signatures to be on the November ballot.

It seems logical that 5 people on the council should NOT be allowed to make such a vast change in a neighborhood, without VOTER APPROVAL; especially in light of a petition circulating that opposes re-zoning without voter approval.
Please table this decision, for much further discussion.
Thank you,
Michael DeMoss
Menlo Park Resident

Sent from my iPhone

From: michael demoss [mailto:lawreview@icloud.com]
Sent: Saturday, May 14, 2022 6:42 PM
To: _CCIN <city.council@menlopark.org>
Subject: Planning and Housing

Please forward this, AND my previous email, to the Housing and Planning commissions for their 5/16 @7pm zoom meeting.

Dear members of the Housing and Planning Commissions:

Please review the petition at:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.menlobalance.org&c=E,1,UyC0CT5lpZBSd4T4HdRV4KIZu9eeMqQt-4MSOSY68P_nO0j-rYLk8qUDZEklFWvKaDx13OJjMs04huFzC-SCkuiLj-2qfwbS5WiSYtxEioYQ&typo=1

There is strong opposition to changing any “residential single home zoning” to “multiple dwelling zoning”. The MenloBalance petition will likely put such changes in the hands of the voters.
Please table any decision, since the petition will likely be in conflict with any decision that is not supported by the Menlo Park voters.

Thank you,
Michael DeMoss
Menlo Park resident

The following is my opinion on the matter:

> Imposing multi-dwelling zoning
> on pre-existing residential single home zoning appears to be an over-stepping of the legislature’s “voter’s mandate”.
>

> If a community does not want “multi-dwelling units” in “single dwelling neighborhoods”, that is a Local Decision; that is subject to Local Voting . . . Not Statewide Mandates!
>
> State wide zoning laws are not only reckless, they are harmful. They have no understanding of local needs.
>
> Local Zoning expresses the demands of its residents. It is essential to maintaining property values and peaceful enjoyment of your home.
>
> The state has effectively Violated a long standing rule of law: “Eminent Domain”
>
> The state CANNOT take away your property (whether directly or indirectly) in a “Group Action”.
>
> EACH INDIVIDUAL EFFECTED PROPERTY REQUIRES, by law, a “separate due process hearing”.
> (and compensation).
>
> The RE-ZONING of your nextdoor neighbor’s property is effectively a “Taking of Your Property“ too!
>
> SB9 is an attempt to rush past all the property rights of Californians.
>
> This is an extremely unpopular law that has been imposed on Californians.
> SB9 appears to be “flawed law” and it will require a courtroom appearance.
Michael DeMoss
Menlo Park resident
>
Sent from my iPhone

Sent from my iPhone

From: curtis conroy [mailto:curtisconroy@earthlink.net]
Sent: Monday, May 16, 2022 5:49 PM
To: PlanningDept <PlanningDept@menlopark.org>
Cc: John Pimentel <jpimentel@whitehatrenew.com>
Subject: [Sent to Planning]Tonight's Meeting about the General Plan/Housing Element

Greetings Housing and Planning Commission Members,

While you are contemplating revisions to the Housing Element I would like you to consider that the California Department of Finance recently reported that the State and the Bay area experienced declining populations in 2021. In an article with the headline, "Bay Area, state population still declining" the Mercury News reported on May 5, 2022 (Page B1) that the Bay Area's population declined for the second consecutive year and that at down .7% for 2021 that it was more than twice the State's 3% decline. It was in fact 42.9% of the State's decline of 117,600 people.

I would also like to bring to your attention that the Wall Street Journal in a front page article on May the 14th entitled, "Large Tech Companies Hit Pause On Hiring" reported that Facebook parent Meta Platforms Inc. announced the previous week that it would"sharply slow its hiring".

Thank you,

Curt Conroy

Menlo Park Housing Commissioner 2021-2022

BOHANNON

David D. Bohannon Organization
Sixty 31st Avenue
San Mateo, CA 94403-3404

T 650.345.8222
F 650.573.5457
W ddbo.com

May 16, 2022

VIA ELECTRONIC MAIL

Tom Smith, Acting Principal Planner
Community Development Department
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Draft Housing Element

Dear Mr. Smith:

We are writing on behalf of the David D. Bohannon Organization ("DDBO"), whose entities own multiple properties in Menlo Park, CA (the "City"). We have been following the City's Housing Element process and we have appreciated our dialogue with City staff with respect to our properties' inclusion in the list of Potential Housing Opportunity Sites for the City's Housing Element 2023-2031. We have reviewed the Draft Housing Element ("Draft") that was released for public review last week and we continue to have concerns about how the City is approaching density for the next Regional Housing Needs Assessment ("RHNA") cycle.

DDBO entities own 1000 Marsh Road, 3885 Bohannon Drive, and 4065 Campbell Avenue (collectively, the "Properties"), which are listed in the Site Inventory attached to the Draft. (Sites 65, 66, and 73 on the Marsh and US-101 map, respectively). Page 7-2 of Chapter 7—Site Inventory and Analysis states that the Site Inventory is "developed in order to identify and analyze sites that are available and suitable for residential development. This serves to determine Menlo Park's capacity to accommodate residential development that serves the city's RHNA. These sites are suitable for residential development if they have appropriate zoning and are available for residential use during the planning period."

According to the Draft, the City has identified the Properties for "horizontal mixed use" where housing would be developed on vacant portions of the site or atop existing surface level parking. (Chapter 7—Site Inventory and Analysis, p. 7-25.) However, the City then proposes a **30 dwelling unit per acre** ("du/ac") density for the Properties (and across the entire City). Unfortunately, the assumption that housing could be developed in office parking lots at 30 du/ac is neither realistic nor feasible. The only way DDBO would consider redeveloping our well-performing office buildings would be if the City created residential density incentives that make financial sense and are economically viable, such as the Residential Mixed Use zoning created for the ConnectMenlo General Plan. At this current density level (even with State Density

Bonus Law), the City simply will not meet its goal, stated above, of identifying site that are suitable for residential development, with appropriate zoning, and available for residential use during the next RHNA cycle.

There is no doubt that the west side of Menlo Park has not done its fair share to provide housing and to help the City's RHNA obligations. And we would like to be part of the solution, but the City is woefully underestimating the density needed to make residential development be financially feasible. We urge the City to be bold and create real housing opportunities during this unprecedented housing crisis.

Sincerely,

David Bohannon
President

cc: Justin Murphy, City Manager
Deanna Chow, Assistant Community Development Director
Members of the Planning Commission

From: Jill Olson [mailto:jillprimutholson@gmail.com]
Sent: Monday, May 16, 2022 11:49 AM
To: _CCIN <city.council@menlopark.org>
Subject: Site 38 in the Housing Element

Dear City Council:
I just read the site 38 text in the new Housing Element Update. Despite several emails from Suburban Park neighbors of site 38, our public comments at City Council meetings and Housing Element meetings, and our comments in the Almanac newspaper, our concerns regarding this site do not appear in your Housing Element. We also had the majority of City Council members come to Suburban Park and talk with neighbors in person about site 38 and yet the concerns voiced in those in person meetings do not appear in the Housing Element regarding site 38.

Please allow me to briefly list the vital issues the Housing Element is missing reagaring site 38 and ask you to please correct these omissions in your housing element document:

1. Site 38 has only one narrow road leading to it called Sheridan. Neighbors have repeatedly requested an evaluation by the fire marshall of the narrow roads in Suburban Park leading to site 38 regarding access for emergency vehicles. Your housing element makes no mention of this safety concern.

2. We have requested that TWO access points be required of the developer before the site is approved by the City of Menlo Park for development to reduce traffic from site 38 through our deadend community of Suburban Park. The proposal makes no mention of this community concern and second entry/road request.

3. It is my understanding that this property has air pollution from highway 101 that prohibits it from being rebuilt as a school. How is it appropriate to put families in apartments on this polluted site 38? Is this not a social justice issue?

4. This site has an incredibly LOW AFFH scoring site of 2.

5. Currently there is no binding legal guarantee that this site will house mostly teachers and staff of Ravenswood School District which is an idea that we as neighbors support. Ravenswood City School district has made no binding or legal guarantee that this site will house 80% teachers, 70% teachers or even 50% teachers. Several neighbors recently wrote and asked in writing that the city and the school district legally and contractually make this site majority teacher housing as advertised by Ravenswood School district. We have not received any public promise of a legally binding contract as we have requested to insure teachers and staff are actually the majority renters at site 38 over the life of the 90 year lease.

Please update your housing element to address the concerns of your residents, the missing information about air pollution, narrow streets and emergency vehicle access, the community request for two entrances, etc. Thank you.

--
Cordially,
Jill Olson
Email: JillPrimuthOlson@gmail.com
Phone: 650-330-1795

Chan, Calvin

From: jpimentel@whitehatrenew.com
Sent: Monday, May 16, 2022 9:29 PM
To: Chan, Calvin; Noce, Michael R; Chris DeCardy; Lauren Bigelow
Cc: _Planning Commission; housing.commission@menlopark.org; Riggs, Henry
Subject: RE: Draft Housing Element - Completed Survey (2021)
Attachments: Almanac Guest Opinion Pimentel_Riggs Housing AND Parking Downtown MP 1-3-2022.pdf

Calvin, Mike, Planning Commission and Housing Commission

I would like to submit the following two comments regarding the Menlo Park 2023-2031 Housing Element Public Review Draft.

(1) Housing AND Parking on Downtown Lots
With staff's assistance I was able to see on Page 329 Item H.4.G. the one-paragraph reference to "Consider City-Owned Land for Housing (Downtown Parking Lots)" in the document. I also note that most of the City owned parking lots are listed in the Housing Opportunity Site Assessments in Appendix 7-5. I respectfully request that City staff work with M-Group to significantly expand this discussion.

I believe the Housing Element would be strengthened if the document went into greater depth on this possible solution. Elements of a robust discussion in the Housing Element would include a detailed workplan identifying the specific components of an RFI that would be released widely to developers to see what ideas the market may bring to the City. The work plan would include specific dates, responsible parties, and resources needed by the City staff to implement this process. The Housing Element would we well served by a discussion of specific tradeoffs such as no-net loss in free parking spaces, requirements to not create excessive shading on existing residences, variances to building heights which would allow for 5 or 6 story structures where appropriate, and specific affordability requirements. The Housing Element could reference the successful developments in other nearby communities who have similarly converted public parking lots to housing and commercial activity. Implementing this policy (Downtown Parking AND Housing) should not create significant workload for City staff if the Housing Element details a process to put the public relations, planning, and development risk on developers by soliciting their input through a broad RFQ/RFP/Request for Ideas and Information. I have attached an Opinion piece published in January which discusses this option.

(2) Flood School Site (#38)
I appreciate that the Draft Housing Element has identified this R-1 site for possible higher density housing development. At this site the Ravenswood School District is currently evaluating the possibility or 90 units of affordable housing for teachers and school staff. Legitimate concern has been raised by Suburban Park neighbors regarding traffic to serve such a development if R-2 zoning and 100% affordable resulted in a possible 100 units/acre designation. I recommend we use the Housing Element to define a particular use (and density) for this site which is suitable for the neighbors and meets the school district's modest goals.

Regards, John P.

John Pimentel
Menlo Park Housing Commission

From: Chan, Calvin <CChan@menlopark.org>
Sent: Monday, May 16, 2022 4:35 PM
Cc: Noce, Michael R <MRNoce@menlopark.org>
Subject: Draft Housing Element - Completed Survey (2021)

Hello Housing Commissioners (via bcc)—In response to an inquiry from a Commissioner to see a copy of the community survey completed in 2021 for the Housing Element Update, please click here to see the survey. Additionally, please note that a summary for the community survey effort can be located on Appendix Page 4-1-6 of the Draft Housing Element (beginning on PDF page 353 of 708).

Thank you,
Calvin

Calvin Chan
Senior Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6763
menlopark.org

The Almanac
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Guest opinion: Let's have housing and parking in central Menlo Park

by John Pimentel and Henry Riggs / Almanac
Uploaded: Sun, Jan 2, 2022, 8:34 am 32
Time to read: about 3 minutes

Wide public support exists for policies which facilitate homeownership, expand affordable housing and reduce homelessness. Likewise, two-thirds of Californians live in single-family housing.

Rising housing costs and rapid office space expansion over the past several decades led the state of California to require cities to change zoning to require significant housing construction. This year, the State went a step further and passed laws mandating that areas zoned for single-family housing, like those found in most Peninsula neighborhoods, must allow up to four units per lot.

Menlo Park is expected to build 3,800 housing units. It's more urgent than ever that we proactively locate new housing in Menlo Park in strategic locations, before we are mandated by the state government to do so.

Many homeowners intentionally chose to live in our single-family neighborhoods — and paid well for it. Some observe this dynamic created an ongoing economic advantage through real estate appreciation, thereby contributing to intergenerational disparities in wealth creation. Whatever the intentions or impacts of previous zoning decisions, no one is "wrong" to want to live on single-family residential lots.

About five years ago Menlo Park rezoned our Bayfront area — east of 101, south of Belle Haven — for significant new development, including office space and dense apartment/condo housing. Much has been built, and more is in progress. Unfortunately, this area was already near gridlock, and planning

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efforts to address critical transit infrastructure and resulting gentrification were insufficient.

Another, perhaps more comprehensive planning effort was the decade-old Menlo Park downtown plan process. The plan allowed for new development, including housing, adjacent to the Caltrain station. The theory of dense housing in city centers is that residents can walk to stores and use the train to avoid traffic, parking and time lost from auto commuting.

Urban dwellers know inherently the value of avoiding the car. So why aren't we building dense housing in downtown Menlo Park? Well, when the downtown plan was developed, some merchants feared the loss of our convenient free parking in the city's downtown lots. The issue was framed as a false choice between parking and housing.

We think central Menlo Park can have both new housing and plentiful parking.

Our proposal is that the City Council authorize a process to solicit proposals from developers to construct housing on some of our eight downtown city-owned parking lots.

Proposals would need to preserve the existing number of parking spaces at ground level and provide the required new spaces for the new dwellings. In return, the city would enter a long-term ground lease, like Stanford does for housing and retail developments, that would reduce the cost of land, thereby improving the economic viability of the proposed housing.

The city would also allow for taller buildings in locations where nearby residents are adjacent or otherwise adversely impacted. The city would also require some units proposed to be available at below-market rates, creating new affordable housing supply.

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We have discussed this idea with a few established local housing developers and believe this approach is economically viable. In fact, it's been done. The new Wheeler Plaza in San Carlos is such a project, preserving city parking and providing handsome new housing downtown, amidst shops and adjacent to Caltrain.

Menlo Park must respond to the new state housing mandate. Merchants and residents want more vibrancy downtown. Housing advocates and aspiring Menlo Park residents rightly seek more housing supply. Suburban residents want to preserve their yards and neighborhoods. It should be simple to establish a process to ensure these lots are free of legal encumbrances, then invite developers to propose projects that meet the city's design and affordability goals.

By creatively repurposing our valuable land asset (downtown surface level parking lots), Menlo Park can offer a greener, transit-oriented lifestyle for the many who want it, foster a lively and more livable downtown, and do so without disrupting the very concept of residential Menlo Park that drew many of our residents to settle here.

We hope you will join us in asking our City Council to think creatively about our housing and parking needs before we have no choice. Please email our leaders at city.council@menlopark.org to urge their direction to embrace housing and parking in downtown Menlo Park.

John Pimentel is a Menlo Park Housing Commission member, and Henry Riggs is a Menlo Park Planning Commission member. Both offer these opinions as individuals.

From: Johnston, Jon [mailto:JonJ@MenloFire.org]
Sent: Monday, May 16, 2022 12:19 PM
To: Smith, Tom A <tasmith@menlopark.org>
Cc: Malathong, Vanh <VMalathong@menlopark.org>; Johnston, Jon <JonJ@MenloFire.org>
Subject: RE: Menlo Park Draft Housing Element Release

Tom,

Here are my responses.

Pg 2-106. Looks good
Pg 2-111 Driveway Design Guidelines. Projects shall conform to CA Fire Code for access and design as Emergency Vehicle Access Easements if required.
Pg 5-25 Why is Fire part of Utilities? It seems like a wrong category. The CA Fire Code is part of the Building Codes, therefore I think should be in the Building section. The tiny Fire fee appears to be exorbitant with the large Utilities total.
Pg 8-25 Program H4.R Looks good.

FYI. We are in a code adoption process right now that will be adopted with Ordinance by the end of the year. Also completing a fee schedule study for implementation at the end of the year. We are more than happy work with the City for inclusions to aid in equity and ease of housing. Let me know how we can partner.

Thanks,

Jon

From: Smith, Tom A <tasmith@menlopark.org>
Sent: Friday, May 13, 2022 11:34 AM
To: Johnston, Jon <JonJ@MenloFire.org>
Cc: Malathong, Vanh <VMalathong@menlopark.org>
Subject: Menlo Park Draft Housing Element Release

Hi Jon,

Hope you're doing well. The City of Menlo Park released the public review draft of its Housing Element for 2023-2031 on Wednesday, and it has been posted online here: https://beta.menlopark.org/files/sharedassets/public/community-development/documents/housing-element-annual-progress-reports/2023-2031-menlo-park-housing-element-public-review-draft.pdf. We were wondering if the Fire District is comfortable reviewing electronically or if you would prefer a hard copy? If you want a paper version, let us know and we can put one together for you.

Thanks,
Tom

Tom A. Smith
Acting Principal Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6730
menlopark.org

From: Katie Behroozi [mailto:kbehroozi@gmail.com]
Sent: Tuesday, May 17, 2022 3:23 PM
To: _CCIN <city.council@menlopark.org>
Subject: Fwd: Flood Park access feels imperative for Flood School housing–and we need your help

Dear City Council,

I am a fan of the proposed housing development at Flood School for multiple reasons, but I do share neighborhood concerns about site access and I am deeply worried about the divisive impact (and unintended consequences) of the proposed ballot measure, which apparently now has enough signatures to qualify for the November ballot.

I have a handful of requests to make of the city leadership:

1) Voter education is sorely needed.
A lot of residents don't know enough about how the city does zoning and general plan updates. I know some of the people who signed the Menlo Balance petition were confused about what it might actually do.
Here's some of what I've heard:
–I've heard residents express hope that by voting for this ballot measure, they could block developments on non-R1 sites (e.g. Willow Village or SRI). This is not the case.

–I've heard residents express concern that if they *don't* vote for this ballot measure, developers could buy up R1 lots and convert them to apartments with the council's blessing. My understanding is that this would be "spot zoning"–effectively illegal and highly undesirable.
–I think there are residents who imagine that you, council, have apartments and big box stores planned for every neighborhood. In fact, there are only five R1 sites listed in the draft Housing Element, none of which was ever a single family home, and you are certainly not planning to convert any residential properties into mixed use or commercial usage.
–New Finance and Audit commissioner Mike DeMoss just wrote in implying that you, council, were using the Housing Element to somehow eliminate single-family zoning in neighborhoods across the city. It sounds as though he's been sharing that message with other residents.

There is an urgent need for clear, concise facts about how this stuff works. The voters need to understand what this measure would actually do, and they need to be able to ask questions (even anonymously) in a way that puts their fears to rest.
**Please work with staff to put together an information session about how these things actually work–and ideally also an FAQ, or an article in the Almanac.••

2) Consider a better/unique zoning designation for the Flood School site
I've never been able to find out why the Flood School parcel is zoned R1 instead of Public Facility (like the rest of the public schools in our community). Regardless, there are mixed messages about the amount of housing that could theoretically be developed there. Ravenswood is asking for up to 90 units and up to 4 stories, which would be no more than 40 du/acre. This is very similar in scale to the Gateway Rising project in Belle Haven, as well as other workforce housing projects in communities on the Peninsula. The hypothetical bonus density max of 260 units that is listed in the Housing Element is generating a lot of understandable confusion and opposition from people who might otherwise be more supportive of this project. Do we need to do that for this site?
••Please work with staff and the consultants to come up with a zoning designation for this site that will match what Ravenswood wants to do, and dispel concerns about something that is nearly 3x the scale of what is proposed.••

3) Please work with the county staff and Board of Supervisors to facilitate access through Flood Park
I think a lot of residents in this area are actually on the same page–generally supportive of the idea of creating affordable housing in a way that helps the Ravenswood district; concerned about how people who eventually live there can safely and conveniently access our shared roads and amenities. Flood Park access is key. I hope you will join me in encouraging our county leaders to make it happen–sooner rather than later. (see my email below)

4) Clarify how BMR rental housing would work for the hypothetical Ravenswood project
Finally, there seems to be a lack of clarity about how BMR rental housing in this sort of case would be administered. I have heard concerns expressed that it will only be "affordable" housing in the near-term. My understanding is that we have a standard program for managing BMR rentals to qualified individuals. Explaining how this works–deed restrictions, income categories, etc.–would be helpful. (This might not need to happen quite so quickly, but considering the level of community confusion and distrust, it couldn't hurt.)

Thank you for your service.

Katie

---------- Forwarded message ---------
From: **Katie Behroozi** <kbehroozi@gmail.com>
Date: Tue, May 17, 2022 at 12:40 PM

Subject: Flood Park access feels imperative for Flood School housing–and we need your help
To: <wslocum@smcgov.org>, <slocum1@me.com>, <mcallagy@smcgov.org>, <calderon@smcgov.org>

Dear Supervisor Slocum, County Manager Callagy, and Director Calderon,

I am a resident and Complete Streets commissioner (*insert standard "speaking for myself" disclaimer) in Menlo Park. I applaud the county's progress in making our county parks more equitable and accessible–e.g. doing away with parking fees–and am thrilled with the plans for the redesign of Flood Park. I'm also excited to be part of the task force considering ways to improve safety along Ringwood and Coleman. Thank you!

As a Flood Triangle resident who supports the addition of affordable housing in neighborhoods throughout the city, I cheered when I read that the Ravenswood District was thinking of developing the Flood School property into 90 below-market-rate apartments. We sure do need that housing in our community–for teachers, yes, but also for bus drivers, Trader Joe's employees, medical assistants, childcare workers, grant writers, etc.

Despite the proximity to the freeway noise and pollution (which of course existing residents also contend with), there are some real bonuses to this location:
–Children living at the Flood School site could leave their houses on Halloween and WALK to a great trick-or-treating neighborhood.
–They could easily bike down Van Buren and over the bike bridge to get to Belle Haven Elementary School, as well as the new Menlo Park Community Campus swimming pool.
–The supermarket and restaurants at Marsh Manor are a sketchy 10-minute bike ride (we should probably fix this!) or a straightforward 5-minute drive away.
–Most importantly, apartments at Flood School would offer (in theory) access to a beautiful county park that is about to be redeveloped to serve more community members, with ball fields, a playground, a pump track, etc.

There's one thorny challenge that we need to work together to solve: site access.

Flood School was originally designed as a neighborhood school and was therefore probably optimized for pedestrians, not cars and buses. Suburban Park streets are winding and narrow and the route to the Flood School site on Sheridan is circuitous. Van Buren dead-ends into a narrow cul-de-sac at Haven House, and due to the sensitive nature of that community, it would be nice not to disturb their tranquillity by creating a through street there (although from a safety perspective it's probably better than nothing).

But it feels irresponsible not to at least TRY to come up with a second access point for future residents of this proposed development–for their safety and convenience, if not for ours.

This is where you come in.

We need to secure access to and through Flood Park for that site–at least during hours when the park is open. I have heard from longer-term residents of Suburban Park that there *used* to be some form of informal park access for the Flood School community, so there's some precedent here. I'm aware that things get complicated with the water pipeline and so maybe Iris isn't a viable solution for drivers (although kids and adults on bikes should definitely be able to enter and exit that way, as it is the most direct route to the Ringwood bike route). Bay Road access, however, should be fairly straightforward for cars. It's a straight shot down an existing hardscape to a neighborhood collector street.

What do we need to do to make this happen? I know dozens of citizens who share this perspective–and believe there are a number of Suburban Park residents who think the rhetoric around the ballot initiative has gotten out of hand and could support up to 90 units of affordable housing if they felt some reassurance that it wouldn't all be funneled out through their narrow, winding streets.

As county leaders, you surely have the authority to help us solve this challenge.

In conclusion:

I deplore the economic and racial segregation that are an unintentional byproduct of putting all dense/affordable housing along busy streets like El Camino and Willow Road. Please help our neighborhoods to gracefully stretch and accommodate some more families.

I have also spent enough time squinting at our zoning map and reading our draft housing element update to know what a rare opportunity this site is. Menlo Park is supposed to come up with ~1000 units of affordable housing in the next decade; this could get us close to 10% of the way there.

Finally, the Menlo Balance ballot initiative–borne of the frustration of a neighborhood who didn't always feel seen or heard by county and city and district officials–threatens to poison and divide our community at the worst possible time. These 2022 midterm elections are going to be a fight for our Democracy. We locals need to pull together, not fracture.

Please, please, please step in and help us get this sorted out.

Thank you for reading–and thank you for your service!

Katie Behroozi
407 Bay Rd.

--
Katie Behroozi
650.804.1812 (cell)

From: Karen Grove [mailto:karen@groveaction.org]
Sent: Tuesday, May 24, 2022 4:39 PM
To: Noce, Michael R <MRNoce@menlopark.org>
Subject: Housing Element Comments

Hi Mike,

This is probably going to be the first of many questions for you!

Do you agree that the Housing Element should include “Housing Division” among those responsible for the following programs?

H1.A Establish City Staff Work Priorities for Implementing Housing Element Programs
H1.F Update the Housing Element
H1.H Transparency on Progress towards RHNA
H2.A Adopt Ordinance for "At-Risk" Units
H3.C Assist in Providing Housing for Persons Living with Disabilities
H3.E Continue Support for Countywide Homeless Programs
H3.F Work with the Department of Veterans Affairs on Homeless Issues
H4.A Amend the Inclusionary Housing Regulations
H4.B Modify BMR Guidelines
H4.C Increase Commercial Linkage Fee (I think this one is debatable – but clearly should have input from Housing Division - what are your thoughts?)
H4.D Modify the Affordable Housing Overlay
H4.G Consider City-Owned Land for Housing (Downtown Parking Lots)
H4.J Increase Residential Density (I think this could be just a Planning Division responsibility – what are your thoughts?)

Karen Grove (she/her)
650-868-2732

From: Nina [mailto:nwouk@ix.netcom.com]
Sent: Friday, May 27, 2022 5:37 PM
To: _CCIN <city.council@menlopark.org>
Subject: Re: Housing element

HI, Council

I have looked over the draft housing element (not read it, because it's enormous) and here is what I think: It's great that nobody is trying to jam any more development into District 1. However most of the identified properties are businesses that have indicating no interest in selling to developers. The city has no way to force the property owners to either build housing on those sites or sell them. The only way to improve the housing supply, especially the affordable housing supply, is to use city land. If that means the downtown lots that I like parking in, such is life. Menlo Park needs not to be a rich people ghetto. People who we depend on to work here - like police, firefighters, nurses, EMTs, etc - should be able to live here or else in a disaster the same people would work an endless shift until they became incoherent and useless and that would make it worse for us all. Not to mention that kids who go to school in Menlo Park, even in the Ravenswood District, shouldn't have to live in cars. So please bite the bullet and put housing on the land where you can put it.

Thanks

Nina Wouk

MENLO TOGETHER

June 2, 2022

Dear City Council, Planning Commission, Housing Commission, and Housing Element staff and consultant team,

On behalf of Menlo Together, I am writing to share feedback on our housing element draft. We applaud the commitment to programs that will produce affordable housing, increase density near downtown, and increase tenant protections.

This letter focuses on **Policies and Programs of the Draft Housing Element**. We will submit a separate letter focused on Sites and Site Strategies.

Menlo Together is a group of Menlo Park and Peninsula residents who envision an integrated and diverse, multi-generational, and environmentally sustainable city. We advocate for an accessible and inviting downtown Menlo Park with housing at all affordability levels, and with pedestrian and bike-friendly spaces, developed to be carbon-free. We value equity, sustainability, inclusion, health, and racial and economic justice.

Please find here some suggestions to make the Draft Housing Element Programs more concrete, measurable, and robust. We offer some specific suggestions that demonstrate ways to add specificity and measurability to existing programs and objectives. We also make some proposals to enhance tenant protections relative to what appears in the draft.

We have focused on a few programs we believe are particularly leveraged. Many others are very important and could benefit from more concrete, measurable objectives and milestones as well. For now, please see our comments on the following topics.

Thanks for your hard work, and your consideration of these suggested improvements.

Karen Grove,
on behalf of Menlo Together

Outline:

Tenant Protections (H2.E)

We have already lost far too many residents to evictions and excessive rent increases. We feel strongly that we must expeditiously enact effective anti-displacement and strong tenant protection programs.

Program H2.E	**Anti-Displacement Strategy.** Meet with individuals and organizations in historically segregated neighborhoods to develop an anti-displacement strategy that City Council can adopt after review from the Housing Commission and Planning Commission. This strategy should reflect community engagement and local research and include policies that could: a. Increase housing quality while preventing evictions b. Consider neighborhood tenant preference for affordable housing c. Identify new sources of funding for anti-displacement efforts d. Develop localized anti-displacement programs that could accompany large-scale developments e. Provide deposit assistance, particularly for veterans
	f. Connect tenants to housing supportive programs and ensure that tenants are aware of their rights by posting resources on the City's housing website and other media. g. Inform tenants of opportunities for rental assistance, such as revolving loan funds or external funding sources *Responsibility:* Planning Division; Housing Division; Housing Commission; Planning Commission; City Council; City Attorney *Financing:* General Fund; commercial linkage fees; outside funding *Objectives:* Mitigate displacement in historically segregated areas of the city and provide financial assistance to tenants *Timeframe:* Develop anti-displacement and tenant support programs within three years of Housing Element adoption

Consider adding:

- Enact an ordinance that replicates AB 1482 and goes into effect upon its expiration on Jan. 1, 2030 – Do this within one year of HE adoption
- In partnership with tenants and tenant advocates, develop and enact Just-Cause Eviction and Rent Caps for tenants who are not protected by AB 1482.
- Guarantee ongoing funding for the Menlo Park Housing Assistance Program (grant to Samaritan House to provide flexible and responsive emergency financial assistance to lower income tenants and homeowners)

Innovative ideas:

- Consider the City of Cudahy's policy to require that notices of eviction be filed with the city as a condition of enforceability.
- Consider a similar policy for rent increases that apply to rental homes that are subject to Costa Hawkins limitations on rent regulations. Many of our most impacted tenants live in single family homes, and this would at least provide public accountability of excessive rent increases.

Community process is crucial – however, be prepared to follow through on community recommendations, including rent caps and just cause for eviction.

Return to Outline

BMR Guidelines Comments (H4.A, H4.B, H4.C):

We are pleased that the city is already preparing an RFP to study our commercial impact fee because we cannot afford to delay implementation of program H4.C "Increase Commercial Linkage Fee". We respect the clear time frame of "within one year of Housing Element Adoption" but encourage efforts to complete the update before that deadline.

We have two comments we want to prioritize on the BMR Guidelines Programs (H4.A and H4.B):

1. We encourage you to add a program to modify our BMR Guidelines to limit allowable rents to ensure that those who are "eligible" for the units also "qualify" to rent them (see House Key's definitions, below). For reference, Mountain View sets maximum rents at 30% of the mid-range of each income-category.

2. Please add concrete Objectives and Metrics for these important programs.

   Objectives for BMR Program could include…:
   - BMR units are **affordable** (rent is no more than 30% household income) to at least 50% of households who are **eligible** (in terms of income and family size)
   - Households who are eligible for a BMR unit (based on income and household size) qualify to rent it. That is, their income is sufficient to pay the rent (up to 50% of income may go towards rent for households at the lowest incomes in each category)
   - Number, size, location, and income level of BMR units produced are tracked and reported (and published online) annually during the planning period. Report includes communities served, and target communities not served.
   - BMR tenant experience is documented and reported annually *(as an implementation note, please see the City of Cudahy's inclusionary ordinance (pdf page 38) for an example of their "livability report" requirements, which include:*
     - *number of evictions, number that go to court, number enacted, which units*
     - *rent increases, including when and how much, which units)*

   Metrics for the BMR Program could include…:
   - BMR units are affordable to at least 50% of households who are eligible
   - 100% of households who are eligible for a BMR unit qualify to rent it.
   - Permits issued for _#_ BMR units, including at least _#_ ELI, _#_ VLI, _#_ LI, _#_ MI during the planning period – for a diversity of household sizes.
   - Permits issued for _#_ special needs homes for people with disabilities including developmental disabilities, including people with ELI.
   - (# to be determined, to achieve RHNA targets and to meet community housing needs)

   House Keys Definitions:

#	Term	Definition	Purpose
1	"Affordable"	No more than 1/3rd of the Household's Gross Monthly Income is being spent on the housing payment	Sets a standard that drives all housing policy according to each income limit.
2	Income	Gross Earned Income (before taxes) and any amount included from Assets. Assets can be included up to 10% of all liquid amounts (Excluding certain retirement accounts) above $5,000	All income is Projected for the next 12 months and is meant to determine whether your total household income below the income limit according to each category.
3	Median Income	The Middle Income within a stated area (e.g., County). Area Median Income. 50% of the Incomes above Median and 50% of all Incomes are below it.	Sets the Categories: Acutely Low Income (up to 15%), Extremely Low (up to 30%), Very Low (up to 50%), Low (up to 80%), Moderate (up to 120%)
4	Eligible	Household Size and Total Income are within the Income Categories	Ensures that the local zoning policies serve target households
5	Qualified	Applicant earns enough to successfully make the housing payment (criteria-specific)	Ensures buyers don't foreclose; and tenants don't default.

BMR Guidelines Clarifying Questions:
We are trying to understand how H4.A relates to H4.B. Part of our confusion comes from the terminology used.

Clarifying Questions about H4.A:

We recognize many of the proposed modifications in H4.A from Housing Commission discussions and appreciate seeing those changes listed in Program H4.A. We are unsure of the significance that H4.A is titled "Amend the Inclusionary Housing Regulations" – rather than "Amend the BMR Program Guidelines". In our view, the Inclusionary BMR Housing Regulations are one component of our BMR Program. What distinction are you drawing between the two programs, H4.A and H4.B?

Clarifying Questions about H4.B:

We have questions about the use of the term "workforce" housing, the reference to the Costa Hawkins Act, and the overall intent of this program. Please see our questions below…

1) What provisions do we need to modify to be "consistent with the Costa-Hawkins Act"?

2) What is meant by "workforce rental housing"?
    a. In the Definition of Terms section, "workforce affordable housing" is defined as "Housing that is affordable to the workforce in the community" (We believe all housing is included in this definition)
    b. We are wondering if you intend to differentiate "inclusionary BMR rental housing within market rate developments" from "100% affordable housing"?

3) Is the point of this program to create three separate buckets of funding for:
    a. 100% affordable housing
    b. What the draft refers to as "workforce housing" (but we believe is intended to communicate "inclusionary below market rental units")
    c. Housing for people with disabilities, including developmental disabilities

    If so, is that considered best practice, or does it overly constrain the funds and make it more difficult to use them? We see the value of creating a "savings account" for significant projects, but hope there will be flexibility built in; and that when an important project needs funding that we seek additional sources to augment the available BMR funds.

Return to Outline

Affordable Housing Overlay (H4.D):

This is one of our most important tools, and the objectives, milestones and metrics should reflect that. Please consider these improvements:

- State where it applies, and what are the incentives
- Ensure it's additive to State Density Bonus Law (SDBL) as defined by AB 1763
- Ensure it remains additive to SDBL as SDBL evolves during the planning cycle

Consider adding concrete objectives, such as:

- The AHO applies city-wide (or specify where – south of 101?)
- The AHO provides incentives that go above and beyond the SDBL (rather than an unspecified "alternative" to SDBL as expressed in the current draft)

- The AHO incentivizes non-profit developers to submit proposals to produce 100% affordable housing, including housing that meets special needs, throughout the city, especially south of 101 (or only south of 101).

Milestones:

- Meet with at least two non-profit housing developers to inform the design of the AHO.
- Survey non-profit developers to affirm that a majority would propose projects using the AHO as designed.
- Hold a city council study session in partnership with affordable housing developers and/or HLC as their representative on the proposed AHO – by Sept. 30, 2022
- Hold a city council meeting in which the city council votes to approve the AHO – by HE Adoption, Jan 30, 2023.

Metrics:

- The AHO provides incentives that go above and beyond to the SDBL
- First applications (pre-applications/inquiries…?) for 100% affordable development received - by June 30, 2023
- Permits for 1000 ELI and VLI homes are issued during the planning period, using the AHO

For reference, here is the draft Program:

Program H4.D	**Modify the Affordable Housing Overlay (AHO).** Update the Affordable Housing Overlay (AHO) to provide density bonuses and other incentives for the development of multifamily housing affordable to extremely low-, very low-, low-, and moderate-income households and units that are preferential for people with special needs who will benefit from coordinated on-site services including people with disabilities and developmental disabilities. The AHO is offered as an alternative to the density bonus described in AB 1763. *Responsibility:* Planning Division; Housing Commission *Financing:* General Fund *Objectives:* Incentivize affordable housing development in the city *Timeframe:* Concurrent with Housing Element adoption

And here is an explanation of how we came up with the "1000 permits" metric:

Table 7-7: RHNA Capacity by Typology

	Lower-Income	Moderate Income	Above Moderate Income	Total New Housing Units
6th Cycle RHNA	1,166	496	1,284	2,946
30% Buffer	350	149	385	884
Accessory Dwelling Unit Capacity [RHNA Credit]	51	26	8	85
Pipeline Projects Capacity [RHNA Credit]	364	230	3,050	3,644
Site Capacity Needed	**1,101**	**389**	**0**	**1,490**

- 1101 + 389 = 1490 permits must be issued
- Assume moderate income units are produced from our inclusionary BMR policy.
- AHO should incentivize 1101 permits for lower income homes.
- 1000 is a round number and acknowledges that some low-income units will be produced by our inclusionary BMR policy.

Return to Outline

City-Owned Parking Lots (H4.G)

This is such an important strategy, we would like it more clearly articulated, with defined Objectives and Milestones and Timeframes. For example, when the County launched a project to affordable housing on land they own in North Fair Oaks, they followed this process:

TENTATIVE TIMELINE:

Present short and long term planning process to NFOCC	Aug 2015
RFP process to select Master Planner	Sept - Dec 2015
Robust community outreach for visioning, as well as prioritization of uses and program elements	Jan - June 2016
Finalize program elements & site use plan	June 2016
RFP process to select Developer / Developer Team	July - Nov 2016
Predevelopment phase (local financing, planning, permits, entitlements, architectural drawings, engineering, etc.)	2017 - 2018
Potential start of construction	2019 - 2020
Potential occupancy	2022 - 2023
Potential Phase 2	2018 - 2024

Return to Outline

Identifying SB 10 Sites (H4.O)

We support diversifying the types of housing available throughout Menlo Park, and support implementation of an SB-10 overlay to allow production of up to 10 housing units on parcels throughout the city, especially in transit-rich areas.

Timeline: Since this strategy is likely to increase the number and diversity of housing in the city slowly, we agree with setting the timeline for completion for five years from Housing Element adoption so that more pressing programs - for example those that prevent displacement - can proceed more quickly.

Return to Outline

Conclusion

Thank you for taking the time to read our comments and feedback. We see the Housing Element as a once-in-an-8-year chance to craft the vision for our community. We commend the city for working hard on providing more housing opportunities for our residents and local workers. Given the high need for housing in Menlo Park, we hope the city can take steps to strengthen the programs and sites in the document, and then take bold steps to implement the element once it is adopted, so that we can keep our city thriving, growing, and housed.

Sincerely,
The Menlo Together Team
info@menlotogether.org

From: Ann Diederich [mailto:anndiederich@gmail.com]
Sent: Sunday, June 5, 2022 8:38 PM
To: _CCIN <city.council@menlopark.org>
Subject: Thoughts for housing element review

Dear City Council,

I have lived in Menlo Park for 23 years. For at least the first decade, I did not understand how the history of restrictive covenants on the West side of town and redlining on the East resulted in our current status quo. Now that I do, I'd like to see us make decisions that reduce harmful legacies of those past polices. Without new housing that is scaled for affordability as well as thoughtful integration of below market rate housing, we will further perpetuate the legacy of past segregation and create an unhealthy island of only the very wealthiest, depriving us of much needed service providers such as local teachers who make our community to much richer in the ways that count the most. We should also be strategic about placing this housing on viable walking and biking routes designed with safety in mind to reduce the need for short distance, cross town car rides, such as trips back and forth to schools or the market.

Even though it's steps from my door and will certainly result in more traffic on my street, I think the plan to redevelop SRI, putting more housing in close proximity to the train is wise and I support it. I do think it is critical when approving the plan that you negotiate inclusion of the most pressing amenities to enrich the Burgess Park area and make sure to preserve the tree canopy.

Thank you for your efforts to plan intelligently for California's future,
Ann Diederich

From: Jen Coler [mailto:jenicoler@gmail.com]
Sent: Sunday, June 5, 2022 7:15 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing element review tomorrow

Dear City Council,

I'm a local nurse, married to a Stanford administrator. We've been renting homes in Menlo Park for about 20 years. Our sons grew up in the MPCSD. One son was in the Spanish Immersion program from K-8th grade, and he will be at MA highschool in the Fall. Our other son is a rising senior that plays both soccer and football at MA. Both boys played on local club soccer teams in the area. We have volunteered in the classroom, driven soccer carpools, and shared fresh eggs and baked goods with our neighbors. I know our neighbors appreciate us, even though we rent our house.

We feel fortunate to live here, and we know we are lucky to have a home near our places of employment. There are a lot of people who work nearby in jobs similar to ours who have to commute from far away.

Recently a Menlo Balance canvasser came to our door and asked if we'd sign a petition to prevent apartments from being built nearby.

I did not sign their petition. I told them that we had apartments near our neighborhood already and it wasn't a big deal. I told them that we need more housing–that it sucks to worry about whether or not the home you've been renting will be sold in the middle of the school year, leaving you and your family scrambling to find

something else so your kids can stay with their teachers and friends. I also mentioned having apartments near us has only increased the amount of people walking their dogs in our neighborhood, and that is a good thing. They seemed surprised.

I know tomorrow night you'll be reviewing the housing element. Please do your best to zone for more housing, not just on busy streets, not just on El Camino or over by the Bay, but also in family neighborhoods like ours.

Thank you.

Jen Coler and Marc Franklin

From: johnrdonald@mac.com [mailto:johnrdonald@mac.com]
Sent: Sunday, June 5, 2022 11:23 AM
To: _CCIN <city.council@menlopark.org>
Subject: Housing element feedback

Dear City Council members:

Menlo Park needs more housing for residents with lower income levels, including rental property. We cannot have a diverse, thriving city with a stagnant, aging population. We cannot have a revitalized downtown if service industry workers cannot afford to live nearby. Practically every neighborhood in Menlo Park can add housing. Please meet this challenge with vision and determination.

John Donald
Concord Dr.

From: Lesley Feldman [mailto:lesley.e.feldman@gmail.com]
Sent: Sunday, June 5, 2022 6:10 PM
To: _CCIN <city.council@menlopark.org>
Subject: I support a realistic plan for equitable housing in Menlo Park

To Menlo Park City Council members,

My name is Lesley Feldman, I am a resident of the Flood Triangle neighborhood. I am writing in advance of the June 6 study session on the Housing Element to express my support for a realistic plan for equitable housing in Menlo Park. Housing is an important issue to me. Increased housing (including affordable housing) in Menlo Park will benefit not only the individuals and families who will reside in that housing, but everyone in our community.

More housing downtown will add to the vibrancy of our downtown and help support local businesses. It will make our city more environmentally sustainable by having more housing near transit

More housing on publicly owned land like downtown parking lots or on top of buildings like the downtown library, Little House/Rosener House senior centers, or City Council chambers will help facilitate the development of affordable housing, which we desperately need.

Finally, we need more housing throughout all neighborhoods of our city, particularly in neighborhoods that have not experienced housing development in recent years. For example, I strongly urge you to

do everything you can to help facilitate the development of at least one site near highway 280 (such as the Sharon Park Shopping Center).

Thank you for your attention, and I look forward to hearing your discussion on the 6th.

Lesley Feldman
lesley.e.feldman@gmail.com
201-953-0034

From: Margarita Mendez [mailto:mlmendez@me.com]
Sent: Sunday, June 5, 2022 8:34 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing Element

Dear Council members:

I have been a resident of Lorelei Manor in Menlo Park since 2004. My husband and I raised our two boys in this community. I am a public school teacher and my husband is self employed. We are active in our neighborhood community, we were active in our boys schools and served on different community boards. Our sons are 23 and 20 years old.

We are writing in support of affordable housing in Menlo Park. We were very lucky to be able to purchase our home in 2004 and in today's market like many families we would be priced out of our current home. We see homes in our neighborhood SOLD at 3 or 4 times the price we paid back in 2004. Menlo Park is completely unaffordable for working families. Thinking of my boys and other young adults who once lived in Lorelei Manor I know that if today's market continues they will never be able to live and raise a family in Menlo Park.

Six weeks ago I participated in Menlo Together bike tour of the housing element sites. I was so impressed with the group and the advocacy they are doing to create a more inclusive Menlo Park community. Menlo Park needs to change, it does not need protection, like my neighbors in Suburban Park have stated in their proposal to keep Flood School from building affordable housing. We need more, not less dense housing that is affordable to ALL different income levels. We need to support building higher density housing along El Camino, near

downtown, near 280 and also in Flood Park. We can not relegate the responsibility of meeting housing element needs to east of 101. That is wrong. We need to look at ways to make our streets safer for everyone so that more residents brave the streets on bicycles, like I do to my school , 10 miles away in Palo Alto, we need housing near commercial centers so residents walk and ride public transportation. There is so much work to do in our little city. Please be BRAVE and support the Housing Element and support higher density affordable housing in our community. Menlo Park can do HARD things, we CAN do better, we SHOULD do better.

Thank you,

Margarita Mendez & JP Garcia

From: Mike Wright [mailto:mikewright1010@gmail.com]
Sent: Sunday, June 5, 2022 9:17 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing at Flood School

I'm in favor of housing at Flood School. My wife was a great teacher at Mid Peninsula High School for 20 years while we lived here in the Flood Park Triangle area. She used to tell people that I worked (in a good-paying job) to support her teaching habit. That was so true, because she could not have afforded on her own to live and teach here. The idea of affordable housing on a school site makes good sense.

Mike Wright

From: Morgan G. Ames [mailto:morganya@gmail.com]
Sent: Sunday, June 5, 2022 9:37 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing Element: in support of high-density housing!

Dear City Council,

My husband and I have loved living in Menlo Park since purchasing our home in 2009, and before that we were renters on the peninsula since the early 2000s. Our two kids are learning Spanish in the wonderful MPCSD schools. I am a professor and I have many colleagues who rent in the area, and two of my daughter's best friends' families are renters in the Willows neighborhood. We both know very well what it is like not only purchasing a house, but renting too - we were renters in the area ourselves for over a decade before we purchased.

Recently two different Menlo Balance canvassers came to our door and asked if we'd sign a petition to prevent apartments from being built nearby. My husband fielded the first, and I fielded the second. We both refused to sign, and I said that I am firmly in support of more housing. When the canvasser asked, "but in YOUR neighborhood?" I said yes, absolutely! Teachers, delivery people, janitors, and workers of all sorts deserve to be able to live near their jobs if they want to.

I have had so many colleagues forced to move in the middle of their school year, uprooting their children from their schools and friends and creating chaos in their lives and for their own students. I moreover have many colleagues who are unable to afford living near the universities where they work. Like primary school teachers,

many college professors, especially in the humanities and social sciences, do not make a lot of money -- but we also deserve to be able to live near our jobs. I have many Stanford colleagues who rent two-bedroom apartments as families of four because it is all they can afford, and other colleagues who commute from Aptos or farther.

During the pandemic, I noticed that the congestion along Willow Road did not ease, because so many Stanford hospital essential workers also cannot afford to live near their jobs. I have done research with families in Richmond, California who commute to food and cleaning jobs in Silicon Valley tech firms. A few years ago I got a Stanford alumni magazine that profiled a Stanford janitor who commuted *two hours each way* to Stanford from the Central Valley. The magazine extolled his dedication; I saw an abject failure to ease the burden such long commutes have on so many around and beyond the Bay Area, as well as the huge environmental toll of that much driving.

For all of these reasons and more, I am strongly supportive of a dramatic increase in high-density housing in a variety of unit sizes, for a variety of income levels. Building high-density housing near transportation corridors will *ease* commute traffic, not worsen it, because people can live close to their jobs. High-density housing is moreover far more water-efficient per person than single-family houses with water-thirsty landscaping.

Moreover, we cannot only build studio apartments for single workers - if they choose to start a family, they will have to make the difficult choice to either squeeze their families into a unit that is much too small for their needs or move farther away.

I am strongly in favor of a few points in particular.

First, I was appalled to see the plans to build *so little housing* at the SRI/USGS site. While I understand that retail spaces make cities more money, we just put a massive amount of retail square footage along El Camino Real. What we need is more housing. This site is one of the few actually viable sites identified in the housing element draft, and we need to make the most of this historic opportunity to create a *lot* of high-density housing. We should build *higher* and *denser*, focusing on creating walkable and transit-friendly communities over providing parking.

Second, I am also in strong support of housing at the former Flood School site, as well as in the Sharon Heights shopping center. While not as close to mass transit, these are close to major freeways, and I support the development of good transit options and dedicated bike lanes to these sites.

Third, I am in strong support of building affordable housing on city-owned land, including downtown parking lots and above city buildings. This would allow nonprofit housing developers to build homes for some of our most housing-insecure residents.

Finally, we must also work to prevent the displacement of our neighbors who rent. I am strongly in support of laws prohibiting unfair evictions and excessive rent increases and also want to prevent discrimination and harassment with strong enforcement mechanisms for existing laws. While I think that nearly anybody who wants to buy should be able to afford to, those who do choose to rent should also be protected.

I thank the City Council for the hard, but crucial, work they do to balance the many diverse needs and desires of city residents. I encourage you to consider not just present-day residents, but the generations to come. This housing element update is a crucial opportunity to not try to freeze Menlo Park in 1960's amber but to bring it firmly into the 21st century. We should be adding density *everywhere we can* - yes, even in my backyard!

Thank you for your time,
Morgan Ames

resident of the Willows

From: Adina Levin [mailto:alevin@alevin.com]
Sent: Monday, June 6, 2022 10:56 AM
To: _CCIN <city.council@menlopark.org>
Subject: Housing Element and transportation

Honorable City Council Members,

Thank you for considering the Housing Element which is an important process for our city to plan for much-needed housing for people of all income levels.

Following are several comments specifically related to the transportation policies and programs, supporting and refining these good proposed programs.

Program H6.F "Transit Incentives. Integrate transit demand management strategies for all residential development, particularly in areas further away from transit to increase access to transit and reduce vehicle trips and parking demand."

This is important in all parts of the city - also and especially in transit-rich and service-rich areas where incentives can greatly reduce the amount of driving and traffic. Cities around the region have updated policies that plan for and provide incentives for a much lower rate of driving - take a look at cities such as Redwood City, Mountain View, San Jose, Berkeley and others.

Program H6.G Neighborhood Connectivity. Invest in neighborhood connectivity, walkability, and access to services, healthy food, and recreation, particularly in low-resource neighborhoods north of US-101, to improve access and reduce the division of the urban form produced by the highway. Coordinate and prioritize activities with consideration of the City's capital improvement projects list.

This is an excellent policy and is likely to synergistic with the Environmental Justice Element that is coming forward.

Program H4M - Update Parking Requirements and Design Standards. Review and modify parking requirements and design standards to provide greater flexibility in site planning for multifamily residential housing, including establishing a parking or alternative transportation in-lieu fee. Parking amendments could involve reducing parking minimums, expanding parking maximums, eliminating parking requirements for affordable housing projects, expanding shared parking, exploring district parking, and exploring other parking recommendations provided by ABAG-MTC.

Research shows that this is an important policy that can provide more space to house people, and reduce the amount of driving and traffic. In particular it is helpful to have in-lieu fees that can be used to support non-driving transportation; and to implement district and shared parking strategies that allow land to be used more efficiently and free more space for much needed homes.

Thank you for your consideration,
- Adina
Adina Levin
Menlo Park Resident

MidPen HOUSING

June 6, 2022

Dear Members of the Menlo Park City Council, City Commissions, and Staff --

Thank you for your continued progress in the preparation of the 2023-2031 Housing Element Update. We applaud the effort to incorporate extensive community input and to examine a comprehensive approach to encourage the development of the nearly 3,000 mandated units for the City of Menlo Park through its Housing Element

As a 100% affordable non-profit housing organization with five communities either under construction or completed in Menlo Park, MidPen Housing is deeply committed to partnering with the City to implement strategies that can support expansion of housing opportunities for those in need. We believe many of the concepts described in the plan could help achieve progress, but require additional detail and timely implementation to ensure success. With that in mind, MidPen is providing the following comments and questions on the May 11th draft of the City's Housing Element for 2023-2031.

- **Affordable Housing Overlay Zone (AHO):** Under Program H4.D, please provide clarification on how the Affordable Housing Overlay Zone is to be defined and what incentives it will provide in comparison to the incentives in the 2015-2023 Housing Element codified under Government Code Chapter 16.98. MidPen's recommendation is that the City make the AHO zone as expansive as possible to cover the 73 recommended sites and that the incentives to be included provide concrete benefits for affordable housing developments above what is available under State Density Bonus Laws.

- **Ministerial Review of 100% Affordable Housing:** MidPen is supportive of applying ministerial review to 100% Affordable projects per policy H4.E but requests that the City shorten the currently proposed program timeframe of three years from Housing Element adoption. We recommend the City examine opportunities to streamline so the benefits of this policy become available before the City is nearly halfway through the new Housing Element cycle.

- **CEQA Requirements and Transportation Analysis:** The City should review Transportation Impact Analysis (TIA) Guidelines to ensure consistency with CEQA. The City's current TIA guidelines require preparation of Level of Service (LOS) analysis for affordable projects, even when it is not required under CEQA, which only requires a VMT (Vehicle Miles Traveled) analysis and assumes no significant impact for affordable developments. We also recommend that the City analyze which of its 73 proposed sites are currently within what they have categorized as a low VMT area.

- **Height limits** – We recommend the AHO zone include height limits that provide at least as much flexibility allowed under the State Density Bonus programs

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- **Density** – The draft Housing Element proposes a 100 dwelling units per acre density allowance for 100% Affordable projects. We ask the City consider a limit of up to 150 units per acre for housing for affordable developments below 2 acres and/or for senior and supportive housing projects, which can be feasible at higher densities due to lower parking needs and smaller unit sizes.

- **Parking** – We appreciate the efforts to revise parking standards per Policies H4.D and H4.M, and recommend the City adopt parking requirements that offer at least as much flexibility as the State Density Bonus Law. In particular, we suggest that a maximum parking ratio for any 100% affordable project of .5 spaces per unit if it is either a) serving permanent supportive housing population b) serving seniors, or b) located within ½ mile from a major transit stop. We also hope these strategies can be implemented well before the two years described in the Report.

- **Fee Waivers and Exemptions** – In support of Housing Element Policies H1.4 and H4.8, we request that the City develop a more standardized and simplified rule around fee waivers. Fee waivers are a critical component of ensuring feasibility of an affordable development, and it is important for non-profit developers to understand early in the process how fee waivers or reductions will be calculated and applied.

- **Inclusionary Housing –** We applaud the Draft Element's proposed amendments of the Inclusionary Housing requirements per Policy H4.A to further incentive affordable housing. In considering future development of mixed-income communities on larger sites such as the SRI or USGS sites, MidPen recommends Staff engage with both affordable and market-rate developers to help devise policies that can best support achievement of different types of housing on realistic time frames.

- **Public Land** – Due to the incredibly high cost of land, the inclusion of downtown parking lots in the Housing Element is a key ingredient to supporting future affordable units. We ask the City to maintain a strong focus on public sites for affordable housing and develop a strategy and work plan towards preparing Request for Qualifications for any viable public sites to solicit developer interest through a public process.

Thank you for your review of these comments. Please don't hesitate to reach out if you have any questions.

Sincerely

Andrew Bielak
Associate Director of Development
abielak@midpen-housing.org

From: Angela Evans [mailto:angelajsherry@yahoo.com]
Sent: Sunday, June 5, 2022 11:22 PM
To: _CCIN <city.council@menlopark.org>
Subject: Please support high density housing throughout MP

Dear Council,
As you discuss the Housing Element tomorrow, please prioritize increased zoning for high density housing throughout our city and not just in the Belle Haven and Bay Front communities.

I support high density housing (including more affordable housing) in all districts of our city so that people who work here can also afford to live here. This is especially important for teachers within MPCSD, Las Lomitas, and the Ravenswood School District. To attract and retain strong teachers, we need to reduce teacher commutes.

The same holds true if we wish for an increasingly vibrant downtown; small businesses struggle to find people who can afford to work here if commutes are prohibitively long.

Though I am an EQC Commissioner, I'm writing here as a private resident and single family homeowner who welcomes more diversity and inclusion in Menlo Park. More housing near jobs and transit also means reduced vehicle miles traveled, helping our city meet the transportation goals in its CAP.

I support the Ravenswood affordable housing project at Flood Park and have been disappointed to see so many community members eager to sign petitions that would block this project as designed and create arduous processes for affordable housing zoning going forward.

Thank you. Sincerely, Angela Evans

From: Carrol Cleveland [mailto:carrolcleveland@gmail.com]
Sent: Monday, June 6, 2022 3:56 PM
To: _CCIN <city.council@menlopark.org>
Subject: In support of Menlo Housing Element

I was born and raised in District 5. I lived here until I was 25 and moved back 12 years ago. Residents of District 5 have a long history of fighting against both higher density and affordable housing. It was argued that it would ruin the "small town" feeling, the "character" of our population, and adversely affect real estate prices. The result has been a lack of social, racial, and economic diversity. For decades, Menlo Park has pushed higher density and affordable housing across the freeway. The injustices of this are self-evident. It is time for us to actively move away from social, racial, and economic segregation.
My husband and I strongly support higher density and affordable housing in Districts 3, 4, and 5. This housing must include viable walking and biking paths, as well as, easy access to public transportation. I agree with those that are saying that we need to be brave and support the Housing Element. It is imperative that we do better and right the wrongs of our past. Carrol and Bob Cleveland, Santa Rita Ave.

BOHANNON

David D. Bohannon Organization
Sixty 31st Avenue
San Mateo, CA 94403-3404

T 650.345.8222
F 650.573.5457
W ddbo.com

June 6, 2022

VIA ELECTRONIC MAIL

Mayor Betsy Nash
And Members of the City Council
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Draft Housing Element

Dear Mayor Nash and Members of the City Council:

We are writing on behalf of the David D. Bohannon Organization ("DDBO"), whose entities own multiple properties in Menlo Park, CA (the "City"). We have been following the City's Housing Element process and provided the attached letter to Planning staff on May 16, 2022 for the Housing Commission and Planning Commission's consideration at their Joint Session. We wanted to reiterate the following points for your discussion this evening.

The City has identified three of our properties for "horizontal mixed use" where housing would be developed on vacant portions of the site or atop existing surface level parking. (Chapter 7—Site Inventory and Analysis, p. 7-25.) The City also proposes a **30 dwelling unit per acre** ("du/ac") density for the sites. We can emphatically confirm that DDBO never would consider "horizontal mixed use" development on our well-performing office sites. We would, however, consider the complete redevelopment of these sites if the City created residential or mixed-use densities that make financial sense, such as **150-200 units to the acre**.

As we have stated before and as a long-term partner of the City, we would like to be part of the solution, but the City is woefully underestimating the density needed to make residential development be financially feasible. We urge the City Council to be bold and create real housing opportunities during this unprecedented housing crisis.

Sincerely,

David Bohannon
President

cc: Justin Murphy, City Manager
Deanna Chow, Assistant Community Development Director

BOHANNON

David D. Bohannon Organization
Sixty 31st Avenue
San Mateo, CA 94403-3404

T 650.345.8222
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W ddbo.com

May 16, 2022

VIA ELECTRONIC MAIL

Tom Smith, Acting Principal Planner
Community Development Department
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Draft Housing Element

Dear Mr. Smith:

We are writing on behalf of the David D. Bohannon Organization ("DDBO"), whose entities own multiple properties in Menlo Park, CA (the "City"). We have been following the City's Housing Element process and we have appreciated our dialogue with City staff with respect to our properties' inclusion in the list of Potential Housing Opportunity Sites for the City's Housing Element 2023-2031. We have reviewed the Draft Housing Element ("Draft") that was released for public review last week and we continue to have concerns about how the City is approaching density for the next Regional Housing Needs Assessment ("RHNA") cycle.

DDBO entities own 1000 Marsh Road, 3885 Bohannon Drive, and 4065 Campbell Avenue (collectively, the "Properties"), which are listed in the Site Inventory attached to the Draft. (Sites 65, 66, and 73 on the Marsh and US-101 map, respectively). Page 7-2 of Chapter 7—Site Inventory and Analysis states that the Site Inventory is "developed in order to identify and analyze sites that are available and suitable for residential development. This serves to determine Menlo Park's capacity to accommodate residential development that serves the city's RHNA. These sites are suitable for residential development if they have appropriate zoning and are available for residential use during the planning period."

According to the Draft, the City has identified the Properties for "horizontal mixed use" where housing would be developed on vacant portions of the site or atop existing surface level parking. (Chapter 7—Site Inventory and Analysis, p. 7-25.) However, the City then proposes a **30 dwelling unit per acre** ("du/ac") density for the Properties (and across the entire City). Unfortunately, the assumption that housing could be developed in office parking lots at 30 du/ac is neither realistic nor feasible. The only way DDBO would consider redeveloping our well-performing office buildings would be if the City created residential density incentives that make financial sense and are economically viable, such as the Residential Mixed Use zoning created for the ConnectMenlo General Plan. At this current density level (even with State Density

Bonus Law), the City simply will not meet its goal, stated above, of identifying site that are suitable for residential development, with appropriate zoning, and available for residential use during the next RHNA cycle.

There is no doubt that the west side of Menlo Park has not done its fair share to provide housing and to help the City's RHNA obligations. And we would like to be part of the solution, but the City is woefully underestimating the density needed to make residential development be financially feasible. We urge the City to be bold and create real housing opportunities during this unprecedented housing crisis.

Sincerely,

David Bohannon
President

cc: Justin Murphy, City Manager
Deanna Chow, Assistant Community Development Director
Members of the Planning Commission

From: Hannah Gilbert [mailto:hrgilbert7@gmail.com]
Sent: Monday, June 6, 2022 10:51 AM
To: _CCIN <city.council@menlopark.org>
Subject: Housing Element Update

Dear City Council,

We are relatively new to Menlo Park, having lived here for just under a year. We and our three children love where we live, and we know we're very lucky to be able to afford to rent here, especially with young children. Still, we find ourselves constantly wondering: How long are we going to stay here? So many of our friends—families with young children—have already left because housing is simply so unaffordable. Is it only a matter of time before we leave, too?

For this reason, we're excited about Menlo Park's Housing Element Update, and would like to express our support for the initiative, especially for high-density housing with a variety of unit sizes—and especially units for growing families. We're looking forward to seeing more housing at the SRI and USGS sites, especially because residents would be able to enjoy such a walkable neighborhood.

Thank you for the work that has been done thus far. We are very hopeful that the city of Menlo Park will continue to take more concrete steps to become more diverse, multi-generational, affordable, and environmentally sustainable.

Sincerely,

Hannah and Connor Gilbert
Central Menlo

From: Katherine Dumont [mailto:khdumont@gmail.com]
Sent: Monday, June 6, 2022 5:17 PM
To: _CCIN <city.council@menlopark.org>
Subject: June 6 20222 - Agenda Item C1

Dear councilmembers,

While many of us have benefited from the jobs created by tech over the past few decades, only a very few have benefited from the housing policies that created housing for venture capitalists and other Silicon Valley multi-millionaires.

We urgently need a robust Housing Element that enables expedient, concrete action toward reversing the discriminatory policies and practices that created the current housing crisis which now threatens our physical environment as well as our social and economic growth and sustainability.

Everyone complains about traffic, but most of the traffic is leading into and out of Menlo Park, because the severe housing/jobs imbalance forces the vast majority of people (96%) to commute from far and wide, mostly by car. This is creating a devastating impact on our environment. We must take measures to reduce our carbon footprint.

-
-
- I support housing creation close to transit and services.
-

- I support reducing parking minimums, especially for projects close to transit and services, incentivizing people to walk, ride bikes, or take transit.
- I support greater housing density (>30 du/ac), especially near transit, so that more affordable housing can be built in these areas. I support increasing the allowable building height to incentivize housing development.
- I support the use of city-owned land for affordable housing, whether in parking lots or on top of existing city-owned structures.
- I support safer streets and spaces for bikes and pedestrians as a means of increasing environmental sustainability.

To those residents concerned about parking and traffic issues related to housing density, my experience from living between two *substantial* Stanford University housing projects is that, at the end of the day, the traffic on California Avenue and Stanford Avenue *did not get noticeably worse*.

For Menlo Park to remain a vibrant, desirable place to live, we need stable businesses and services, and we need *workers* for those businesses and services. To that end, we need housing options for a wide range of incomes and abilities.

As a renter and a senior, I need to voice my support for housing options at all income levels and needs, including those who want to 'age in place.' With renters making up 42% of Menlo Park residents, we need protections in place that prevent displacement. Renters move because they *have to*, not because they *want to!* Homeowners' costs generally go down over time, while renter's costs continue to rise with no end in sight. Creating policies and programs that support rental housing security and stability for our Menlo Park neighbors, regardless of income or ability, will enhance the safety and security of *every resident*.

- I support policies that prohibit unfair evictions and excessive rent increases (indexed to inflation).
- I support the preservation of "naturally affordable housing." My husband and I were able to rent an 'older home' for over 20 years! That kind of stability creates and sustains *community*.
- I support stable, affordable housing for families, because today's children need a stable environment to grow to their full potential and become responsible adults.

Thank you for your time and attention.

Best regards,
Katherine Dumont
Linfield Oaks

From: Misha Silin <mdsilin@gmail.com>
Sent: Wednesday, June 8, 2022 9:33 AM
To: _CCIN; _Planning Commission
Subject: Parking Minimums

Hello City Council and Planning Commission

Since parking minimums are being discussed as part of our housing element update, I wanted to share this recent article regarding Minneapolis. They were able to increase housing production and lower costs by removing parking minimums. Given our city's climate goals and our desire to produce more affordable housing, I think this would be a great concept to implement in our city as well.

https://reason.com/2022/05/11/eliminating-single-family-zoning-isnt-the-reason-minneapolis-is-a-yimby-success-story/

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Misha Silin
M: (925) 323-7727

June 8, 2022

BY EMAIL

Ms. Deanna Chow
Mr. Tom Smith
Mr. Calvin Chan
Planning Division
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Public Comment on the City of Menlo Park's Draft 2023-2031 Housing Element

Dear Ms. Chow, Mr. Smith, and Mr. Chan:

This letter is to provide a comment on behalf of St. Bede's Episcopal Church and Trinity School on the City of Menlo Park's Draft 2023-2031 Housing Element.

To begin, thank you for meeting with St. Bede's Church and Trinity School representatives on April 25, 2022. I appreciate the time you gave them to orient you to 2650 Sand Hill Road ("Property"), where St. Bede's Episcopal Church and Trinity School are located. At that meeting, our representatives were able to share the sixty-year history and mission of St. Bede's and Trinity School and discussed Trinity School's plans for upcoming campus and facilities improvements. Since that meeting, the governing bodies of both St. Bede's and Trinity School have further discussed our plans, as well as the City's draft Housing Element.

We appreciate that, following our meeting on April 25, staff recommended in its report for the June 6, 2022, City Council hearing that the Council remove the Property from the site inventory in the draft Housing Element. The Property currently is listed as Site #40(C). We concur with staff's recommendation and respectfully request that the City remove the Property from the site inventory.

Although we understand that the City Council voted at its June 6 hearing to retain the Property in the site inventory, the Council also appropriately was informed by its consultants at the hearing that, where there is "information in the record that the current ownership is not interested in housing, we have to be very cautious and conservative and reflect that in that chart that shows the probability of development within the planning period, where those adjustments can be made, including all the way down to 0 in some cases."

For the reasons laid out below, if the Property is included in the Housing Element site inventory, we respectfully submit that this would be just the situation where the site inventory should assume a realistic capacity on the Property of 0 units.

Multiple church and community functions occur during the week and on weekends on our property involving church staff, parishioners, and visitors. St. Bede's provides space for AA and NA meetings, dance groups and music instructors weekly. We also hold church small group meetings, memorials, choir rehearsals and other events focused on worship and community outreach in addition to our Sunday services. As discussed at our previous meeting, one of the primary uses of the Property (Monday through Friday) is the operation of Trinity School's Kindergarten through Fifth grade academic campus.

In combination with church-sponsored functions, Trinity School operations require full weekday use of the parking lot for faculty, staff, and visitors to the school. As the enclosed Google satellite image shows, the Property has a small parking area. As you might expect, the school parking area is filled with parked cars each school day. The church parking area is used for other weekday functions and also doubles as a student drop-off and pick-up location in order to keep waiting cars off adjacent Monte Rosa Drive.

Over the course of the past year, Trinity School began to plan and fundraise for a new capital improvement campaign. Over the years, funds raised by their community have facilitated over $3 million in campus improvements, and we expect the future improvements will also necessitate significant capital investment. The Board of Trustees for Trinity School has taken steps to develop a plan to replace and modernize an existing two-story classroom building, as well as to improve, across the entire campus, sustainability, and safety and security features.

As discussed on April 25th, Trinity School has no plans to include housing units in the capital improvement project for the school. St. Bede's affirms our intention to support Trinity School's plans to continue making full use of the campus, and we therefore can confirm that St. Bede's also has no current plans to develop housing on the Property. For these reasons, it would not be realistic to assume any residential development on the site during the sixth cycle of the Housing Element.

We want to reinforce that our parishioners, and Trinity School's parents and students, care deeply about issues of social justice and work to solve complex problems in our community in ways that align with the mission of the church and school. St. Bede's continually seeks to find ways to contribute to the good of the world through the way we live. This year, in collaboration with Trinity School, together we donated over 100 items of clothing, bedding, and small appliances and over 500 toys and books for Afghan refugee families. We collected over 1,000 food items o support the Ecumenical Hunger Program in East Palo Alto and have a history of providing meals and tangible goods to Life Moves Family shelters in San Mateo County.

Our Episcopal tradition means that we value inclusiveness and service to our communities in all that we do, both at St. Bede's and Trinity School. Our efforts to support local organizations addressing homelessness and the school's history of providing financial aid to generations of

students are a reflection of our strong desire for inclusivity, equity, and diversity in Menlo Park and in our school community.

Thank you for taking the time to learn more about us, and for all you do to provide for Menlo Park residents.

Sincerely,

Sue Sartor
St. Bede's Vestry Senior Warden

Enclosure

CC:
Reverend Dan Spors, Rector, St. Bede's Church
Laura Gable, St. Bede's Junior Warden
Julie Backlund, St. Bede's Treasurer and Chair of Finance Committee
Matt Allio, Head of School, Trinity School
Michelle Swenson, Chair, Board of Trustees, Trinity School
Tiffany Griego, Trinity School Trustee
Jon Poe, Trinity School Trustee

Enclosure: Google Map Satellite image of 2650 Sand Hill Road with boundaries, primary parking areas, and memorial garden marked.

To the 21 Elements team and all San Mateo County jurisdictions,

The Equity Advisory Group exists to help San Mateo County jurisdictions implement policies that promote fair housing choice and access to opportunity for members of historically marginalized groups. We are a group of service providers and housing activists, convened to inform equitable policy making in housing elements. Thank you to the 21 Elements team for promoting the EAG, and thank you to the city staff that are giving us this opportunity to share our perspectives.

With this letter, the EAG proposes specific policies San Mateo County jurisdictions can implement to promote equity through their housing elements. These policies were selected by EAG members because of their proven track record for promoting equity goals, primarily the production of affordable homes and protection of renters. As service providers and advocates, we take a broad approach to housing equity. To us, equity means that everyone in a community, regardless of background, has access to safe, stable, affordable housing.

However, housing equity does not stop at a jurisdiction's borders. True equity means that no one is excluded from a community because of lack of access to housing. "Lack of access" can come in many forms, whether that be physical inaccessibility, language barriers, distance from community resources, or prohibitive cost. In order to ensure that no one is excluded from a community, jurisdictions must affirmatively promote fair housing for all by regularly changing regulations to facilitate a wider range of housing types.

In practice, equity can be controversial, because increasing equity sometimes requires changes to status quo policies. We see this process as an opportunity for jurisdictions to commit to implementing new policies with the support of the state of California behind you.

Policy Recommendations

Guidance from HCD on how to affirmatively further fair housing states that jurisdictions must promote fair housing choice and access to opportunity in their goals, policies, and programs. HCD defines fair housing choice as encompassing:

- **Actual choice**, meaning the existence of realistic housing options
- **Protected choice**, meaning housing that can be accessed without discrimination; and
- **Enabled choice**, meaning realistic access to sufficient information regarding options so that any choice is informed.

Jurisdictions cannot meet the requirement to promote fair housing choice and access to opportunity without first completing a thorough and meaningful assessment of the housing needs of residents, including factors which may limit fair housing choice as well as both governmental and non-governmental constraints to housing production. Jurisdictions should complete all relevant analyses before formulating their policies and programs. As such, appropriate policies and programs for each jurisdiction will vary based on the needs of your specific community.

Below are a list of general policies which the EAG would recommend as a minimum to Affirmatively Furthering Fair Housing in your jurisdiction. Programs to implement these policies, as defined by HCD, must include concrete steps, timelines, and measurable outcomes.

Policy	Description	How does it AFFH?
Just cause eviction, relocation benefits, and first right of return	Tenant protections beyond state law. (Ex: Oakland Just Cause for Eviction Ordinance; Redwood City Relocation Assistance Program, LAHD Rent Stabilization Ordinance)	Implemented in tandem, this set of policies can protect lower-income tenants living in NOAH who are evicted through no fault of their own, providing them the resources to relocate or the option to first right of return.
Prioritize city affordable housing funds, city-owned land, and land dedicated to affordable housing for projects which include more units at deeper levels of affordability or for special needs populations at greatest risk of homelessness or displacement.	Scoring guidelines for RFPs for these city resources should give greater preference for projects which include more units at deeper levels of affordability or target special needs populations.	In 2021, the SMC HSA Center on Homelessness reported that 96% of Homeless Outreach and Shelter Clients were extremely low income. Jurisdictions cannot begin to address the needs of the unhoused and other at-risk populations without addressing the lack of deeply affordable housing.
Expand local funding sources for development of affordable housing	Can include policies such as commercial linkage fees, vacancy taxes, transfer tax, etc. (Ex: San Jose Measure E)	Most affordable housing projects require a source of gap funding in order to be financially feasible, especially if they are targeting deeper levels of affordability. Local investment in these projects can also make them more competitive for state and federal funding.
Rent stabilization	Tenant protections beyond state law. (Ex: Oakland Rent Adjustment Program, LAHD Rent Stabilization Ordinance)	Stagnant wages for the lowest income residents have not kept pace with rising housing costs, becoming one of the largest contributors to our current housing crisis. Local rent control with greater protections beyond state law will help to keep more lower income renters stably housed.
Fee exemptions for 100% affordable housing projects		According to the 21 Elements Fee Survey, jurisdictions charge fees ranging from $6,824-$167,210 per

		unit in multifamily housing. These additional fees can make many affordable housing projects, which rely on public subsidy, infeasible. Waiving or lowering fees for 100% affordable housing projects can promote the production of more affordable housing across a spectrum of income levels.
Allow exceptions to development standards for 100% affordable housing projects	Can include but is not limited to reduced/waived parking requirements, Minimum lot sizes, widths, setbacks, etc (Ex: Half Moon Bay)	Many projects utilize State Density Bonus Law (SDBL) to increase financial feasibility of projects through incentives and concessions. Local exceptions to development standards for 100% affordable housing projects increases feasibility above and beyond what would be enabled through SDBL.
Implement inclusive design standards	Implement design standards beyond state and federal law to increase cross-disability access to housing (Refer to The Kelsey's Housing Design Standards for Inclusion and Accessibility)	While landlords are required to approve reasonable accommodations requested by persons with disabilities, often the burden of financing physical modifications of a unit falls upon the tenant, many of whom cannot afford these expensive renovations. Inclusive design can significantly reduce requests for reasonable accommodations and lower overall costs of modifying units. Inclusive design also supports cross-disability access.
Increase language accessibility	Require affirmative marketing of units to non-English speakers, make multilingual applications available, and perform active outreach to newly arrived immigrants and refugees.	Language can create one of the highest barriers to access for affordable housing. Affirmative marketing to non-English speakers will ensure all members of our communities can access the resources available to them, regardless of country of origin.
Promote fair housing information to residents	Provide residents with information about renter protections and monetary relief available to victims of unlawful housing practices. Post information in easily	Renters are often unaware of the protection and resources afforded them under California state law. Jurisdictions can help promote fair housing by proactively ensuring that renters are aware of their rights.

	available locations on jurisdiction websites and send regular mailers to renters within the community.	
Analyze past racially discriminatory policies and report data regarding ongoing impacts	1) Conduct a systematic review of the preliminary title report and eradicate any language of racially restrictive covenants. 2) Provide information re: location and ratio of renters and owners and their correlation with the patterns of racial and ethnic segregation in San Mateo County. 3) Provide information re: demographics and environmental health – identify disparities in access to environmentally healthy neighborhoods.	Jurisdictions are most likely to reduce the racial homeownership gap if they actively identify the ways in which past racially restrictive regulations and current barriers to affordable housing create our socioeconomic disparity in home ownershipl. Home ownership is one of the most powerful vehicles for multigenerational economic security. Employing a health-equity lense throughout planning and re-zoning efforts will further fair housing policy goals.
Affordable housing overlay for nonprofits and religious institutions	Create a housing overlay allowing at least the local mullin density (20 or 30 du/ac) on all nonprofit- or religious institution-owned land throughout the entirety of jurisdiction. Relax design standards and zoning regulations for projects with 20% extremely low income, 30% very low income, or 50% low income units.	Jurisdictions promote equity when they allow affordable, multi-family housing in new areas. Nonprofits and religious institutions have strong incentives to promote affordable housing development. By facilitating affordable housing on land owned by religious institutions, regardless of local zoning, jurisdictions can help those institutions accomplish their missions of providing for the needy while also affirmatively furthering fair housing in new areas.
Accessible housing near transit	Reduce parking minimums for developments within 0.5 miles of transit. Eliminate parking minimums entirely for developments within 0.5 miles of transit that serve residents with disabilities	Parking minimums raise the price of housing and de facto subsidize car ownership. Especially when located near transit, these policies impose a significant burden on housing. In the cases of low-income households, which can typically afford no or

	and low-, very low-, or extremely low-income households.	limited car ownership, and the disabled, these policies become entirely superfluous.

The Equity Advisory Group recommends that every jurisdiction in San Mateo County implement these proposals to the best of their abilities. Implementing these policies will demonstrate your community's commitment to affirmatively furthering fair housing for all.

Thank you for your consideration,

Kalisha Webster
Senior Housing Advocate, Housing Choices

Hyun-mi Kim
Housing Advocacy Director, Puente de la Costa Sur

Jeremy Levine
Policy Manager, Housing Leadership Council

Signed on behalf of the 21 Elements Equity Advisory Group

From: Julie Wong [mailto:girlfig2u@yahoo.com]
Sent: Friday, June 10, 2022 8:50 AM
To: _CCIN <city.council@menlopark.org>
Subject: Site 38 Development

Dear Council Members,

I live in Suburban Park near site 38. I understand the requirement to add affordable housing and support the Ravenswood School District's desire to receive revenue from the site.

I want to be clear from the outset that I support building additional housing—particularly affordable housing—in Menlo Park, and I recognize the need for such housing. But I do not want it at the cost of drastically changing the tenor of our existing neighborhoods.

I am pleased by the recent decision to cap site 38 development at 30 units/acre, and am disappointed by the comments of some residents, none who live near site 38, who support higher densities. My personal opinion is that since Suburban Park is 8 units/acre, 30 units/acre is still a bit too high but could be workable IF contained within a 2,3-story complex. Such a complex already exists on Bay Road and presents an example of a high density unit that integrates well with the adjacent neighborhoods. (I'll send an address later.)

I've paid more attention lately to local high density complexes and am pleased to find many examples of workable options, but also realize that no solid 3 or 4 story developments are among them. Please listen to your neighbors/residents who live near site 38 and support reasonable development. Respecting the nature and safety of our neighborhoods can coexist with the need to add affordable housing.

Kind regards,

Julie Figliozzi
Hedge Road, Menlo Park
Sent from my iPad

From: Melani Juhl-Chandler [mailto:mjuhlchandler@gmail.com]
Sent: Friday, June 10, 2022 1:31 PM
To: _CCIN <city.council@menlopark.org>
Subject: Re: Draft 2023-2031 Menlo Park Housing Element Feedback - Site 38

City of Menlo Park
City Council Members
701 Laurel Street
Menlo Park CA 94025

Re: Draft 2023-2031 Menlo Park Housing Element Feedback

Housing update and re-zoning of Site 38 to permit high density apartment building

Dear City Council members:

We have lived in Menlo Park for over 30 years, and moved once during that time: from one home in Suburban Park— to a roomier home in Suburban Park. We have loved the character of the neighborhood so much…We describe it to our friends as "a giant culdesac with only two entrances" (thus has very limited traffic flow)…with no worries about speedsters that would be unfamiliar with the tenor of this community's attitudes about feeling safe and secure even while enjoying activities m literally in the streets…

If you were to visit Suburban Park on a regular basis, you would witness how our low amount of traffic allows for the sense of safety and comfort of activities like…

•We taught our two daughters to ride their bikes—safely—in the middle of the street on Hedge Road.

•As our girls got older, we sometimes played badminton-also in the middle of the street on Greenwood Dr.

•I can lob tennis balls to our border collie using a long 'chuckit'—in the middle of the street on Greenwood Dr.

•A family that lives on Hedge Rd. have two kids under 12 that I see routinely ride their motorized scooters, while wearing headphones, in the middle of Greenwood Dr. in front of my home…

•At least three Greenwood Dr families' dogs bolt happily into the street to greet other dogs being walking on their leashes…

•During the height of the pandemic, the low traffic here allows neighbors to walk & chat a 'safe distance' from one another —in the middle of the street, and since then many of us have continued our walk in the middle of the streets.

•Menlo Park school buses stop at the entrance of Hedge Rd. & Greenwood Dr. and parents of our youngest neighborhood children walk to meet them there as they bumble out of the bus during the school year …

All of our Suburban Park neighbors are familiar with the ease & confidence with which with our large number of pedestrian folks, our kids, and our dogs are **often *in the streets***…and we all proceed cautiously while driving on our somewhat sequestered streets.

Part of the reason *we* moved into a house within the same neighborhood was because of the low traffic, its cohesive, neighborly, community feel, and that the neighborhood is small & contained enough to get to know each other at our many neighborhood events. (We also get to know each other from school events, of course).

While reading about the proposed rezoning and development of site 38, I am desperately concerned about the traffic impacts of the new apartment building as currently proposed:

(1) that a new entrance would go through the existing Suburban Park neighborhood streets (Hedge Rd, & Greenwood Dr).

(2) that lumbering heavy trucks with construction materials blocking access and hundreds of construction workers' vehicles traveling through during the long construction, [including worrying about extensive damage to our small roads— based on experience driving on El Camino and what construction has done to damage the road conditions there]

(3) that expected increased traffic due to hundreds of cars of the new eventual residents at the proposed multi-storied apartment building would drastically change the character of my neighborhood & dash my very reasonable expectation that the streets I live on would remain zoned as a single family residence.

I implore you, make sure any entrance to any developments to site 38–if it refined should be—and could be easily— placed OUTSIDE the Suburban Park neighborhood—for example at the South East side of Flood Park.

Sincerely,
Melani Juhl-Chandler

Daniel Chandler PhD
Hannah Chandler
1043 Greenwood Dr

NAACP San Mateo Branch 1068 | Housing Committee

June 10, 2022

City of Menlo Park City Council
701 Laurel Street, Menlo Park CA 94025

Subject: **Menlo Park 2023-2031 Draft Housing Element**

Dear Mayor Nash and Members of the Menlo Park City Council and Planning Commission,

The Housing Committee of the NAACP San Mateo Branch (NAACP-SM/HC) advocates on issues related to equity and fairness in housing within San Mateo County. We appreciate the opportunity to provide comments on the Draft 2023-2031 Menlo Park Housing Element (the Draft).

The Draft is a great start, and many of our concerns are addressed. That being said, there are areas where the Draft could be refined and improved. The following comments are intended as constructive input that can be used to strengthen the final document:

General Narrative:

P. 3-4 (132): The text regarding the drop in the African-American population has a typo in it.

P. 4-1 (166): The text regarding AFFH should be strengthened, and be more specific regarding the legacy of public and private discrimination and inequity in housing that must be remedied. The document should emphasize the need for the City to take a leadership role in educating citizens, and especially the local real estate, finance, and development sectors regarding the adverse impacts of this legacy that are visible in Menlo Park to this day. The City should be both a coach and a cheerleader, making it clear that everyone has a responsibility to help bend the curve towards equity.

P. 4-46 to 4-49: The text regarding 'Special Needs' groups and 'Unhoused Individuals' is missing a definition, analysis, and policy background regarding 'Transitional Housing' (Policy H3.5). While it's admirable that this is cited as a policy, there's no discussion on the character and extent of the population, and how the City will take action on their behalf.

P. 4-51 to 4-52 (216-17): The discussion of transportation as it impacts fair housing is incomplete. Omitted is the fact that the lower a person's income, the higher the cost of transportation becomes relative to that income, and the more likely they will have fewer transportation options. The disproportionate impact of transportation cost on low-income residents should be considered alongside the availability, convenience, and practicality of public transit options. All are critical to those trying to stretch scarce resources to survive. The ultimate rental and/or purchase price of BMR units should account for the proportionately higher impact of transportation costs.

P. 5-35 (258): The use of 'Findings' to screen discretionary projects for approval has been abused in the past to perpetuate segregated and unjust conditions. Their subjectivity can be manipulated to prevent the production of housing, even when well designed and desperately needed. In addition to making some types of projects ministerial, the Housing Element should illuminate past abuses of the

discretionary review process and push for sharpening the language of required 'Findings' to make them more objective. The potential that they could be used to justify exclusionary practices should be eliminated.

P. 5-35 to 5-36 (258-9): Despite being implemented with the best of intentions, Building Code updates and infrastructure upgrades often operate at cross-purposes to the goal of providing affordable housing:

a. Transferring the cost of upgrading public infrastructure onto housing projects imposes a significant burden on those who would develop new housing and on the ultimate cost of those housing units. Where the viability of low and very-low income housing, special needs housing, and transitional housing is at stake the City should seek creative alternatives to cover these costs.
b. Code requirements that push existing single-family and multi-unit building owners to incorporate 'green-building', safety, and other types of retrofits as part of sorely needed physical improvements impose a burden that chills the ability to do work at the lower-end of the market. The City should continue its current programs, and where the viability of low and very-low income housing, special needs housing, and transitional housing is at stake the City should do even more to subsidize, buy-down, or directly contribute to these types of improvements using BMR funding.

P. 5-38 to 5-39 (261-2): The City's BMR program should look at requirements or incentives that result in a higher percentage of BMR units the larger the project. We also urge the City to focus its efforts on facilitating the creation and maintenance of low and very-low income units over and above moderate income units, and report on progress on an annual basis at minimum. The time frame for implementation of Programs 4A and 4B must be accelerated.

P. 5-40 (263): The text is silent on the legacy of discrimination in the sale and financing of residential properties. City staff should be trained to recognize and report discriminatory practices in housing sales and finance and have a no-tolerance protocol for dealing with such occurrences.

P. 5-43 (266): The City and its staff need to be proactive in match-making non-profit developers and other property owners with potential opportunities to create low and very-low income, special needs, and transitional housing:

a. Coordinate efforts with non-profit developers on potential housing development by convening monthly or quarterly round-tables to highlight opportunities and brainstorm strategies.
b. Create and share lists that aggregate potential public and private funding sources and/or incentives to make sure everything is on the table when advocating for potential housing developments.

P. 6-2 to 6-3 (268-9): The existing portfolio of programs for energy conservation improvements to existing homes is strong, and these programs contribute to keeping existing housing affordable. The City should consider allocating BMR funds to strengthen the energy upgrade programs by emphasizing outreach to homeowners and the owners of multi-unit buildings that serve low and very-low income and special needs persons.

P. 7-1 (270): We advocate for a 50% buffer in the RHNA numbers. The City doesn't control the sites identified for future housing development and it's prudent to assume that despite the City's best efforts

a significant number will remain undeveloped, underdeveloped, or develop with other uses. At the very least the City should increase the buffer percentage for low and very-low income units. These are the housing types that have historically been the hardest to create.

P. 7-4 to 7-5 (273-274): The draft report is unclear as to whether units in 'pipeline projects' were counted as part of the City's 5th Cycle RHNA requirement. Units that were part of the 5th Cycle RHNA inventory shouldn't be carried forward and also counted toward the 6th Cycle RHNA inventory. Additionally, shortfalls from the City's 5th Cycle RHNA production targets (P. 2-2 (11)) should be carried forward and added to the 6th Cycle production target. The 5th cycle surplus in 'above-moderate' income units shouldn't be considered as an offset for shortfalls in the production of moderate, low, and very-low income housing in the past cycle.

P. 7-5 to 7-6 (274-5): The pipeline projects are extremely unbalanced, with 90% of the very-low income units in a single project. The City should make it a top priority that the remaining 6th Cycle very-low income units are dispersed in other areas of the City, especially within the southwesterly districts.

P. 7-8 (277): Low and very-low income units should be dispersed in all areas of the City. While it makes sense that the lion's share be concentrated in areas that are rich in transit opportunities and other service amenities, sites for new types of units should also be identified within high-resource areas in the southwestern portions of the City in accordance with AFFH principles. The City should consider zoning changes and other incentives that would facilitate new multi-unit housing, with the nodes of service amenities and transportation to serve them, outside of the downtown core.

P. 7-9 to 7-10 (278-9): Religious sites tapped for the creation of housing in satisfaction of RHNA requirements should be available to the general public without religious or other non-income related restriction.

P. 7-36 to 37 (305-6): The allocation of ADUs across the affordability spectrum doesn't reflect the likely reality. ADUs aren't always rented outside the Owner's family, and if rented they're likely to be very desirable living options in the hot Menlo Park rental market. Since these units aren't deed restricted they'll skew towards market rate, or 'above moderate' rents, and this should be accounted for in the City's calculations.

P. 7-37 (306) / Table 7-14: In order to achieve the numbers cited in the table for low and very-low income ADUs the City could consider subsidizing the construction of ADUs with BMR fund allocations if the resulting units are required to be deed restricted for low or very-low income, or special needs tenants.

Appendix 4-1-37 (384): The NAACP San Mateo Branch is listed as one of the organizations that was contacted for input on the draft Housing Element, however the Housing Committee isn't aware of any direct outreach. We would appreciate knowing who was contacted and when.

Policies and Programs P. 8-3-32 (311-40):

Programs H1.C, H1.E, H1.H, H1.I, H2.A, H2.B, H2.E, H3.D, H3.F, H3.G, H3.I, H3.K, H3.L, H4.A, H4B, H4.E, H4.H, H4.K, H4.O, H4.P, H4.Q, H5.A, H6.C: Decrease the cited interval for action, coordination meetings, reports, and re-evaluations to the extent possible. The specified time-frames aren't consistent with the level of urgency required.

Goal H2 and Policy H2.1 and H4.7: The language of exclusion often uses phrases such as *'protecting neighborhoods'*, and *'maintain and improve the character of … existing neighborhoods'*. These terms are aspirational, but they lack objectivity and are subject to abuse. It needs to be made explicitly clear that these goals and policy statements are not intended to be used to lock-in, or in any way offer an off-ramp to those who seek to perpetuate the exclusionary practices of the recent past.

Policies H4.10, H4.11, and Programs H4.D and H4.G: We advocate that the City focus its incentives and funding efforts on low and very-low income housing, special needs housing, and transitional housing. Proactively paving the way for these types of units to be developed in higher-resource areas will be consistent with a range of AFFH goals. Moderate-income 'missing-middle' housing should result from recent State housing efforts such as ADUs, SB9, and SB10- if they are implemented and allowed to function as intended. Modifications to the AHO (Affordable Housing Overlay) zone should consider a tiered approach that provides increased incentives for low and very-low income units over and above those offered for moderate-income units.

Programs 4A, 4B, and 4.C: The City should consider all possible options for funding its housing programs. This Housing Element should encourage a broader discussion of possible funding sources:

a. Taxes, fees, or penalties on vacant residential properties.
b. Extending impact fees to the development of very large single family dwellings, over a specifically defined size to be determined (ADUs exempted).

Policies H4.14 and 4.16: We advocate that the text of these policies specifically note that housing development intended to achieve AFFH goals can and will be located in areas that were previously off-limits to multi-unit housing.

Programs H4.F and H4.O: In addition to refining its approach to ADUs, the City should forge ahead and take advantage of opportunities presented by SB9 and SB10 to encourage additional housing in higher-resourced areas that have historically been off-limits. In the same way the City intends to assist homeowners in taking advantage of ADU opportunities, the City should adapt its Zoning Ordinance and other policies to facilitate and channel SB9 and SB10 development in ways that meet AFFH objectives.

Program H5.F: In addition to a down-payment assistance program that assists moderate income first-time buyers purchase homes, the City should seek ways to extend home buying assistance to low and very-low income persons as well. Consider creative strategies for opening homeownership to those whose forbears were the victims of past public and private racial discrimination and exclusionary practices.

Program H6C: We agree that finding alternatives to conventional air conditioning is a good thing, with the following notes:

a. We advocate for healthy and environmentally sound construction. Mechanical systems with no outside air aren't desirable for human occupancy and shouldn't be promoted by this program. Balanced ventilation with HRV or ERV heat exchanger technology is an option for keeping the environmental cost of mechanical space conditioning to a minimum. The City could amend its reach codes to require or otherwise incentivize the use of these technologies in residential construction. That being said, evolving standards for dealing with the adverse health impacts of wildfire smoke conditions should be included in these considerations.
b. Trees provide shading for buildings and reduce the need for air-conditioning. The City could identify and invest in areas where additional shade trees planted along city-owned rights-of-way could potentially reduce the need for mechanical cooling in buildings. The City could also incentivize private owners to plant shade trees on their properties as a part of its reach code, or by utilizing some other creative approach. A policy that results in the systematic planting of shade trees within low-resource areas where residents are disproportionately impacted by pollution and other adverse environmental conditions would be consistent with AFFH goals.
c. The removal of obsolete and unnecessary paving is a strategy for reducing the space conditioning load. Substituting plantings for paving reduces the 'heat island effect' in urban areas. A policy that results in the strategic removal of obsolete and unnecessary paving within low resource areas where residents are disproportionately impacted by pollution and other adverse environmental conditions would be consistent with AFFH goals.

Programs H6.E and H6.F: These efforts should be focused on low-resource areas with elevated adverse environmental impacts from air pollution and gridlock due to concentrated traffic flows serving adjacent higher resourced areas.

Program H6.G: These efforts should also be focused on low-resource areas with elevated adverse environmental impacts from air pollution and gridlock due to concentrated traffic flows serving adjacent higher resourced areas.

a. Criteria for site selection and planning of multi-unit projects should prioritize a 5-minute 'walk-shed' principle for convenient, non-vehicular access to grocery stores, parks, and community gardens.
b. High-speed internet access should now be considered as essential infrastructure to be provided in low-resource areas. This is a critical lesson-learned from the inequities in communication and educational opportunities that became so apparent during the recent COVID lockdowns.

In conclusion, we ask that you consider the above points as you refine the Draft Housing Element for review at the State level. The NAACP-SM/HC is prepared to clarify our input to the extent it would be helpful to the process. We hope to become a trusted resource in the years ahead as the initiatives and policies in the Housing Element are implemented.

Respectfully submitted,
NAACP San Mateo Branch | Housing Committee

Cc: Rev. Lorrie Owens, President- NAACP San Mateo Branch 1068

Campaign for Fair Housing Elements
fairhousingelements.org

YIMBY LAW

June 10th, 2022

To: Menlo Park City Council, Staff, and HCD

As a local resident and volunteer for the Campaign for Fair Housing Elements, and on behalf of YIMBY Law, I have reviewed the city's draft housing element. I am writing to highlight some major shortcomings that are out of compliance with state law.

1. Unrealistic Private Sites with Current Uses

- Over 50% of our low income RHNA units are projected as coming from privately owned properties with current uses. Government Code § 65583.2(f)(2) requires the city to provide substantial evidence that these properties will be redeveloped in the next 8 years. This evidence has not been provided.
- This issue has already been highlighted in previous letters here and here. This issue was also acknowledged and discussed by city council and staff in the study session on June 6, 2022 starting at around 2 hours and 20 minutes.
- The main shortcomings with the commercial sites are:
    - Many opportunity sites are on Sand Hill Road, widely known as the home of multibillion-dollar VC firms such as Kleiner Perkins (site #49) and Lightspeed Ventures (site #28). This is not a plausible place for affordable housing due to high land values and low likelihood of redevelopment.
        - In a recent SF Chronicle article about Menlo Park's housing element, a broker was quoted saying "Sand Hill Road is probably the least likely place you could think of to put affordable housing".
        - Council acknowledged the unlikelihood of redevelopment of sites on Sand Hill Rd. in their study session on June 6th starting at approximately 2:26 of the video.
    - With the exception of the SRI and USGS sites and 10 projected units on sites 47 and 60, no evidence has been given that *any* of the commercial property owners (not just on Sand Hill but everywhere) intend to redevelop. In fact, some of the property owners have told the city they *do not* intend to redevelop, as acknowledged starting on p.42 of the staff report for the June 6 meeting
    - No lease information has been provided showing an existence or forecast of vacancies.
    - Historical trends (cited on Page 7-19 of the draft) of redeveloping commercial properties in Menlo Park do not apply to these new sites because:
        - the previously developed commercial properties were in a different city district and were mostly aging industrial use, not recently remodeled high-end office.
        - Those historical redevelopments were done via specific plans in direct collaboration with willing developers and property owners.

- The planned densities for the sites are too low and thus should be cited as severe market constraints to acquiring the property and adding housing.
  - For example, to build the projected 95 units on site #22 you would need to spend $500k/unit just to acquire the property based on its *appraised* value. That cost is 4x higher than the per unit land cost shown for a typical project in Appendix 5-1 of our draft document and is cost prohibitive for building affordable housing.
- While many of the properties are claimed to be "facing obsolescence", in fact they have been acquired and remodeled in recent years. For example, site #22 was sold in 2014 and fully renovated in 2016 as the headquarters of Robinhood Inc, a multibillion dollar public financial company with no apparent intent to vacate.
- FAR, height limits, and lot coverage requirements are not mentioned as constraints to these sites. It is likely that many of the opportunity sites would not be able to add housing without affecting the existing use due to these limitations.
- The "carve-out" strategy of putting affordable housing on commercial parking lots has zero track history of owner interest or development in Menlo Park.

- Given all of the above evidence, or lack thereof, on June 6th, Menlo Park city council still chose to keep almost all commercial sites on the opportunity sites list. That is not a "realistic" strategy to add much-needed low income housing. *See* Gov. Code § 65583.2(c)(2) (requiring analysis of the "realistic development capacity" of each site).

2. Lack of evidence for development of publicly owned land

- We applaud the City's intent to convert eight public parking lots into affordable housing (sites #9-10, 14-19). But more evidence is needed on the feasibility of these sites:
  - In the study session on June 6th,the city manager noted that 2 of the 8 lots involve public/private ownership (site #10 and #18), and that all 8 of the lots are part of a historical assessment district which may complicate redevelopment of the sites. (4:38 of video of study session.) These potential constraints on redevelopment should be disclosed and listed for mitigation in the housing element document.
  - One city councilmember expressed uncertainty as to whether funding is available for the parking lots to be redeveloped. Moreover, if a parking garage were built to replace these lots, the new garage would reduce the acreage available for housing. (4:36 of video of study session). These potential constraints were also not discussed in the draft element.
- Program H4.G (city-owned land - parking lots) should commit to develop, rather than commit to explore whether to develop, the City's public parking lots. The commitment should include a specific timeframe and objectives for housing unit production.
- For site #38, a vacant lot owned by a school district, there is no mention of a city ballot measure, which has already gathered enough signatures, to require a vote for all single family

zoning changes, which would be a significant constraint to development on that site at its target density.

3. Programs with unquantifiable metrics and goals

- Programs such as H4.D (affordable housing overlay), H4.L (downtown specific plan), H4.M (parking and design standards) could make big impacts to our housing production. They are scheduled to be adopted concurrent with the housing element. However, they do not have any clear objectives or goals. Rather than "review" or "consider" changes to policy, as these programs describe, the draft should commit to enact concrete changes by specific deadlines.
- Many other programs use similar language and are scheduled to be adopted some years after the element. For example H4.A, H4.B, H4.C (BMR Guidelines and Commercial Linkage Fee).

4. Affirmatively Furthering Fair Housing

- By allocating a majority of our RHNA units to unrealistic commercial sites, Menlo Park risks continuing the inequitable trend of concentrating its housing production in District 1 (e.g. Draft p. 8-1), a historically disadvantaged and segregated area, as the designated commercial sites in other districts seem likely to fail to redevelop.
- Given this track record, we believe that it reinforces items 1 & 2 in this letter - substantial evidence must be provided that the sites projected for affordable RHNA units in Districts 2-5 will be redeveloped within the 6th cycle.
- Program H2.E (anti-displacement strategy) lacks concrete objectives, metrics, and specific time frames; this program impacts the ongoing displacement of residents in District 1.

We request that these issues be addressed prior to housing element adoption for Menlo Park's 6th cycle.

Respectfully,

Misha Silin, Menlo Park Resident and Campaign for Fair Housing Elements Volunteer

Cosigned:

Katie Behroozi, Menlo Park Resident
Michal Bortnik, Menlo Park Resident
(contd.)

Keith Diggs, Housing Elements Advocacy Manager, YIMBY Law
Karen Grove, Menlo Park Resident and Volunteer Housing Advocate
Adina Levin, Menlo Park Resident
Alex Melendrez, Organizing Manager, Peninsula For Everyone & YIMBY Action

achieving the targets for the very low-income level (93.1 percent) through the end of 2021. The low- and moderate-income levels are 70.5 percent and 15.4 percent completed, respectively, through the end of 2021.

Table 2-1: 2015-2023 Regional Housing Needs Allocation Accomplishments

Error! Reference source not found.	RHNA Allocation	Total Through 2021	Percent Complete
Very Low	233	217	93.1%
Low	129	91	70.5%
Moderate	143	22	15.4%
Above Moderate	150	1,182	788%
Total	**655**	**1,512**	**N/A**

Source: City of Menlo Park 2021 Annual Progress Report

Overall, during the 2015-2023 planning period, the City showed positive success in programs that focused on meeting the needs of unhoused individuals and families; adopting meaningful legislation to protect vulnerable populations and encourage housing production; and partnering with other jurisdictions, non-profit organizations, and developers to provide housing and services. The City also experienced challenges in executing certain programs, with efforts still ongoing or have been stalled. The City also faced difficulties producing lower income housing that are attributed to legal challenges to the City's inclusionary housing policy. A summary of these efforts is provided below, with references to specific program items that were included in the 2015-2023 Housing Element. Additional information and analysis for each policy and program is provided in Attachment A. The section concludes with a discussion on programs that were not addressed during the planning period.

Providing for Unhoused Individuals and Families

The City participated in multiple efforts working with partners locally and regionally to address the needs of unhoused individuals and families. Throughout the 2015-2023 planning period, a team of City staff facilitated and led the Menlo Park Homeless Outreach team, which includes community-based organizations that provide homeless outreach and support services (H3.H). City staff also works closely with the San Mateo County Department of Human Services to coordinate outreach and referral services, with the goal of ending homelessness in Menlo Park. The team meets regularly to

Summary of Comments on 2023-2031-menlo-park-housing-element-public-review-draft-commnents-Soody Tronson.pdf

Page: 11

Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:28:05 PM

Obviously Menlo Park failed to provide low and moderate housing. Why? And what assurances are there that it will do better for RHNA #6?

The RHNA requirements will be met with 3,644 units in pipeline projects, 85 units in projected Accessory Dwelling Units (ADUs), and 3,379 units in potential housing opportunity sites. Refer to Table 7-11 for a detailed breakdown of projected housing units by affordability level. Table 7-2 provides an overview of the total number of units and the number of affordable units, which are enough to meet RHNA.

Table 7-2: Projected Housing Units

	Total Units	Affordable Units
Pipeline Units	3,644	594
Accessory Dwelling Units	85	77
Opportunity Sites	3,379	1,953
Total	**7,060**	**2,578**

Site Inventory Form Listing

In accordance with State law, the Housing Element must include an inventory of land suitable and available for residential development to meet the locality's regional housing need allocation (RHNA) by income level. The City's Site Inventory is provided in Appendix 7-1 [1] (To be provided prior to HCD submittal). The map of these sites is on Figure 7-1.

The Site Inventory is developed in order to identify and analyze sites that are available and suitable for residential development. This serves to determine Menlo Park's capacity to accommodate residential development that serves the city's RHNA. These sites are suitable for residential development if they have appropriate zoning and are available for residential use during the planning period.

Each site is described with a Site Sheet available in Appendix 7-5. The Site Sheets provide general planning information, site-specific HCD Housing Opportunity Site Criteria, and Key Findings for what development is likely to occur on the site. The Site Inventory Analysis and Methodology section of this chapter provides a categorical analysis of the opportunity sites and describes how the Site Inventory affirmatively furthers fair housing.

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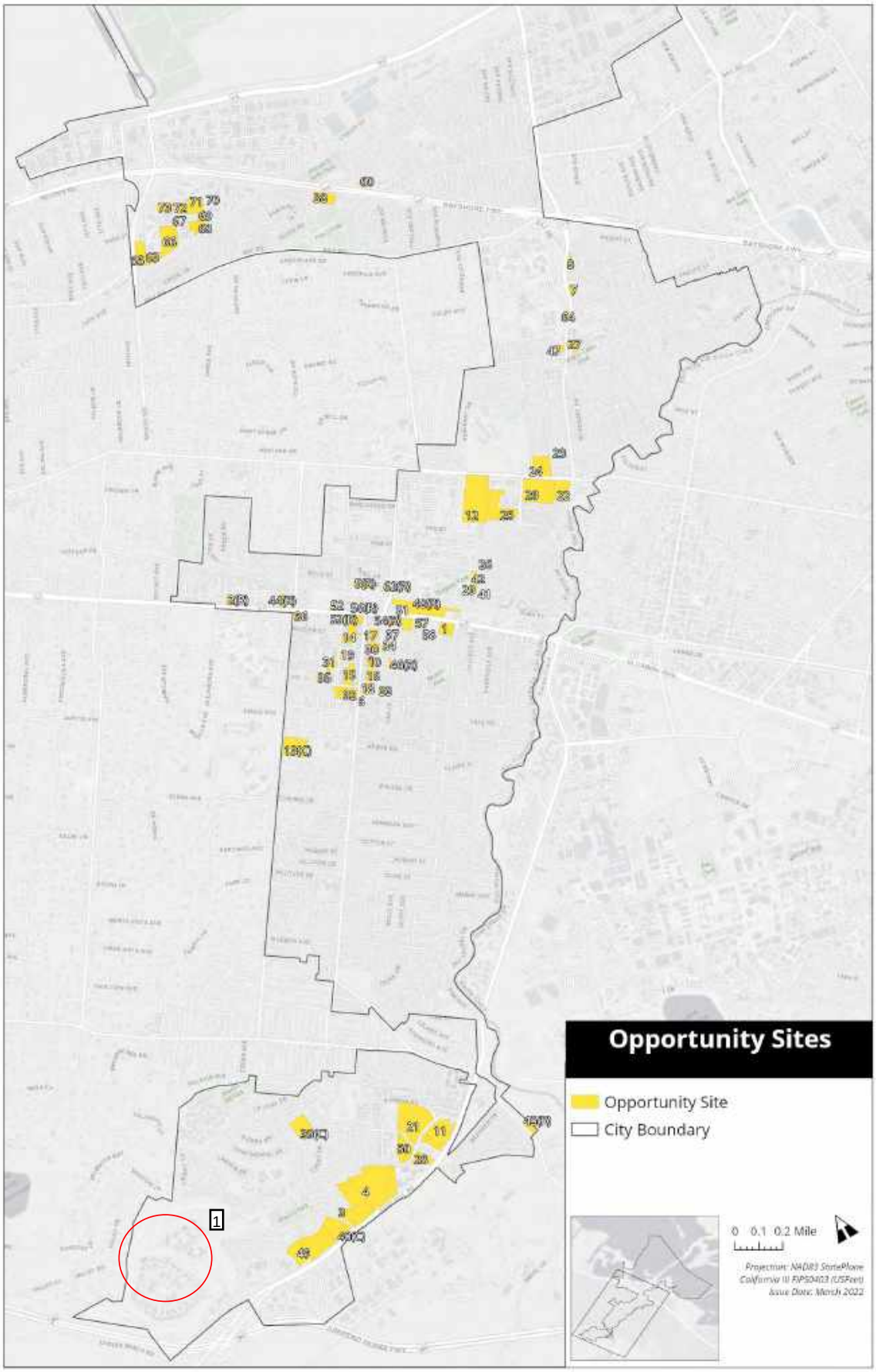
Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:28:27 PM

BIG RED FLAG. The City's inventory is the most critical part of HE Report and is not available for this review.

Figure 7-1: Map of Sites



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Number: 1 Author: soodytronsonMAC1 Subject: Oval Date: 6/10/22, 2:30:07 PM

There is commercial area (VC offices) behind the Sharon Heights Country Club (after the condominiums). Why are these not identified as a potential site? They were not even presented to the community. Most people from District 1 did not even know about these.

income households. This will provide 389 units: 311 market rate and 78 affordable (Table 7-5).

Table 7-5: RHNA Allocation and Reuse Sites

Site Number	Site Area (Acres)	Existing Density (du/ac)	Proposed Density (du/ac)	Zoning District	Total Units	Market-Rate Units	Affordable Units (20% of Total Units)
2(R)	0.57	20	40	SP-ECR-D	23	18	5
5(R)	1.06	50	80	SP-ECR-D	85	68	17
43(R)	0.54	50	80	SP-ECR-D	44	35	9
44(R)	0.69	25	40	SP-ECR-D	28	22	6
45(R)[6]	0.93	1	30	R1S	28	22	6
46(R)	0.63	30	6	R3	4	3	1
48(R)	1.00	40	60	SP-ECR-D	60	48	12
53(R)	0.12	50	80	SP-ECR-D	10	8	2
54(R)	0.22	25	40	SP-ECR-D	9	7	2
55(R)	0.13	50	80	SP-ECR-D	11	9	2
56(R)	0.17	50	80	SP-ECR-D	14	11	3
59(R)	0.33	25	40	SP-ECR-D	13	10	3
61(R)	0.32	50	80	SP-ECR-D	26	21	5
62(R)	0.42	50	80	SP-ECR-D	34	27	7
Total	**7.14**				**389**	**311**	**78**

Religious Facilities

- Overview: The Site Inventory includes three religious facilities sites. In September 2020, Assembly Bill 1851 (Wicks) provided faith organizations an opportunity to develop housing on existing parking spaces on their property. This bill allows housing development to utilize up to fifty percent of religious-use parking spaces, without a requirement to replace the parking spaces.

- Description: While AB 1851 applies to all religious facilities in Menlo Park, the analysis undertaken for the Site Inventory identified three churches with particularly large and underutilized parking lots that would be ideally suited to the

[6] State law does not require Site #45(R) to be treated as a Reuse Site because it is vacant and was only identified in the 5th Cycle. However, in order to provide a path towards utilization and production of affordable housing it will be included under program HX.X.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:30:56 PM

According to research, developers are not interested in less than 0.5 acre lots (not the best return on investment). So most of the Reuse Sites may not end up being developed.

provisions of this state law. These three sites had their allocations distributed to extremely low income units based on the likelihood that religious facilities would work with a mission-driven housing developer focused on supportive/affordable housing.

The three sites are:

- **Site #13(C)** - The Church of Jesus Christ of Latter-day Saints Menlo Park: 1105 Valparaiso Avenue
- **Site #39(C)** - St. Denis Catholic Church: 2250 Avy Avenue
- **Site #40(C)** - St. Bede's Episcopal Church: 2650 Sand Hill Road

The low land costs involved in building on land already owned by a non-profit such as a religious facility would make affordable housing development more financially feasible.

Non-Reuse Sites with Capacity for Lower Income Units

- Overview: The Site Inventory includes 24 sites that were not previously included within the Site Inventory of a prior Housing Element planning period (non-reuse) and are considered to have the capacity for low-income units.
- Description: These 24 sites are considered to have low-income capacity as they meet HCD's parcel size guidance for affordable units (between 0.5 and 10 acres) and HCD's unit capacity guidance for affordable units (between 50-150 units).[7] The parcel size and unit capacity of each site was analyzed by the City to evaluate the ability to accommodate very low- and low-income RHNA. Furthermore, sites that would not meet HCD's unit capacity guidance for affordable units, but are owned by the City (i.e., downtown parking lots), were treated as sites with the capacity for low-income units due to Menlo Park's strong policy preference for affordable housing development and its decision-making abilities as landowner of the downtown parking lots.

  The entire unit capacity was not used for lower-income units. The unit capacities for these sites were distributed across income levels on a site-by-site basis,

[7] For more information, see HCD's June 10, 2020 memo "Housing Element Site Inventory Guidebook Government Code Section 65583.2", available at: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:31:25 PM

How many have path to ownership?

How many of the units are for families as opposed to meeting, "creatively," the number of units?

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:43:38 PM

Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:45:23 PM

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considering the need for moderate-income units for managers and on-site staff for sites that would be most suitable for housing seniors and persons with disabilities, including developmental disabilities. Other sites were determined to be less likely to develop as 100 percent affordable projects and instead were identified as housing developments with inclusionary housing requirements alongside market-rate housing.

Non-Reuse Sites without Capacity for Lower Income Units

- Overview: The Site Inventory includes 32 sites that were not previously included within the Site Inventory of a prior Housing Element planning period (non-reuse) and are considered to not have the capacity for low-income units.

- Description: The 32 sites that do not meet the low-income capacity determinations have their units count towards the city's above moderate- and moderate-income RHNA. Sites with capacity for 10 or more units had 15 percent of their units count towards moderate-income unit capacity and the remaining 85 percent count towards above-moderate unit capacity. Sites with capacity for fewer than 10 units had their entire unit capacity count towards above moderate-income unit capacity.

  While Menlo Park's above moderate-income RHNA can be met solely with pipeline units, it is important to retain the 32 sites that do not have low-income capacity in the Site Inventory as a way to meet moderate-income RHNA requirements and as a response to community outreach. Members of the community spoke out for above moderate units to be spread throughout the city and not only in Council District 1, which includes Menlo Park's Environmental Justice communities. This community already received a large amount of new market rate housing during the 2015-2023 planning period.

  The public outreach also indicated a strong interest in creating additional housing for moderate income households which include people who work in Menlo Park, particularly essential workers. With a Site Inventory that goes above RHNA requirements, the Housing Element can more effectively serve the community's housing needs and be more responsive to public comment received during the project development. Table 7-6 provides a summary of units by category in the Site Inventory.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:32:08 PM

What percentage is allocated for managers and on-site staff as opposed to residents? And if the sites are close to one another, why can they not use the same 'manager and staff' resources to free up space for residents?

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:32:39 PM

Seniors does not necessarily mean that they are not wealthy. Menlo Park is full of wealthy seniors. Age in itself should not be a criteria.

Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:32:59 PM

What are the "inclusionary housing requirements"?

Number: 4 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:33:44 PM

Why not use some of the sites that do not meet the low-income capacity determinations count towards senior housing? Not all seniors are economically vulnerable.

combination of residential and non-residential uses), fitting a similar profile to the projected developments in Menlo Park's Site Inventory.

Small and Large Sites

In order to achieve financial feasibility, HCD recommends sites between 0.5 acres and 10 acres in size as suitable for developing lower-income housing. Of the 73 sites in the Site Inventory, 18 sites are less than 0.5 acres, 52 sites are between 0.5 acres and 10 acres, and 3 sites are larger than 10 acres. Development on 16 sites smaller than 0.4 acres will not be counted towards the lower income portion of RHNA.

Some sites include consolidation of adjacent parcels under common ownership (i.e., sites are owned by the same property owner) in order to qualify as a "suitable size" site for developing lower-income housing.

Sites 0.4 to 0.5 Acres

Due to the high land costs in Menlo Park and the substantial demand for assisted-living, projects serving persons in lower income categories and with specific needs, such as senior housing or housing for persons living with disabilities, both of which tend to have smaller unit sizes, may be more feasible on lots of certain parameters. The Site Inventory includes sites between 0.4 acres and 0.5 acres in size within this suitability range. There are two sites in this range:

- **Site #47** - 555 Willow Road
- **Site #60(R)** - 550 Ravenswood Avenue

Sites Larger than 10 Acres

To support the development of lower income housing on some of the larger sites in Menlo Park, the Housing Element recommends a strategy of using "carveouts" of one or two acres that would allow residential development in mixed-use areas. These carveouts are intended to make land costs more manageable for residential developers, particularly lower income housing developers, and to complement the existing uses that may likely remain intact with new development. There are 11 carveout sites in the Site Inventory, two of which are on sites larger than 10 acres in size:

- **Site #21** – 350 Sharon Park Drive (Sharon Green Apartments)
- **Site #49** – 2722 Sand Hill Road

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:50:37 PM

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:50:42 PM

Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:34:19 PM

Isn't Sharon Green Apartments already in use? How many more units can be added beyond what is there already?

Affirmatively Furthering Fair Housing

A new requirement for this 6th Cycle Housing Element is for the Site Inventory to be consistent with a jurisdiction's duty to affirmatively further fair housing.[8] HCD recommends the Site Inventory address:

- Improved Conditions
- Exacerbated Conditions
- Isolation of the RHNA
- Local Data and Knowledge
- Other Relevant Factors

In addition to the Site Inventory-specific analysis below, further information on Affirmatively Furthering Fair Housing is available in Chapter 4 of the Housing Element.

AFFH Site Inventory Analysis

Menlo Park affirmatively furthered fair housing by integrating new affordable housing in high-resource areas of the city and developing market rate housing in lower-resource areas of the city while being mindful of displacement and connectivity issues. The RHNA is distributed throughout Menlo Park, focusing on amenity-rich areas in downtown, near the Veterans' Affairs Hospital, and near I-280. The Site Inventory refined its allocation of affordable units based on likelihood of development. Extensive local outreach was used to refine this AFFH approach. In addition, the Housing Element is mindful of recent development patterns and deep historical trends.

Menlo Park has chosen to distribute its housing opportunity sites throughout Council Districts 2 through 5, the portions of the city south of US-101. This site distribution strategy was chosen for two primary reasons. First, the vast majority of Menlo Park's pipeline projects, consisting of higher-density market-rate housing, are being built in Council District 1 (north of US-101). Second, Council Districts 2 through 5 are higher-opportunity areas of the city that are better connected to amenities such as transit, jobs, schools, and open space.

[8] For more information, see HCD's April 27, 2021 document on Affirmatively Furthering Fair Housing, available at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:35:22 PM

Is this the Safeway lot off Sand Hill Rd.? What is the "probability of development" since the owner has not even been contacted?

What about the other commerical sites along Sand Hill Rd. and behind Sharon Heights Country Club which is not even on the map and was not even brought up.

These sites will be able to utilize Menlo Park's new Affordable Housing Overlay that will promote increased density on these sites. These religious facilities include Menlo Church, St. Bede's Episcopal Church and the First Church of Christ, Scientist. Other religious facilities may have parking lots that are too small to provide significant housing development.

Potential Findings for Religious Facilities

The City can potentially make the following findings to determine that the existing use in religious facilities is not likely to conflict with residential development.

- The controlling entity and its use is not affected, due to new state law
- Religious facilities are exempt from property tax, but the additional residential allowance provides a potential revenue stream for the religious facilities.
- Some churches may provide affordable housing as part of their mission to support the community.

Evidence for these findings includes similar developments in neighboring jurisdictions and stated interest by some of the property owners, as well as the relatively low utilization of these parking lots.

El Camino Real/Downtown Specific Plan Area

As part of this Housing Element's goals, policies, and programs, the area in the El Camino Real/Downtown Specific Plan will be "upzoned" – increasing allowable residential density – to a minimum of 30 dwelling units per acre depending on the Specific Plan subarea. The total residential unit cap of the area specified by the Plan would also be removed. These actions will incentivize the development of multifamily housing within the Specific Plan Area. There are 25 sites in the Site Inventory within the Specific Plan Area, not including parking lots discussed separately:

El Camino Real

- **Site #1** - El Camino Real Safeway: 525 El Camino Real
- **Site #2(R)** - 1620 El Camino Real (Reuse Site)
- **Site #36** - 1377 El Camino Real
- **Site #37** - 855 El Camino Real
- **Site #43(R)** - Sultana's Mediterranean: 1149 El Camino Real (Reuse Site)

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:35:59 PM

When will the upzoning take place? As a precautionary measure it should be before the NIMBY ballot measure.

Of the 82 parcels with building age data in the Downtown/El Camino Real Specific Plan Area, the average year of construction is 1974 and the median year of construction is 1948.

Non-Residential Parcels with Carveout

Through individual interviews and focus group discussions with affordable housing developers and advocates, one of the more promising development types on larger sites they mentioned was horizontal mixed use, where affordable housing is adjacent to other uses on the same parcel. This carveout would be limited to the vacant portion of the site, or atop existing surface-level parking.

This typology is represented in the Site Inventory as "Non-Residential with Carveout", where housing is developed on a certain acreage of the entire site. This would be incentivized to be 100 percent affordable housing by the Affordable Housing Overlay.

There are nine sites with non-residential uses that could include housing as a horizontal mixed use:

Table 7-8: Sites with Non-Residential Carveout

Site - Address	Map
Site #3 - 2500 Sand Hill Road	

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:59:16 PM

Site - Address	Map
Site #65 - 1000 Marsh Road	
Site #66 - 3885 Bohannon Drive	

1 Of these nine sites with non-residential uses that could include housing as a horizontal mixed use, seven sites are privately owned. The USGS Site is up for auction, and the US Department of Veterans Affairs has stated interest in developing approximately two acres of the Menlo Park VA Medical Center as veterans housing.

Due to flexible office work policies put in place to support safe work during the Covid-19 pandemic, there may be decreasing demand for the professional service firms that typically rent office space in Menlo Park. This opens up opportunities for land owners to pursue alternative revenue streams in the underutilized parking lots, replacing functionally obsolete office structures or otherwise vacant areas of parcels by contracting with affordable housing developers.

Potential Findings for Non-Residential Parcels with Carveouts

The City can potentially make the following findings to determine that the existing uses in these non-residential sites are not likely to conflict with residential development.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:36:39 PM

What is the "likelihood of development" for these sites? All the studies have shown that "likelihood of development" is a key consideration but there is no such analysis in this report.

- The controlling entity and its use is not affected
- Adding a new housing use increases the land value of the property

Evidence for these findings includes similar developments in neighboring jurisdictions and potential interest mentioned by some property owners, as well as the low existing floor area to land area ratio, an indicator of potential underutilization of the site.

Non-Residential Parcels with Complete Redevelopment

The single most common development in Menlo Park in recent years has been multi-family residential on rezoned industrial or commercial property, primarily in the Bayfront area east of US-101. The strength of the housing market relative to other uses is likely to continue in the wake of the Covid-19 pandemic, and as demand for housing continues to be strong. Residential uses increase the attractiveness of new development on 20 sites throughout the city:

Half-Mile from Major Transit Stop

- **Site #7** - 728 Willow Road
- **Site #8** - 906 Willow Road
- **Site #25** - 8 Homewood Place
- **Site #26** - 401 Burgess Drive
- **Site #29** - Stanford Blood Center: 445 Burgess Drive
- **Site #41** - 431 Burgess Drive
- **Site #42** - 425 Burgess Drive

Further than Half-Mile From Major Transit Stop

- **Site #22** - 85 Willow Road
- **Site #23** - 200 Middlefield Road
- **Site #24** - 250 Middlefield Road
- **Site #27** - Menlo Park Surgical Hospital: 570 Willow Road
- **Site #28** - 2200 Sand Hill Road

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:37:46 PM

Bus routes can be changed, so they should not hinder development in areas that don't have major bus route currently.

Further, how many people, in reality, use Caltrain. Also, Caltrain is equally distanced from both 101 and 280.

Table 7-10: Sites with Underutilized Residential – More Capacity Available

Site - Address	Map
Site #21 - Sharon Green Apartments: 350 Sharon Park Drive	
Site #50 - Seven Oaks Apartments: 600 Sharon Park Drive	

There are also three sites where redevelopment for higher-density multifamily is available:

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:37:59 PM

What is the "likelihood of development"?

REFERENCE	GOAL/POLICY/PROGRAM
	Financing: General Fund *Objectives:* Expand housing opportunities for people living with disabilities *Timeframe:* Ongoing on a project-by-project basis
Program H3.K	**Employment Services.** Work with area employers and advocacy organizations to develop a program to increase the employment rate of people living with disabilities, including developmental disabilities. *Responsibility:* Economic Development Division *Financing:* General Fund *Objectives:* Host a working meeting or workshop with employers and advocacy groups to develop a strategy for creating jobs for persons with disabilities and boosting the number of workers with disabilities among area employers *Timeframe:* Meeting will be held by the end of 2026. Program implementation will be ongoing thereafter.
Program H3.L	**Large Units.** Develop floor area ratio (FAR) bonuses to encourage the development of affordable developments with three or more bedrooms that are suitable for larger families. *Responsibility:* Planning Division; Planning Commission; City Council *Financing:* General Fund *Objectives:* Encourage the development of housing for large families *Timeframe:* Within three years of Housing Element adoption
Goal H4	***AFFORDABLE HOUSING.*** ***Support the development of a diversity of housing types for people at all income levels, particularly for extremely low-, very low-, and low-income households.***
Policy H4.1	**Housing Opportunity Sites.** Identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other General Plan policies. Given the diminishing availability of developable land, Housing Opportunity Sites should have the following characteristics: a. The site has the potential to deliver for-sale or rental units affordable to lower income households meeting the City's RHNA need. b. The site has the potential to meet special housing needs for local workers, single parents, seniors, persons with disabilities, and small or large families. c. Consider opportunities for developing housing units on City-owned properties.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 3:45:00 PM

1. Project Website

A dedicated website for the Housing Element Update project (MenloPark.org/HousingElement) was utilized with the purpose of being a "one stop shop" for all project-related updates, information, and documentation.

The project website included drop-down menus with information for the following topic areas: Environmental Review; How to Get Involved; Project Timeline; Related Documents; Frequently Asked Questions; and Contact Us.

Of note, the Project Timeline drop-down menu provided a chronology highlighting events and milestones for the Housing Element Update. Links to presentation materials and meeting videos are available.

2. Community Meetings

The purpose of the community meetings was to share information regarding the Housing Element Update project at various stages of development and to provide a forum for the public to provide comments and feedback and to ask questions of the project team.

In accordance with State of California guidance for the Covid-19 pandemic, to promote social distancing while allowing essential governmental functions, such as public meetings, to continue, Community Meetings #1-5 were held online via Zoom. To support equitable outreach to the Spanish speaking community, professional interpreters were available at community meetings to provide live interpretation and presentation slides were translated into Spanish and made available to meeting attendees. For individuals unable to attend scheduled community meetings, recordings of the meeting and all meeting materials were posted on the project website.

Community Meeting #1: Introduction to Housing Seminar

On July 1, 2021, the City held a Housing Element Update Introduction Webinar to provide an overview of the Housing Element Update process, project components, and ways to be involved in the process. This community meeting provided general information about Housing Element topics in addition to a brief introduction to the Safety and Environmental Justice Elements.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:39:01 PM

When HE outreach started, the Staff did not provide any meaningful inforamtion. After weeks of asking the Staff to provide background information and not receiving any, I had to research and compile a lot of sources to gain an understanding about the HE. I then had to send the information to CEOC by way of Staff. Whatever website exists now, appeared long after.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:39:27 PM

The "information" in the presentations were inadquate and many in the CEOC raised issues. (see comment above).

Community Meeting #2: Potential Land Use Strategies

On August 14, 2021, the City held a community meeting to provide an overview of preliminary land use strategies to implement the Regional Housing Needs Allocation (RHNA) and gain community feedback. The RHNA specifies the number of housing units at each income level category required to comply with State mandates. The purpose of this meeting was to introduce land use strategies to the public and to receive feedback. The information provided and feedback received helped develop the land use strategies to meet the RHNA.

Community Meeting #3: Housing Equity, Safety, and Environmental Justice

On August 26, 2021, the City held a community meeting to share information about housing equity, environmental justice, and safety issues in Menlo Park and provide an opportunity to receive input from the public. The information provided and feedback received helped to form policies for the Housing, Environmental Justice, and Safety Elements. The community meeting was conducted with simulcast Spanish interpretation that was paired with a shareable Spanish presentation.

Throughout the meeting, live polling was used as a tool to engage attendees and gain greater insight on who was in attendance and what their priorities were in terms of equity, housing, environmental and safety concerns. After presenting on the three elements, the project team invited attendees to have a discussion involving Miro board, an online whiteboard tool. The key takeaways from the discussion are noted below:

- Air quality and safety concerns in Belle Haven
- Use public owned land to build affordable housing
- New housing should be distributed throughout the city and in high resource areas
- Preserve open space and parks

Community Meeting #4: Site Selection

The City held a community meeting on September 23, 2021, to share information on preliminary strategies to meet housing needs in Menlo Park and provide opportunity to hear from the community on how and where new housing should be located. The input received helped shape land use alternatives/scenarios for future housing. Community members and interested parties learned more about housing equity, the net new housing needed, and the housing solutions for the public to vote on what areas of the City more affordable housing should be built. Key takeaways from the community are noted below:

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/27/22, 9:09:12 AM

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:39:58 PM

But the identified sites are not distributed throughout the city. The wealthier West side of Menlo Park has been shielded from housing.

- Build affordable housing in the commercial areas of Sharon Heights, along El Camino Real, and on City owned parking lots
- Consider a citywide overlay
- Work with non-profits to build affordable housing
- Promote development to support aging in place

Community Meeting #5: Housing Sites, Goals and Policies

The fifth community meeting took place on the morning of Saturday, February 12, 2022. The City provided an overview of the land use strategies and potential housing opportunity sites, and focused on the housing goals and highlighted policy themes. Community discussion and feedback were the larger purpose of the meeting. Participants engaged throughout the meeting with poll questions and an ending discussion involving Miro board, an online whiteboard tool. People responded to and provided feedback on the seven goals shown in the Miro Board (Appendix 4-3). Key takeaways from the community discussion are noted below:

- The City should have a metric system to measure the housing element goals
- More staff should be onboarded to support and monitor the goals through the 6th cycle
- Preserve and maintain the quality and quantity of existing housing and neighborhoods
- Protect existing affordable housing and support 100 percent affordable housing
- Local solutions should be tailored to the unhoused community while promoting accessible, transitional, and supportive housing for all special needs populations
- Develop incentives to promote special needs housing with local support services
- Protect residents against displacement
- Ensure equal housing access and opportunity
- Develop a citywide rental registry
- Promote resilient and sustainable housing – resilient designs, walking and biking improvements, conservation, and renewable energy programs
- Concerns about community character, the streamlining process and how it can affect neighborhoods, and parking

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:40:41 PM

Yet, the owner of the "one" property along Sharon Heights has not been contacted AND the "probability of development" does not appear anywhere.
Further, no other sites West of Alameda were identified by the City even though some informed about the commercial sites behind the Sharon Heights Country Club.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:41:11 PM

"Persevere the neighborhood" is a common "dog whistle" since the Jim Crow. This also appears throughout MP Downtown Plan.

3. Community Outreach and Engagement Committee (CEOC)

On April 27, 2021, the City Council authorized the formation of the advisory Community Engagement and Outreach Committee (CEOC) for the Housing Element Update project. The CEOC was formed and developed with representation from residents of all five City Council Districts. At its maximum, the CEOC composition included 13 members. Each CEOC member was a verified resident of the city and did not, at the time, hold an appointment on another City board or commission.

The purpose of the CEOC was to assist the City in ensuring a broad and inclusive community outreach and engagement process, and to help guide and provide feedback on the types and frequency of activities/events/meetings and the strategies and methods for communicating with various stakeholders.

A total of five CEOC meetings were held online via Zoom, in accordance with State of California guidance for the Covid-19 pandemic, to promote social distancing while allowing essential governmental functions, such as public meetings, to continue. The CEOC conducted meetings on May 27, 2021; June 3, 2021; June 10, 2021; July 15, 2021; and August 12, 2021.

In addition to regular meetings, the CEOC formed two subcommittees. The first subcommittee was focused on providing feedback for the citywide community survey. The second subcommittee was focused on discussions regarding the process for the Housing Element Update and the CEOC's involvement. Several CEOC members also participated in pop-up events.

It is acknowledged that some CEOC members resigned from the committee for various reasons. City staff and the City Council made concerted efforts to listen to feedback from CEOC members and respond accordingly. With the majority of Housing Element-focused outreach already completed by the fall of 2021, and having conducted five CEOC meetings, the City Council subsequently disbanded the CEOC and engaged with Climate Resilient Communities and ChangeLab Solutions to advise and assist with outreach efforts focused on the other portions of the Housing Element Update project – update of the Safety Element and preparation of the City's first Environmental Justice Element.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:42:19 PM

The 'carefully drafted language around the CEOC The second sub-committee Never happened. I don't know if the first one happened either. To report that it did is false.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:43:35 PM

This statement is false and at best purposefully misleading. The CEOC did not resign for "variety of reasons." It was because the City failed to take the input from CEOC, the hostile treatment of members by the City leadership, including the at the time Mayor, Drew Combs, misrepresentation of what the CEOC grievances were, and many have written about it publicly (including myself).

Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:43:51 PM

False statement. See comment above.

Number: 4 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:44:07 PM

False. The City wanted to get more people on CEOC but no one would agree to join it after the debacle with the first group.

4. Community Survey

Between July and September 2021, a community survey was conducted. The purpose of the community survey was to receive feedback from a wide cross section of the community on a variety of issues and concerns related to all three elements of the Housing Element Update project, however, emphasis was placed on collecting feedback for the Housing Element – a subsequent community survey focused on collecting feedback for the Safety Element and Environmental Justice Element was planned for at a later time.

The survey was available in both physical, paper format as well as online. Both formats were available in English and Spanish, and a gift card raffle was included as incentive for participation. Flyers and poster boards displaying QR codes to access the survey were used in various outreach efforts. The survey was advertised via a citywide mailer, on virtual platforms, at community meetings, and in focus groups and interviews. The survey was also made physically available at the Menlo Park Main Library and the Belle Haven Branch Library. Pre-stamped and addressed envelopes were available for respondents interested in mailing their responses to the City.

The survey was an opportunity to gain a better understanding of community values and priorities, and to create a foundation for future conversations about possible solutions and policy changes to be discussed further at community meetings. It collected information about the community, housing needs, housing related concerns, and issues that may not be readily evident. A gift card drawing was provided to encourage people to fill out the survey. The survey included questions that covered housing policy, environmental justice, safety, racial equity, special housing needs, and other housing issues.

While the survey was in progress, City staff and the larger project team conducted several in-person "pop-ups" at the Menlo Park Farmers Market in the Downtown and local grocery markets such as Mi Tierra Linda Supermercado Y Taqueria and the Facebook Community Mobile Market in the Belle Haven neighborhood (District 1).

Additionally, in response to a relatively lower survey participation rate from District 1, a historically underrepresented part of the city, the survey collection time was extended and electronic message boards were deployed in Belle Haven at the intersections of Newbridge Street/Willow Road and Ivy Drive/Willow Road. The message boards contained inviting text in both English and Spanish. Lastly, a focused email inviting survey participation was also sent to District 1 residents specifically.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:44:19 PM
False. City was informed by CEOC that the survey was flawed but City did not change anything.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:44:37 PM
Using the word "several" should raise flag: "how many exactly?"
Further "activity does not equate with productivity."

It is acknowledged that efforts were made by a CEOC member to go door-to-door to collect survey responses in District 1. Approximately 50 survey responses were collected, however, the completed surveys were mistakenly discarded following receipt by the City. [1] An investigation of the incident was completed, and it was confirmed that there was no ill intent or foul play, however, the loss of such valuable feedback is regrettably noted. A second survey, along with focus group discussions, is planned for, with guidance by Climate Resilient Communities, a community-based organization that has ties and partnerships with the District 1 community and service providers who work in that community in particular.

In total, there were 1,562 survey participants, however, through analysis with the survey vendor, it was determined that 799 survey participants appear to have been subject to Internet Protocol (IP) spoofing (i.e., multiple surveys submitted from false device addresses for the purpose of impersonating another computer system). [2] A total of 763 survey participants were validated as authentic and these responses are summarized below, beginning with housing-specific input and followed by demographic highlights.

Note, reported percentages may not sum to 100 percent as some questions allowed participants to select more than one response. Percentages are based off the noted number of respondents for each survey question.

- When asked to identify up to three of the most important values for the City to consider when planning for new housing in Menlo Park, about half of participants selected “Providing housing for all stages of life (e.g., students, singles, young families, seniors)” (53 percent) and “Encouraging new housing near transportation and services” (50 percent). About one-third of survey participants selected “Providing a mix of housing types so that there is a wide variety of options” (37percent) and “Creation of a balanced and diverse community where new housing is distributed throughout the city” (37 percent). Total respondents: 722

- When asked to identify up to three new areas where housing should be located in Menlo Park, the highest number of survey participants selected “In or near downtown and/or Caltrain station (63 percent). The second and third highest numbers of survey participants were about the same in selecting “Existing commercial properties” (42 percent) and “Distributed equally throughout the entire city” (41 percent). About one-third of survey participants selected “Accessory Dwelling Units” (33 percent). Total respondents: 715.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/27/22, 9:22:00 AM

Investigation and conclusion by "who"?

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:45:24 PM

Menlo Park has a population of about 30K. In one of the early CEOC meetings (it's on the record), the Consultants were asked: "How many responsdants would they need to have in order to have a meaningful statistically defensible conclusion?" Geoff from M-Group answered about 5K.

- When asked to identify the types of housing they would like to see more of in Menlo Park, a majority of survey participants selected the following housing types: two to three story townhouses/row houses (58 percent); one or two story small apartment buildings of six units or less (57 percent); one or two story duplexes and triplexes (55 percent); and three to five story multifamily housing such as condos, apartments, and senior housing (52 percent). Total respondents: 657.

- When asked about the barriers seen firsthand to finding housing in Menlo Park, the highest number of survey participants selected cost of housing (84 percent) followed by lack of supply of available housing (52 percent). About a quarter of survey participants selected lack of access to transit such as bus or Caltrain (25percent) or far distances to services such as grocery stores and pharmacies (24percent). Total respondents: 651.

- The highest number of survey participants identify as living in City Council District Five (34 percent). Other survey participants identify as living in City Council Districts One, Two, Three, or Four in about the same amounts (15-16 percent for each City Council District). The remainder of survey participants are not Menlo Park residents (four percent) or are unsure of their City Council District (one percent). Total respondents: 666.

- About one-third of survey participants live and work in Menlo Park (35 percent) while another one-third of survey respondents live in Menlo Park but work elsewhere (34 percent). The remainder of survey respondents live in Menlo Park and are retired or currently do not work (23 percent), or, do not live and/or work in Menlo Park (eight percent). Total respondents: 688.

- Of the survey participants that live in Menlo Park, homeowners tend to have lived in the city for a longer period of time in comparison to renters (e.g., 39 percent of homeowners have lived in the city for 20+ years compared to eight percent of renters; 57 percent of renter have lived in the city for 0-5 years compared to 21percent of homeowners). Total respondents: 591.

- About half of survey participants are from households with children (51 percent); about 41 percent are from households with seniors (age 65+); about one-third of survey participants are from households with students (37 percent), and about a quarter of survey participants are from households with a person with chronic health concerns (25 percent). Total respondents: 540.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/27/22, 9:23:58 AM

- The highest number of survey participants identify as white (73 percent) followed by Asian (12 percent) and Hispanic/Latinx (10 percent). Total respondents: 644. About half of survey participants identify as between 30 to 54 years of age (48 percent) and about a quarter of survey participants identify as 65 years of age or over (24 percent). Total respondents: 677.

5. Housing Commission, Planning Commission, and City Council Meetings

The purpose of these meetings was to provide updates, draft documents for review, and receive feedback and recommendations from the Housing and Planning Commissions as well as the City Council.

Housing Commission Study Session: Potential Housing Element Land Use Strategies

The Housing Commission conducted a meeting on August 4, 2021 to review and provide feedback on potential land use strategies to meet the Regional Housing Need Allocation for the 2023-2031 planning period as part of the Housing Element Update.

Joint Planning Commission and Housing Commission Meeting

On October 4, 2021 the Planning Commission and Housing Commission conducted a joint meeting and reviewed and provided feedback on land use and site strategy options to meet the Regional Housing Need Allocation for the 2023-2031 planning period as part of the Housing Element Update.

City Council Meeting: Housing Element Land Use Strategies

The project team met with the Menlo Park City Council on October 26, 2021. The project team asked that the Council consider the land use strategies presented in the Staff Report and identify the preferred strategy that will serve as the basis for the Project Description analyzed in the Environmental Impact Report under the California Environmental Quality Act and the Fiscal Impact Analysis.

Housing Commission Special Meeting: Housing Element Update

Housing Commission members met on November 8, 2021, and reviewed and discussed housing policies including items identified during the community outreach process, state laws and possible ways to facilitate the construction of affordable housing. The Housing Commission provided direction on housing policies for consideration in the Housing Element.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/27/22, 10:08:46 AM

What is Menlo Park's percentage of Black residents compared to Bay Area.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:46:39 PM

Where are the factual data from these meetings? The City has a tendency of planning 'grand' but not delivering. Further science requires the reporting of details so analysis as to adequacy of methodology and conclusions can be logically drawn.

On the community outreach events, it's not the number but the quality. The City has a history of listing things they will do, but not the actual factual results, method, and questions specifically asked.

Housing Commission Meeting: Affordable Housing Strategies Study Session

On November 17, 2021, the Housing Commission conducted a meeting to review and discuss affordable housing strategy options to meet the City's Regional Housing Needs Allocation (RHNA) as part of the Housing Element for further analysis and consideration.

City Council Considers Preferred Land Use Scenario for Future Menlo Park Housing

On December 8, 2021, the City Council conducted a meeting and reviewed and recommend the potential housing opportunity sites and land use strategies for initiating the environmental and fiscal reviews to meet the City's Regional Housing Needs Allocation (RHNA) as part of the Housing Element.

City Council Regular Business Item

Council members met on January 11, 2022 for the Consideration and direction on the composition and charge of the Housing Element Community Engagement and Outreach Committee and amendments to the consultant's scope of work. Staff recommended that the City Council:

- Modify the composition of the CEOC to a maximum of 10 members
- Update the CEOC charge to focus on engagement and outreach on the environmental justice and updated safety element
- Direct staff to identify a community-based organization or similar organization to provide additional outreach in District 1
- Direct staff to return with amendments to the scope of work for consideration by City Council

Planning Commission Meeting: EIR Scoping Session

The Planning Commission conducted a public hearing on January 24, 2022, for the Environmental Impact Report (EIR) scoping session for the Housing Element Update project. The EIR scoping session provided an opportunity early in the environmental review process for Planning Commissioners and the public to comment on specific topics that they believe should be addressed in the environmental analysis.

City Council Regular Business Item

1 At the February 8, 2022, City Council meeting, Councilmembers were asked to consider modifications to the composition and charge of the Housing Element Community

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/27/22, 10:10:41 AM

Engagement and Outreach Committee and the use of a community-based organization to supplement the Housing Element Update's community outreach and engagement efforts.

6. Project Gallery

The City hosted two project galleries, one at the Main Library and one at the Belle Haven Branch Library. The project galleries were intended to provide a low-tech, approachable forum for individuals to learn about the Housing Element Update project without the need to rely on the internet or other technology. The project galleries opened in August 2021 and are anticipated to remain through the end of the project, refreshed with new material as project developments and milestones are completed.

Each gallery was presented in an open, accessible space of the library and included poster boards; flyers and handouts; and binders of meeting materials and project resources. Whenever possible, materials were presented in both English and Spanish, particularly the bilingual flyers, handouts, and poster boards. The project galleries resulted in wider community outreach and engagement by providing real-world displays that could potentially be more accessible than digital-based methods.

7. Pop-Up Events

The purpose of pop-up events was to "meet people where they are" in an informal, relaxed setting, and to share information and garner input. The following are a list of completed pop-up events focused in two primary areas of Menlo Park—Downtown and the Belle Haven neighborhood in District 1.

Downtown Farmers Market Pop-Up #1

On Sunday, August 1, 2021, between 9 a.m. to 1 p.m., the project team hosted a pop-up booth at the Downtown farmers market. CEOC Members Feldman, Fennell, and Dao also participated in the pop-up. As people shopped for produce, they were drawn in by an interactive poster asking, "What type of housing do you want to see in Menlo Park?" where they had the opportunity to place dot stickers to show their preferences for different types of housing. Additionally, participants had access to information about the Housing Element Update and developments in the planning and approval process along El Camino Real and the Downtown corridor. About 120 people including, residents, workers, and visitors participated and engaged with the pop-up booth. Approximately 80 hardcopy surveys were distributed, accompanied by addressed/postage-paid envelopes for ease of return. About 60 people used their mobile devices to scan the QR code to

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/27/22, 10:09:44 AM

access the survey and about 30 people returned completed hardcopy surveys directly to the pop-up booth.

Belle Haven Pop-Up #1 (at Mi Terra Linda Market)

On Saturday, August 7, 2021, between 10 a.m. to 2 p.m., the project team hosted a pop-up booth at the Mi Terra Linda grocery store located at 1209 Willow Road in Menlo Park. Approximately 80 hardcopy surveys (in Spanish) and Housing Element/Resources flyers were distributed, accompanied by addressed/postage-paid envelopes for ease of return to the City. Several people also used their mobile device to scan the QR code for the survey link.

Downtown Farmers Market Pop Up #2

On Sunday, August 29, 2021, the project team hosted a second pop-up between 9 a.m. to 1 p.m. City and M-Group Staff helped encourage people to take the survey before the closing date. This was an opportunity for people to take the survey, learn more about the project and ask any additional questions.

Belle Haven Pop Up #2 (Mi Terra Linda, Soleska Market, Facebook drive-through Farmer's Market, and Belle Haven Shopping Center)

On Sunday, August 29, 2021, the project team set up another pop-up in Belle Haven, simultaneously with the Downtown Farmers market between 9 a.m. to 1 p.m. Staff rotated in between locations and took on a door-to-door approach to have more surveys completed. Residents and staff enjoyed the discussions resulting from taking the survey, many of which were in Spanish.

8. Social Media

Social media platforms were used as a tool to reach residents, organizations, and other interested parties to participate throughout the engagement process. Posts included updates on the project and invitations to attend community meetings.

City of Menlo Park Facebook

The official Facebook page of the City of Menlo Park municipal government has over 5,000 followers and is used to announce various City efforts, including the Housing Element Update. Facebook posts regarding the Housing Element Update were completed on the following dates:

- April 1, 2021
- July 22, 2021

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:47:09 PM

How often, what content? How many? Again short on data.

- **Regional input matters but there's more to figure out:** It was valuable to build a broader sense of community and share resources at the countywide level. However, it was challenging to engage non-resident community members on jurisdiction-specific input.

- **Diversity in participation was a challenge:** Despite partnering with organizations to engage with the hardest to reach communities and providing multilingual outreach, achieving diversity in participation was challenging. In the wake of Covid-19, organizations already operating on limited resources were focused on supporting immediate needs, while the added stresses of life coupled with the digital divide added additional barriers for many.

Highlighted Outreach Accomplishments

The City of Menlo Park developed and implemented a diverse, multifaceted community outreach plan to hear and learn from as many community members and interested stakeholders as possible to inform the preparation of the 2023-2031 Housing Element. Below is an overview of highlighted outreach accomplishments, organized in three sections: Website and Social Media; Public Meetings and Hearings; and Other Outreach Activities. This list of highlighted outreach accomplishments is provided by 21 Elements.

Website and Social Media

As a starting point for undertaking extensive community outreach, the City developed a clear online presence that provided the public the basic information needed to understand the Housing Element Update process and knowledge on how to participate and provide feedback.

- **City of Menlo Park Housing Element Update Website and Social Media**
  The City utilized online community engagement tools such as the Housing Element Update website and social media platforms to distribute information, encourage participation, and foster a community-driven process for preparing the Housing Element.

- **Let's Talk Housing Website and Menlo Park Webpage**
  To reach a broader audience, 21 Elements launched the Let's Talk Housing website with in March 2021. The goal was to clearly explain what a housing element is, why it matters, and how to get involved. It was made available in Arabic, Chinese, English, Spanish and Tagalog, designed to be responsive on all types of devices and included accessibility features. As part of this effort, 21 Elements developed a City of Menlo Park webpage with the project timeline, engagement activities, and resources that also linked to the City of Menlo Park Housing Element Update website. As of January 2022, the website has been

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:47:35 PM

All done by Staff without input from CEOC which makes the effort, unlike the requirement by the HCD. Where are the actual data?

Some participants wanted more in-depth education and discussion of next steps, while others had more basic questions they wanted answered.

In total, 754 registered for the series. Of those who shared, the majority identified as White (55%) or Asian (24%) and ranged between 30 and 70 years old. Over half have lived in the county for over 21 years and nearly two-thirds owned their homes. For more information, see the Summary here.

Other Outreach Activities

The housing element project team set out to collect as much feedback as possible from the community, from their general concerns and ideas to where new housing could go. It was also important to us to consider community outreach best practices and consult and partner with organizations working in the community, to ensure we were reaching as many people as possible and doing so thoughtfully.

Equity Advisory Group

In alignment with community outreach best practices, it was important to include the guidance of and foster partnerships with community organizations to help ensure everyone's voices were heard during the Housing Element update. In response, an Equity Advisory Group (EAG) was formed consisting of 15 organizations or leaders across the county that are advancing equity and affordable housing. A stipend of $1,500 was originally provided for meeting four to five times over 12 months to advise on Housing Element outreach and helping get the word out to the communities they work with.

After meeting twice in 2021, it was decided the best use of the EAG moving forward would be to provide more focused support in 2022 based on jurisdiction need and organization expertise. To date, EAG members have facilitated and hosted community meetings in partnership with 21 Elements, collected community housing stories to put a face to housing needs, advised on messaging, and amplified events and activities to their communities. The EAG continue to work collaboratively with jurisdictions and deepen partnerships, as well as connect community members to the Housing Element Update process. All participating organizations are featured on the Let's Talk Housing website and include the following:

- Ayudando Latinos A Soñar (ALAS) www.alashmb.org
- Community Legal Services www.clsepa.org

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:08:06 PM
The problem with Staff is that they always list a lot but never show the numbers.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:09:30 PM
What does the EAG members have to do with Menlo Park actually using those on the list in its own outreach?

Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:08:40 PM
Being on a website is not the same as engagement.

- El Comite de Vecinos del Lado Oeste (El Comite) www.tenantstogether.org/resources/el-comité-de-vecinos-del-lado-oeste-east-palo-alto
- EPACANDO www.epacando.org
- Faith in Action www.faithinaction.org/federation/faith-in-action-bay-area/
- Housing Choices www.housingchoices.org
- Housing Leadership Council www.hlcsmc.org
- Menlo Together www.menlotogether.org
- Nuestra Casa www.nuestracasa.org
- One San Mateo www.onesanmateo.org
- Peninsula for Everyone www.peninsulaforeveryone.org
- Puente de la Costa Sur www.mypuente.org
- San Mateo County Health www.gethealthysmc.org
- Youth Leadership Institute www.yli.org/region/san-mateo
- Youth United for Community Action www.youthunited.net

13. Summarized Contact List

The below contact list is a summary of groups and individuals contacted by the City in the outreach efforts for the 2023-2031 Housing Element. This list is not intended to be an exhaustive list and is provided as a resource for continued outreach efforts throughout the Housing Element planning period. Asterisks (*) indicate the organizations that formally accepted the invitation to participate.

Housing Advocates

- Belle Haven Youth Center
- Belle Haven Community Development Fund (BHCDF)
- Cañada College SparkPoint
- Community Legal Services in East Palo Alto
- ECHO Housing
- Free at Last
- Hello Housing
- HIP Housing
- HouseKeys
- Housing Leadership Council
- Legal Aid Society of San Mateo County
- Life Moves – Haven House
- Menlo Park Senior Center

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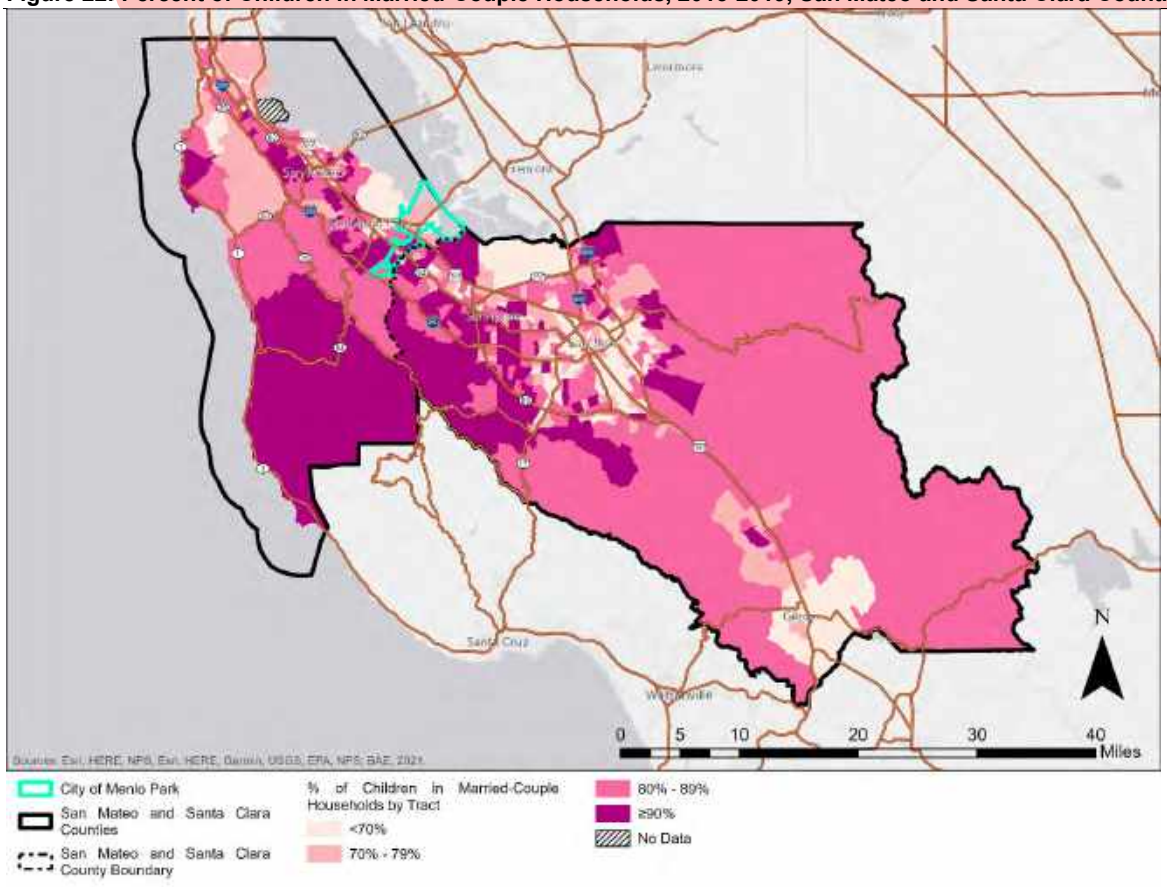
Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:48:17 PM

Contacted is not the same as actually engaged or receipt of feedback.

Figure 22: Percent of Children in Married-Couple Households, 2015-2019, San Mateo and Santa Clara Counties



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2021.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:48:45 PM

Yet, when it comes to high density housing, the units for low income are primarily all studios or 1 bedroom.

While none of the tracts in Menlo Park or nearby meet the criteria for a R/ECAP, it should be noted that Menlo Park is adjacent to East Palo Alto, historically one of the more segregated and lower-income areas of San Mateo County. [1]The nearby Belle Haven neighborhood in Menlo Park is physically separated from other neighborhoods in Menlo Park by Highway 101 and has historically been both racially segregated and lower-income. Table 7 reports the prevalence of poverty by race and ethnicity in the city between 2015 and 2019. The data show that many communities of color, namely Hispanics and Latinos, American Indians and Alaskan Natives, Other Pacific Islanders, and residents of two or more races, have poverty rates in excess of the citywide average of 7.6 percent.

Table 7: Poverty by Race and Ethnicity, City of Menlo Park, 2015-2019

Racial/Ethnic Group	Total Population	Total Below Poverty	Poverty Rate
White alone	22,776	1,340	5.9%
Black or African American alone	1,520	77	5.1%
American Indian and Alaska Native	243	176	72.4%
Asian alone	5,030	332	6.6%
Native Hawaiian/Other Pacific Islander	699	107	15.3%
Some other race alone	1,844	369	20.0%
Two or more races	1,664	165	9.9%
Total, All Races	**33,776**	**2,566**	**7.6%**
Hispanic or Latino	5,165	768	14.9%
Not Hispanic or Latino	28,611	1,798	6.3%
Total, All Ethnicities	**33,776**	**2,566**	**7.6%**

Note:
(a) Includes only those for whom poverty status was determined.

Sources: U.S. Census Bureau, ACS 2019 five-year sample period, S1701; BAE, 2021.

Racially and Ethnically Concentrated Areas of Affluence

R/ECAPs show one side of concentrations by race and wealth. On the other side are "areas of affluence" where affluent populations that are predominantly White are concentrated. HCD devised a measure which calls out Census tracts with relatively high concentrations of both White population and higher household incomes, as detailed in the HCD AFFH Data and Mapping Tool. These areas are designated as "Racially Concentrated Areas of Affluence," or RCAAs.

There are no RCAAs in Menlo Park or the larger San Mateo and Santa Clara Counties Region, due to a diverse enough population even in high income neighborhoods. However, there are income disparities in the city and the region, as indicated above in the discussion of household income and in Figure 25 and Figure 26 above. [2]In general, higher incomes are found in the suburban areas with lower concentrations of minority populations, due in part to historic

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Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:15:16 PM

patterns of discrimination in housing, education, and employment opportunities. However, in Menlo Park, the higher incomes in the northern part of the city may in part be due to formerly industrial and commercial properties being redeveloped into mixed-use commercial and residential uses.

Disparities in Access to Opportunity

AB 686 requires the Housing Element needs assessment to include an analysis of access to opportunities. To facilitate this assessment, HCD and the State Tax Credit Allocation Committee (TCAC) convened an independent group of organizations and research institutions under the umbrella of the California Fair Housing Task Force, which produces an annual set of Opportunity Maps. The maps identify areas within every region of the state "whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children."[11]

TCAC and HCD created these "Opportunity Maps," using reliable and publicly available data sources to derive 21 indicators to calculate Opportunity Index scores for Census tracts in each region of California. The TCAC/HCD Opportunity Map categorizes Census tracts into the following five groups based on the Opportunity Index scores:

- Highest Resource
- High Resource
- Moderate Resource/Moderate Resource (Rapidly Changing)
- Low Resource
- High Segregation & Poverty

Before an area receives an Opportunity Index score, some Census tracts are filtered into the High Segregation & Poverty category. The filter identifies Census tracts where at least 30 percent of population is below the federal poverty line and there is a disproportionate share of households of color. After filtering out High Segregation and Poverty areas, the TCAC/HCD Opportunity Map allocates the 20 percent of tracts in each region with the highest relative Opportunity Index scores to the Highest Resource designation and the next 20 percent to the High Resource designation. The remaining non-filtered tracts are then evenly divided into Low Resource and Moderate Resource categories.

As illustrated in Figure 32, Menlo Park has no tracts with High Segregation and Poverty, but otherwise has tracts ranging across the other four categories. The highest resource tracts are largely concentrated in central neighborhoods. All of the neighborhoods north of Highway 101 are considered low or moderate resource tracts.

[11] California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map.* Available at: https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:17:24 PM

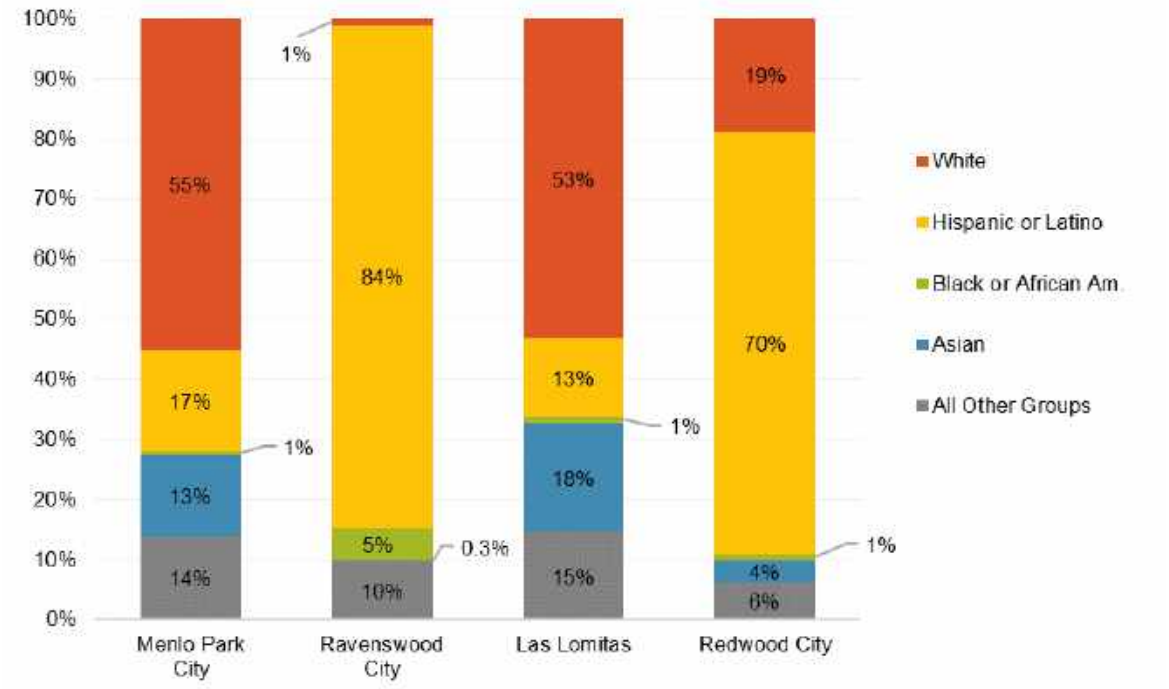
Yet, none of the commercial sites in West/North Menlo Park have been identified as a "potential site" ... examples include the commercial area off Sand Hill Rd., and the commercial property behind Sharon Heights Country Club.

These locations are no different, from distance to CalTrain or Highway, than Belle Heaven.

Access to Education

Menlo Park is served by four elementary school districts and one high school district. Due to persistent segregation, past exclusionary policies and practices such as redlining and blockbusting, and economic factors, there are significant differences between Menlo Park's elementary school districts in their racial makeup. Figure 34 shows the significant racial and ethnic imbalances in student enrollment between the two districts serving southern and western Menlo Park - Menlo Park City Elementary School District and Las Lomitas Elementary School District, and the other two districts serving the city - the Ravenswood City Elementary School District, which serves northern Menlo Park neighborhoods such as Belle Haven and the City of East Palo Alto, and the Redwood City Elementary School District, which serves a small area of Menlo Park around the intersection of US 101 and Marsh Road. As shown, nearly all of the students enrolled in the Ravenswood district and over 80 percent of the students enrolled in the Redwood City district are non-White (see Figure 34). This is in sharp contrast to the student population in the Menlo Park and the Las Lomitas districts, which are majority White (55 percent and 53 percent, respectively). As shown below, 84 percent of the students enrolled in the Ravenswood district and 70 percent of those enrolled in the Redwood City district are Hispanic or Latino with White students making up just one percent of the total student enrollment in the Ravenswood district and 19 percent of the total enrollment in the Redwood City district as of the 2020-21 school year.

Figure 34: Student Enrollment by Race/Ethnicity for Elementary School Districts Serving Menlo Park, 2020-21



Sources: California Department of Education, Ed-Data; BAE, 2021.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:19:07 PM

What is missing is the breakdown within Menlo Park itself, where elementary and middle school in affluent areas versus not.

Access to Employment

HUD has developed the Jobs Proximity Index as a way to measure access to employment opportunities. As stated by HUD:

> The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood (Census Block Group) as a function of its distance to all job locations within a CBSA [Core Based Statistical Area], with larger employment centers weighted more heavily.
>
> The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily. Values are percentile ranked with values ranging from 0 to 100. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.[13]

In Menlo Park, the highest Jobs Proximity Indexes are found in the northern part of the city. This area includes a high concentration of jobs in close proximity to northern Menlo Park residential areas (e.g., Belle Haven). However, the newer jobs in this area are often in high tech occupations and may not necessarily be an appropriate match for the current occupational skills of the area's long-term residents. With the exception of some largely unpopulated rural block groups, the high proximity indexes in the two-county region are clustered along Highway 101 from the north end of the region down through San Jose, particularly on the Bay side of Highway 101 (see Figure 39).

[13] https://hudgis-hud.opendata.arcgis.com/datasets/HUD::jobs-proximity-index/about. The index is currently based on U.S. Census Longitudinal Employer-Household Dynamics data from 2014.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:20:55 PM

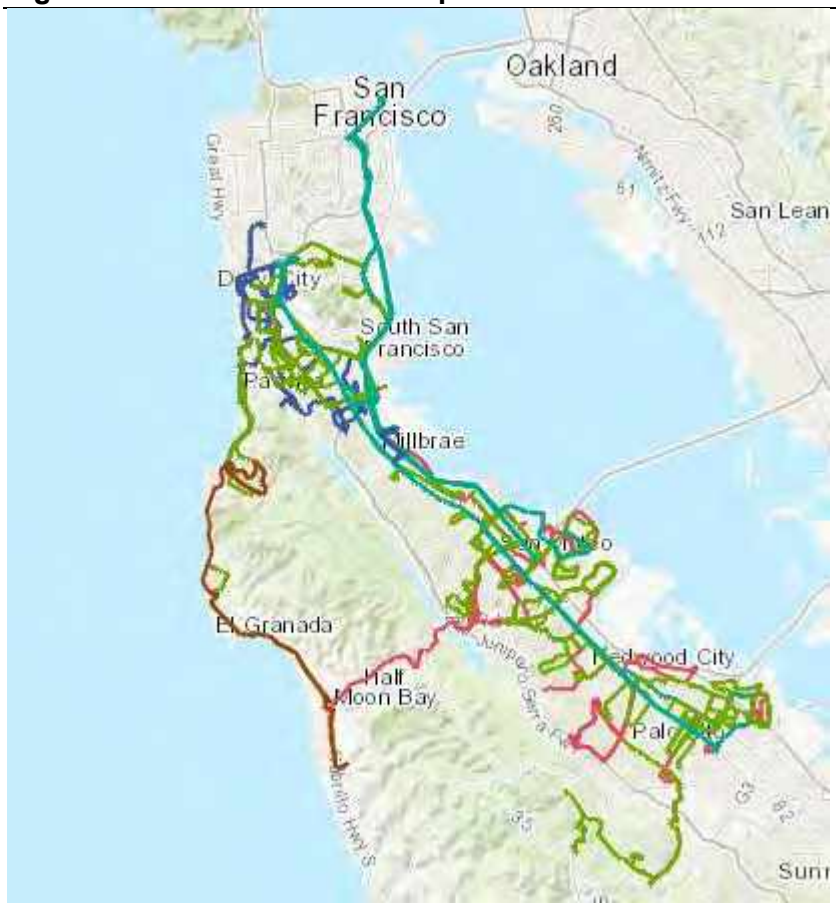
So, Facebook for example is of no value to Belle Heaven. How about putting Facebook-related-hotels, etc. on West Menlo instead?

Access to Transportation

Bus service for Menlo Park is provided by the San Mateo County Transit District (SamTrans). In addition to the individual bus routes shown in Figure 40, CalTrain provides commuter rail service extending from Gilroy to San Francisco, with a stop in Menlo Park. Combined, these services provide access from Menlo Park to regional job centers and allow in-commuters from throughout the region to access jobs within Menlo Park.

The 2017 San Mateo County Regional Assessment of Fair Housing highlighted several important transportation-related challenges impacting access to opportunities in San Mateo County. Major issues and barriers include incomplete sidewalk networks, inaccessible sidewalks, limited SamTrans operating hours, and long SamTrans paratransit pickup wait times. Many of these issues and barriers disproportionately impact persons with disabilities.

Figure 40: SamTrans Route Map



Note: Depicted colors show individual SamTrans bus routes.
Source: SamTrans

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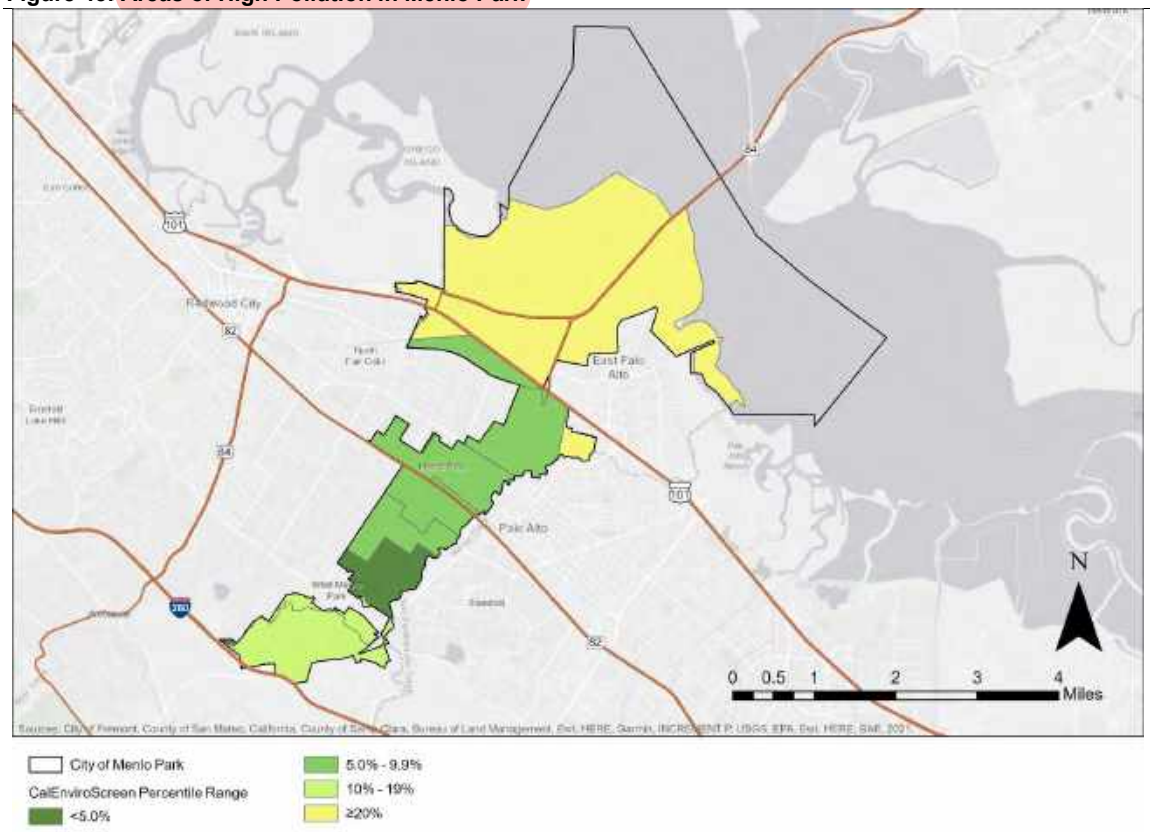
Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:21:49 PM

Bus Service is easy to change and added to the West Menlo.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:50:08 PM

Distance to CalTrain is not that different from West to East MP. Furthermore, a key question is given the inadquate train service, how often people use it to get to work?

Figure 43: Areas of High Pollution in Menlo Park



Source: DRAFT CalEnviroScreen Version 4.0.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:24:43 PM

Another reason why we must stop building hotels and offices in Belle Heaven to appease Facebook.

Disproportionate Housing Needs and Displacement Risk

The following section assesses the extent to which protected classes in Menlo Park, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement.

Minority Homeownership Rates

Rates of home ownership often vary widely by race and ethnicity, both within local jurisdictions and throughout larger regions. As shown in Table 8, 58 percent of all households in Menlo Park are homeowners. The homeownership rate is highest for non-Hispanic Whites, at 63 percent, and lowest for Hispanic householders, at 38 percent. Homeownership rates are similar for these two groups in the two-county region, where 65 percent of non-Hispanic White householders and 39 percent of Hispanic householders are homeowners. Although homeownership rates for Black households are higher in Menlo Park than in the entire region, the number of Black households in Menlo Park (401 households) is small relative to the total number of households in the city. These trends likely reflect a combination of economic factors and historic discrimination in the housing market in Menlo Park and the broader region.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:50:31 PM

Another reason the housing units should have path to ownership and not just renting.

Housing Cost Burden

As described in the housing needs assessment section of the Housing Element, overpayment for housing is defined as a household paying more than 30 percent of its gross income on housing related expenses, such as rent, utilities, or mortgage payments. By this measure, 35 percent of all households in Menlo Park were cost-burdened during the 2015-2019 ACS survey period. This proportion is similar to that for San Mateo County overall and for the Bay Area. Slightly less than three-fourths of Menlo Park households earning less than 80 percent of the HUD Area Median Family Income (HAMFI) were cost-burdened, compared to only 14 percent of households with incomes at 80 percent of HAMFI and above.

Figure 48 shows the geographic distribution of overpayment for renters in Menlo Park and Figure 49 shows the geographic distribution of overpayment for homeowners in Menlo Park. Overall, 11 percent of renters overpaid for housing, and the proportion of renters who were overpaying for housing in 2019 ranged from zero percent to 68 percent by Census tract. The highest proportions were found in the northern portions of the city; two of the three tracts where over half of renter households were cost burdened included portions of East Palo Alto.

Approximately 31 percent of homeowners in Menlo Park were overpaying for housing, and the percentage of those overpaying by tract ranges from 23 percent to 47 percent, reflecting the high ownership housing costs in the city. Unlike the geographic pattern for renters, the highest proportion is in the southwestern-most tract, but the next two highest proportions are found in the two tracts in the northern part of the city on San Francisco Bay, one of which includes a portion of East Palo Alto.

For the region, the proportion of renters overpaying for housing by Census tract ranged from zero percent to 80 percent, as shown in Figure 50 below. The highest proportions were found in urban areas throughout the two counties. For owners (see Figure 51) the proportions range from 43 to 71 percent, and the low proportions and high proportions were scattered across the two counties.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:26:29 PM

Need to have caps on rents.

AFFH Appendix.
Community Engagement

This section reports the findings from the resident survey conducted of San Mateo County residents to support the AFFH analysis of Housing Elements. It explores residents' housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. The survey also asks about residents' access to economic opportunity, captured through residents' reported challenges with transportation, employment, and K-12 education. The survey was offered in both English and Spanish.

The resident survey was available online, in both Spanish and English, in a format accessible to screen readers, and promoted through jurisdictional communications and social media and through partner networks. A total of 2,382 residents participated.

The survey instrument included questions about residents' current housing situation, housing, neighborhood and affordability challenges, healthy neighborhood indicators, access to opportunity, and experience with displacement and housing discrimination.

Explanation of terms. Throughout this section, several terms are used that require explanation.

- "Precariously housed" includes residents who are currently homeless or living in transitional or temporary/emergency housing, as well as residents who live with friends or family but are not themselves on the lease or property title. These residents may (or may not) make financial contributions to pay housing costs or contribute to the household in exchange for housing (e.g., childcare, healthcare services).
- "Disability" indicates that the respondent or a member of the respondent's household has a disability of some type—physical, mental, intellectual, developmental.
- "Single parent" are respondents living with their children only or with their children and other adults but not a spouse/partner.
- "Tenure" in the housing industry means rentership or ownership.
- "Large households" are considered those with five or more persons residing in a respective household.
- "Seriously Looked for Housing" includes touring or searching for homes or apartments, putting in applications or pursuing mortgage financing.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:28:24 PM

Who conducted the survey? I assume this is not Menlo Parks?

Figure 1.
Resident Survey Sample Sizes by Jurisdictions and Selected Characteristics

	County	Belmont	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Total Responses	**2,382**	**89**	**82**	**173**	**130**	**53**	**148**	**63**	**59**	**55**	**84**	**163**	**99**	**175**	**832**
Race/Ethnicity															
African American	134	5	7	4	9	8	10	6	4	4	5	14	4	17	15
Hispanic	397	7	9	14	26	27	13	8	1	8	12	59	13	31	149
Asian	500	18	9	26	43	6	32	6	8	13	14	11	19	23	249
Other Race	149	7	10	6	8	3	14	3	3	3	3	9	7	13	47
Non-Hispanic White	757	41	35	89	27	4	44	27	27	15	35	54	36	58	195
Tenure															
Homeowner	1,088	39	51	96	39	9	89	26	46	18	42	37	48	58	409
Renter	1,029	40	30	65	67	36	43	28	7	33	38	105	41	88	324
Precariously Housed	309	10	8	12	26	12	17	14	5	7	13	23	16	29	87
Income															
Less than $25,000	282	14	11	12	21	15	12	11	5	6	7	40	11	29	61
$25,000-$49,999	265	13	9	10	22	9	8	6	3	6	7	28	5	20	97
$50,000-$99,999	517	10	14	38	43	10	26	11	3	10	17	37	22	40	206
Above $100,000	721	38	24	69	16	8	64	12	30	14	32	31	40	40	251
Household Characteristics															
Children under 18	840	38	24	53	50	26	44	17	18	20	29	61	37	64	287
Large households	284	5	7	11	20	18	8	3	5	7	8	20	13	15	133
Single Parent	240	14	8	15	19	11	12	9	3	7	7	30	9	21	49
Disability	711	28	25	41	38	22	40	22	13	17	29	62	34	65	210
Older Adults (age 65+)	736	25	27	66	37	11	54	25	25	18	33	44	32	37	248

Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:50:54 PM

Where is Menlo Park in these tables?

Appendix 7-1
Site Inventory

This Appendix will be provided as part of the HCD Review Draft

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 1:03:28 PM

This is one of the most important aspects and is missing.

From: Alison Cingolani <alison@siliconvalleyathome.org>
Sent: Monday, June 13, 2022 6:35 PM
To: Alison Cingolani
Subject: Declining school enrollment: Planning for new housing can help
Attachments: City of Menlo Park.pdf

Silicon Valley Community Leaders,

We are reaching out to you as local council members, city staff, school district superintendents, and school board members to share recent research we have conducted on declining school enrollment in your cities and school districts. **Right now, cities have a critical opportunity to stabilize and strengthen the local schools that are the cornerstone of our communities and our collective future, by planning for new housing.**

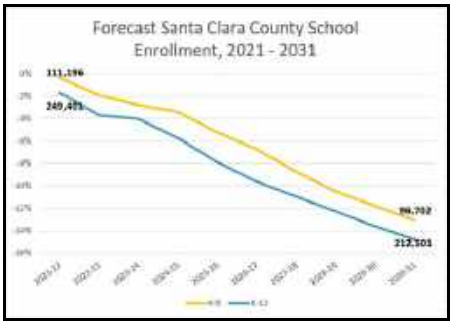
As most of you know, every city in the Bay Area is currently engaged in a state-mandated process – the Housing Element Update – of planning for a significant number of new homes affordable to residents of all income levels. Meanwhile, school districts throughout the County are experiencing significant declines in enrollment, with local elementary schools being particularly hard hit, as the shortage and rising cost of housing forces many families to leave for more affordable locations. The effect has been devastating. For some of our districts fewer students means massive budget deficits; for others it means destabilizing inefficiencies. In all our districts declining enrollment means disruption, instability, loss of our school families, loss of our next generation of teachers, and often heart-wrenching school closures and consolidation. These troubling enrollment declines are impacting public, private, and charter schools, began *before* the pandemic, and are forecast to continue through the next decade- unless local leaders take action. **See how enrollment declines are affecting your city, and how that compares to the county here or in the attached PDF.**

Our recent **report**, produced in partnership with the Silicon Valley Community Foundation and Palo Alto Forward, shows that strategic planning for new housing development, by both location and affordability, offers an opportunity to stabilize local schools by creating more affordable options for younger families with school age children, and to reduce student attrition caused by housing instability and displacement. **This is an area where the education community and local officials share a common interest, and must show collective leadership.**

Learn more about declining enrollment in individual schools and districts in your communities and planning for new homes through the Housing Element Update, and view **The Missing Piece: How New Homes Can Help Save Our Schools from Declining Enrollment**, a conversation with **Peter Ortiz**, President of the Santa Clara County Board of Education, **Jennifer DiBrienza**, Vice President of the Palo Alto Unified School District Board, and **Steve Levy**, Director and Senior Economist of the Center for the Continuing Study of the California Economy.

Contact ***Alison Cingolani*** at SV@Home for more information on how local community leaders can be a part of this discussion.

Source: California Department of Education



Source: California Department of Finance

In partnership,

Alison Cingolani
Policy & Research Senior Associate|SV@Home
408.785.0531 I alison@siliconvalleyathome.org

Silicon Valley Is Home. *Join our Houser Movement. Become a member!*

350 W Julian St. #5, San José, CA 95110
Website Facebook LinkedIn Twitter

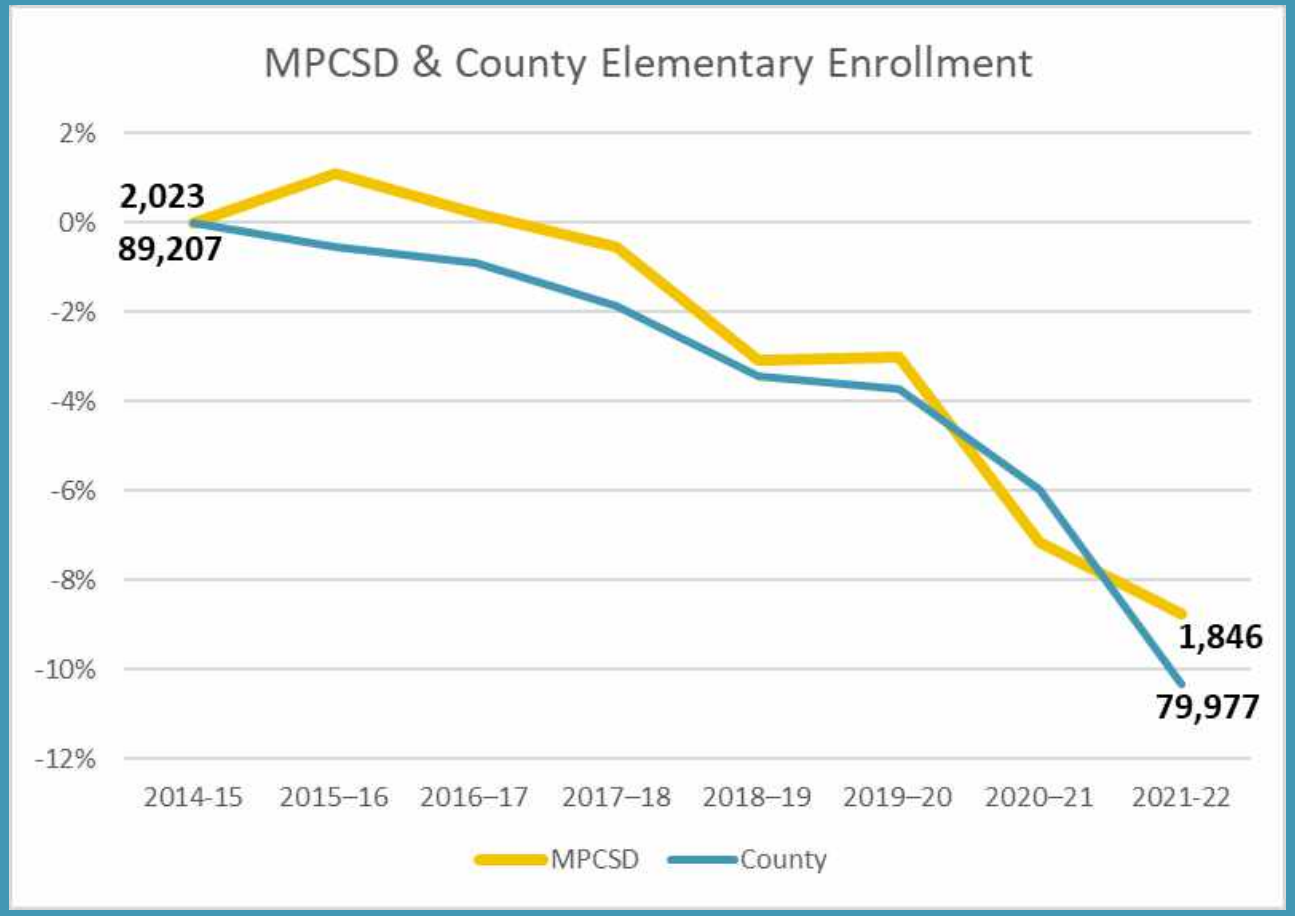
In the City of Menlo Park, Elementary School Enrollment is Declining

Changes in Elementary School Enrollment in Menlo Park Schools									
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
Oak Knoll Elementary	766	738	727	680	651	621	589	584	-24%
Belle Haven Elementary	591	577	543	457	368	277	478	391	-34%
Garfield Elementary	644	630	589	569	533	535	527	528	-18%
Total Enrollment	2001	1945	1859	1706	1552	1433	1594	1503	
Annual Change		-3%	-4%	-8%	-9%	-8%	11%	-6%	
Citywide Cumulative 6-Year Change		**-3%**	**-7%**	**-15%**	**-22%**	**-28%**	**-20%**	**-25%**	

From California Department of Education: Public Schools and Districts and Enrollment Multi-Year Summary by Grade
Oak Knoll Elementary is in Menlo Park City Elementary School District
Belle Haven Elementary is in Ravenswood City Elementary School District
Garfield Elementary is in Redwood City Elementary School District

- Enrollment has fallen in every year since 2014, a total drop of 25%.
- Every school has seen declines, ranging from 18% to 24%.
- This represents a loss of nearly 500 elementary students.
- Elementary enrollment declines are higher than average for the county.

Menlo Park City School District's Elementary Enrollment is Declining



- Enrollment has fallen in every year but one since 2014, for a total drop of 9%.

From California Department of Education: Public Schools and Districts and Enrollment Multi-Year Summary by Grade

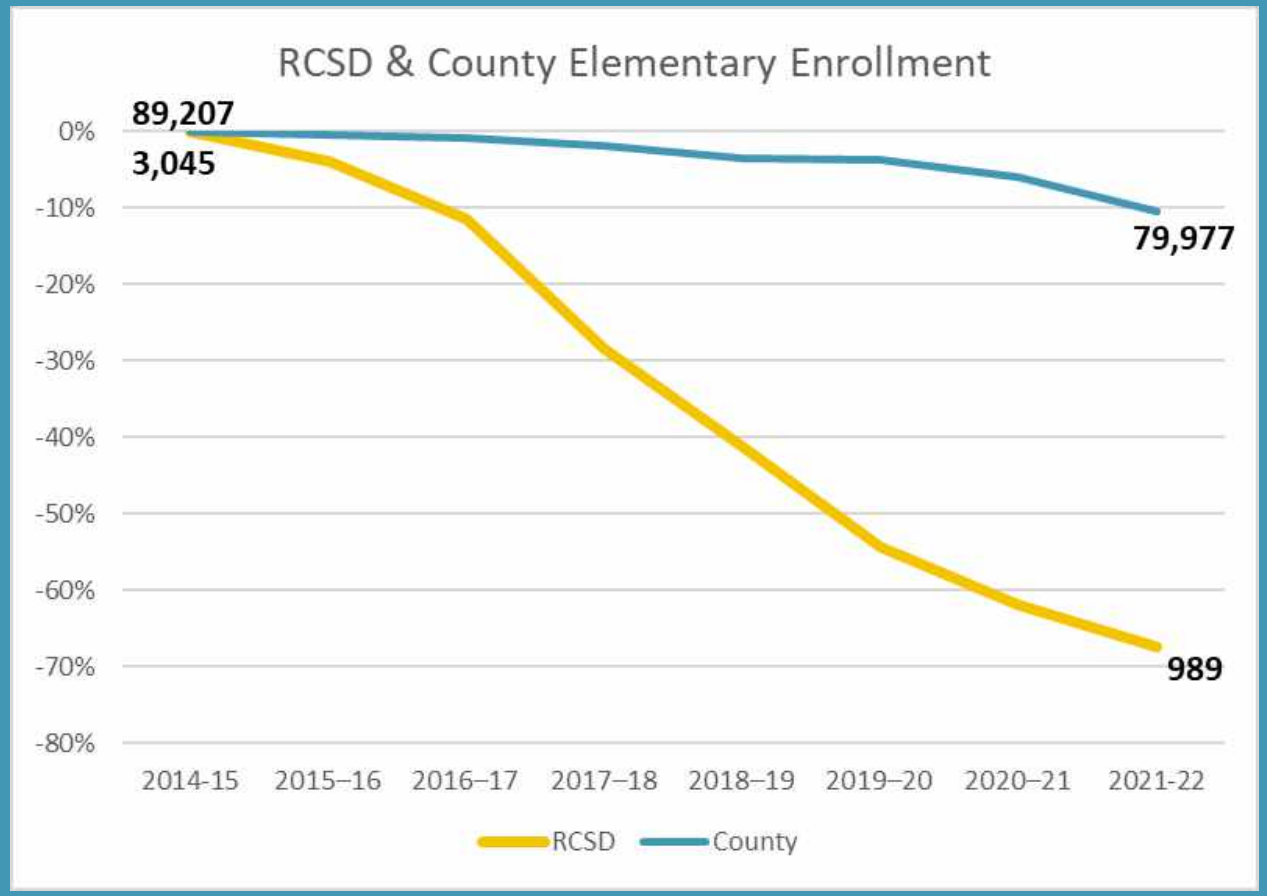
Menlo Park City School District's Elementary Enrollment is Declining

Changes in School Enrollment in Melo Park City Elementary School District									
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
Encinal Elementary (Atherton)	792	765	641	627	601	636	623	625	**-21%**
Laurel Elementary (Atherton)	465	542	659	705	709	705	666	637	**37%**
Oak Knoll Elementary (Menlo Park)	766	738	727	680	651	621	589	584	**-24%**
Total Enrollment	2023	2045	2027	2012	1961	1962	1878	1846	
Annual Change		1%	-1%	-1%	-3%	0%	-4%	-2%	
Districtwide Cumulative 7-Year Change		**1%**	**0%**	**-1%**	**-3%**	**-3%**	**-7%**	**-9%**	

From California Department of Education: Public Schools and Districts and Enrollment Multi-Year Summary by Grade

- The growth of Laurel Elementary in Atherton has helped offset steep declines in Oak Knoll and Encinal Elementary Schools, but the district has still averaged a 9% enrollment loss.
- Menlo Park City School District has 177 fewer elementary students than it did in 2014.

Ravenswood City School Elementary District's Enrollment is Declining



- Elementary enrollment has fallen every year since 2014, with a total drop of 68%.
- Elementary enrollment declines are much higher than average for the county.

From California Department of Education: Public Schools and Districts and Enrollment Multi-Year Summary by Grade

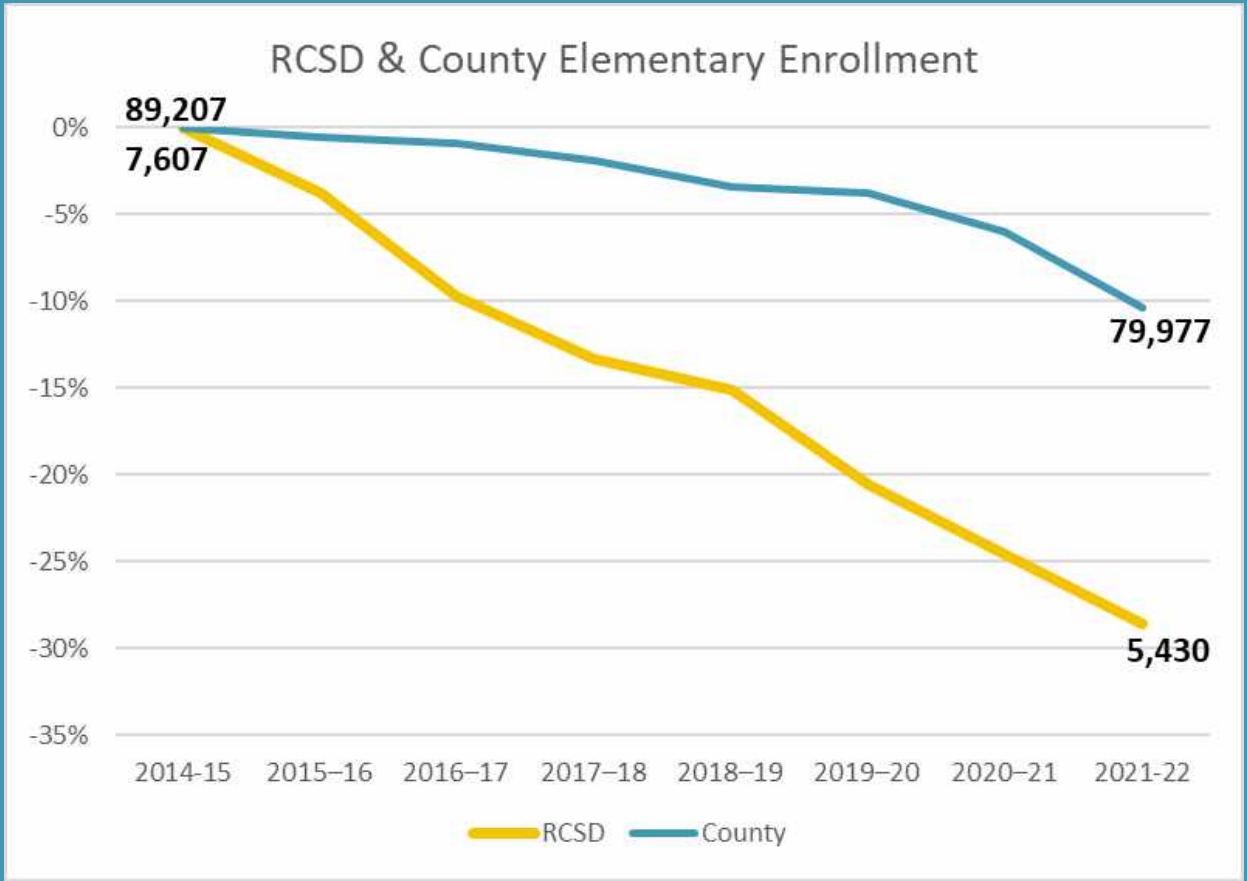
Ravenswood City School District's Elementary Enrollment is Declining

Changes in School Enrollment in Ravenswood City Elementary School District									
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
Los Robles-Ronald McNair Academy	380	392	385	313	257	225	206	198	**-46%**
Belle Haven Elementary	591	577	543	457	368	277	478	391	**-19%**
Costano Elementary	564	558	509	425	358	261	475	400	**-16%**
Brentwood Academy (Closed 2020)	532	527	509	441	386	329	0	0	**CLOSED**
Green Oaks Academy (Closed 2018)	273	181	148	35	0	0	0	0	**CLOSED**
Willow Oaks Elementary (Closed 2020)	705	688	602	508	416	297	0	0	**CLOSED**
Total Enrollment	3045	2923	2696	2179	1785	1389	1159	989	
Annual Change		**-4%**	**-8%**	**-19%**	**-18%**	**-22%**	**-17%**	**-15%**	
Districtwide Cumulative 7-Year Change		**-4%**	**-11%**	**-28%**	**-41%**	**-54%**	**-62%**	**-68%**	

From California Department of Education: Public Schools and Districts and Enrollment Multi-Year Summary by Grade

- The District has lost 3 neighborhood schools to closure.
- Remaining schools face enrollment declines of 16% - 46%.
- Ravenswood City has 2,056 fewer elementary students than it did in 2014.

Redwood City School District's Elementary Enrollment is Declining



- Elementary enrollment has fallen every year since 2014, a total drop of 29%.
- Elementary enrollment declines are much higher than average for the county.

From California Department of Education: Public Schools and Districts and Enrollment Multi-Year Summary by Grade

Redwood City School District's Elementary Enrollment is Declining

Changes in Elementary School Enrollment in Redwood City School District									
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
Adelante Selby Spanish Immersion	729	679	690	729	730	711	652	582	-20%
Clifford Elementary	727	700	638	581	554	576	608	658	-9%
Garfield Elementary	644	630	589	569	533	535	527	528	-18%
Henry Ford Elementary	426	390	362	376	368	560	506	461	8%
Hoover Elementary	787	756	694	692	652	732	710	695	-12%
North Star Academy	532	523	519	536	533	535	527	511	-4%
Orion Alternative	241	211	215	211	229	473	425	386	60%
Roosevelt Elementary	658	651	646	584	555	765	718	655	0%
Roy Cloud Elementary	776	788	744	718	751	751	703	628	-19%
Taft Elementary	524	492	410	329	279	405	363	326	-38%
Fair Oaks Elementary (Closed 2020)	241	351	310	221	219	0	0	0	CLOSED
Hawes Elementary (Closed 2020)	399	326	285	298	312	0	0	0	CLOSED
John Gill Elementary (Closed 2020)	408	347	303	288	275	0	0	0	CLOSED
Adelante Spanish Immersion (Closed 2020)	515	479	463	462	470	0	0	0	CLOSED
Total Enrollment	7607	7323	6868	6594	6460	6043	5739	5430	
Annual Change		-4%	-6%	-4%	-2%	-6%	-5%	-5%	
Districtwide Cumulative 7-Year Change		**-4%**	**-10%**	**-13%**	**-15%**	**-21%**	**-25%**	**-29%**	

- The District has lost 4 neighborhood schools to closure, including a Spanish immersion school.
- Redwood City School District has 2,177 fewer elementary students than it did in 2014.

From California Department of Education: Public Schools and Districts and Enrollment Multi-Year Summary by Grade

From: Lynne Bramlett [mailto:lynne.e.bramlett@gmail.com]
Sent: Monday, May 16, 2022 1:45 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing Element Feedback

Dear Council,

Please see my input into the Housing Element. I may not be able to attend tonight's meeting in time to make a public comment.

1. **Emergency Housing**. What's the plan to house residents displaced due to a disaster? My understanding is that the Red Cross sets up temporary shelters only. I believe they arrive within 72 hours and disband the shelters after 30 days. I read that a jurisdiction should plan for shelters for about 10% of our population as most displaced people stay with family or friends. Please see the attached April 2021 Disaster Response Guidelines that I made a public records request to obtain. The shelter list (page 25) is extremely out of date. We need an updated list and MOUs with each, along with possibly pre-securing needed supplies. The Fire District's Disaster Response Guidelines were developed without jurisdictional and public input and review. This type of process is one reason why I believe Menlo Park needs to take more responsibility for its disaster management.

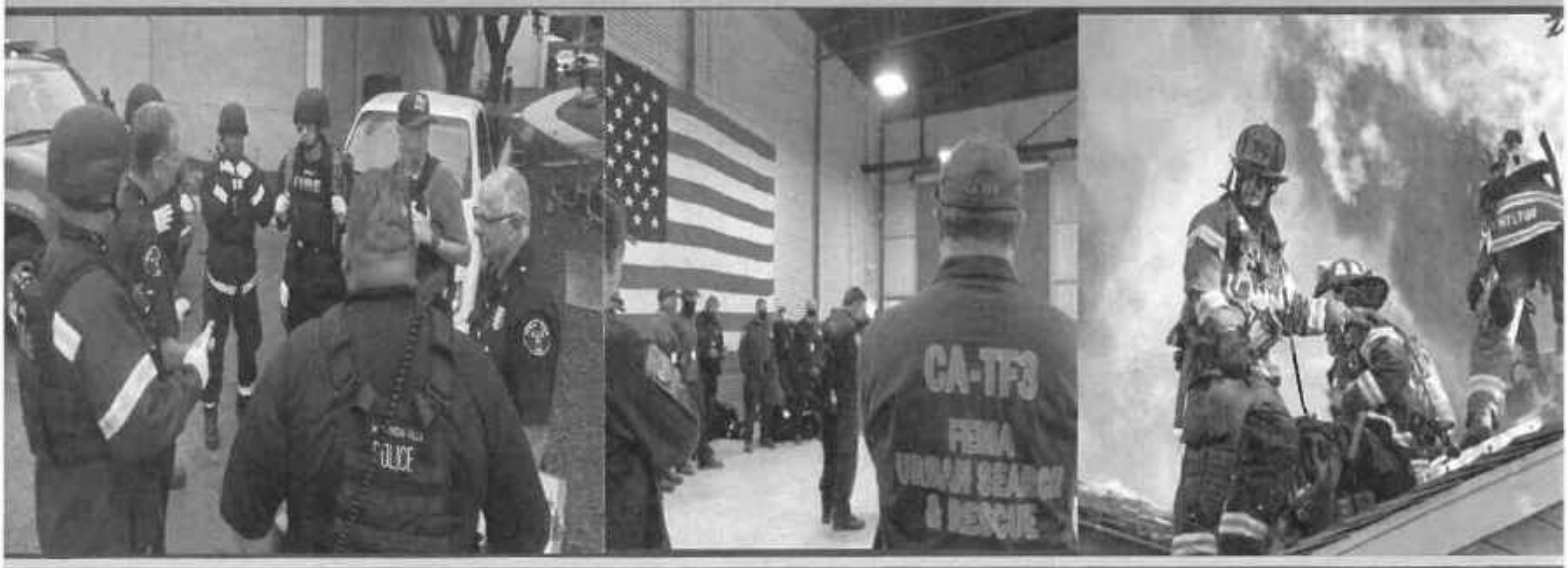
2. Policy H2.1 and H2.C. **Menlo Park has hundreds of soft-story apartment buildings and even some condos. The HOA board may be unaware of the seismic risk. We need a soft-story incentive to get**

them seismically retrofitted as they are prone to collapse in earthquakes. Retrofitting doesn't cost that much and residents can live in the building during a retrofit. I believe the average cost is about $7,500 but this needs verifying. I counted the soft story buildings in District 1/Belle Haven and I got a count of 17 buildings (I excluded 335 Pierce Road which is slated to be torn down) and a total of 72 units. That could be anywhere from 150-300 people at risk of displacement in Belle Haven alone following an earthquake. Another resident has made a count of soft stories all over Menlo Park. There are hundreds.

3. **Program H4.R. Work with the Fire District and Policy H6.2.** The H4.R implication is that the plan is to get the Fire District to cooperate in lowering fire safety standards. I consider this a major mistake. Fires following earthquakes are a typical secondary consequence. Fires are what destroyed San Francisco in 1906, not the earthquake. I would like the City to work with the Fire District on incenting fire and wildfire defense solutions. We could train more people on fire safety and help to outfit Belle Haven (for example) residents with fire extinguishers and the knowledge of how to use them. Our building codes could also be stronger. I believe we have adopted the bare minimum of "life and safety only." We could do better. As to wildfires, one of the most common ways that wildfires spread is through embers and burning debris that gets into attics. The Fire District and the City could work together to provide incentives to help people to retrofit attic vents and to add sprinklers. Outside vegetation could also be hardened. The downtown business district particularly needs sprinklers in most of the buildings. Suitable new large housing units could also include underground water storage. The Fire Marshal and Fire Chief should give input into H4.R.

Lynne Bramlett
650-380-3028

MENLO PARK FIRE DISTRICT
DISASTER RESPONSE GUIDELINES
APRIL 2021



Office of Emergency Management

TABLE OF CONTENTS

:TION I: INTRODUCTION

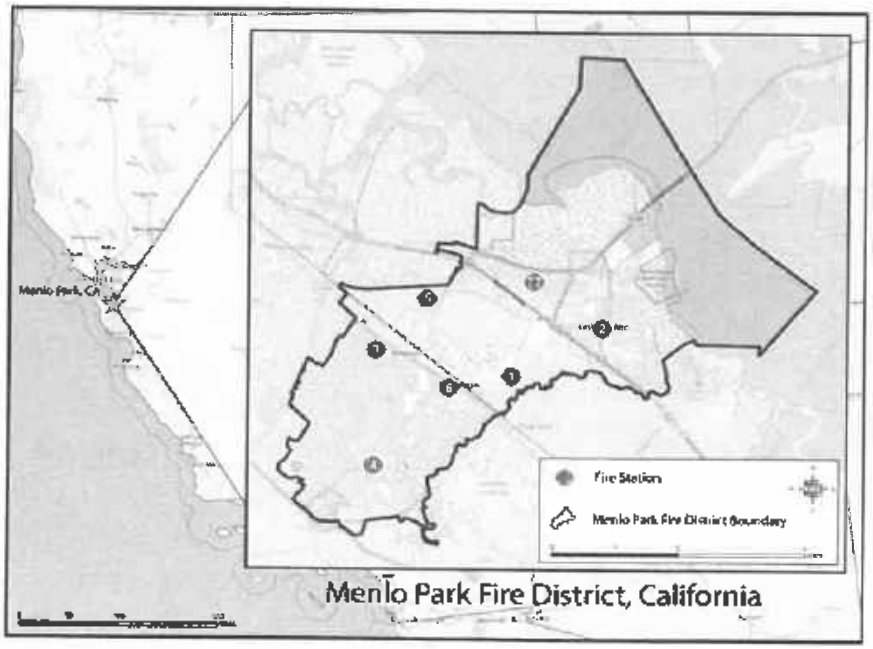
1.1 Disaster Definition

A disaster is defined by the Fire District as an occurrence of a natural catastrophe, technological accident, or human-caused event that has resulted in severe property damage, deaths, and/or multiple injuries. A "large-scale disaster" that exceeds the response capabilities of the Fire District and requires County, State and potentially Federal involvement. The Disaster Response Guidelines (DRG) seeks to provide the framework in which the Fire District will operate accordingly injunction with National Incident Management System and Standardized Emergency Management System

1.2 History

The Menlo Park Fire Protection District (MPFPD or District) was established in 1916; the District was reaffirmed and operates under the authority of the California Health and Safety Code Section 13800 et seq. (Fire Protection District Law of 1987). Located on the peninsula in the southernmost part of San Mateo County in the Metropolitan Bay Area, the District covers approximately 29 square miles that reach into the bay.

The District's population is estimated at around95,263. In addition, via a contract for services, the district provides fire and EMS response to the Stanford Linear Accelerator and National Department of Energy Laboratory. MPFPD is a Special District governed by a Board of Directors comprised of resident community members, duly elected by the citizens of the District and serving staggered four-year terms. As a Special District, MPFPD provides a full array of fire, rescue, emergency medical, and risk reduction to the cities of East Palo Alto and Menlo Park, the Town of Atherton, and unincorporated areas of southern San Mateo County.

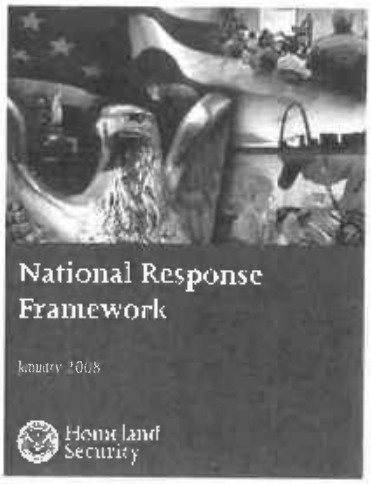


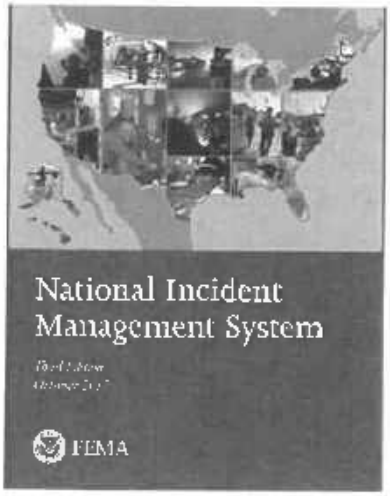
The District employs 125 personnel and responds to approximately 8,743 calls for service annually. Currently, the District's assessed valuation is $34.75 billion, with an approved budget for the fiscal year (FY) 2019 2020 of $62,015,046. The Fire Chief is hired by and answers to the Board of Directors.

1.3 Purpose

The Disaster Response Guidelines (DRG) outlines the District's planned response to natural, technological, or man-made disasters. The Disaster Response Guide docs not apply to routine emergencies or fire operations nor the procedures utilized to respond to these incidents. The focus of this DRG is on significant occurrences that have the potential to overwhelm the capabilities of the District. The Disaster Response Guide is intended to facilitate multi-agency and multi-jurisdictional coordination between local, operational area, State and Federal response.

The Disaster Response Guide is a collection of information represented by a variety of plans, policies and best practices established by State and Federal doctrines or best practices.





>>>>>>>>>>>>>>>>>>>>>>>>STANDARDIZATION AND UNIFORMITY<<<<<<<<<<<<<<<<<<<<<<<<

The Fire District's- Disaster Response Guidelines serves as a mechanism pulling together all related disaster response systems underneath the structural foundation of the Emergency Management fundamentals.

National Response Framework
California State Emergency Plan
City's and Town Emergency Operation Plan

1.4 District Responsibility

The District acknowledges that, during a disaster, it will be the primary provider of firefighting, medical services, and rescue services within the community. These roles are the Fire District's responsibilities by virtue of statutory authority as well as recognition from the National Incident Management System- Emergency Support Function #4 Firefighting.

Aside, from these responsibilities the Fire District is also the sponsoring agency to a Federal and State Urban Search and Rescue Team (CA-TF3) and has an Office of Emergency Management with a team of two-full time personnel that support the Department Operation Center and serve as Fire Liaisons to the jurisdictions.

1.5 Scope

This document serves as the official guideline for Menlo Park Fire Protection District disaster response efforts. This document works in parallel with Local, County, State and Federal emergency response plans. It is the intent of this Disaster Response Guide (DRG) that all Fire District disaster response protocols be integrated underneath this doctrine associated with Emergency Management/ Homeland Security.

- DRG establishes a framework for the overall integration of District disaster operations into existing manageable framework within the District's boundaries.
- DRG outlines standardized and universal processes utilized by District personnel to assess large scale incident management operations during a disaster in return mitigating unnecessary loss of live and property.

1.6 Approval and Implementation

The Disaster Response Guide will take effect upon approval by the Fire Chief. The Plan will be reviewed annually by the Office of Emergency Management in support with the Operations Division.

SECTION II: AUTHORITIES & REFERENCES

The Disaster Response Guide follows the authority provided below.

Title / Citation	Origination	Application	Description / Summary
1.California Emergency Services Act, Chapter 7, Division 1, Title 2 of California Government Code	State of California	State and local government agencies	Confers emergency powers to the Governor, establishes OES, delineates the emergency responsibilities of state agencies, and establishes the state mutual aid system
2. SEMS Chapter 1, Division 2, Title 21 of the California Code of Regulations	State of California	State and local government agencies	Provides the framework for emergency management in California, directs each agency to be responsible for "emergency planning, preparedness, and training" and directs each agency to establish a line of succession "and train its employees to properly perform emergency assignments"
3. Governor's Executive Order W-9-91	State of California	State and local government agencies	Establishes basic emergency preparedness objectives and policies to be carried out by state officials
4. California Disaster and Civil Defense Master Mutual Aid Agreement	State of California	State and local government agencies	Provides a framework for the provision of mutual aid to agencies in need during an emergency event
5. Emergency Managers Mutual Aid Plan	State of California	State and local government agencies	Outlines policies, procedures, and authorities for provision of emergency management personnel from unaffected jurisdictions to support affected jurisdictions during an emergency event, in accordance with the Master Mutual Aid Agreement
6.State of War Emergency Orders and Regulations	State of California	State and local government agencies	Explains the broad powers of the Governor during a State of War emergency
7.State Emergency Plan	State of California	State and local government agencies	Describes the authorities, responsibilities, functions, and operations of all levels of government during extraordinary emergencies
8.Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act)	Congress of the United States (Public Law 93-288, as amended)	Federal agencies	Authorizes the Federal Government to provide assistance in emergencies and disasters when state and local capabilities are exceeded
9. National Response Framework & National Incident Management System	U.S. Department of Homeland Security	All levels of government, and non-governmental and private sector entities	Provides guidance on how the nation conducts all hazard incident responses

10 Homeland Security Presidential Directive No. 5	The Executive Office of the President	Federal, state and local agencies with responsibilities for emergency response	Authorizes the development and implementation of NIMS, which establishes standardized incident management processes that all responders use to conduct response actions
11 Homeland Security Presidential Directive No. 8	The Executive Office of the President	Federal, state and local agencies with responsibilities for emergency response	Establishes policies for strengthening national preparedness, including the National Preparedness Goal and Target Capabilities List

SECTION III: HAZARD RISK ANALYSIS

Hazard Identification is the process of recognizing the range of natural or human-caused events that threaten the Fire District. Natural hazards result from uncontrollable, naturally, occurring events such as flooding, windstorms and earthquakes, whereas human-caused hazards result from human activity and technological hazards. (STANDARD OF COVERAGE REPORT 2020)

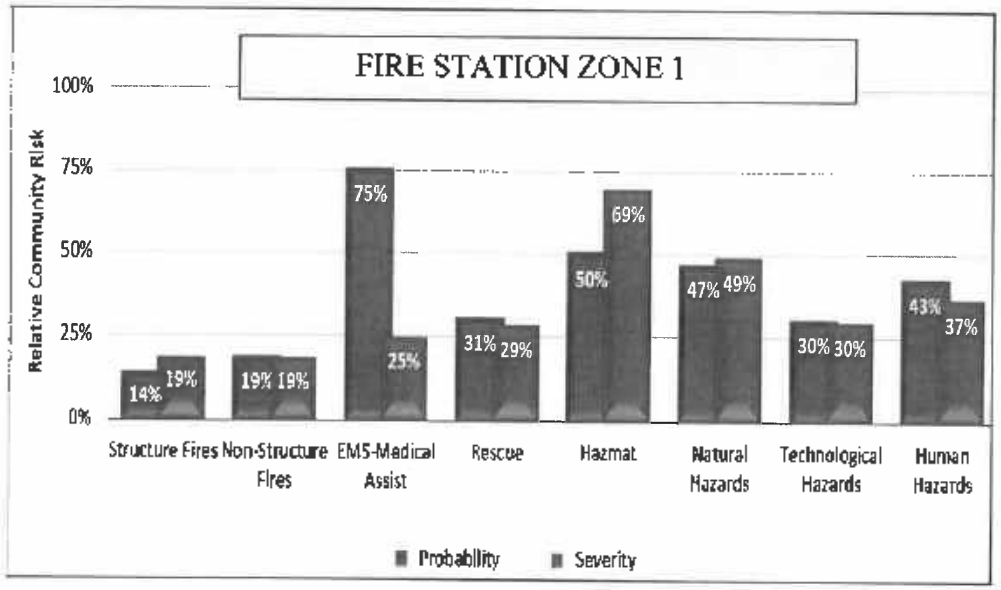
Figure 10: Hazard Risk Summary

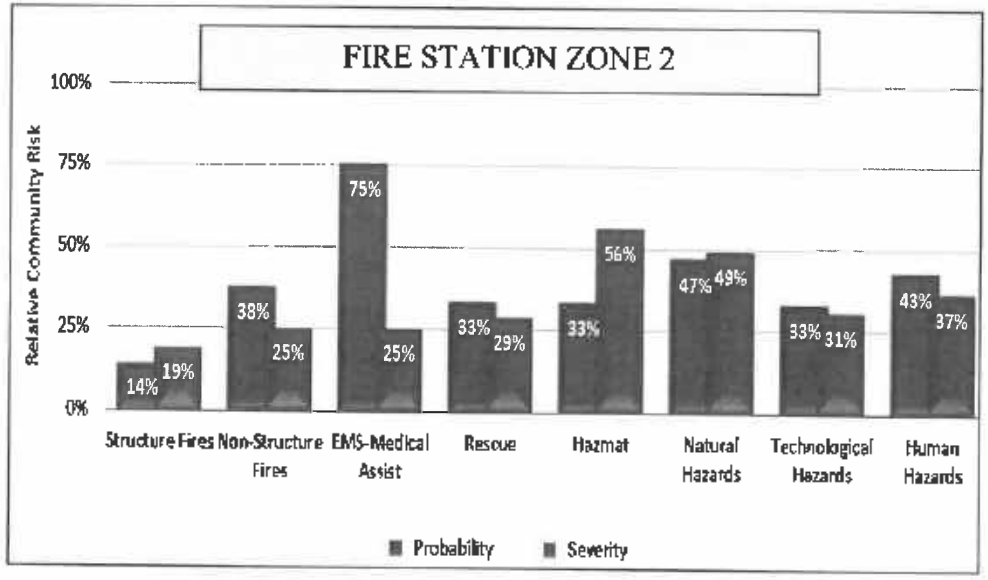
	Structure Fires	Non-Structure Fires	EMS	Rescue	Hazmat	Natural Hazards	Tech. Hazards	Human Hazards	Total
Probability	100%	81%	100%	50%	50%	37%	47%	50%	55%
Severity	63%	61%	42%	50%	58%	51%	64%	65%	57%
Relative Risk	63%	50%	42%	25%	29%	19%	30%	33%	31%

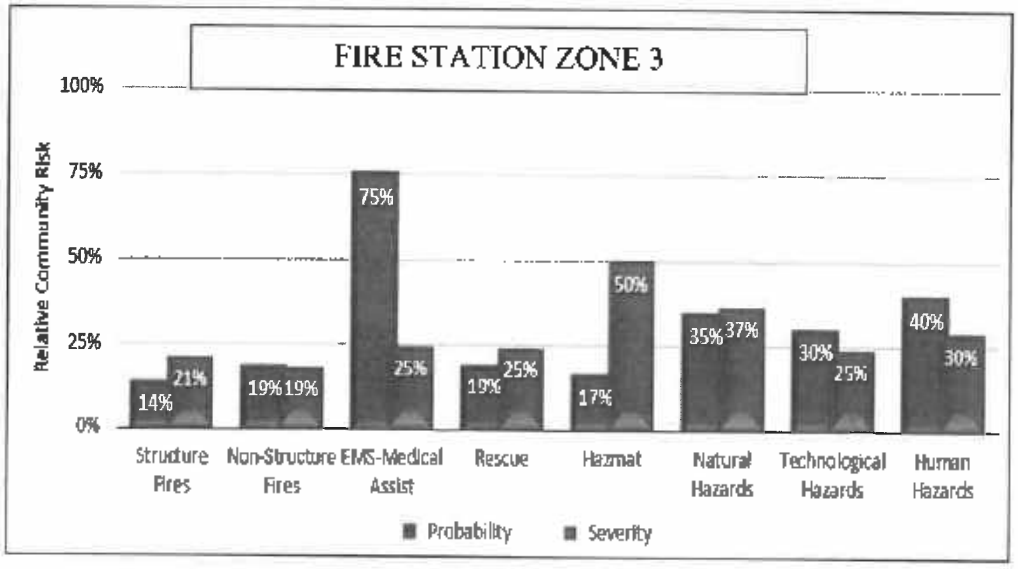
COUNTY HAZARD MITIGIATION PLAN: 2016

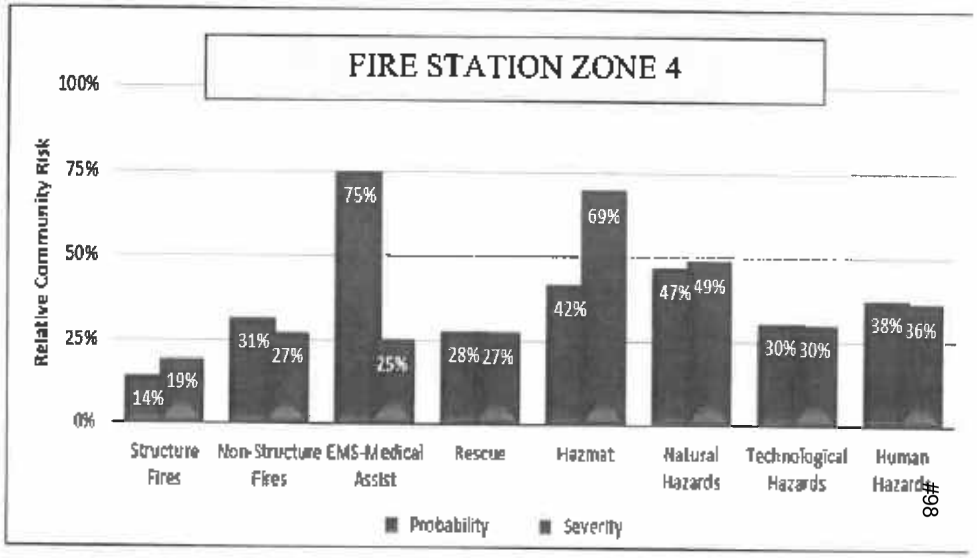
Rank	Hazard Type	Risk Rating Score (Probability x Impact)	Category
1	Wildfire	54	High
2	Earthquake	48	High
3	Severe Weather	33	Medium
4	Landslides	21	Medium
5	Flood	18	Medium
6	Tsunami	18	Medium
7	Drought	9	Low
8	Dam Failure	6	Low

Community Risk Per Fire Station Zones









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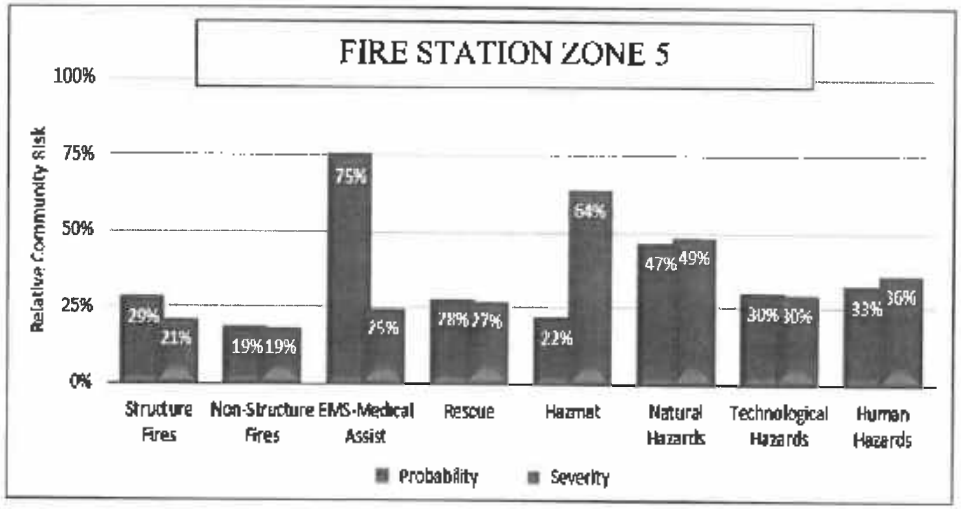
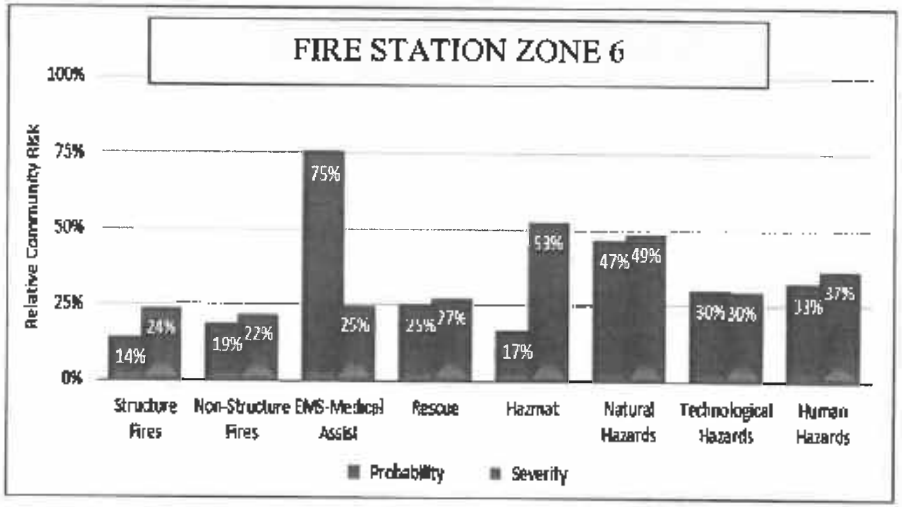
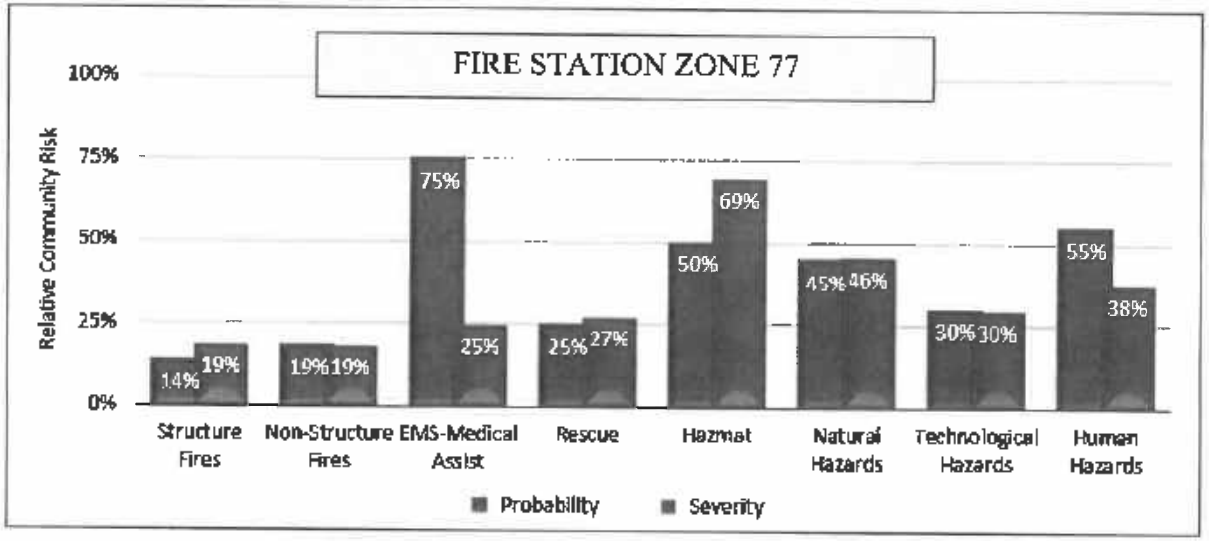
Community Risk Per Fire Station Zones







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SECTION III: GUIDELINES, DEFINITIONS & GOALS

3.1 District Guidelines in a Disaster

- The District will operate under the National Incident Management System (NIMS) / State Emergency Management System (SEMS) / Incident Command System (ICS) during an event or disaster.
- The Fire District will exercise specific Disaster Response Annexes when applicable to the emergency event/ disaster situation.
- All on-duty personnel are expected to remain until properly relieved. Off-duty personnel will be expected to return to work as per the District recall procedures.
- Staffing levels may change at the discretion of the Fire Chief or his/her designee.
- Incident Command priorities will remain life safety, incident stabilization and protection of property and the environment.

3.2 Department Operation Center Activation

During any event that exceeds normal Fire District capacity a Department Operation Center (DOC) may be activated per the National Incident Management System (NIMS). A Department Operations Center (DOC) is typically a singular coordination control center related to that agencies or department specific core responsibilities jurisdictionally. A DOC is a physical facility or location similar to an Emergency Operations Center (EOC). However, the purpose of a DOC is to manage and coordinate events specific to the Fire District's core responsibilities.

The DOC maybe activated when:

- The City of Menlo Park, East Palo Alto and Town of Atherton activate their respective Emergency Operations Center (EOC).
- When 75% of District resources are involved in a major disaster response with long term sustained operations expected.
- Upon order of the Fire Chief or his/her designee.

DEPARTMENT OPERATION CENTER

LEVEL 1	NORMAL OPERATIONS	• Normal call volume no significant event. • Routine day to day operations.
LEVEL 2	PARTIAL OPERATIONS	• This type of incident extends beyond the capabilities for local control and is expected to go multiple operational periods. • Partial command and general staff positions are filled. • Activation of Department Operation Center. • Activation of Joint Information System with locality. • Written IAP is required for each operational period. • Many functional units are needed and support staff (Fire Prevention, Fleet, OEM, USAR etc.)
LEVEL 3	FULL ACTIVATION	• This type of incident is most complex, requiring Federal and State resources. • All Command and General Staff positions filled. • Branches need to be developed in IAP • Activation of Emergency Operation Center or Mulit-Agency Coordination Center • Activation of Joint Information System.

SECTION IV: ORGANIZATION

4.1 Incident Command System/ National Incident Management System

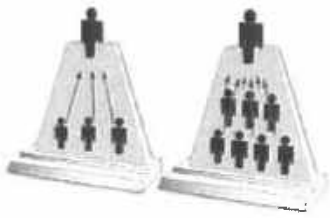
The Fire District will use the Incident Command System during all declared disasters and during ANY large-scale incidents that breach District resources. A system that aligns with the National Incident Management System and the California Standardized Emergency Management System.

Incident Command System (ICS) is used for the command, control, and coordination of emergency response. ICS incorporates personnel, policies, procedures, facilities, and equipment, integrated into a common organizational structure designed to improve emergency response operations of all types and complexities. Below are a few characteristics of ICS:

- Span of control
- Personnel accountability
- Common terminology
- Resources management
- Integrated communications

Fire District Reference Policies

-Incident Command System
-Personnel Accountability
- Command Guidelines
- Communications
- Staging



4.2 Standardized Emergency Management System (SEMS)

The Standardized Emergency Management System (SEMS) is the system required by California's Government Code Section 8607(a) for managing emergencies involving multiple jurisdictions and agencies. SEMS consists of five organizational levels, which are activated as necessary.
SEMS incorporates the functions and principles of the Incident Command System (ICS), the Master Mutual Aid Agreement (MMAA), existing mutual aid systems, the operational area concept, and multi-agency or inter-agency coordination.

Local districts must use SEMS to be eligible for funding of their response-related costs under state disaster assistance programs. SEMS is intended to:

- Facilitate the flow of information within and between levels of the system
- Facilitate coordination among all responding agencies.

The use of SEMS will improve the mobilization, deployment, utilization, tracking, and demobilization of needed mutual aid resources. The use of SEMS will reduce the incidence of poor coordination and communications, and reduce resource ordering duplication. SEMS is designed to be flexible and adaptable to the varied disasters that occur in California and to the needs of all emergency responders.

SEMS requires the following functions to be provided at the local government and operational area levels:

- **Field**

  The Field Level is where emergency response personnel and resources, under the command of responsible officials, carry out tactical decisions and activities in direct response to an incident or threat.

- **Local Government**

  The local government level of emergency management manages and coordinates the overall emergency response and recovery activities within a local government's jurisdiction. Local governments include the County, cities, town and counties, school districts and special districts.

  The local government level is activated when field response level agencies determine that they need support from a higher level.

- **Operational Area (OA) / SAN MATEO COUNTY**

  An OA is the intermediate level of the state's emergency management organization which encompasses a county's boundaries and all political subdivision located within that county, including special districts. The OA facilitates and/or coordinates information, resources and decisions regarding priorities among local governments within the OA. The OA serves as the coordination and communication link between the Local Government Level and Regional Level. State, federal and tribal jurisdictions in the OA may have statutory authorities for response similar to those at the local level.

- **Region**

  The Regional Level manages and coordinates information and resources among operational areas within the mutual aid region, and also between the OA and the state level. The Regional Level also coordinates overall state agency support for emergency response activities within the region.

- **State**

The state level of SEMS prioritizes tasks and coordinates state resources in response to the requests from the Regional level and coordinates mutual aid among the mutual aid regions and between the Regional Level and State Level. The state level also serves as the coordination and communication link between the state and the federal emergency response system. The state level requests assistance from other state governments through the Emergency Management Assistance Compact (EMAC) and similar interstate compacts/agreements and coordinates with the Federal Emergency Management Agency (FEMA) when federal assistance is requested. The state level operates out of the State Operations Center (SOC).

The Field and DOC functions are further illustrated in the following chart:

Primary SEMS Function	Field Responsibilities	DOC Responsibilities
Command	Command is responsible for the directing, ordering, and/or controlling resources.	{FIRE/ DEPUTY CHIEF} Management is responsible for facilitation of overall policy, coordination and support of the incident
Operations	The coordinated tactical response of all field operations in accordance with the Incident Action Plan.	{OPERATIONS CHIEF} The coordination of all jurisdictional operations in support of the response to the emergency in accordance with the EOC Action Plan.
Planning and Intelligence	The collection, evaluation, documentation and use of intelligence related to the incident.	{DISASTER RESPONSE MANAGER} Collecting, evaluating, and disseminating information and maintaining documentation relative to all jurisdictional activities.
Logistics	Providing facilities, services, personnel, equipment and materials in support of the incident.	{USAR WAREHOUSE/ LOGISTICS} Providing facilities, services, personnel, equipment and materials in support of all jurisdictional activities as required.
Finance and Administration	Financial and cost analysis and administrative aspects not handled by the other functions.	{ADMINSTRATIVE SERVICE MANAGER} Responsible for coordinating and supporting administrative and fiscal consideration surrounding an emergency incident, including recovery.

4.3 National Incident Management System (NIMS)

The National Response Framework (NRF) is mandated by HSPD-5 that integrates Federal domestic prevention, preparedness, response, and recovery plans into one all-discipline, all- hazards plan.

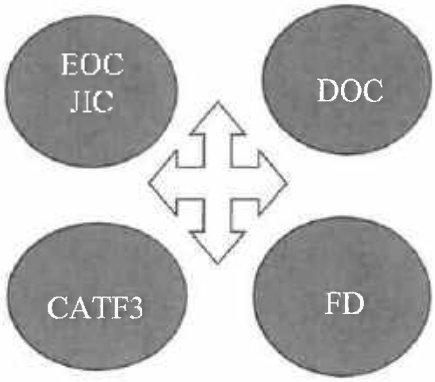
The Fire District will utilize NIMS and SEMS during all large-scale or complex incidents in order to be eligible for disaster reimbursement.

NIMS Management Characteristics

Common Terminology	Modular Organization
Management by Objectives	**Incident Action Planning**
Span of Control	Incident Facilities (ICP etc.)
Resource Management	Integrated Communications
Transfer of Command	**Unified Command**
Accountability	Information Management

4.4 Relationship between the EOC, DOC, and IMAT(CA-TF3)

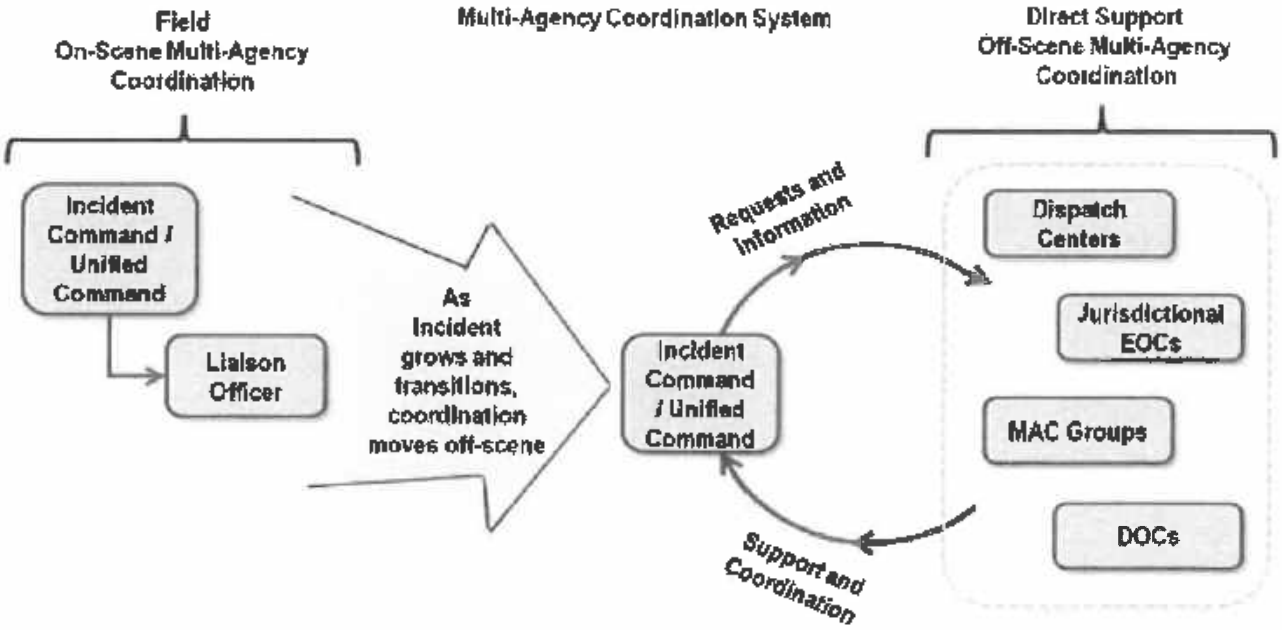
When an incident becomes large enough that a municipal EOC is opened the Fire District may send a representative from OEM and an employee from Operations to representative the District. The PIO should also be in close collaboration with the Joint Information System if one is established by the locality.



The Fire District is the Sponsoring Agency (SA) of FEMA-California Task Force 3. If CATF-3 is mobilized without formal orders per direction of the SA then the Program Manager along with the Task Force Leader will be responsible for system integration between the partnering response agencies. The Office of Emergency Management may also be utilized for incident management support.

4.5 Multiagency Coordination Center

Any large-scale incidents within the Fire District may require establishing a Multi-Agency Coordination Center. Integrating all our local agencies (Atherton, Menlo Park, East Palo Alto and Unincorporated San Mateo) in one command center will streamline the process and improve the decision-making process among the City Managers and the Fire Chief. This MACC is promoting the scalability and flexibility that is needed for a coordinated response within the District.



SECTION V: Disaster Facilities, Support Staff and Fire Board

5.1 Disaster Facilities

The following facilities are identified as the Department Operating Center (DOC) for the District: However, the Fire District may choose to integrate its department staff with City or Town resources and form an Emergency Operation Center or Multi-Agency Coordination Center when applicable.

Primary	Fire Administration Conference Room 170 Middlefield Road Menlo Park, CA 94025
Alternate	USAR Facility 2470 Pulgas Avenue East Palo Alto, CA 94303

5.2 Emergency Water and Food Supplies

The Fire District does have emergency water tanks located at each station in case our drinking water is disrupted during a disaster. The USAR facility also stores emergency food and pallets of drinking water for the program that we may be able to acquire through the Program Manager.

STATION 1	**STATION 2**	**STATION 3**
800 Gallons Water	800 Gallons Water	325 Gallons Water
STATION 4	**STATION 5**	**STATION 6**
325 Gallons Water	325 Gallons Water	500 Gallons Water
	STATION 77	
	325 Gallons Water	

5.2 Personnel Activation & Recall Procedures

The Fire District's regular staffing may be insufficient to meet the needs of a disaster. It may be necessary to conduct employee polling of ALL Fire District personnel (Operations, Support, Administrative, Fleet, EMS, Training, Human Resources, IT and OEM staff).

All District employees are considered Disaster Services Workers under California Government Code 3100 and shall report for duty as soon as possible when advised by their supervisor.

District Employees will be notified in one of the following ways by their Supervisors:

1. Telephone (including home, cell and other contacts from the personnel contact list)
2. Email

5.3 Labor Pool, Additional Resources and Time Card Tracking

Upon conducting the recall procedures, off duty personnel and support staff should secure his or her individual home/personal situation before reporting to an assigned area:

Safety Employees:

Regularly assigned safety personnel should report to their assigned fire station or work station per direction of the Operations Chief and Fire Marshal.

Non-Safety Employees:

Administrative/ Support personnel will check in with their Managers/ Supervisors and will report to duty where needed. Managers and Supervisors are to report their staff availability to the Fire Chief. These department include (Human Resource, Administrative, Training Division, Fleet, Fire Prevention, USAR, and Office of Emergency Management).

All District Employees- Disaster Service Workers:

Public Employees can support their nearest city or other public agencies in their immediate area until access routes have been restored if unable to get to work. All Public Employees are considered Disaster Service Workers per Government Code Section 3100-3109.

Time Card Tracking:

All employees whom are off-duty reporting in for duty need to document their hours using ADP, Microsoft Calendars, or any other form provided by Human Resource. This will be used for financial reimbursement and HR will advise of any adjusted hourly rates based on over-time hours.

5.4 Badges/ Identification During A Disaster

To ensure that access is permitted to District employees who are attempting to travel the roadways and highways, every member should carry their Fire District personnel identification card. Presenting this ID should allow the member access to most disaster areas- although check in with your supervisor or manager before entering an emergency/ disastrous scene if you are civilian/ non-safety employee.

5.5 Family Assistance Centers

As conditions and time permit, efforts will be made to set up a family support center in efforts to keep our employee families up to date on information related to the disaster. Any significant events that has the capacity to breach 10 days should take into consideration a Family Assistance Center. The PIO will work with Human Resource Department with setting this up.

5.6 Modification of Work Assignments

While operating in a declared disaster- District personnel maybe assigned to functions which are not part of their daily job activities but which they may safely perform. Assignments that exceed the scope of the employee's daily job will be made by the Fire Chief and Human Resource Manager after evaluating the work responsibilities.

All District personnel including administrative staff may be assigned to clerical, planning, logistics, administration/finance, support, or non-response functions after deemed allowable by Fire Chief.

In addition to Safety Employees the Fire District may choose to activate its "Disaster Volunteer Management Annex" in affiliation with its Community Emergency Response Team (CERT) program.

5.7 Staffing / Crew Configurations

While operating in a declared disaster the Fire District may reconfigure or alter the staffing and crew assignments for response units to meet the specific needs of the event. Personnel will be informed of their assignment and accountability for all staffing in the affected area (disaster zone). All personnel assigned to tactical activities within the operations or response should work in teams of two or more while other assignments maybe a single person or a mission specific team.

5.8 Board of Directors

The District acknowledges that the political oversight, declarative authority and guidance of the Board of Directors may be essential during a disaster. As the Fire Board's normal meeting area (Training Classroom) may be utilized as a Department Operations Center during a disaster provisions to both closed and public meeting options may be made in other locations within the District's buildings. The Fire Chief serves as the Liaison to Board of Directors without exception

Specific responsibilities of the Fire Board include:

Receive regular updates and briefings from the Fire Chief.
Continue to serve in their respected Liaison role to local government representatives.
Review and approve Emergency Policies or Purchases that exceed Fire Chief authority.
Participate in public meetings with local officials to determine public needs and identify current or future Fire District actions related to the disaster.
Visit impacted areas, shelters, and other temporary facilities to support the local City officials. Review requirements for special legislation and development of policy.

5.9 Community Emergency Response Team (CERT)

The District's Community Emergency Response Team (CERT) program has more than 1,000 trained members in the Fire District. CERT members have pre-determined scope and capabilities for disaster response. CERT Members are trained in the following:

- Disaster Medical Operations
- Fire Safety & Utilities
- Light Search and Rescue
- Incident Command System

CERT Disaster Caches:

The Fire District has several CERT caches throughout the area. CERT members have access to these trailers during times of a crisis. CERT Caches having some of the following contents:

Respiratory Protection (P100, Scott half face)	Rescue Equipment (Rope, Litter Pre-Rig)	Cribbing & Wedge Kit (4x4x18)
Hand Tools (Axe, Sledge Hammer etc.)	Trauma Kit (Trauma Kit, Dressing)	Safety Equipment (Air horn, vests, googles)

5.2 CERT Activation

In the event of a disaster CERT members will respond within their designated communities and establish communications through their pre-determined communications pathways which include FRS/GMRS radio systems which operate independently of other District radio communications.

The Fire District has established Area Team Leaders (ATL) that will serve as liaisons to OEM with helping assess the damage at the neighborhood level through working with community groups. The Emergency Service Specialist (OEM) is the POC for CERT integration.

CERT members maybe formally activated by the Fire District based on the following situations.

1. Shortages of professional responders require additional staffing support or additional volunteer/ CERT resources.
2. Volunteers with particular skills and/ or special knowledge are needed to enhance response and recovery/ CERT resources.
3. The localities require Fire District CERT affiliated members.

CERT MANAGER
Emergency Service Specialist

AREA TEAM LEADERS
CERT Area Team Leaders (ATL) will serve as a conduit to OEM reporting valuable neighborhood information into DOC.

SECTION VI: OPERATIONAL COORDINATION

6.1 District Operations Center (DOC)

The mission of the District Operation Center (DOC) is to provide support for major incidents regarding resource requests, tracking of situation status, and handling incident communications without impacting normal emergency dispatch center operations. The Fire District may provide an agency representative to the affected localities EOC to act as the Fire and Rescue Branch Coordinator along with a support staffing from the Office of Emergency Management.

A major responsibility of the DOC is to serve as the central ordering point for the incident, which requires the coordination of all requests and orders for fire resources, personnel, and logistical support. This entails a high level of coordination with local, state, and federal partners to ensure requests are filled as timely as possible.

Command and Control
DOC serve as the central ordering point for resource requests, tracking of situational status.

6.2 DOC Activation Checklist

1 MAKE THE DECISION TO ACTIVATE DOC

Assess the emergency or event. Do you foresee it lasting a couple days (2-3)?
A request was made from the field to activate (fire, police, public works)?
DOC activated primarily as proactive (parade, presidential visit, flood watch)?

2 DETERMINE THE INITIAL LEVEL OF ACTIVATION

Level 1- No Activation (Staffing minima 1-3 members) if opened as Watch Center.
Level 2- Enhanced Operations (staffing moderate 3-7 members
Level 3 Full Activation (staffing maximum 7-12 members- MACC activated.

3 OPEN THE DEPARTMENT OPERATION CENTER OR CITY EOC

When you arrive turn on basic equipment.
Turn on all computers
Select the local broadcast channel on the TV.
Make sure weather radio is on or a website is being monitored.
Refer to EOP checklists forms per Hazard.
Start filling out your actions on the ICS Form 214 Unit Log
Sign into WebEOC https://sanmateo.webcocasp.com/sanmateo

4 ASSUME RESPONSBILITY AS EOC MANAGER UNTIL RELIEVED

5 NOTIFIY CHIEF OFFICERS AND EMERGENCY MANAGEMENT

Contact has been made with all Chief Officers and Emergency Management Division?

6

ADVISE COUNTY OES THAT DOC HAS BEEN ACTIVATED

Contact the on-Duty Officer and let them know DOC has been activated. Provide nature of the emergency and brief description of the current situation. Non-Urgent
Monday thru Friday OES County Duty Officer 650-363-4790
After Hours 650-363-4911

DOC Objectives:

Resource tracking and accountability is the highest priority of the Department Operation Center.

Initial actions in the DOC are to assess needs, assign personnel to DOC positions and brief staff. As the demands of the incident expand the DOC coordinates the necessary resources (equipment, personnel).

Through, maps, display charts/boards, radios, phones and computers need to be brought in or set-up in the Department Operation Center. Utilize "First Watch" software as a Common Operating Picture along with other systems.

When the incident is multi-jurisdictional and a Unified Command has been established, the Fire District will send a Chief Officer to cooperate in the Unified Command.

The DOC also facilitates the backfill and staffing of the Reserved Apparatus if warranted.

Assess current situation and resource status

Determine immediate future needs

Utilize all means to call back all off-duty firefighters, Chief Officers and support staff.

Staff the DOC with a Logistics Chief / Resource Manager (BC) who is on-duty.

Determine drawdown levels, incident commitment, and outstanding incident needs

Allocate reserve resources if necessary. Place non-on duty staff on stand-by.

Request mutual aid through the Operational Area (OA) Mutual Aid Coordinator

Maintain status of unassigned fire and rescue resources

Complete and maintain status reports for major incidents requiring or potentially requiring OA, State and/or Federal response

6.3 DOC Organization Chart

In accordance with SEMS requirements, the DOC will be staffed and managed by the DOC Incident Management Team which may consist of Chief Officers, OEM, Suppression, IT, and EMS staff. Additional personnel to support the DOC will be identified and assigned by the Fire Chief, designee, or the Operations Chief.

DOC POSITON	DISTRICT POSITION
1. Operations Chief	Deputy Fire Chief
2. Public Information Officer	Fire Marshal
3. Planning Chief (OEM)	Disaster Response Manager
4. Liaison Officer/ Volunteer Management (OEM)	Emergency Services Specialist
5. Logistics Chief	USAR Warehouse & Logistics
6. IMAT	CATF3 Program Manager

6.3 Muli-Agency Jurisdictional Response

A catastrophic incident is any natural or manmade incident, including terrorism, that result in extraordinary levels of mass casualties, damage or disruption severely affecting the population, infrastructure, environment, economy, and government functions.

This type of event adds tremendous pressure to our Battalion Chief because of the severity, scale, and scope of the multiple agencies that will be responding in the Fire District.

6.4 Complex Incident-Standing Objectives

1. **Situational Awareness / Analysis** – Assigned: Ops, Plans, PIO
   a. Incident Information
   b. Information Analysis
      Current incident status (Conditions Assessment Needs)
      Incident potential information (12, 24, 48- and 72-hour projections)
   c. Intelligence and Investigation
   d. Public Information
      Current situation
      Potential situation
2. **Determine Priority of Incident(s)** – Assigned: OPS
   Life Safety
   Property Threats
   High Damage Potential
   Incident Complexity
   Environmental Impact
   Economic Impact

3. **Acquire / Allocate Critical Resources** – Assigned: Logs, PIO
   Critical resources acquired internally first
   As incident expands, resources acquired externally

4. **Crisis Information Management** – Assigned: PIO
   What is happening, government actions being taken, public actions requested
   Consolidating and packaging incident information- Joint Information System.
   Internal dissemination of information
   External dissemination of information
   Monitor media (including social media) reporting for accuracy

5. **Develop / Advise / Support Policy-level Decisions** – Assigned: FIRE CHEF
   Coordinate, support, and assist with policy-level decisions

6. **Coordinate with EOCs** – Assigned: OEM/ OPS
   Keep EOCs informed
   Elected officials must clearly understand their roles. (Fire Chief assigned)

7. **Coordination with County, State, Federal, Private and Non-Governmental Partners:** Assigned: Liaison / Plans / Management
   Communications with partners (Private, Governmental, NGO, VOAD)

6.5 Action Plans

There are two types of action plans in SEMS: Incident Action Plans and Emergency Action Plans.

1. **Incident Action Plans,** (IAPs) are used at the Field Response Level to establish operational period priorities. An IAP contains objectives reflecting the overall incident strategy, specific actions and supporting information for the next Operational Period. IAPs are an essential and required element in achieving objectives under SEMS.

Incident Action Plan Development Forms

- ICS Form 202
- ICS Form 203
- ICS Form 204
- ICS Form 205
- ICS Form 215
- ICS Form 215A
- ICS Form 216

Incident Action Plans should include:

Statement of Objectives: Appropriate to the overall incident.

Organization: Describes what parts of the ICS organization will be in place for each Operational Period.

Assignments to Accomplish Objectives: These are normally recommended by each previous shift's Division or Group and Supervisors and reviewed by the Operations Section Chief before they go to the Planning section. They include the strategy, tactics, and resources to be used.

Supporting Material: Examples can include maps of the incident, a communications plan, a medical plan, a traffic plan, etc.

2. **Emergency Action Plans,** (EAPs) are developed at the local government level typically within the Emergency Operation Center. The use of Emergency Action Plans provides designated personnel with the knowledge of the objectives to be achieved and the steps required for achievement. The same processes are similar to that of developing an Incident Action Plan. The EAP documents the operational period, staffing assignments and tasks in addition to briefing schedules and incident objectives.

6.6 Creating A Common Operating Picture

The State of California currently has an Internet web-based information reporting system, (Web EOC) for use during emergencies. WebEOC is used by County of San Mateo Office of Emergency Services. The purpose of Web EOC is to improve the state's and county's ability to respond to major disasters. The District and localities will utilize this software as a means to create a COMMON OPERATING PICTURE among the jurisdiction along with exercising other system applications and field resource capabilities.

WebEOC	Zone Haven	
First Watch	SFCJPA Flood Warning System	Microsoft Teams/ Conference Calls/ Zoom
Drop Box	Monday- Project Management Tool	SAU Van

SAU (Situational Awareness Unit)

The Fire District has a specialized asset that is capable of supporting a common operation picture during a disaster at the Incident Command Post.

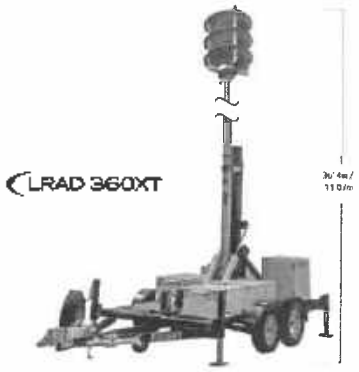
This asset is equipped with the following:

- 8 Cellular Modems
- 45GB Up/ 90GB down
- Satellite
- WiFi Coverage
- 5 Radio bands
- 8TB Storage
- 8 Live video sources
- 4 video screens

6.7. Communications & Alerting

During a Department Operation Center Activation, the Fire District has the following means to notify the community during a disaster.

- *Countywide Alert System* (SMC)- OEM Personnel are capable of sending out mass notifications to the community on behalf of AHJ.
- *TENS*- Reverse 911 can be initiated by Law Enforcement.
- *GETS Program*- Selected Chief Officers including Fire Board members are registered with Federal GETS program (Government Emergency Telecommunication Service).
- *Walsh Road Siren*- in partnership with the Town of Atherton and Calwater the Fire District has a siren located at 120 Reservoir Road, Atherton.
- *LRAD*- the Fire District has a mobile siren capability that can be deployed (prior or during) to a disaster area.



6.8. Public Information Officer

As, soon as practicable after a basic fire and rescue operations are completed on the fire ground or at any significant incident, the Incident Commander will designate a Public Information Officer. If no PIO is available, a Battalion Chief or the Fire Marshal may fill the position. In a multiagency or multijurisdictional incident, it may be necessary to establish a joint information center or joint information system.

The Public Information Officer should gather and disseminate the following information as deemed appropriate:

a) Incident response information, including the number of units and personnel on scene.
b) Appropriate human interest or safety information.
c) Nature of the incident and expertise of the fire personnel (high rise, technical rescue, etc.)
d) A description of any particular hazards presents at incident.
e) Identification of life-saving or heroic acts that may have occurred including any rescue scenarios.
f) Projected duration of the incident.

SECTION VII: SHELTER LOCATIONS

The Fire District works with Red Cross and the City's with establishing Evacuation and Shelter Centers. Below is a list of facilities that are pre-identified. During an evacuation the Fire District will work Law Enforcement with the movement of people and property under penal code § 409.5

1. **Burgess Gymnasium**
   501 Laurel Street, Menlo Park , CA
   Evacuation Capacity: 350
2. **Menlo Atherton High School**
   555 Middlefield Road, Atherton, CA
   Evacuation Capacity: 500
3. **Onetta Harris Community Center**
   101 Terminal Avenue, Menlo Park,CA
   Evacuation Capacity: 100
4. **La Entrada Middle School**
   2200 Sharon Road, Menlo Park, CA
   Evacuation Capacity: 100
5. **Los Lomita's Elementary School**
   299 Alameda De Las Pulgas , Atherton,
   Evacuation Capacity: 100
6. **Encinal Elementary School**
   195 Encinal , Atherton, CA
   Evacuation Capacity: 163
7. **Garfield Charter School**
   3600 Middlefield, Menlo Park, CA
   Evacuation Capacity: 100
8. **Hillview Elementary**
   110 Elder Avenue, Menlo Park , CA
   Evacuation Capacity: 250
9. **Laurel Elementary School**
   95 Edge Road, Menlo Park, CA
   Evacuation Capacity: 182
10. **Oak Knoll Elementary School**
    1895 Oak Knoll Lane, Menlo Park, CA
    Evacuation Capacity: 100
11. **Bell Haven Elementary School** ★
    415 Ivy Drive, Menlo Park, CA
    Evacuation Capacity: 200
12. **James Flood Elementary School**
    320 Sheridan Drive, Menlo Park, CA
    Evacuation Capacity: 100
13. **Willow Oaks Elementary School**
    620 Willow Road, Menlo Park, CA
    Evacuation Capacity: 100
14. **Selby Lane Elementary School**
    170 Selby Lane, Atherton, CA
    Evacuation Capacity: 100
15. **Menlo Park Presbyterian Church**
    950 Santa Cruz, Menlo Park , CA
    Evacuation Capacity: 250
16. **Boys & Girls Club of Peninsula**
    401 Pierce Street, Menlo Park, CA
    Evacuation Capacity: 250
17. **Cesar Chavez Elementary**
    2450 Ralmar Street, East Palo Alto, CA
    Evacuation Capacity: 100
18. **East Palo Alto Charter School**
    1286 Runnymede St, East Palo Alto, CA
    Evacuation Capacity: 60
19. **Edison Brentwood Oaks Elementary** ★
    2086 Clarke Avenue, East Palo Alto, CA
    Evacuation Capacity: 150
20. **Costano Elementary School** ★
    2695 Fordham Street, East Palo Alto, CA
    Evacuation Capacity: 100
21. **Edison Ronald McNair School** ★
    2033 Pulgas Avenue, East Palo Alto, CA
    Evacuation Capacity: 180
22. **YMCA of East Palo Alto**
    550 Bell Street, East Palo Alto, CA
    Evacuation Capacity: 200
23. **Boys & Girls Club** ★
    2014 Pulgas Ave, East Palo Alto, CA
    Evacuation Capacity: 400
24. **Eastside College Preparatory**
    1041 Myrtle St, East Palo Alto, CA
    Evacuation Capacity: 370
25. **O.I. C. W (Opp. Indst. Center West)**
    1070 Beach St, East Palo Alto, CA
    Evacuation Capacity: 200
26. **Faith Missionary Baptist Church**
    835 Runnymede, East Palo Alto ,CA
    Evacuation Capacity: 200
27. **East Palo Alto Senior Center**
    560 Bell Street, East Palo Alto, CA
    Evacuation Capacity: 100

Legend
★ Shelters in Flood Prone Area

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SECTION VIII: CALIFONRIA TASK FORCE 3/ ACTIVATIONS

Whether a disaster happens locally or in another state our Fire District may be required to respond. As, the proud sponsor of one of twenty-eight National Urban Search and Rescue Teams in the United States. Our team can be activated by the State of California or by Federal Emergency Management Agency to a disaster area.

Each NIMS Type 1 US&R task force is composed of 70 members specializing in search, rescue, medicine, hazardous materials, logistics and planning, including technical specialists such as physicians, structural engineers and canine search teams.

During an (ADVISORY, ALERT, OR ACTIVATION) the Fire District will follow such actions.

ADVISORY

EXPECTED ACTIONS

FEMA may issue an Advisory Notice to all US&R task forces. This advisory will be issued from the US&R Program Office to CalOES and to Menlo Park Fire Protection District (Sponsoring Agency).

CA-TF3 Program Manager or designee will notify the following individuals of "ADVISORY".

1. Fire Chief
2. Deputy Fire Chief
3. Operation Chief
4. Battalion Chief

CA-TF3 Program Manager or designee will send out an SMC Alert "ADVISORY MESSAGE" to all participating members and agencies.

ALERT

EXPECTED ACTIONS

FEMA and/ or CALOES has notified of possible activation (mission assignment) to an incident. A general overview of the incident is provided to the Task Force. The Task Force begins an assessment of its available resources, and its ability to respond. Within **two hours,** the Task Force is asked to provided State CAL OES with its availability assessment for deployment.

CA-TF3 Program Manager or On Duty Battalion Chief notified of alert.

CA-TF3 Program Manager or On- Duty Battalion Chief will notify the following individuals of "ALERT".

1. Fire Chief
2. Deputy Fire Chief
3. Operation Chief
4. Battalion Chief

CA-TF3 Program Manager or designee will send out an SMC Alert "ALERT MESSAGE" to all participating team members and agencies informing them of the current situation.

ACTIVATION

CA-TF3 is formally activated by FEMA or CalOES. Specific details are given to the Task Force, including incident information, length of deployment, point of departure, mobilization point, mission numbers, and mission contacts. **CA-TF3 has 4-6 hours** to mobilize and be ready to deploy from the point of departure; depending on whether its ground or air transportation. In case of air transportation, the equipment cache must be properly packaged, labeled and palletized per military rules and regulations.

The Sponsoring Agency Fire Chief or designee will make the determination to "Fill or Kill" activation request from FEMA or CalOES.

If mission request is to "Fill" and or "Accept" the CA- TF3 Program Manager notifies (TFL) Task Force Leaders.

Program Manager or On-Duty Battalion Chief will report to the US&R Warehouse and open building if not open.

Available Task Force Staff, District Administration, OEM and Fire Prevention Staff will be notified to assist with mobilization efforts.

All (Core Group/ Discipline Coordinators) will be notified to assist and support mobilization efforts.

All Logistics and ESS personnel we be notified to report to USAR warehouse.

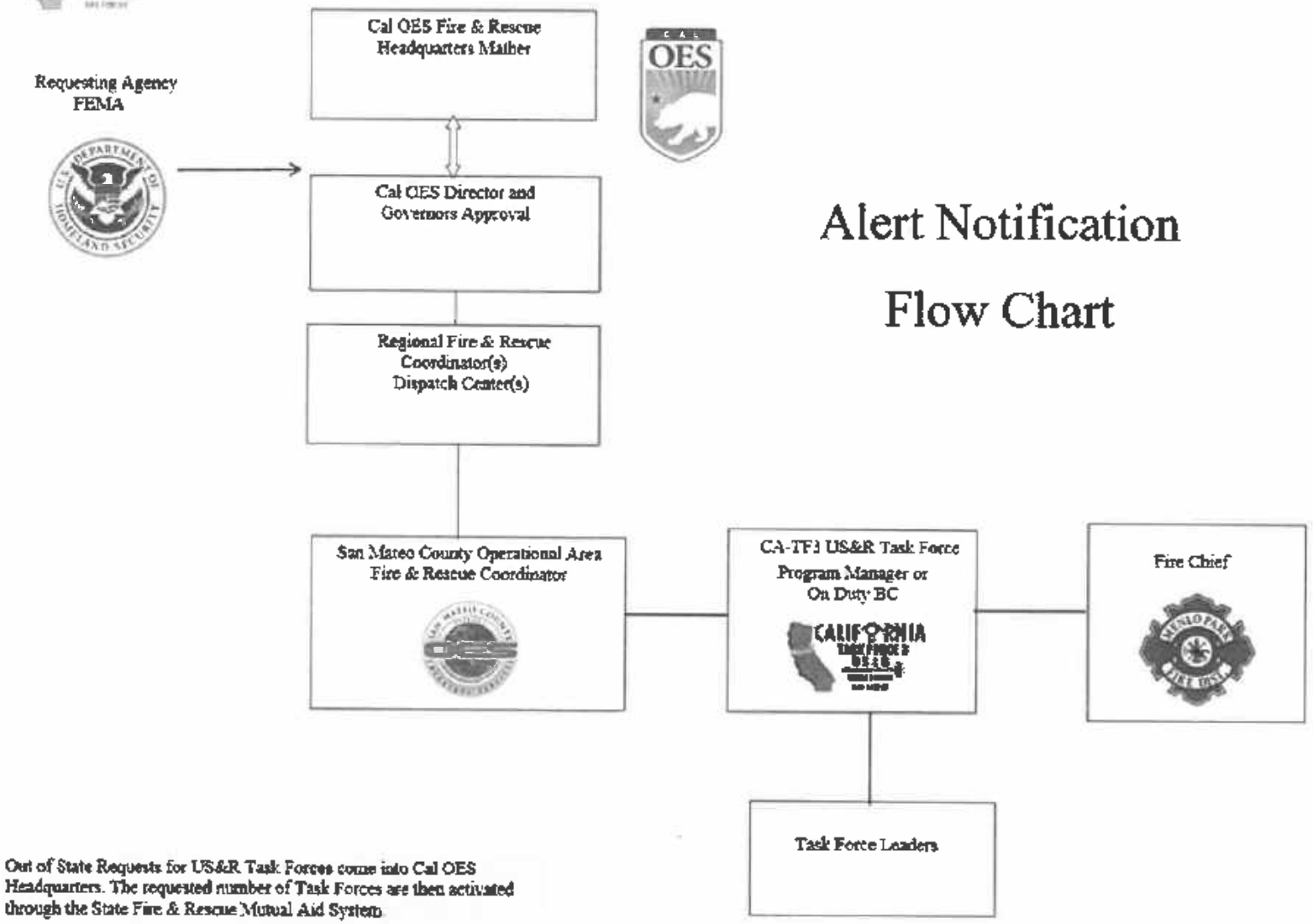
Program Manager and/ or On-Duty Battalion Chief will establish contact with East Palo Alto Police.

CA-TF3 Returns Home

PM or On- Duty Chief will make sure CAD/ San Mateo County PSC shows team has arrived home. STATUS check CAD.

CA-TF3 Alert Notification Procedures- IN HOUSE USE ONLY

MOBILIZATION PLAN 2019



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SECTION IX: DISASTER RECOVERY

8.1 The recovery phase of an emergency is often defined as restoring a community to its pre-disaster condition. Recovery is the process of re-establishing a new state of normalcy in the affected areas of San Mateo County. The specific approach to recovery operations following a disaster will be determined by the location, size, and the nature of the incident.

The District will be called upon to provide personnel, equipment and resources to save lives and property, limit incident growth and participate in the process to recovery. Transition from response operations to recovery is gradual shift to assisting individual, households, businesses, and governments meeting basic needs and returning to self- sufficiency.

Short term recovery primarily involves stabilizing the situation and restoring services. These activities may last for weeks.

Long term recovery focuses on community restoration and may last months or even years. Long term recovery activities include, reconstruction of facilities and infrastructure, housing plans, implementation of waivers, zoning changes and other land use laws and assistance to displaced families.

Local Government entities set priorities and obtain resources for recovery within their respective areas of authority. The following actions are taken to simulate recovery:

- Conduct damage assessment.
- Assessing housing needs to include identifying solutions and requests support.
- Initiate temporary repairs to public facilities.
- Issue permits for repairs and demolition of private property.
- Remove debris.
- Open transportation routes.
- Restore services such as power, water, sewer, communications, and transportation.
- Activate Local Assistance Centers.
- Coordinate program assistance to individuals and businesses.
- Document disaster related costs for reimbursement through federal grant programs.
- Begin planning for long term recovery

LEFT BLANK INTENTIONALLY

From: Leah Elkins [mailto:leahelkins@gmail.com]
Sent: Monday, June 6, 2022 3:12 PM
To: _CCIN <city.council@menlopark.org>
Subject: I support more housing

Dear City Council,

I am writing to add my voice in support of a bold and inclusive housing element.

Menlo Park is a wonderful place to live and more people should be allowed to share in the benefits of living here.

If we want Menlo Park to continue to be a place where we can shop and dine locally, we need to make it possible for the people who work in these businesses to live nearby. Our community will suffer without the existence of a service-sector workforce. It is not sustainable to continue to expect people to commute hours to serve us.

Moreover, the climate emergency requires that we provide living opportunities near workplaces. We should work to eliminate long commutes by solo drivers.

I believe that we have a major inequality problem in our area in which wealthy elites get to live in the nicest neighborhoods and near the best amenities while lower income and even middle income people are forced to

live in less safe places, farther from jobs and without good schools and beautiful parks. Justice requires that we attempt to redress historical inequities that have helped create the situation that we are in now.

More housing will mean more people. That is a fact. It will likely mean more traffic as well but we can ameliorate that effect by placing homes near transit and improving public transportation infrastructure overall. More people will mean more users of our public spaces and services but it also means more taxes to pay for these things.

More people will create a more vibrant and diverse community. Some people would prefer that Menlo Park stay exactly as it is now but, not only is that unsustainable, it is unfair. Change is inevitable and we should embrace the chance to shape the future of Menlo Park. We should be willing to share some of what we have with others even if it means a little less for ourselves.

I hope that new housing will include truly affordable options for the very low income, the disabled and seniors living on fixed incomes, in addition to "below market rate" units which, in general, are still quite expensive.

Thank you.

Leah Elkins
Sent from my iPhone

From: Ron Mancini [mailto:ronemancini@gmail.com]
Sent: Monday, June 6, 2022 2:47 PM
To: _CCIN <city.council@menlopark.org>
Subject: Support of the Housing Element in Menlo Park

I am writing my support of the Housing Element Draft Plan for Menlo Park. We need housing, especially affordable housing to support the diversity and betterment of our community that will result. I especially support two current proposed developments....the Flood School Site and the SRI development. While the Flood School site is limited on the number of units of housing, what they propose would provide needed housing for teachers and other people who work in our community that can not afford to live here. I am sure the objections of the Suburban Party faction can be worked and mitigated. The SRI development should be looked at to increase the number of housing elements in that development, being within walking distance of public transit and downtown.....a prime location to provide new and needed housing in our community.

Ron Mancini
915 Theresa Ct, Menlo Park, CA 94025

From: Sally Mancini [mailto:nanasally2@gmail.com]
Sent: Monday, June 6, 2022 5:29 PM
To: _CCIN <city.council@menlopark.org>
Subject: Support of the Housing Element in Menlo Park

As a homeowner, I'm writing in support of the Housing Element Draft Plan for Menlo Park. Affordable housing for all workers is needed in our community. I especially support two currently proposed developments, the Flood School Site and the SRI development. Each site has things to commend it.

We all thrive when each and every one of our neighbors thrives.

Sally Mancini
915 Theresa Ct.
Menlo Park 94025

Sent from my iPad

From: Alison Elliott [mailto:aselliott@kandsranch.com]
Sent: Tuesday, June 7, 2022 10:17 AM
To: _CCIN <city.council@menlopark.org>
Subject: C1- Draft Housing Element

Dear City Council Members,

You have a formidable challenge before you as you strive to understand and implement Menlo Park's new Housing Element programs, the opportunities they offer and the trade-offs

You also carry a significant responsibility: As our city's leadership, your actions will determine what values and priorities shape the future of our city and who will live here in the future.

As a long-term resident of Menlo Park who has watched the cost of houses and rentals soar, I support policies that expand and diversify the locations of housing options that are affordable for both middle income individuals and families like teachers and city staff AND lower income families.

I support continued efforts to enable affordable housing at the SRI and Flood Park sites as well as higher density projects closer to transit and services. Along with opening up housing availability and expanding income diversity, the Housing Element must also pay close attention to expanding traffic and the risks of more grid lock in many locations including Middlefield, Willow, Ravenswood and El Camino.

Finally, I encourage you to take the necessary steps to strengthen the Affordable Housing Overlay with concrete measurable objectives and milestones which can be publicly tracked.

Thank you for your service to Menlo Park and its residents.

Alison Elliott

216 Marmona Drive

Menlo Park, CA. 94025

From: sconrad@pacbell.net [mailto:sconrad@pacbell.net]
Sent: Tuesday, June 7, 2022 6:43 PM
To: _CCIN <city.council@menlopark.org>
Subject: The impact of the new Flood Park Plan on it's Menlo Park Neighbors

Dear Drew and the Menlo Park City Council,

I have recently viewed the new updated landscape plan and I really feel the need to speak up. The last plan I saw was the 2020 plan and I felt the landscape designers listened to the needs of our neighborhood. All the sports fields and most of the amenities that included noise and large numbers of people were placed next to the parking lot or in the center of the park. THIS HAS NOW CHANGED! The new plan is much worse for our neighborhood in terms of traffic and noise. We really need to pay attention before these changes are set in stone.

Here is the new plan.

https://parks.smcgov.org/sites/parks.smcgov.org/files/press-release/files/220519%20Flood%20Park%20Updated%20Landscape%20Plan.pdf

This plan is hidden on the websites and even yesterday an email to our neighborhood included a link to the 2020 plan. I believe many in our neighborhood still think the 2020 plan is what is currently being reviewed and voted on. Personally I thought which trees to save and which can be removed was the only question left for discussion. I was clearly wrong and the entire plan has been redone since the 2020 plan.

If there are sports fields on the Del Norte side of the park, we will get drop off traffic racing through our neighborhood as parents drop off and pick up their children from practice and games. Parents will pick the nearest entrance to the field their children are playing on. It's nice that they aren't charging for parking, but that will not solve the problem. Parents will find every possible way to and from Flood Park to make drop off and pick up efficient for their child. I think this will impact Del Norte, Van Buren, Sonoma, Tehama, Oakwood, Ringwood and Iris Lane at a minimum. With approximately 10 kids per team, 2 teams per hour, and pick up overlapping with drop off, this can result in 40 cars per hour on the hour hurrying through our streets from just one small field. Most likely there will be more if you add in the Pickleball and Basketball Courts and the pump track. In addition there will be more if you believe that picnic goers will also choose the closest gate to deliver their items.

There are now reservable picnic spots for 300 people right next to Del Norte along with 9 drop in picnic spots. 5 of these are between the path and the fence at Del Norte. 7 are right on the other side of the path. I originally was led to believe that there was a 100 foot setback. This is not represented in this plan. In fact several drop in picnic tables are within the 100 foot setback.

Personally I am most worried about the drop off traffic since I think this will make an unsafe environment in our neighborhood for children and pets. This is my number one issue and I think it is also a concern for many of my neighbors. We have a number of small children and pets in our neighborhood. In addition, there are other concerns that will impact our neighborhood with this new plan. For people on Del Norte, there will be several picnics right on the opposite side of the fence every weekend. This noise will be added to the sports field which is now on the Del Norte side of the park. There is also pickle ball, basketball and a pump track. While scheduled events will only happen during certain hours, the fields can be used at anytime by anyone. The noise will not contain itself to the schedule that the park committee is claiming.

I have personally enjoyed Flood Park over the years and believe it can be a wonderful part of our neighborhood again. The new plan does not adequately meet the needs of our neighborhood and I think we need to let the park designers know before this plan is set in stone. There is a meeting on 6/11 from 3 to 5 at Flood Park. It would be wonderful to have representation from the Menlo Park City Council at this meeting.

Shari Conrad (Del Norte Resident)

p.s. Please let me know if there is someone else I should contact with my concerns.

Kelly M. Rem
Attorney at Law

E-mail: krem@lozanosmith.com

June 10, 2022

By U.S. Mail & E-Mail: dmchow@menlopark.org

Deanna Chow
Assistant Community Development Director
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Re: Response of Sequoia Union High School District to City of Menlo Park 6th Cycle Housing Element: 2023-2031

To whom it may concern:

On behalf of the Sequoia Union High School District ("District"), our office submits comments regarding the 6th Cycle Housing Element ("Housing Element") prepared by the City of Menlo Park ("City"). The District remains ready and willing to work collaboratively with the City on the stated goals of the Housing Element and would like to see a reciprocal, good faith willingness from the City to do the same. Over the past few years, the City has considered and approved an influx of development, with a great deal of the development occurring in the District's service areas. This development has occurred with minimal engagement with the District, which directly contradicts the programs in the 2015-2023 Housing Element. With that in the mind, the District would like to secure a more firm commitment to collaboration from the City moving forward on all development discussions.

Review of the 2015-2023 Housing Element

The City's 2015-2023 Housing Element includes Program H4.L, which had a stated purpose to "[c]oordinate with School Districts to Link Housing with School District Planning Activities." The Program aimed to "work with the four school districts in Menlo Park to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed…[c]onsistent with Policy H4.1, site development should consider school capacity and the relationship to the types of residential units proposed." The Program's objective is to "[c]oordinate with local school districts in planning for future housing in consideration of each school district's long-range planning, resources, and capacity." The City's Evaluation Notes from the Program state that "City staff have continued to be in contact with local school districts to share information on new residential development proposals…[s]taff have also been participating in the Home for All effort to convene school districts throughout the

county to help identify development opportunities to support the process." (Housing Element, Pg 2-107.)

Reflecting on the previous seven years covered by the 2015-2023 Housing Element, the District does not believe that the City has been successful in implementing Program H4.L. As stated in the introductory paragraph, the City has seen an influx of development over the past few years. Greystar, the developer of the recently approved Menlo Portal, Menlo Uptown, and Menlo Flats projects, has been one of the busier developers in the area. These projects were approved over District objection.

The District expressed its concerns through extensive comment letters in response to the Notices of Preparation, Draft and Final EIRs for Menlo Portal and Menlo Uptown, and appealed the Planning Commission's approvals in both cases to the City Council. The appeals were heard by the City Council on September 14, 2021. Following those hearings, the City Council approved both projects despite the District's concerns. However, City Council members gave clear direction to City staff and Greystar that they wanted to see increased coordination and communication with the District in relation to future development projects. It was largely for this reason, as well as the importance that the District places on its relationship with the City, that the District did not further pursue its concerns regarding the Menlo Uptown and Menlo Portal projects. The District remained hopeful that the City and Greystar would meaningfully engage the District on Menlo Flats, but that did not happen. The District had no discussions with City staff about the Menlo Flats project, and while a Greystar representative met with the District approximately once, that meeting did not accomplish anything beyond a limited exchange of information.

Based on the above, Program H4.L has not been implemented successfully. Consistent with the spirit of the City Councilmembers' comments on September 14, 2021, it remains the District's hope that coordination can occur regarding school related impacts. The first step in solidifying that coordination lies in the Programs in the 2023-2031 Draft Housing Element.

2023-2031 Draft Housing Element

The 2023-2031 Draft Housing Element includes modified versions of the goals, policies, and programs originally included as part of the 2015-2023 Housing Element in relation to school districts. These goals, policies and programs retain the same characteristics as in the 2015-2023 Housing Element, including the vague commitment by the City to work with school districts without a meaningful way to enforce the commitment.

School districts are addressed in the 2023-2031 Draft Housing Element as follows:

- Policy H.2.6 deals with School District and City Service Maintenance and states that the City will "[w]ork with the school districts and childcare providers (pre-K and out-of-school time) to maintain quality service as demand increases." (Housing Element, Goals, Policies and Programs Pg. 8-7.)

- Policy H.4.1 deals with housing opportunity sites and subsection (e) requires that site development should consider access to and impact on school capacity, childcare provider capacity, transit, parks, and commercial shopping areas. (Housing Element, Goals, Policies and Programs Pg. 8-16 through 8-17.) This Policy was modified from the previous Housing Element to "avoid using school capacity as an argument for delaying projects in compliance with State Law." (Housing Element, Pgs 2-76 through 2-77.)

- Program H4.S states that the City will coordinate with School Districts to Link Housing with School District Planning Activities. As part of this program, the City would work with the four school districts in the City to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed. Consistent with Policy H4.1(e), site development should consider school capacity and the relationship to the types of residential units proposed. The program would be the responsibility of the Planning Division, school districts, city manager, city commissions, and City Council and would be financed through the General Fund. The objective of the Program is to coordinate with local school districts in planning for future housing in consideration of each school district's long-range planning, resources, and capacity. The Program's timeframe would be ongoing through project implementation. (Housing Element, Goals, Policies and Programs Pg. 8-25.)

After reviewing these updates to the 2023-2031 Housing Element, the District would, at a minimum, like to see a commitment that specific analysis of school impacts will occur before development is actually approved. Towards this end, the District proposes adding the following to Program H4.S, or elsewhere if preferred:

> **Developers will meet and confer with the impacted school districts prior to approval of their specific development proposals within the City regarding impacts of their development on school related issues, and further CEQA analysis shall be undertaken as needed to address these impacts.**

A firm commitment to this language would ensure that school districts have a seat at the table during development discussions. It is the District's hope that such discussions would be beneficial for both the needs of the District and the City.

In addition to the suggested language above, the impacts of new development on schools can also be addressed by the following alternative means:

a. Coordinated Planning for School Sites

Government Code sections 65352 and 65352.2 require local cities to coordinate planning of school facilities with school districts. The Legislature confirmed in this statutory scheme that the parties are meant to coordinate "[o]ptions for the siting of new schools and whether or not the local city or counties existing land use element appropriately reflects the demand for public school facilities, and ensures that new planned development reserves location for public schools in the most appropriate locations." (Gov. Code 65352.2(d)(2).)

The Legislature recognized that new planned development should take into consideration and even "reserve" where schools would be located to serve the development because schools are as integral a part of planning for new development as is any other public service, such as fire, police, water and sewer. As it relates to this instance, the intent behind sections 65350, et seq., supports the District's position that the City must analyze whether the current size of District schools is adequate to accommodate both its existing population and the new development. The City can help the District provide adequate facilities resulting from the impact of development projects, which are not addressed by developer fees, by acknowledging the significant impact on schools, and requiring alternative mitigation measures to ensure that there is an adequate site to accommodate school facilities.

b. Land Dedication

One possible mitigation not addressed by the City would be for the City to consider adopting findings requiring any developer building as part of the development projected in the Housing Element to dedicate land and/or funding pursuant to Government Code sections 65970, et seq., which permit the City to require a developer to dedicate land to a school district. Section 65974 specifically states that "for the purpose of establishing an interim method of providing classroom facilities where overcrowded conditions exist, . . . a city, county, or city and county may, by ordinance, require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for classroom and related facilities for elementary or high schools as a condition to the approval of a residential development."

A land dedication requirement would be good public planning benefiting all residents of the community. Land suitable for a new school site in Menlo Park is already scarce; it will only become more so if and when further development occurs. Under Government Code sections 65352 and 65352.2, the City has a duty to help plan for adequate services to its residents by ensuring that future sites are set aside for schools. Failure to do so leads to inadequate services, future controversies, and the potential need for a school district to exercise its rights under eminent domain, displacing existing residents.

Land dedication is a permissible mitigation measure under Government Code sections 65995, *et seq.*, and is particularly important given the lack of available vacant land for school facilities.

c. Phasing

Another method by which the City can work cooperatively with the District within all legal constraints to ensure adequate school facilities with regard to new development under the Housing Element is by requiring future development to be phased and not permitted prior to availability of school facilities. Timing development so as to balance the availability of school facilities with new development can significantly aid the District in its attempt to provide for the additional students who will be generated as a result of the Project and development following approval of the Project.

Conclusion

The District appreciates the City's efforts to promote fair and affordable housing. However, such housing is not built in a vacuum and the residents who live in that housing can only thrive with access to robust public services. The District's role in the development of new housing is therefore critical. Based on previous experience, the District remains skeptical of the City's level of engagement with the District related to upcoming housing development. However, as evidenced by the ideas and solutions presented in this letter, the District remains willing and able to collaborate on the goals, policies and programs of the 2023-2031 Housing Element. Therefore, the District respectfully requests that additional language be added to the Housing Element that both commits the City and Developers to collaborate with the District and provides a mechanism for enforcement so that such collaboration takes place.

LOZANO SMITH

Kelly M. Rem

Kelly M. Rem

KMR/mag

cc: Crystal Leach, Associate Superintendent, Administrative Services

June 10, 2022

Via Electronic Mail

City of Menlo Park
City Council Members
701 Laurel St.
Menlo Park, CA 94025

Attn: Drew Combs, District 2 Councilmember

RE: Draft 2023-2031 Menlo Park Housing Element Feedback

Dear City Councilmembers:

As a long-time Menlo Park resident, I write on behalf of myself, my family, and 100 of my Menlo Park neighbors listed below who join in this letter, to provide feedback regarding Menlo Park's Draft 2023-2031 6th Cycle Housing Element Update ("Housing Element Update").

I. The Housing Element Update Should Not Include Rezoning Of Site 38 To Permit A High Density Apartment Building Because The City Has An Obligation To Avoid Irreparably And Substantially Harming Suburban Park Residents.

Although the City has been touting its community and stakeholder outreach throughout the this process, it is extremely disappointing that the draft Housing Element Update blatantly ignores the extremely important safety concerns raised repeatedly by the Suburban Park neighborhood. Based on the current draft, it appears that the City is more concerned about appeasing the interests of a for-profit developer,[1] than its constituents. City Council is elected by the people of Menlo Park—not developers—and it should be taking actions that are in the best interests of Menlo Park residents. Doing what is best for Menlo Park residents requires significant revision to the current plans for Site 38.

We want to be clear from the outset that we support building additional housing—particularly affordable housing—in Menlo Park, and we recognize the need for such housing. I personally grew up living in affordable housing in the Bay Area and it certainly enhanced my childhood. We would also love to see a reasonable number of new homes built at Site 38 to help the City meet its Regional Housing Needs Allocation ("RHNA") quota. We also want the Ravenswood School District ("RSD") to reap much-needed revenue from that land to fund its struggling schools and to be able to create affordable housing that could help some of its many students facing homelessness and to house its staff. But the current plans for Site 38 are the wrong solution to address these needs and will significantly harm hundreds of Menlo Park residents—your constituents—in the process.

Rezoning Site 38 to permit development of a high density apartment building(s) in the middle of a low-density residential neighborhood would irreparably harm the Suburban Park community, permanently change the character and nature of the community, and unfairly deprive my neighbors and their families as well as my family of the enjoyment of our homes and the

reasonable expectations we had when purchasing our homes in a R-1 zoned single-family home community. It also would be contrary to the City's own goals, strategies, and criteria established to comply with federal and state fair housing laws. Finally, it would be unfair and inequitable to the future residents of those apartments who would be living in an area where almost all of the affordable housing in Menlo Park is already concentrated, within mere feet of a freeway, with poor air quality, far from basic goods and services, public transportation infrastructure, and schools, and unable to enjoy the benefits of Menlo Park's high-performing school district. The only people who win by rezoning Site 38 for high-density is RSD and the for profit developer they hired—conversely, there are many losers, including hundreds of existing Menlo Park residents and the hundreds more who may potentially live in those apartments.

For these reasons, and as further detailed herein, it is inappropriate to rezone Site 38 in conjunction with the Housing Element Update that you are preparing, or otherwise. Affordable housing can already be built on this site without changing the zoning. Absent a rezoning of Site 38, the parcel can be subdivided such that, at least, 10 (but I have heard up to 30) single-family homes (and/or duplexes/town homes) can be built there, with additional access from Van Buren or through Flood Park/Iris Lane, which would be a winning proposition for all stakeholders. It would:

(a) aid the City in achieving its housing allocation goals,

(b) provide significant revenue to the Ravenswood School District,

(c) maintain safety in the Suburban Park neighborhood, and

(d) if structured as affordable housing, provide home ownership opportunities to people who may not otherwise be able to live in our amazing city and allow them to build wealth.

If City Council is adamant on rezoning Site 38 to allow for high-density development in a low density residential neighborhood, appropriate measures must be mandated upon RSD to mitigate the significant harm to Suburban Park that would result from their current "fast tracked" development plans and zoning should be conditioned on such mitigation. In particular, City Council ***must, as a pre-condition to any zoning change, mandate at least one alternative access road to the site outside of Suburban Park*** (something that City Council, City Planning, and even the Ravenswood School District recognize is necessary), demand aesthetic requirements to better blend the new housing into the existing neighborhoods (such as height restrictions well below 4 stories), and zone for a lower density that the existing surrounding infrastructure can handle (i.e. water, roads, emergency access).

Furthermore, before rezoning, City Council should require a targeted environmental impact report specific to Site 38 to determine exactly how to best mitigate traffic, poor air quality, and other significant issues with this site. The fact that the Environmental Impact Report ("EIR") being performed for the Housing Element Update is a citywide assessment and will not focus on each individual opportunity site highlights the flaws with this plan and forces City Council to blindly make decisions that can permanently destroy communities. When single-family residential areas are impacted by re-zoning, there should ***never*** be a streamlined or fast tracked approval process that foregoes the requirements for a site specific EIR. That is simply

irresponsible and shows a complete disregard for the safety and well-being of Menlo Park residents.

A. Significant Adverse Traffic Impacts Will Result From Increased Density, Transforming Suburban Park From A Safe Place For Kids To Play Outside Into A Hazardous Environment For Children, Elderly, And Pets.

Site 38 is located in/immediately adjacent to Suburban Park: a low-traffic family-oriented community with dozens of children who regularly play in the streets—riding their bikes and scooters, making chalk drawings, playing catch, etc. It is also a community with heavy foot traffic—people walking dogs, elderly on walkers getting some exercise, people jogging, or people just taking walks to get some fresh air and enjoy our quiet and beautiful community. This neighborhood culture and outdoor behavior patterns have been intensified further by the COVID-19 pandemic during which the safest place to be is outside and near your home. This community environment is what makes Suburban Park great. Indeed, on September 14, 2021 then-Mayor Drew Combs issued a Proclamation recognizing the Suburban Park Association as an "example for the whole city" for, among other things, "bringing neighbors together, fostering a sense of community, organizing community events, providing assistance to residents in need, spearheading neighborhood beautification projects[,] encouraging civic engagement" and "organizing and supporting "more than a dozen family-oriented events each year[.]"[2]

This amazing and unique community culture is a fundamental reason why I purchased my Suburban Park home. I wanted my 5-year old child to be able to ride his bike and scooter in the street with the dozens of other kids who do this on a regular basis. I wanted the comradery of chatting with familiar faces while taking walks. And I wanted my dog to be able to safely romp around in the street when he runs into one of his many dog pals on a walk. This is why I paid a premium for my home and spent a significant amount of money on a major renovation to my home just a few years ago. It was my reasonable expectation when I bought and enhanced my home that the unique and amazing character and nature of this neighborhood would be maintained, given that this is a single-family neighborhood surrounded by other single-family neighborhoods.

Indeed, California law recognizes and protects my reasonable expectation that the nature and character of Suburban Park will not be undermined by zoning changes. In overturning a zoning variance grant that contemplated "development [that] apparently would partially satisfy a growing demand for new, low-cost housing in the area," the California Supreme Court explained:

> [C]ourts must meaningfully review grants of variances in order ***to protect the interests of those who hold rights in property nearby the parcel for which a variance is sought***. A zoning scheme, after all, is similar in some respects to a contract; ***each party foregoes rights to use its land as it wishes in return for the assurance that the use of neighboring property will be similarly restricted, the rationale being that such mutual restriction can enhance total community welfare.*** If the interest of these parties in preventing unjustified variance awards for neighboring land is not sufficiently protected, the consequence will be subversion of the critical reciprocity upon which zoning regulation rests.

Topanga Assn. for a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506, 517-518, 520 (emphasis added) (internal citations omitted). The same holds true here with respect to the potential rezoning of Site 38.

The current plan for the Housing Element contemplates taking an arbitrary "one size fits all" approach, to rezone all opportunity sites—including Site 38 which is currently zoned as R-1-U[3]—to 30 du/ac.[4] This approach unreasonably fails to take into consideration the specifics of each opportunity site. And, when doing so, it is clear that this approach is neither sustainable nor appropriate for Site 38. While City Council agreed in its June 6, 2022 meeting to deviate from this standard, it is still intending to change the zoning to 20 du/ac which, with the 80 percent density bonus under AB 1763, allows for 93 units at that site. 93 units is still way too dense for the surrounding neighborhood, and City Council only made this change to accede to the parcel owner and developer's demands, which have publicly expressed intentions to build 90 units at Site 38.

While 93 units is certainly better than the previously contemplated zoning change for 260 units, the traffic attendant to adding 93 units to Suburban Park's 244-home neighborhood is not something that the existing infrastructure of the Suburban Park community was built to withstand. At this time, the only access point to Site 38 is through Suburban Park, and there are only two ways in and out of Suburban Park. The new residents would predominantly use the access point from Bay Road to Greenwood Drive. Then, to access Site 38, they will make a quick right hand turn onto Hedge Road. By my count, there are 45 homes along this portion of Hedge Road between Greenwood Drive and Site 38 and, because of that, it is very low traffic and safe for kids to play in the street. The corner of Greenwood and Hedge, a blind turn where hundreds of cars will inevitably fly by to access the site, is frequented by many kids on scooters and bikes—including my 5-year old child. It is also where I back out of my driveway and, even now, frequently encounter cars coming around that corner which have to stop to let me proceed. With the increased traffic, the chances that one of those cars hits me increases substantially.

The section of Hedge Road that hundreds of cars from new residents will take is so narrow that two cars cannot simultaneously fit if cars are parked on both sides of the street. It is even a tight fit for just one car to squeeze through (and, at roughly 24-feet wide, we understand from a local first-responder agency that this is because Hedge Road is in fact 4 feet more narrow than other Suburban Park streets). Indeed, Rob Silano, Director of Menlo Park Fire Protection District in San Mateo County, has expressed concerns about emergency vehicles being able to readily access Site 38 and the hundreds of new residents who would occupy any apartments built there. Sections D104.1 and D106.1 of the California Fire Code also require buildings that are three or more stories high or with 100+ dwelling units to have at least two fire access points, which this site currently does not have. Further, part of this section of Hedge Road (between 148 and 239 Hedge) is a long straightaway constantly filled with kids, where hundreds of new residents will inevitably take the long stretch as an opportunity to accelerate.

Thus, the increased traffic attendant to a high-density apartment complex will pose a constant hazard to our community. My beloved community will no longer be a safe place for my 5-year old child to play outside. My leashed dog will not be able to greet other leashed dogs in the

street. The current dynamic of neighbors regularly meeting outside will be destroyed. And, during peak hours, traffic getting out to Bay Road will be backed up down the block—probably blocking my driveway completely. Suburban Park will be irreparably and detrimentally changed, and all of us in this community will suffer significant harm.

We have heard City Staff and others make comments to the effect that the increased traffic will be no different than when Site 38 operated as a school, which is completely unfounded. When Site 38 operated as a school, RSD required most traffic be routed through Flood Park as that was the designated parent drop-off/pickup zone. Signs were posted by RSD all over the school stating that parents were prohibited from using Sheridan Drive for drop-off and pickup. Some chose to ignore those rules and there was still certainly increased traffic from the school, but it pales in comparison to 24/7 use of this narrow road for what could be 150-250 new residents.

B. A 3+ Story Apartment Building Is Not Aesthetically Compatible With An Existing Single-Family Home Community And Will Infringe Upon Protected Privacy Rights.

Although our primary concern is traffic caused by the proposed zoning change and development at Site 38, we are also concerned that the scale and aesthetics of this proposed development will starkly clash with the look and feel of our community. RSD intends to build a 3 or 4-story apartment building on Site 38[5] with the expectation that the City will rezone the site to the highest possible residential use.[6] It hired a for profit developer, Alliant Strategic Development,[7] to develop Site 38 which, based on its project portfolio,[8] focuses on 4+ story apartments.

A three- or four- story apartment building is wholly incompatible with the immediately adjacent and surrounding land uses. As you acknowledged, this opportunity site is "very different" from other sites insofar as it is "immediately adjacent to Highway 101, single-family homes, and not within a half-mile of a major transit stop."[9] The proposed apartment building would be intrusive, block sunlight from our community and stand in stark conflict with the adjacent low-rise residences, with no clear transition from low-density single family homes to a tall, high density apartment building. Ultimately, anything built at Site 38 must be compatible with the character of our neighborhood as it currently stands.

A tall apartment building will also invade privacy rights of the immediately surrounding homes, which would now have potentially hundreds of people looking into their homes and yards from the new apartment. This is especially concerning for residents of LifeMoves Haven Family House on Van Buren Road immediately adjacent to Site 38, which provides interim shelter and supportive services to 23 families with children experiencing homelessness in Menlo Park. Haven Family House also serves up to nine veteran families every night. Often times, Haven Family House's residents are fleeing from abusive or hostile situations and their privacy is of utmost importance.

II. Re-Zoning Site 38 For High Density Development Conflicts Directly With The City's Expressed Goals And Strategies For The Housing Element Update.

A. Rezoning Site 38 For Affordable Apartments Does Not Affirmatively Further Fair Housing.

Including Site 38 in the Housing Element Update as an opportunity site, with the intent to rezone it to increase density for affordable apartments conflicts with the City's established principles and policies for the Housing Element Update because Site 38 fails to meet standards established for compliance with federal and state Affirmatively Furthering Fair Housing ("AFFH") laws. With 73 sites consisting of 71.82 acres being examined, there is a possibility for 2,155 new units without any density bonus applied, and 7,182 with the City's affordable housing overlay ("AHO"). Thus, only a small fraction of opportunity sites need be selected by the City for inclusion in the Housing Element Update.

As you are aware, Menlo Park's housing RHNA for this 6th Housing Element cycle is a total of 2,946 new housing units, with 1,662 of those units to be below market rate housing.[10] Menlo Park already met its entire allocation of market rate housing through the pipeline projects which are expected to produce 3,647 housing units during the 6th cycle.[11] Thus, the only new housing that the City must focus on creating through the opportunity sites is below market rate/affordable housing.[12] With the 594 below market rate units from the pipeline, that leaves 1,068 "very low," "low," or "moderate" rate units that must be factored into the Housing Element Update. With the 30% buffer recommended ***but not required*** by the California Department of Housing and Community Development ("HCD"), the City should plan for around 1,388 new affordable houses in this cycle.

The suggestion during the June 6, 2022 City Council meeting that the Housing Element Update should plan for 3,000 new units instead of the 1,068 that it actually needs is absurd. HUD recommends a 30% buffer, not a 300% buffer. The HUD-recommended buffer already gives the City ample flexibility to still achieve its RHNA even if some of the opportunity sites do not go as planned. Menlo Park should plan for what it needs and provide necessary incentives to achieve its objectives. Indeed, Menlo Park is one of few cities in California that exceeded its RHNA allocation during the last cycle. This is very clear precedent that, when the City rezones through this process, the units get built.

In turn, the City does not need housing from Site 38 to meet its RHNA allocation and it should not be included in the Housing Element update because it is not appropriate for affordable housing under AFFH criteria. Rather, the City should only include opportunity sites that best further the purpose of the AFFH laws—namely, to "address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns[.]"[13] Site 38—located in an underperforming school district, far from schools, close to the existing affordable housing in the City, far from groceries, far from public transportation, poor air quality, and up against a freeway—will only serve to perpetuate disparities, rather than help bridge them. There are ample other opportunity sites located largely in the high-performing Menlo Park School District and closer to basic amenities that are certainly better opportunities to promote diversity and equality, and which could far exceed the new units necessary to satisfy the City's below-market rate housing allocation quota.

To meet the AFFH laws' requirement to affirmatively address significant disparities in access to opportunity, the City developed an AFFH scoring process. As aptly explained in the December 8, 2021 Staff Report:

> Fair housing requires planning for housing near amenities and resources. Each [opportunity] site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7).[14]

Mr. Bradley emphasized the importance of AFFH scores during the February 12, 2022 Community meeting, stating: "The scoring for the sites is very, very, very, very much influenced by the location of the sites. ***It is quite frankly the most important factor***. So, issues around walkability, and proximity to schools, open space, services, food stores, ***those are actually requirements that we have to demonstrate that the sites are meeting***."[15] It is impossible to demonstrate that Site 38, with an AFFH Score of 2, meets these requirements.

It is shocking that Mr. Bradley is now completely backtracking and Mr. Bradley and the City's Housing Element team presented a draft Housing Element Update that contradicts directly with Mr. Bradley's very strong views and with the City's internal processes. With respect to Site 38, the current Draft Housing Element Update completely disregards AFFH scores—the only factor being considered is the fact that there is a developer who wants to build affordable housing on that site. The sheer act of building housing does not make it fair, equitable or inclusive. The City should follow its own process for identifying appropriate parcels for affordable housing. Its AFFH scoring system was developed to ensure compliance with the law; ignoring it is contrary to the law.

***No Access to Nearby or High Performing Schools*:** Lack of access to high performing schools is a significant problem with Site 38. Children living in these units would be slated to attend schools in the Ravenswood School District, which are certainly not walking distance from the site. But even more concerning is that this is an underperforming school district, so building affordable housing here is antithetical to promoting equity. Providing for affordable housing in areas with high performing schools is a fundamental tenet of the AFFH laws, which cannot be accomplished by earmarking Site 38 for high density affordable housing.

***No Public Transportation Access*:** Another serious problem with this site is the lack of access to nearby public transportation. As the City acknowledged, Site 38 is "not within a half-mile of a major transit stop."[16] The closest bus stop only has routes for kids to and from the local middle school and not for general use. One of the City's land use strategies to accommodate the required number of affordable housing units is to consider reducing parking ratio requirements[17], which cannot be effectively accomplished unless the site is near public transit. Otherwise, you are simply building housing where the residents cannot park their cars (which will inevitably lead to spillover parking in our neighborhood, further exacerbating traffic problems) and cannot readily get around to school, work, or stores without a car. In addition, individuals qualifying for "very low" and "low" rate housing—as anticipated for Site 38—may struggle to afford a car,

which would make this housing inequitable for them. Notwithstanding these financial concerns, the lack of nearby public transit will make owning a car a necessity for all residents, which will further exacerbate the traffic concerns discussed above.

Not Convenient to Grocery Stores or Other Commercial Services: Site 38 also is far from basic necessities like groceries, pharmacies, the post office, and potential employers. The closest shopping center—Marsh Manor—is over a mile away. And the next closest shopping, on Willow Road, is about a 2-mile walk. No one wants to carry their groceries that far. And there are also no nearby major employers (i.e., Facebook is over 3.5 miles away and the affordable housing being built on Haven Avenue east of 101 is infinitely more convenient for anyone with qualifying income levels working at Facebook).

Unsafe Air Quality: I understand that RSD was previously told that it could not build a school or a daycare at Site 38 because the air quality is unsafe for children. Yet the contemplated high-density apartments will likely house more children than would ever attend any such school or daycare. Mitigating air quality issues with certain building materials and air circulation can only do so much and, the fact that no EIR will be conducted prevents anyone from ever knowing if the mitigation measures the developer takes (if any) will actually prevent adverse health effects to those residents from the poor air quality.

Concentration of Affordable Housing Within 1-Mile of Highway 101: One of the purported goals for the Housing Element Update is to identify affordable housing sites throughout the City (with the exception of District 1) and to spread it out. District 1 was excluded from this cycle because most of the affordable housing is already concentrated there. In fact, most of the City's current affordable housing stock (roughly 244 units) is clustered within 1-mile of Highway 101.[18] It is also worth noting that District 2, where Site 38 is located, has a 60-unit affordable housing complex on the VA campus. Haven House—directly next to Site 38—is also technically affordable housing, though excluded from that 244-unit inventory referenced above. Building affordable housing at Site 38, which is near District 1 and right in the middle of most of the City's existing affordable housing, will further concentrate affordable housing in a small area of the City. And this imbalance is further magnified if you look only at affordable housing that is available for families, given that the 93 unit complex on Crane is only for seniors.

Promoting Affordable Home Ownership Opportunities Furthers the Purpose of AFFH Laws: Although an apartment building on this site would not further fair housing, maintaining the R-1-U zoning at Site 38 would promote building single-family homes, for purchase. And through the City's various site strategies, it could promote development of affordable homes for purchase on Site 38, helping families build long-term intergenerational wealth in our appreciating neighborhood. Contrary to building a highly dense apartment building near virtually no resources, creating fair access to homeownership does further the purposes of the AFFH laws. Indeed, during the City's Planning Commission meeting on February 28, 2022, Planning Commissioner Henry Riggs expressed that the City "really want[s] to focus on homes for people, not apartments." Maintaining the existing R-1-U zoning on Site 38 advances this goal.

While removing Site 38 from the Housing Element Update to allow for affordable homes for sale to be built at this site would not allow the City to use those homes towards its initial housing allocation plans, affordable for-sale units actually built there would still count towards the City's

RHNA number when the state later assesses whether or not the City met its housing goals. Thus, this would provide even more of a "buffer" for the City, which City Council seems to want.

B. Rezoning Site 38 Undermines The City's Goal Of Maintaining, Protecting And Enhancing Existing Housing And Neighborhoods.

One of the goals established by the City for the Housing Element Update (H2) is to "[m]aintain, protect and enhance existing housing and neighborhoods."[19] This encompasses maintaining and preserving quality housing in neighborhoods.[20] And frankly, as City Councilmembers elected by Menlo Park residents, this is your job and should always be front of mind. As you explained during the February 12, 2022 Community Meeting, this goal carried over from the prior housing element cycle. That document provides further detail about the components of this goal, which includes encouraging "the enhancement of community stability to maintain and improve the character and stability of Menlo Park's existing residential neighborhoods" and "the provision of open space and/or quality gathering and outdoor spaces[.]"[21] For the reasons discussed above, rezoning Site 38 to permit high density housing would be severely harmful to the character of Suburban Park and would deprive our community of the quality gathering and outdoor space that many of us utilize on a daily basis.

During the February 12, 2022 Community meeting, Mr. Bradley explained that it is important to find the right balance between the various goals set by the Planning Committee and the City for the Housing Element Update, which includes accommodating increased density without unfairly and unnecessarily impacting neighborhoods.[22] He further stated that the Housing Element Update will do everything it can to make sure that a proper balance is achieved. Yet the draft Housing Element Update does no such thing with respect to Site 38. As stated above, the right balance here is to maintain existing R-1-U zoning at Site 38 which would still allow more housing—including affordable housing—without disproportionately damaging the Suburban Park community and without furthering inequities.

C. The Land Use And Site Strategies Adopted For The Housing Element Do Not Include Rezoning R-1 Sites To R-3 Or R-4-S.

Finally, rezoning of a R-1 site to R-3 or R-4-S is not within the scope of any of the land use and site strategies developed by the City for purposes of accommodating the required number of affordable housing units for the Housing Element Update. As the December 8, 2021 Staff Report explained, "[t]he affordable housing policies that would be further explored as part of the Housing Element" in order to meet state requirements and for housing production are:

(1) Modifications to the El Camino Real/Downtown specific plan,

(2) Rezoning commercial-only sites,

(3) Modifications to the AHO,

(4) R-3 Zoning around Downtown,

(5) Create opportunities for mixed-use developments, and

(6) Increase to the Below Market Rate housing program inclusionary requirement from 15 percent low-income units to 20 percent low-income units for all new residential development with 20+ units.[23]

None of these strategies could be used to support a decision to rezone existing R-1 lots to higher density zoning. Rather, the only justification I have been able to find in any City documents for potential high density rezoning of Site 38 is that "the site is vacant and there is interest in redevelopment of the site by the property owner."[24] That alone, does not justify deviating from the City's own established strategy for its Housing Element Update. If that were enough, what is to prevent my next door neighbors and me from deciding to knock down our houses, merge our lots, and build a four story affordable housing apartment complex? Deviating from the City's own clear and established standards in this type of arbitrary manner sets a terrible precedent for the City and may lead to unintended consequences that change the small town character of the entire City.

This would also be a deviation from the City's prior practice and course. Not a single R-1 property was re-zoned as the newly created R-4-S in the 2015-2023 Housing Element Update. The only parcels re-zoned as R-4-S were existing multi-family residential sites and industrial sites.[25] The processes that the City previously followed in the 2015-2023 Housing Element Update increased housing while maintaining the existing character of Menlo Park. Indeed, it is one of few cities that met its RHNA during the 5th housing element cycle. There is no reason to change what previously worked.

* * *

Based on the foregoing, I respectfully submit that Site 38 should not be rezoned and should either be excluded from the Housing Element Update or included as an exception to the one-size-fits all approach that the City intends to take to rezoning with a zoning change expressly conditioned on another access point to the parcel.

Regards,

Nicole L. Chessari
Menlo Park Resident

Joined by the following Menlo Park Residents:

Victoria Kelly
Rob Silano
Katrina Bayne
Aaron Retterer
Rachel Retterer
Leslie Abrams
David Jones
Emiliano Martinez
Meghan Martinez
Larry McGill
Peggy McGill
Rafat Alvi
Mira Alvi
Brad Hoo

Elizabeth Hove
Ross Hove
Ruth Schechter
Bill Prainto
Valerie Rice
Kelly Blythe
Julianne Blythe
Christine Alfano
Christian Smith
Tom Wong
Pat Wong
Charles Shenk
Sarah Shenk
Amy Nieva
Richard Nieva
Emily Nieva
Bonnie Neylan
Patrick Feehan
Marion McCarthy
Joseph Whitty
Carolina Whitty
James Van Veghel
Joseph La Cava
Jane Rhee
John Reiter
Ricky Flores
Jessica Flores
Bob Leichner
Jill Baxter
Dave Hausler
Mercedes Hausler
Buck Bard
Mia Giannotti
Skip Hilton
Morad Fakhrai
Atanas Baldzhiyski
Joanna Lin
Karen Bradshaw
Jennifer Fagnini
Francesco Fagnini
Amy Nelson
Brian Nelson
Ian Medlock

Jenna Bott
Nick Bott
Ravi Kodali
Usha Kodali
Sudeshna “Rini” Sen Gupta
Maureen Clark
Michael Dittmar
Robert Steinmetz
Wendy Whitehouse
Jerry Brown
Ron Matsui
Bikram Chatterjee
Yue Li
Sylvia Espinoza
Steve Menashe
Marco Menashe
Marjan Karkooti
Mahmood Azadpour
Mike Clark
Vidita Subbarao
Sandeep Gupta
Mary Pimentel
Bryan Clark
Lindsay Clark
Dee Carlson
Kim Yaeger
Tim Yaeger
Tamisie Honey Vrolyk
Alexander Haskin
Monica Haskin
Gary Wagner
Roma Wagner
Matt Foley
Christina Foley
Elizabeth Wright Jones
Donald Lee Jones
James Tufts
Wayne Muesse
Yoshi Takahashi
Curtis Evans
Susan Evans
John Chiang
Alyson Yamvinij

[1] *See* Dec. 8, 2021 Staff Report No. 21-243-CC, at p. C-1.18 (discussing the eight meetings the Housing Element project team had participated in with developers, at a time when there had been no outreach or community engagement *at all* with the Suburban Park community).
[2] https://www.menlopark.org/DocumentCenter/View/29622/I2-20210914-CC-Suburban-Park-Association
[3] *See* Dec. 8, 2021 Staff Report No. 21-243-CC, at p. C-1.61.
[4] Nov. 16, 2021 Staff Report No. 21-228-CC, at p. O-2.5 ("To meet the targeted numbers, the project team [recommended] that all housing opportunity sites be zoned to allow for at least 30 du/ac."); Dec. 8, 2021 Staff Report No. 21-243-CC, Attachment K footnotes on each page ("Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.").
[5] *See* Ravenswood School District January 20, 2021 Board Meeting Presentation Re Lease Update, available at https://agendaonline.net/public/Meeting/Attachments/DisplayAttachment.aspx?AttachmentID=1372057&IsArchive=0 (Project Overview states that the proposed development is "building a three to four story affordable rental housing").
[6] *See* Ravenswood City School District Request for Proposals, available at https://drive.google.com/drive/folders/1P9AOenIuLAS8IUCnHriVfWoPj_TRPE5d, at p. 4 ("The City of Menlo Park is reviewing the Site as a Housing Opportunity site for the Housing Element update, slating the Site for additional residential density. The City expects to add substantial residential development to enable the City to meet its Regional Housing Need Allocation obligations…. The City-led and City-funded Housing Element update, and associated program- level CEQA analysis, substantially decreases costs and time to the ground lessee for rezoning the Site to its highest and best use residential development program."); *see also* Ravenswood School District January 20, 2021 Board Meeting Presentation Re Lease Update, available at https://agendaonline.net/public/Meeting/Attachments/DisplayAttachment.aspx?AttachmentID=1372057&IsArchive=0 (Project Overview states "This site is not currently zoned for multifamily housing, although the City of Menlo Park has indicated support for housing as a use here").
[7] *See* Jan. 21, 2022 Ravenswood School District Press Release, *Ravenswood City School District Board Approves Exclusive Negotiating Agreements with Two Developers for the 2120 Euclid and the Flood School Site* (available at https://announcements.catapultcms.com/utilities/DownloadFile.ashx?cadocumentguid=c08af834a47747de92eb6ddd2a2f2d70) ("The leading proposal for the 2 acre former Flood School Site came from Alliant Strategic Development, an experienced developer of affordable housing in California. They are proposing building a multi-story affordable rental housing that includes a housing preference for Ravenswood teachers and staff.").
[8] *See* https://alliantstrategicdev.com/projects/.
[9] Nov. 16, 2021 Staff Report No. 21-228-CC, at p. O-2.8.
[10] Draft Housing Element Update, at p. 3-31.
[11] *Id.; see also* Recording of Feb. 12, 2022 Housing Element Update Community Meeting, at approximately 1:34-1:35 hour and minute mark.
[12] *See id.*
[13] Cal. Gov. Code § 8890.50. subd. (b).
[14] Dec. 8, 2021 Staff Report No. 21-243-CC, at Attachment K footnotes.
[15]Recording of Feb. 12, 2022 Housing Element Update Community Meeting, at approximately 1:46-1:47 hour and minute mark (emphasis added).
[16] Nov. 16, 2021 Staff Report No. 21-228-CC, at p. O-2.8.
[17] Dec. 8, 2021 Staff Report No. 21-243-CC, at p. C-1.10.
[18] *See* https://www.menlopark.org/DocumentCenter/View/16080/BMR-Units-in-Menlo-Park?bidId=.
[19] City of Menlo Park Feb. 12, 2022, Housing Element Update Community Meeting Presentation, at p. 37.
[20] *See id.*
[21] Apr. 1, 2014 Housing Element, at p. 33.
[22] *See* recording of Feb. 12, 2022 Housing Element Update Community Meeting, at approximately 1:18-1:19 hour and minute mark.
[23] *See* Dec. 8, 2021 Staff Report No. 21-243-CC, at p. C-1.10 to C-1.11; *see also* City of Menlo Park Feb. 12, 2022, Housing Element Update Community Meeting Presentation, at pp. 19-29.
[24] Nov. 16, 2021 Staff Report No. 21-228-CC, at p. O-2.8.
[25] Apr. 1, 2014 Housing Element, at p. 62 (identifying parcels on Willow, Hamilton and Haven for rezoning); *see also id.* at 114 (describing the Hamilton and Haven properties and former industrial sites), Table 1 (showing the Willow sites were already being used as multi-family residential).

June 14, 2022

Deanna Chow and Menlo Park Planning Staff
City of Menlo Park, Community Development Department
701 Laurel St.
Menlo Park, CA 94025

dmchow@menlopark.org

Re: Comments on the Draft Housing Element

Thank you for sharing this early draft of the Housing Element with the public. On behalf of Menlo Park's nearly 200 residents with developmental disabilities, Housing Choices is grateful for the opportunity to comment before it is sent to HCD. We also appreciate the work that the City of Menlo Park has done to include Housing Choices throughout the community engagement process and for including a detailed analysis of the housing needs of residents with developmental disabilities as required by SB 812 in the Draft Housing Element. We did, however, find that the analysis used an inaccurate definition of developmental disabilities and because of this at times appears to project data provided by Housing Choices from the Department of Developmental Services (DDS) as being representative of the entire disabled community. As was noted in public comments submitted on Monday June 6, 2022, based on the definition of developmental disabilities and eligibility for DDS funded services provided in Title 17 Section 54000 of the California Code of Regulations any data specific to persons with developmental disabilities is not inclusive of persons with disabilities that are solely: psychiatric, physical or learning. Other issues we found with the analysis of housing needs of people with developmental disabilities and Assessment of Fair Housing in the Draft are discussed further below. Lastly, we appreciate that the city included in the analysis of housing needs recommended best practices for inclusion of people with developmental disabilities in the city's housing plans. We support the new programs and policies discussed in the draft to increase production of affordable housing and access for people with developmental and other disabilities but ask that the city set more measurable metrics by which they can determine the success of these new programs for future review and improvement.

About Housing Choices

Housing Choices is a housing service provider funded by the Golden Gate Regional Center to support people with developmental disabilities to be fully integrated in Menlo Park's affordable housing supply. We provide housing navigation services for both individuals and families. We also partner with affordable housing developers to make inclusive housing commitments for people with developmental disabilities in their housing projects. At these projects we provide onsite housing retention services. Our work over the past 25 years in neighboring communities shows that this model of housing plus services is highly effective in increasing housing access and stability for people with developmental disabilities.

The Golden Gate Regional Center has contracted with Housing Choices to provide the Menlo Park planning staff and Housing Element consultants with an assessment of the housing needs of people with developmental disabilities, as required by SB 812.

Inaccurate Definition of Developmental Disabilities

On page 4-34 of the Draft Housing Element developmental disabilities are incorrectly said to be "attributed to a mental or physical impairment". However, Housing Element law requires that jurisdictions use the definition of developmental disabilities as it exists under Section 4512 of the Welfare and Institutions Code. While people with developmental disabilities may have multiple diagnoses which include mental or physical impairment, Section 4512 specifically states that developmental disabilities do not include disabilities that are solely physical. Developmental disabilities and eligibility for state sponsored services are further defined in Title 17, Section 54000-54002 of the California Code of Regulations as not including disabilities that are solely psychiatric, solely physical or solely learning disabilities. Instead developmental disabilities are defined as a substantial disability attributable to "major impairment of cognitive and/or social functioning". A substantial disability is defined as "significant functional limitations…in three or more of the following areas of major life activity, as appropriate to the person's age: Receptive and expressive language; Learning; Self-care; Mobility; Self-direction; Capacity for independent living; and/or Economic self-sufficiency.

The Draft analysis of the housing needs of persons with developmental disabilities on page 3-25 also lists a number of conditions that fall within the definition of a developmental disability including "mild to severe mental retardation, and other cognitive or physical impairments". The term mental retardation is considered to be an antiquated and derogatory term and should instead be replaced with the standard term intellectual disability. And because developmental disabilities do not include disabilities that are solely physical in nature the phrase "other cognitive or physical impairments" should be removed from the list and instead replaced with the phrase "other conditions similar in their impact to an intellectual disability".

Incomplete Assessment of Housing Needs of People with Developmental Disabilities

On January 14, 2022 Housing Choices submitted an assessment of the housing needs of Menlo Park residents with developmental disabilities, which followed HCD guidance for a complete analysis of special housing needs groups, including:

- A quantification of the total number of persons and households in the special housing needs group, including tenure (rental or ownership), where possible.
- A quantification and qualitative description of the need (including a description of the potential housing problems faced by the special needs groups), a description of any existing resources or programs, and an assessment of unmet needs.
- Identification of potential programs or policy options and resources to address the need

As discussed below, Menlo Park's draft did include an analysis that followed these guidelines, but does not fully discuss trends in the population that will affect housing needs over time. We also found that quantitative data reported in the Draft analysis was outdated, thereby undercounting the total population and housing needs of people living with developmental disabilities in Menlo Park. Quantitative data also reported living arrangements of Menlo Park residents with developmental disabilities of all ages. In our comments we reported living arrangements of adults separately from that of minors as we believe this data to be most relevant to the Housing Element as it shows the pressing need for more options for deeply affordable housing paired with supportive services to keep adults with developmental disabilities from being displaced from the community or falling into homelessness.

We believe that the inclusion of these missing elements would strengthen the city's assessment of the housing needs of Menlo Park residents with developmental disabilities and make clearer how these barriers may be different from those of other disability types. Furthermore, it would help the city to create more meaningful programs and policies to meet the housing needs of residents with developmental disabilities as required by Housing Element law.

Undercounts the Menlo Park Population with Developmental Disabilities

On page 4-35, Table 4-8 of the draft analysis uses outdated demographic data reported by the Department of Developmental Services (DDS) as of 2020 rather than the more current data from DDS as of September 2021 provided in Housing Choices comments. This includes a significant discrepancy in the total population of residents with developmental disabilities. In Table 4-8 it is reported that there are a total of 124 residents with developmental disabilities in Menlo Park however DDS reported in September 2021 that there were a total of 167 people with developmental disabilities living in Menlo Park including 88 minors under the age of 18 and 79 adults age 18 or older. This represents an increase of 43 total residents or 35% growth in the population.

And by not separately reporting the living arrangements of adults from that of minors Table 4-8 does not accurately reflect the over-reliance on the family home as a

Omitted Data Establishing Trends Creating a Greater Need for Housing.

While the city does acknowledge one of the greatest risk factors for homelessness among adults with developmental disabilities is when a parent is no longer able to provide housing, it

fails to address some of the trends that are increasing this risk. For instance, by not separately reporting the residence types of adults and children with developmental disabilities in Table 4-8 the data does not accurately reflect the over-reliance on parents as home providers for adults with developmental disabilities and how this can increase risk of displacement and homelessness as the adult child ages in place. While DDS does not report data for adults and minors separately we can assume that all children in Menlo Park are living with their parents as this is considered best practice and because there are no licensed care facilities for people with developmental disabilities in Menlo Park. If incorrect this assumption would understate, not overstate, the need for other housing options for adults with developmental disabilities.

Based on this assumption we can infer that 61 (77%) of Menlo Park's 79 adults with developmental disabilities live in the home of a parent or family member. While this is generally considered to be a stable living arrangement, death or infirmity of a parent can put the adult child (who typically has limited income or resources to move into their own housing) at significant risk of homelessness or displacement. Other family members are not always willing or able to assume the same responsibilities as a parent and cannot be depended on to provide housing for adults with developmental disabilities indefinitely. We also know when compared to data last reported in the 2015 Housing Element that while there has been a 32% increase in the total number of adults with developmental disabilities there has been a decrease in the number of adults living independently with supportive services or in licensed care facilities. This means that as the population of adults with developmental disabilities continues to grow more will be forced to remain in the family home not by choice but because of a lack of other housing options available to them. And while the analysis does acknowledge that DDS has reported increased life spans for people with developmental disabilities throughout San Mateo County, there is no mention of the 11% decrease in adults 42-61 which, in light of significant increases in all other age groups, Housing Choices attributes to displacement out of the County when a parent passes away or is otherwise unable to provide housing.

Strengthening Impact of Programs

We want to thank planning staff and the consultant who developed this draft for recommending a suite of new programs, policies and goals that we believe can create a more inclusive and equitable community. We also appreciate the inclusion of some of Housing Choices program and policy recommendations including: affirmatively marketing accessible units (H3.J Marketing for Accessible Units), incentivizing affordable ADUs (Program H3.I Accessible ADUs), amending the inclusionary housing ordinance (Program H4.A Amend the Inclusionary Housing Regulations), parking reductions for projects including accessible units (Program H3.D Develop Incentives for Special Needs Housing) and offering affordable housing developers density bonuses beyond state law (Program H4.D Modify the Affordable Housing Overlay).

While we believe that the programs outlined in the Housing Element will Affirmatively Further Fair Housing we are concerned that many lack the concrete steps, timelines and measurable metrics by which to evaluate success of these programs. Without these measurable metrics the city is at-risk of implementing ineffective programs with little or no effect on meeting its RHNA or

Affirmatively Further Fair Housing for all special needs populations and protected groups. For instance:

- How many units of special needs housing does the city plan to create under Program H3.D?
- Under Program H3.H how many additional accessible units will be developed?
- Under Program H3.I how many accessible ADUs will be developed?
- Under Program H4.A how many units of affordable housing will the amended IHO produce?
- How many developers will utilize the modified AHO developed under Program H4.D? How many additional units will be developed?
- Under Program H4.F how much will ADU production increase after modifying development standards and permit process?

Other concerns and recommendations for strengthening the effectiveness of the Draft programs to increase the city's ability to meet its many goals and policies include:

- Under Program H1.I when developing NOFA's for local affordable housing funds the city should commit to providing additional preference points to projects which include Extremely Low Income units and/or units set aside for special needs populations needing on-site supportive services.
- Under Program H2.A the city should commit to adding new priority for tenants living in at-risk housing in BMR guidelines.
- Under Program H3.B city should commit to increasing awareness of Source of Income discrimination protections for persons receiving rental assistance to both tenants and landlords. City should also consider providing local incentives to landlords who rent to voucher holders with the intention of increasing the number of landlords renting to voucher holders in the city.
- Under Program H3.H the city should add a commitment to creating a new priority in BMR guidelines that all accessible units will be offered with priority given to persons with disabilities who require the modifications present in the unit.

Noncompliance with HCD Guidance for Completing an Assessment of Fair Housing

In response to the passage of AB 686, HCD released the AFFH Data Viewer to support the outreach and engagement jurisdictions are required to complete as part of their Assessment of Fair Housing. HCD explicitly states in their AFFH guidance that the Assessment of Fair Housing should include local data and knowledge defined as "any locally gathered and available information". Yet, while there is an explanation of the different local Fair Housing enforcement organizations that the city partners with in the Assessment of Fair Housing, including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto, no demographics of Fair Housing complaints referred to these organizations is provided. Oftentimes when complaints are made to these organizations they complete their own investigation and mediation services to resolve the case before it needs to be referred to DFEH or HUD. By only reporting complaints made to HUD and DFEH, the AFH significantly undercounts the number of Fair Housing complaints in the city. From 2013-2020 HUD reported

receiving only 130 complaints in San Mateo County whereas data from Project Sentinel shows that they investigated nearly 300 Fair Housing discrimination cases in San Mateo County from 2015-2020. This does not include reports made to any of the other agencies listed. Without data from these Fair Housing enforcement organizations for both San Mateo County and the City of Menlo Park, the city cannot accurately gauge how well it is doing in addressing Fair Housing issues nor how best to address common complaints.

Furthermore, there is a substantial lack of data on the Fair Housing issues faced by people with disabilities. For instance, the Section titled Disproportionate Housing Needs and Displacement Risk focuses almost solely on differences based on tenure, race and ethnicity with little to no mention of disability status. While there is data provided on the housing cost burden of all Menlo Park residents by tenure in the Assessment of Fair Housing there is no data based on race or disability status. In addition to including disability status in data reported in the AFH, guidance from HCD recommends that jurisdictions complete an intersectional analysis of housing needs of Black, Indigenous and People of Color (BIPOC) with disabilities as “there are significant disparities by race within the population with disabilities'. An intersectional analysis would show the compounding effects of being both a person of color and having a disability as compared to a person of color without a disability or a white person with a disability. This is a significant component of Housing Choices’ recommendations for Affirmatively Furthering Fair Housing, and yet is omitted from the city’s draft. Please review Attachment 1 for additional data on the disparities in housing access for BIPOC with disabilities in San Mateo County collected by Housing Choices from the American Community Survey with support from Home for All San Mateo County.

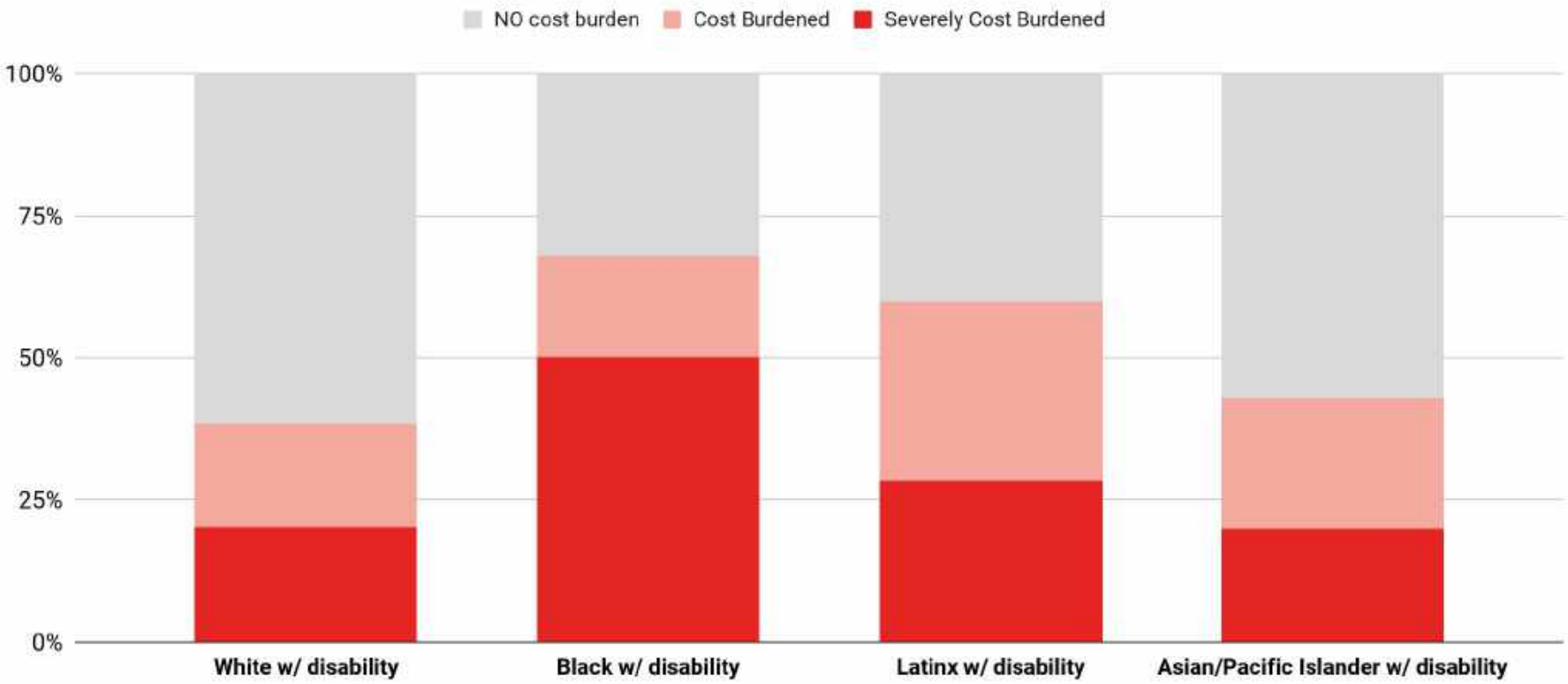
We urge you to review the attached documents and make changes to the Menlo Park Housing Element so that it meaningfully addresses the housing needs of its residents with developmental disabilities.

Sincerely,

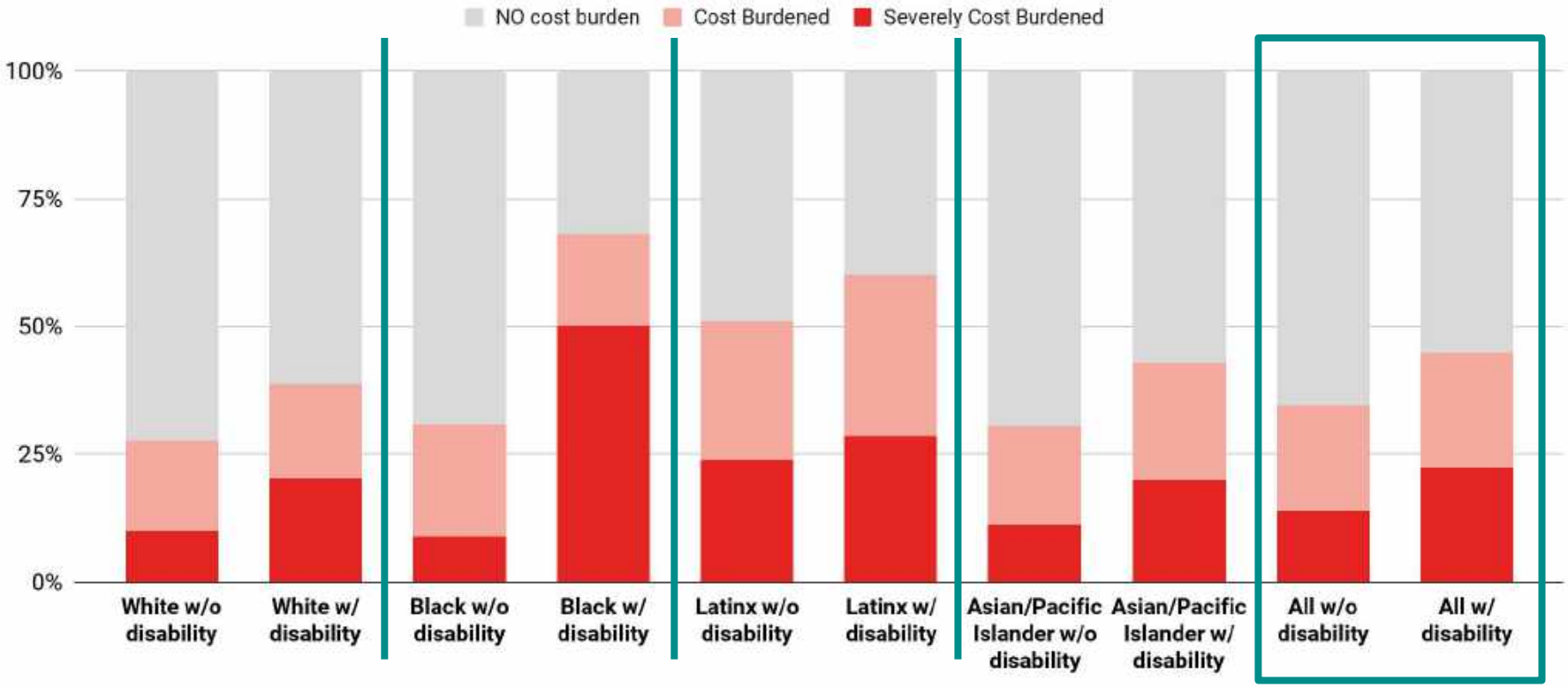
Kalisha Webster

Kalisha Webster
Senior Housing Advocate
Email kalisha@housingchoices.org
Cell 650-660-7088

Race/Ethnicity Disparities in Rent-Burden among San Mateo County Residents with Disabilities



All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities



From: Mary Kelly [mailto:kellymary646@gmail.com]
Sent: Monday, June 6, 2022 7:08 AM
To: _CCIN <city.council@menlopark.org>
Subject: Build housing/communities that are already set up to allow for diversity and sustainability and we will all benefit

Hello City Council Members,

Our community needs more housing at all income levels! As an apartment renter near downtown Menlo Park for the past 17 years I have had an incredible experience of seeing what an ethnically and socio-economically diverse community looks like. It has been a wonderful time for my family to connect and learn about others. We have shared many daily chats and special celebrations with our neighborhood.

As a community we must not wall ourselves into compounds reminiscent of anti apartheid South Africa. We need to draw each other close and lift each other up!

As we face the future as our climate changes we need to build sustainability and mindful development and community into our future projects! I have spent the past five years volunteering heavily at Oak Knoll Elementary helping students and staff learn about waste sorting and management. It is extremely clear to me that behavioral changes need to come EARLY in systems that ask for green action. Daily behavioral changes in most individuals is not easy to achieve. The changes need to come before we ask individuals to change their lives.

Build housing/communities that are already set up to allow for diversity and sustainability and we will all benefit!

Thank you for your time and consideration.

With gratitude,
Mary Kelly (17 + year Menlo Park resident and active community volunteer)
828 Fremont Street
Menlo Park, CA
650-283-0083

June 30, 2022

RE: Policy recommendations for Housing Element Updates

Dear City and County Leaders,

On behalf of the San Mateo County Child Care Partnership Council (CCPC), the publicly appointed, state-mandated local child care planning entity for San Mateo County, and our partner Build Up San Mateo County, **we are writing to encourage your city/county to include policies that support the development of child care facilities in your updated Housing Element.** For working families with young children, having accessible child care near their home reduces traffic and commute times, and generally improves the quality of life for these residents. Including policies that are supportive of child care in or near housing is a straightforward way for cities to contribute to creating sustainable communities where families with young children can thrive. Your city/county's Housing Element update provides an opportunity to address the housing and child care needs of all working families, while examining the housing and child care needs of special populations, such as single-parents and female-headed households, in particular.

High-quality child care is essential to families and to vibrant economic development, yet operators of potential new child care facilities face numerous barriers to opening new programs to meet community needs. While many of the challenges for child care facilities development are similar to housing, the child care sector lacks the mandates, financing sources or expertise that exist for housing developers. One of the biggest challenges is finding a location for a child care facility. Ideally, child care facilities are located in or near housing and close to family-friendly transportation options.

Housing affordability also affects the child care sector. In our high-cost area, family child care providers, those who provide licensed child care in their homes, may struggle to afford their rent or mortgage. As older providers retire, new providers cannot afford to buy homes in our communities. Those who rent a house or apartment often face business instability. In addition, child care programs across San Mateo County are struggling to hire enough workers – the child care workforce is predominantly low-income women of color. Many are struggling with their own housing needs.

In examining Housing Elements from throughout California, we have noted that a number of cities and counties have included goals and policies that support the development of child care in or near housing. We have compiled sample policies in the attached document in hopes that your city/county will include a number of them in your Housing Element update.

If you have questions or would like further support for connecting child care and housing in your city/county, please contact us: Sarah, 650-802-5647, skinahan@smcoe.org, or Christine, 650-517-1436, cpadilla@sanmateo4cs.org.

Sincerely,

Sarah Kinahan
Coordinator
San Mateo County Child Care Partnership Council

Christine Padilla
Director
Build Up San Mateo County

Attachments: *Sample Housing Element Language to Support Child Care near Housing*
Partner Organizations that Support Including Child Care Policies in Housing

Housing Element Update Draft Subsequent Environmental Impact Report Comments

Submission date:	**10 November 2022, 9:40PM**
Receipt number:	**3**
Related form version:	**3**

First name	**Michael**
Last name	**DeMoss**
Email	**Lawreview@mac.com**
Phone	**9529137048**

Comments on the Housing Element Update Draft Environmental Impact Report	**Thank for a very detailed report.** **There are some elementary questions that need to be considered:** **1) Is the selected land priced so that a multiple dwelling can be built that is still affordable to renters?** **2) Should there be a waiver of the "All Electric / NO GAS" rule, since the "Electric Grid" is NOT ready to support more housing, charging stations, etc.** **3) Are there enough "existing" Multi zoned locations available, so that existing single family home will NOT be required to be torn down and "RE-ZONED" to Multiple dwelling"? (Because Measure V will be put on the ballot again if developers start changing single family zoning)** **4) Does "Affordable Housing" require any taxpayer subsidizing money, increased real estate tax assessments or other costs to Menlo Residents?** **Please respond.** **Thank you,** **Michael DeMoss, Attorney** **MenloPark resident**

Housing Element Update Draft Subsequent Environmental Impact Report Comments

Submission date:	**16 November 2022, 1:15PM**
Receipt number:	**5**
Related form version:	**3**

First name	**Joanne**
Last name	**Wilson**
Email	**jwilson@sfwater.org**
Phone	
Comments on the Housing Element Update Draft Environmental Impact Report	**Dear Mr. Smith: Thank you for the opportunity to comment on the draft subsequent environmental impact report (DEIR) for the proposed update of the Housing and other elements of the City of Menlo Park General Plan. The San Francisco Public Utilities Commission (SFPUC) manages and operates a regional water system serving approximately 2.7 million customers. This water system includes more than 150 miles of water transmission pipeline right-of-way (ROW) that traverse the Bay Area, including the City of Menlo Park (please see attached map).** **The SFPUC ROW is typically owned in fee by the City and County of San Francisco (CCSF) or the CCSF holds an easement for the ROW. Where the CCSF owns a section of its ROW in fee, this generally allows the CCSF to own the land and to have it managed by the SFPUC for utility purposes without limitations or conditions imposed by other jurisdictions. It is the policy of the SFPUC that third parties authorized to use ROW property are not allowed to erect structures on the ROW. Where the CCSF has been granted an**

easement for its ROW, this policy would still apply and the terms of the easement typically prohibit structures within the ROW easement.

Any proposal for housing (including affordable, multi-family housing or an ADU/accessory dwelling unit) should be reviewed for easements granted by the SFPUC for the use of the fee-owned CCSF property or the presence of an easement granted to CCSF. Please note that CCSF easements and property are often labeled as "Hetch Hetchy ROW", "SFWD {San Francisco Water Department] ROW", "Property of the City and County of San Francisco", or similar description. If there is any question that there may be a SFPUC/CCSF land right, the SFPUC Real Estate Services staff will be happy to help and can be reached at res@sfwater.org.

The proposed DEIR should include the following:

1. Land Use Planning (Existing Conditions and Potential Environmental Impacts)
Land use and planning analyses under the California Environmental Quality Act (CEQA) generally consider the compatibility of a project with neighboring areas, change to or displacement of existing uses, and consistency of a project with relevant local land use policies. Local land use policies that should be analyzed in the EIR include the SFPUC's Interim Water Pipeline Right of Way Use Policy and the SFPUC's Amendment to the Right of Way Integrated Vegetation Management Policy (both are described below and attached to this email). The magnitude of land use conflicts or compatibility issues depends on the extent to which a project physically divides an established community or conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect such that an adverse impact on the environmental occurs.

San Francisco Public Utilities Commission Interim Water Pipeline Right of Way Use Policy

SFPUC maintains policies to help inform how and in which instances the ROW can serve the needs of public agencies, private parties, nonprofit organizations, and developers while maintaining the safety and security of the pipelines that run underneath the ROW. SFPUC policies pertain to land use and structures, recreational use, utilities, vegetation, and water efficiency. Construction of structures on the ROW is generally prohibited, with prohibitions on structures or improvements that require excavation, bored footings, or concrete pads that are greater than 6 inches deep. No structures may be placed directly on top of a pipeline or within 20 feet of the edge of a pipeline. No utilities may be installed on the ROW running parallel to SFPUC's pipelines; utilities may run perpendicular to pipelines with SFPUC approval.
According to SFPUC's Interim Water Pipeline Right of Way Use Policy for San Mateo, Santa Clara, and Alameda Counties (January 13, 2015), SFPUC typically issues 5-year licenses for use of its property, with a form of rent and insurance required upon signing. These licenses are revocable, meaning that SFPUC can revoke them prior to the 5-year expiration. The licensee (user of SFPUC property) is to maintain landscaping and equipment to ensure that water is used efficiently. Water runoff leaving a landscaped area due to low head drainage, overspray, broken irrigation hardware, or other similar conditions is prohibited. Structures on the easement area are generally prohibited under SFPUC's policies.

San Francisco Public Utilities Commission Integrated Vegetation Management Policy
The SFPUC's Amendment to the Right of Way

Integrated Vegetation Management Policy (January 13, 2015) was established to manage vegetation on the transmission, distribution, and collection systems within SFPUC's ROW so that it does not pose a threat or hazard to the system's integrity and infrastructure or impede utility maintenance and operations. These policies include regulations on the types of plantings that are permitted to occur within each zone of the easement, regulations on annual grass and weed management, and policies pertaining to vegetation removal.

2. Utilities and Service Systems

Please describe the environmental and regulatory setting for SFPUC water transmission pipeline ROW as part of the utilities and service systems in the City of Menlo Park as it pertains to the proposed updates to the Housing Element. Please include or reference the SFPUC's ROW policies, as described above, as part of the regulatory setting.

3. Specific Comments re Potential Housing Opportunity and Land Use Strategy Sites

Figure 2-2 of the DEIR shows potential development sites. Many of these sites occur adjacent to, or on the SFPUC ROW. The EIR should note that the presence of the SFPUC ROW and the SFPUC's policies (including a prohibition on structures placed directly on top of a pipeline or within 20 feet of the edge of a pipeline). Further, the DEIR should note that the SFPUC ROW cannot be used for construction staging or parking for any construction project (including housing) without authorization from the SFPUC after being vetted through the SFPUC's Project Review process. Dumping on the SFPUC ROW is prohibited. For more information regarding Project Review, please see our webpage at Project Review and Land

Use - Bay Area | SFPUC.

If you have any questions or need more information, please contact me.

Sincerely

Joanne Wilson

Joanne Wilson
Senior Land and Resources Planner
Natural Resources and Lands Management Division
Water Enterprise
1657 Rollilns Road
Burlingame, CA 94010

Please consider the environment before printing this email.

Hetch Hetchy Regional Water System
Operated by San Francisco Water, Power and Sewer | Services of the San Francisco Public Utilities Commission

SFPUC Comments-Menlo Park Housing Element Update - Draft Subsequent EIR_11-16-2022.msg

Housing Element Update Draft Subsequent Environmental Impact Report Comments

Submission date:	**16 December 2022, 10:09AM**
Receipt number:	**6**
Related form version:	**4**

First name	**Kevin**
Last name	**Kohan**
Email	**Kevin@elvted.com**
Phone	**805-232-4383**
Comments on the Housing Element Update Draft Environmental Impact Report	**Please see attached letter.**
	Elevated Letter for Menlo Park Housing Element Update 12.12.22.pdf

Date: December 12, 2022

Attention: Tom Smith
Principal Planner
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Reference: Environmental Impact Report for Updates to the City of Menlo Park General Plan 6th Cycle Housing Element Update

Mr. Smith,

This letter is to respond to the Draft Subsequent Environmental Impact Report dated November 4, 2022, for the City of Menlo Park 6th Cycle Housing Element Update. Elevated Entitlements LLC represents Alliant Strategic Development in regard to the Ravenswood City School District site located at 320 Sheridan Drive (APN#: 055303110). The property is an approximately 2.49-acre vacant site that is currently zoned R1U (Single Family Urban Residential District) and the General Plan Land Use is Residential.

We are requesting that the City of Menlo Park include the Ravenswood School Site (Site #38) within the site inventory of the Housing Element Update. Specifically, we recommend that Site #38 be rezoned from R1U to R3 (Apartment District) in order to allow 20 dwelling units per acre. Currently, page 7-34 (Page H-1.296) of the Draft Housing Element states,

"*Site #38, 320 Sheridan Drive, is the location of the former James Flood Elementary School and is owned by the Ravenswood City School District (RCSD). RCSD has indicated it is in negotiations with Alliant Strategic Development (potential developer) to build up to 90 affordable housing units with teachers and District staff given first preference. In May 2022, the City held a community meeting to provide an opportunity to learn more about the site and to hear from community members. As of October 2022, the City has not received a formal development application for review.*"

Elevated Entitlements LLC requests that the following language be incorporated into the Housing Element on page 7-34:

"The Ravenswood School District site at the former Flood School will be rezoned to R3 (Apartment District) to allow a maximum density of 20 du/ac. Pursuant to a Zone Change and General Plan Amendment, Site #38 will meet the development standards of the R3 zone. The Housing Element Environmental Impact Report shall include an environmental assessment of Site #38 as per CEQA Guidelines."

Elevated Entitlements LLC recommends that the Housing Element Environmental Impact Report (EIR) provide environmental review of the zone change to R3 (Apartment District) and provide recommended

mitigation measures to potential impacts. We appreciate your consideration of our request, and we are available to answer any questions you may have. Thank you for your time and we look forward to hearing from you.

Best,

Kevin Kohan
Principal Planner
Phone: 805-232-4383
Kevin@elvted.com

CC: Scott Nakaatari, *Alliant Strategic Development*

Attachments: Page 7-34 (Page H-1.296 of the Draft Housing Element

This section notes the number of non-vacant sites and quantifies the portion of the 2023-2031 Regional Housing Needs Allocation (RHNA) to be met with non-vacant sites before reviewing the development context of higher-density housing development on non-vacant sites in Menlo Park and the region. Then, it provides potential findings before concluding with findings determined by the City Council at its _____meeting.

There are 69 sites identified as opportunity sites. Of these, only Site #38, the Ravenswood School District Site at 300 Sheridan Drive, is vacant.

Site #38, 320 Sheridan Drive, is the location of the former James Flood Elementary School and is owned by the Ravenswood City School District (RCSD). RCSD has indicated it is in negotiations with Alliant Strategic Development (potential developer) to build up to 90 affordable housing units with teachers and District staff given first preference. In May 2022, the City held a community meeting to provide an opportunity to learn more about the site and to hear from community members. As of October 2022, the City has not received a formal development application for review.

The 68 non-vacant sites are grouped into six potential redevelopment types to further~~better~~ analyze their development potential:

- Religious Facilities
- Parking Lots
- Non-Residential with Carveout
- Non-Residential with Complete Redevelopment
- El Camino Real/Downtown Specific Plan Area
- Underutilized Residential

Housing Element Update Draft Subsequent Environmental Impact Report Comments

Submission date:	**18 December 2022, 1:29PM**
Receipt number:	**7**
Related form version:	**4**

First name	**Jennifer**
Last name	**Michel**
Email	**restorativeeco@gmail.com**
Phone	**650-400-8299**
Comments on the Housing Element Update Draft Environmental Impact Report	**Dear Mayor, Vice Mayor, Council Members, Chairs, Commissioners, members of the public, Staff, and fellow neighbors,** **My name is Jenny Michel, from the Coleman Place Neighborhood Block. Thank you for allowing me to make comments on our consequential housing element, please see attached.**
	Public Comments - Housing Element - Due 12.19.2022.pdf

Dear Mayor, Vice Mayor, Council Members, Chairs, Commissioners, members of the public, Staff, and fellow neighbors,

My name is Jenny Michel, from the Coleman Place Neighborhood Block. Thank you for allowing me to make comments on our consequential housing element.

Narrative:

Having been born and raised here, my personal comments are centralized around defining our chronic homelessness issues and how to remedy them by way of our Housing Element.

Aside from being personally homeless as a teacher in my early 20's here in Menlo Park, I was chronically molested and abused at home by my family and parents. In the early 80's my parents offset the mortgage payment by letting my aunt move in and then subsequently, her husband, my uncle, who molested my almost daily starting in 1st grade, moved in. What I did not understand until a few years ago, is that in fact, I have struggled with suicidal tendencies for decades. (Yes, I'm under a doctor's care.) It wasn't until the recent voter initiative, Measure V, that I could tie it all together: my life safety has been at risk because of our housing crisis. As someone who protects life safety for a living, this has been a revelation.

If we prioritized housing production for all income levels, my relationship to myself would have been something other than disgust and horror. I believe that I would not have been chronically assaulted as a child if we zoned for smaller lots and generally kept up housing production over the decades. Sadly, my experiences are more of a standard than an exception. I will no longer placate your sensibilities because that approach failed me as a child and a young woman.

Suggestions to Achieve Housing Element Approval:

The State of California has declared that we are in a housing crisis, requiring all hands on deck. In order to effectively combat this complex issue, cities are mandated to analyze our land use and zoning practices to understand how we drive the crisis. The major mechanism the State is using to obtain this objective is to require us to implement fair housing.

What is Fair Housing - what this from Pacifica Housing For All. https://youtu.be/9tHIjAA6aS4
What is Affirmatively Furthering Fair Housing - visit this site and specifically the overlay map. https://affh-data-resources-cahcd.hub.arcgis.com/.

The secret is you need market forces driving fair housing, which we lack. In this case, we must answer how we are generating market interest, market force, market accountability.

Our problems compound: 1) land value is high, 2) a fair housing project qualifies as such when the development is at least 40 units (typical threshold for subsidies and programs), and 3) our land is capped by both the Pacific Ocean and the Bay. Atherton and Palo Alto share our North and South borders. Both these municipalities are either challenged by fair housing or are

outright against it! So to generate market force, we are tasked with a tall order because our sister cities are driving negative market force among other issues.

Menlo Park General Plan Land use Element for public reference:
https://menlopark.gov/files/sharedassets/public/community-development/documents/general-plan/land-use-element-adopted-20161129.pdf

Parking Requirements

In order to implement what works in other cities, a ten minute walkable neighborhood model is best. In order to achieve this in practice, we need to encourage us all to get out of the comfy planet killing car.

- For all development projects, remove all parking lot requirements save for 1 handicap stall per 1,000 SF, and 1 for loading per every 10,000 SF.
- Add required bike storage at a rate of ten (10) per 1,000 SF.
- Require the applicant to provide annual funds to the City for the shuttle services to drop off workers, this would be based on the size of the development.
- Require the applicant to share how they propose to decrease single vehicle use, even if they have no plan, so that information is known to the public, and Council can weigh what the applicant proposes versus the needs of the City.
- Require all owners, who are on title and pay property taxes, to provide an annual Transportation Demand Management (TDM) survey each year.
    - Ask each household and landlord how many trips are taken each day for what purposes.
        - I believe our trip counts are off and we underestimate the load we carry each day through the city.
        - This information will be helpful to the Liaison for Fair Housing.

Minimum Lot Sizes

Our min lot sizes are THE primary driver for why fair housing cannot be built in the City. We've made it illegal.

- Personally, I encourage Staff and Council to **eliminate all** residential minimum lot sizes. Since that might be too much for the electorate,
- For all residential zones, reduce all lot minimums by HALF.
- Eliminate the set-backs both from the front and the back. Grant the owner full utilization of their parcel for a structure.
- If not set-back modification, amend zoning to include allowance for temp shelter use in the front yard. Grant the owner some benefit or notoriety by giving people a safe place to sleep at night.
- Grant the owner rights to use existing frontage to support our housing unstable folks. Like when the traffic is bad, have seating in your yard for people to sit and wait out the traffic. This would be included in the Gleamers program, neighbors providing a respite to workers by allowing them to relax in their front yard, etc.

Menlo Park Zoning Summary Sheet:
https://beta.menlopark.org/files/sharedassets/public/community-development/documents/zoning-summary-sheet-2020_20200701193652182O.pdf

Budget - increase programs and staff

We are under resourced when it comes to our fair housing infrastructure within the City Staff itself. We cannot burden our world class staff. We must tell them we love them by giving them ample support to meet our needs!

- Increase City Staff for a Fair Housing Liaison Manager and Assistant Manager, who collaborates, coordinates, and manages resources, training, and outreach to the State of California, San Mateo County, the local non-profits, local landlords and business owners, as well as residents. As the scope of the work increases, allow for a third person to be added to the team. Compensation should be in the range of $130k/annually and $90k/annually respectively.
    - The primary Liaison Manager would be able to help alleviate the load on current Staff who is burdened with the current City load.
    - City must both maintain compliance and retain our stellar staff! As we add to their burden, we must broaden their support in the day to day work.
- Change the requirements for employment with the City of Menlo Park to a high school diploma. Those of us without a degree are unable to work for the City.
- Gleaners Program - add a new program that the City manages for Gleaning. Some residents have an abundance of say permissions or lemons, the City Gleaner would coordinate transferring these precious life saving resources to those of us who need it.
- Public Outreach for Fair Housing - add another position to Staff who literally manages outreach for fair housing to the City. This person would literally have conversations all day long with our various stakeholders and report that information to the Liaison, City Manager, and City Attorney. This person would have direct visibility into why DivcoWest does not want their vast portfolio in District 5 to be eliminated from the Housing Element. We can include that information to the State and the County.
    - Ownership would need to declare on the record WHY say one thing but do the opposite.
    - Without direct visibility, we cannot be effective in our strategy.
- Include a person on staff who manages all agriculture production in the City. The focus would be to increase food production on each parcel of land and track it. Track the production, the yield, the distribution, the consumption, the growth practices, etc.
    - Currently we spray our fruiting trees to stop and spray to kill off the pollinators. Change the use for all owners to pay penalties for pesticides that cause cancer, like roundup. (Round-up is used in about 98% of all assets I've encountered in 20 years of real estate.)
        - I know of only one company that has worked to eliminate its use at its campuses, but is met with hard pushback, mainly by landscapers ironically.

- Increase budget to include annual assistance for residents at risk of displacement to $300k/annually.

HOA - Homeowner Associations

Segregation continues through our exclusionary practices which are enforced by HOA's.

- Have the Liaison create a list of all HOA's (Title companies can help farm this data for us) and obtain all current board member contact information.
- What are they doing to implement furthering fair housing in their associations? How many provide housing to min wage workers? How many place those units on the market? How many fill those vacancies through private off-market connections? How is the City tracking this behavior both on and off the market?
- Require that each HOA in the City submits and annual report, similar to a Transportation Demand Management (TDM) Survey, on how the association has or is planning to amend their by-laws to meet our fair housing obligations.
    - Is the HOA providing housing to their min wage workers? Do they have a resident who provides daycare services and the HOA promotes them etc.?
    - Is the HOA allocating land for food services, car cleaning services, oil changes, dry cleaning, tutoring, etc.?
        - Instead of having the residents go out, have the HOA facilitate services to be brought to residents. Those people could be other residents. This would tie under the Gleaners program idea.
- Provide the HOA with a summary of our housing crisis and how Menlo is helping to relieve it. Ask the HOA to give at least five (5) concrete and simple things it is doing to provide outreach, education, and avenues, like allowing owners to pitch a tent for local homeless to sleep at night at least three (3) times a week for the winter and rainy months. Or provide a night where the owners participate in a sleepout, to experience what it is like to be homeless, this happens monthly, or on a quarterly basis.
- Our associations have traditionally driven segregation and exclusion. Require each association, similar to our requirement to analyze ourselves through this housing element, provide their written analysis of how they have driven segregation and how they are modifying their by-laws to include use that furthers fair housing.
- Failure to comply or provide in depth analysis and modifications would not be paid in the form of a fine. Failure to comply would result in a referral to the State of California to DISSOLVE the association. Hard stop.

Real Estate Brokerages - residential, commercial, retail, medical

As a fiduciary agent, I can affirm that as an industry we have NOT been affirmatively furthering fair housing, which goes against State Mandate.

- Require that brokerages, or any broker who represents a buyer, seller, and/or tenant, owner, who when their client signs the Agency Agreement and Disclosure, that the client is then to sign a disclosure detailing the California Housing Crisis and how Menlo Park is combating this failure.

- Require that the broker submit a semi-annual report certifying that all clients signed the disclosure and that the managing broker signs a statement confirming that they engaged their agents to answer all questions.
    - Further, the brokerage would be encouraged to share their experience, whether the disclosure is shifting the conversation, what level of pushback they are receiving, how new problems are arising, how they are dealing with those, and overall, what recommendations they would have for Council to improve the programs.
        - Should the client not sign the disclosure, that needs to be reported to the City, San Mateo County, and State of California.
        - The liability for failure shifts to the owner themselves and the burden removed from our shoulders.
- Require all brokerages provide mandatory training on furthering fair housing, understanding housing laws, and how that impacts their sales plan. Again, require the brokerage to submit a report showing that they have complied with our outreach programs.
- Require the brokerages to work with the Liaison for Fair Housing to provide deliverables.

<u>Zoning and Land Use</u>

Use our mild climate to our advantage by providing for our own needs in a variety of creative way.

- Encourage residents to meet their own needs by granting owners to have up to ten (10) chickens without a permit, with a condition to work with the Gleaners Program to provide surplus to neighbors in need.
- When approving projects with a housing component, include in the use permit authorization for 1) day care services to be provided by a resident who lives in the complex (making the burden to fill this community need the developers)
- Encourage fruiting trees and vegetables that can be harvested versus standard landscaping. If the applicant chooses not to grow food, mandate landscaping include ZERO turf and limit ornamental grasses.
- Modify pest control management - this is complicated but basically we need to bring bugs, pets, the circle of life back. Ask owners to join the City in promoting biodiversity and using a humane approach to pest management. Have the landscaping promote micro-climate habitats. Grant owners who create livable habitats more notoriety!
- Create a challenge to landscape architects who provide the most agriculturally vibrant project be awarded notoriety! Similar to our TOBY Awards in BOMA, have a residential awards program. Who has the most creative use for the front yard, who uses the least amount of energy, or no gas, or no water - right? Let residents inform the categories and who gets awarded - make it fun to be sustainable. Make it fun to be yourself, with your interests all the while protecting the planet and one another - what is better than that civically, right?

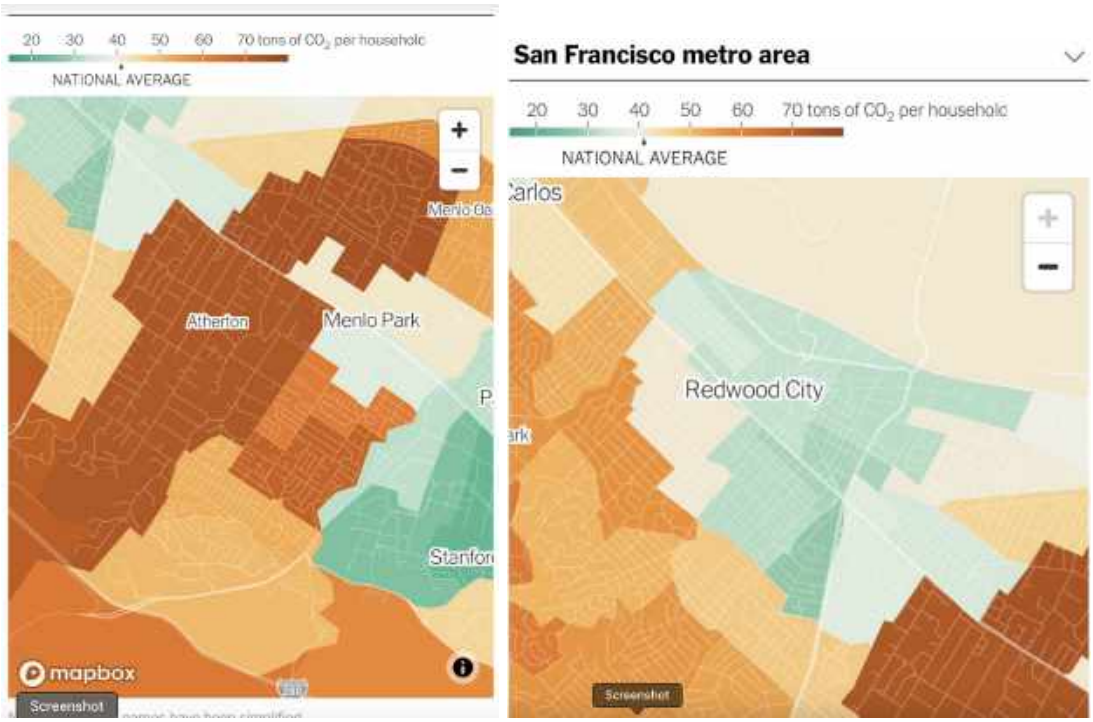
<u>Non-profit Stakeholders to Furthering Residents Stability</u>

City to increase collaboration with the various stakeholders serving our residents to meet our Housing Element Requirements.

- **Protection from Displacement:** How are we developing inclusive housing for all income levels? Demonstrate commitment to all our housing needs. Reach out and coordinate services for residents with
    - David Carducchi with Legal Aid Society of San Mateo County https://www.legalaidsmc.org/
- **Preservation of affordable existing housing:** especially low income, which is min wage, or a fraction of the median income for San Mateo County. Reach out and coordinate services for residents with
    - Kate Comfort Harr with HIP Housing https://hiphousing.org/
- **Production of housing at all levels:** mainly allowing for all income levels to live in our neighborhoods.
    - Serena Ip with Midpen Housing https://www.midpen-housing.org/
- **Wraparound services for residents:** after providing housing for a resident interested, give them the resources for long term stabilization
    - Aubrey Merriman with LiveMoves https://www.lifemoves.org/

<u>Segregation and Integration</u>

- Analysis needs meat: Current median sales price in Menlo Park is $2.2M. In order to carry that financial load, the buyer must cover at least $400K/Annually.
    - Who earns that level of income? High level tech, c-suite executives can cover that obligation, but then that excludes the majority of society and labor force including directors.
        - Most importantly, young families cannot live or stay here, so our schools are seeing a decrease in admissions.
        - Having an older affluent electorate is not able to provide itself its own needs. You need a variety of ages and skill levels to round out the needs of residents.
    - We use the disparities of our direct neighbors to our financial advantage, East Menlo, EPA, and Fair Oaks. By outlawing fair housing, we mandate that our workforce live outside our city limits and then have the audacity to complain about single use vehicle traffic safety. We drive climate instability by outsourcing our needs from other places.
        - Let's amend our approach to governance by meeting our own needs wherever we can.
- Who has access to resources, education, and housing usually experiences the same through their life. Similarly, those of us with the ability to have agency, meet our own needs, and live within our means, drive climate stability!
- City needs to increase translation services for all committee and council meetings. Captioning to be implemented for the same.
- All notices need to be listed in several languages.



- Implement a new citywide program, similar to Sunnyvale, to create local art on the electrical transformers. Each neighborhood can create their own art! Make it fun, maybe they make a united scene or maybe each person gets to write a word or have a square to paint, etc. Bring the neighbors together in ways that we need!
- Similarly, have a City program for STEM programs, like the neighborhood libraries, where students and residents install ideas to conserve or reuse precious resources. Make it cool to be a nerd in your front yard! Show off how cool you are by reusing water, capturing water, using plant materials to generate methane to heat our home, etc.
- At Laurel Elementary, we have a Buddies program where kids from Upper campus visit their buddy at Lower and vise versa. Let's do that here with our neighbors. You can sleep in our living room on the floor in our apartment to see how we live and what life is like for us, while we visit you and see how you live. Most of us have way more in common than we realize! I treasure meeting my neighbors and am proud to be training for my CERT. Biologically, we are social animals and want to care for one another. Let's foster that!

<u>Housing Programs</u>

As a recovering homeless teacher, we need to amend our assumptions about out housing unstable residents.

- Provide immediate access to housing with **no** housing readiness conditions, such as substance abuse assistance, as a part of all our programs. This is tied to the Housing First prioritizing which has a proven track record to reduce costs overall and stabilize neighbors and workers.
    - Participants communicate what works for them, granting them agency, dignity, and esteem. People are ready for their own place, trust in people's readiness.

What is it that we are asking of us to demonstrate to be allowed to have access to housing?
    - The mental health conditions improve with housing, I know personally. You can't not house us for the very reasons we need housing to begin with. Promise responsiveness and not problem free tenancy. We have to support and not punish those of us being displaced.

Existing Multi-Family

Most of our housing stock is 60-20 years old, with a compounded lack of ongoing investment by way of repairs and maintenance, our housing stock is in poor shape and likely to fail. City needs to address this fact.

- Mandate that landlords cannot evict tenants at will. Cap landlord's ability to renovate and flip the units at market rate. The highest and best use of the asset is no longer to generate the highest yield, it is to preserve existing housing supply for our fragile residents.
- Landlords should be keeping up with annual repairs and maintenance keeping up with their investment. Do not allow landlords to decide, like a business plan or strategy, not to keep up with maintenance or not remediate known environmental hazards. If there is water damage, the landlord will remediate the damage, not paint over it.
    - Our current underwritten practice is to under invest in multi-family. The yield needs to be met, not keep the project water tight or insulated.
    - It is very rare to find an owner or investor who wants this type of management. Usually the intention is to sell the asset with windfall profits, to take from the market what it will bear.
    - This practice leads to residents experiencing health hazards without knowledgeability. Landlord is off the hook and does not account for this exposure.
    - City can change this dynamic by just asking each complex to provide a document saying how they manage their asset. What known hazards exist? What inspections have been done and what are the findings? Landlord provides these reports to various other agencies, why not to the City?

In closing, I leave with with a story recently shared about an invisible person I can relate to.

https://invisiblepeople.tv/mental-health-illness-and-abuse-leaves-woman-homeless-without-familial-support/

I love our City and my neighbors so much. Please won't you stay my neighbor and allow for a few more with me? Consider the words of Former Redwood City Mayor on Taming Tensions. https://www.smdailyjournal.com/opinion/guest_perspectives/taming-tensions/article_fa400e52-7b6d-11ed-9da9-c319c87b4ee4.html

Thank you for your consideration,

Jenny Michel from the Coleman Place Block, a chronic assault survivor and native of Menlo Park.

--

Jen Michel
DRE #01900228
Cell: 650.400.8299
E-mail: restorativeeco@gmail.com

Housing Element Update Draft Subsequent Environmental Impact Report Comments

Submission date:	**18 December 2022, 3:33PM**
Receipt number:	**8**
Related form version:	**4**

First name	**Chris**
Last name	**MacIntosh**
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Comments on the Housing Element Update Draft Environmental Impact Report	**Please accept the attached comments from the Sequoia Audubon Society on the Housing Element Update Draft EIR.**
	Sequoia Audubon comments on Housing Element Draft EIR 12-18-22.pdf

SEQUOIA
AUDUBON SOCIETY

December 18, 2022

Tom Smith
Community Development
701 Laurel St.
Menlo Park, CA 94025

Re: Comments on Housing Element Update Draft Subsequent EIR

Sequoia Audubon Society (SAS), is a nonprofit organization that supports environmental education and conservation, and restoration, preservation, protection and enjoyment of San Mateo County's native natural resources, with emphasis on birds and their habitats.

Our comments relate to the cumulative impact on Menlo Park's natural environment of the densification that will be required to meet the city's Regional Housing Needs Allocation. The Draft SEIR concludes that there will be no significant biological impacts after mitigation of Impacts BIO-1 through -7, but we are concerned that too many individual biological assessments will fall below the threshold for mitigation, leading to environmental degradation in aggregate. Three areas in particular are of concern to SAS:

- **Bird-Safe Design:** Sequoia Audubon Society is concerned about the cumulative effect on bird populations of collisions with glass windows (Mitigation Measure BIO-1). With increased densification, this is a concern even for buildings not located near the Bay or riparian areas. Please evaluate in the final SEIR the cumulative effects on bird populations of the final build-out from this HEU as well as other large residential and commercial projects in the pipeline.

  We ask you to make the use of non-reflective glass a requirement for all multi-unit residential buildings. There are many kinds of glass treatment available (see the American Bird Conservancy's page about this https://abcbirds.org/glass-collisions/).

- **Lighting:** The SEIR discusses requirements for street lighting and the potential for glare with respect to community safety (SEIR, 4.1.2) but does not evaluate impacts of lighting on the natural environment or human health. Artificial light at

night (ALAN) is linked to changes in plant and animal behavior and survival: in birds it disrupts foraging, migration, reproduction, and more[1]. In humans, Alan has been linked to cancer, sleep disorders and mental health problems.

Please evaluate in the final SEIR the benefits of measures to reduce nighttime lighting, such as the use of timed dimmers and low-temperature, shielded street lamps.

All lighting should be in accordance with bird-safe principles, which are also better for human health.

- Only on when needed
- Only light the area that needs it
- No brighter than necessary
- Minimize blue light emissions
- Eliminate upward-directed light

SAS would like to see Menlo Park adopt a bird-safe lighting ordinance such as the one adopted by Cupertino[2].

- **Trees:** The HEU relies on the Heritage Tree Ordinance to protect the canopy, but removals to accommodate development are allowed more often than not. Additionally, smaller trees contribute wildlife habitat, shade, improved air quality, and CO_2 removal. We recommend that the final SEIR include a requirement to replace all trees removed on a one-to-one basis, with a preference for drought-resistant, native species.

  Major financial benefits have been demonstrated to accrue from maintaining a healthy urban forest. For example, a Marin County study found that Marin's urban forest produces ecosystem services and property value increases valued at $273 million annually[3]. "The largest benefit, $198 million, is for increased property values and other intangible services. Building shade and air temperature decreases from trees reduce residential air condition demand by 319,000 megawatt hours (MWh), saving $59 million in cooling costs each year. The existing urban forest intercepts 1.5 billion gallons of rainfall annually, which reduces stormwater runoff management costs valued at $8.5 million. If carbon dioxide sequestered and emissions avoided from cooling savings by the existing

[1] Artificial Light at Night: State of the Science 2022 Report, June 9, 2022 https://www.darksky.org/artificial-light-at-night-state-of-the-science-2022-report

[2] https://www.cupertino.org/our-city/departments/community-development/planning/non-residential-mixed-use-development/bird-safe-and-dark-sky

[3] Ravdin, V., & Ecos, U. (2013). Marin County Urban Forest Canopy Cover Assessment.

trees, a total of 120,996 tons, were sold at $10 per ton, the revenue would be $1.2 million. Finally, Marin's urban forest filters a net total of 391 tons of air pollutants from the air annually".

SAS recommends that Menlo Park develop a process to monitor urban forest coverage across Menlo Park on an annual basis, so that negative trends can be forestalled and new planning and planting strategies can be developed. It would be useful to quantify the number of Heritage Trees and document the rate of loss in each area of the City. We ask that the Final EIR recommend a monitoring action plan, possibly incorporating remote sensing, aerial LiDAR and other techniques for urban canopy and carbon storage assessment[4].

Thank you for your efforts to make Menlo Park better for residents while also considering the needs of birds and other wildlife.

Sincerely,

Chris MacIntosh
Conservation Chair
Sequoia Audubon Society
P.O. Box 620292
Woodside, CA 94062-0292

[4] Examples of the use of LiDAR and other technologies for measuring urban tree cover:

Chen, Y., Sanesi, G., Li, X., Chen, W. Y., & Lafortezza, R. (2021). Remote Sensing and Urban Green Infrastructure: A Synthesis of Current Applications and New Advances. *Urban Remote Sensing: Monitoring, Synthesis, and Modeling in the Urban Environment*, 447-468.

Gülçin, D., & van den Bosch, C. C. K. (2021). Assessment of above-ground carbon storage by urban trees using LiDAR data: The case of a university campus. *Forests*, *12*(1), 62.

Blackman, R., & Yuan, F. (2020). Detecting long-term urban forest cover change and impacts of natural disasters using high-resolution aerial images and LiDAR data. *Remote Sensing*, *12*(11), 1820.

Hermansen-Baez, A. (2019). Urban tree canopy assessment: a community's path to understanding and managing the urban forest. *FS-1121. Washington, DC.*, *2019*, 1-16.

Housing Element Update Draft Subsequent Environmental Impact Report Comments

Submission date:	**19 December 2022, 4:14PM**
Receipt number:	**9**
Related form version:	**4**

First name	**Patti**
Last name	**Fry**
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Phone	**415-606-4046**
Comments on the Housing Element Update Draft Environmental Impact Report	**My comments on the draft Housing Element SEIR are attached.**
	PF Comments draft HE SEIR 20221219.pdf

COMMENTS HEU DRAFT SEIR, cont.

These comments address specific topics and sections of the SEIR.

PROJECT DESCRIPTION

The Project has inappropriately morphed from the Notice of Preparation ("NOP") to the Draft SEIR. The SEIR Project should be corrected to align with the NOP and to show that ConnectMenlo's 2040 growth projection accommodates the target number of new units; additionally, it should show that projected growth in ConnectMenlo would shift from the Bayfront Area to other parts of Menlo Park.

The purpose of the Housing Element Update ("HEU') is to demonstrate how Menlo Park could meet the RHNA by the end of 2031. That scenario is what should be studied in this EIR. Both the 2015 ConnectMenlo General Plan and 2012 El Camino Real/Downtown-Specific Plan ("SP) studied projected scenarios, not the entirety of what might be possible with zoning changes modified by those Plans. That is what the SEIR should do.

Project in NOP

In the NOP, the Project is described as 4,000 housing units during the period from the 2021 Baseline to 2031 even though it calculates that the City would need to identify potential sites for a net of only 1,490 units more units -- all below "market rate" – when a 30% buffer is included and when pipeline projects and expected ADU's are credited.

The ConnectMenlo 2040 cumulative projection of total units would encompass the NOP's 4,000 new units. Data in Table 3-5 of the Draft SEIR show that there are sufficient units remaining in the ConnectMenlo 2040 projection to cover the targeted 4,000 new units, with 416 units left for the remainder of the ConnectMenlo planning horizon:

ConnectMenlo 2040	19,880 units
minus 2021 Baseline Conditions	- 15,464 units
2021 Remaining ConnectMenlo	4,416 units

Source of data: Table 3-5 Draft SEIR

Project in SEIR

Even though the NOP's 4,000 units fit within ConnectMenlo's 2040 total, the Draft SEIR describes a Project with significantly higher growth than the ConnectMenlo 2040 projection. Instead of the ConnectMenlo General Plan's projected citywide growth of 53% above 2021 Existing Conditions, the SEIR projects citywide growth of 74% above 2021 Existing Conditions.

While some of the Housing Element Update ("HEU") zoning changes could indeed result in more units than the current RHNA by 2040, that was not the NOP's stated purpose of this Project and SEIR analysis. The SEIR Project should be 4,000 units with appropriate credits..

In the future when it appears that the number of units proposed for development would exceed the 2040 ConnectMenlo projection, additional analyses would be done then, just as

when housing units and non-residential Square Feet ("SF)" come close to the projections in either the ConnectMenlo General Plan or the El Camino Real/Downtown-Specific Plan ("SP").

Recommendation:

The SEIR Project description should be corrected to align with the NOP's 4,000 units, and to show that ConnectMenlo's 2040 growth projection accommodates the target number of new units. Changes also need to be made to the City 2021-2040 Growth Projections tables in the SEIR. The tables are misleading because there is missing information and the 2040 Cumulative Projections are not the sum of the columns to the left. Changes to be made include:

- The column "Additional Units" in Table 3-5 and other SEIR references should reflect the net units after Pending Projects and ADU's are subtracted from the 4,000 unit target:

Housing Element Goal	4,000 units
minus Pending Projects and ADU's	- 2,818 units
Net Additional Units	1,598 units

Source of data: Table 3-5 Draft SEIR

- Full data about Pending Projects should be added (i.e., Non-Residential SF, Hotel Rooms, Jobs). This information is known and should be disclosed.
- An additional column should be added to show Future Growth for the period 2032 to 2040 that sums up to the 2040 Cumulative Projection.

Rationale

Not all of the SEIR growth is "reasonably foreseeable", particularly not between 2021 and 2031.

- A HEU buffer has been included to the list of specific opportunity sites with the understanding that not all sites would be developed.
- Plan Bay Area 2040, which incorporated ConnectMenlo, projected an increase of 1,875 units between 2020 and 2030, with a total increase of 2,290 units between 2020 and 2040. The RHNA of 2,946 represents only 1,071 more units by 2031.
- Although the SEIR asserts "this analysis represents a conservative assumption" it does admit that this growth "would represent a rate of housing growth the City has not seen in recent years." The amount of population growth would be nearly 5,600 greater than the total populations of Atherton and Woodside, combined – in a word, fantastical.
- Many of the HEU opportunity sites, especially in the SP area, currently allow new housing, so the Additional Units shown in the SEIR double count potential growth.
- Development in Menlo Park has been Office-centric, even in mixed-use projects. Because the HEU only modifies residential zoning, those development forces continue. In fact, as described later in this note, those forces could worsen the housing shortage.

It is understood that the HEU and SEIR address changes in zoning to accommodate housing units at the targeted income levels and possibly different household size than assumed in ConnectMenlo, and that the projected housing growth may shift from the Bayfront Area to other parts of Menlo Park than was projected in ConnectMenlo.

COMMENTS HEU DRAFT SEIR, cont.

4.1 AESTHETICS

Vistas

During the Vision Plan process for the Specific Plan, residents overwhelming expressed concerns about taller buildings that might create a "canyon" effect; at the same time, residents accepted taller buildings surrounded by open space to allow for access to sky, air, and views. The HEU's increased heights, including of façades, are likely to exacerbate such problems. A suggested mitigation is to increase the allowed setback (on El Camino Real, there is a maximum setback), and also to increase modulation and setbacks of taller buildings.

Denser, closer and taller new housing also could result in negative effects on active and passive solar energy features as well as on privacy. The City lacks a meaningful daylight plane that protects privacy and also preserves solar access. An objective standard daylight plane like Felton Gable's should be adopted, adjusted for ADU's so that the zoning district's standard setbacks are utilized in the calculation. [This comment also applies to the Energy section of the SEIR]

Light and glare

Nighttime views in residential areas are affected by unhooded flood lights. Denser, and closer, new housing units with floodlights would cause even more glare to neighboring houses. A suggested mitigation is a requirement for hoods on flood lights.

4.7 GREENHOUSE GAS EMISSIONS

The SEIR speaks only about VMT per capita and should also address total VMT, as that is used as a metric in the City's 2030 Climate Action Plan. When total VMT increases, greenhouse gas emissions increase, requiring mitigation measures.

There are references to "major transit stops" and "frequent" transit. No transit of any type (e.g., bus, train) has stops in Menlo Park even as frequently as 15 minute intervals during rush hour. The transit chart does not include Caltrain's headway, and should. Unless transit improves, major growth will increase greenhouse gas emissions from more traffic and commuters.

4.10 LAND USE AND PLANNING and UNPLANNED GROWTH

With a narrow focus on only housing, the HEU is likely to result in unplanned growth with impacts to land use and planning, particularly related to jobs/housing and availability of community services. Examples:

Office

The SEIR does not take into account market forces that are likely to continue to increase jobs (Office) growth disproportionately faster than housing growth. The amount of potential additional Office is an indirect growth inducing factor (more jobs means more required housing in the future) unless the zoning rules are modified to allow less Office and to require a better ratio in mixed-use developments. For example, the jobs/housing balance calculated of the ConnectMenlo 2015 Baseline would be 2.4; the ratio has worsened to 2.9 by the 2021 Baseline Conditions under current market conditions, which could be expected to persist.

- Developers tend to favor Office (faster to build, viewed as more profitable). The current zoning rules support a jobs/housing imbalance even in mixed-use zoning districts. Current business practices pack in far more jobs (50-150 SF/worker) than were assumed in ConnectMenlo or in the SP. Unlike some cities, there is no linkage or goal regarding jobs/housing in development. Menlo Park's ratio is likely to worsen further unless changes are made to zoning rules regarding non-residential development:

- Because the HEU intends to modify FAR rules in a number of zoning districts, the FAR for Office also increases. For example, in the SP area, Office is "limited" to 50% of the total FAR. That proportion inherently worsens the jobs/housing ratio, and developers can build the Office with no housing. Thus, when the total FAR is increased for more housing, the FAR for Office increases also, to 50% of the new FAR, perpetuating a jobs/housing imbalance and allowing even more Office space.

- In the SP area, Office development could continue to displace Retail/Restaurant and community-serving uses, as well as continue to grow disproportionately more than housing growth.

- If existing retail/commercial zoning districts are combined, there must be similar attention paid so that allowable Office FAR does not increase, and potentially is decreased to help address the existing jobs/housing imbalance.

The HEU should link the ratio of non-residential to housing for mixed-use projects (e.g., 2/3 FAR for housing to support Retail) and also limit Office SF (e.g., to be less than 25% of a mixed use project) and to cap/link Office growth to housing growth (e.g., so that more Office is allowed only when the jobs/housing ratio improves). Without these zoning rules changes, there will be continued unplanned growth. Ideally the changes would be applied to Pending Projects.

Services The SEIR states numerous times that major opportunity sites are near services, yet by targeting sites with existing major retail, restaurant, and community-serving businesses (e.g., Big 5, Sharon Heights, and Safeway shopping centers, Trader Joe's, and along El Camino and Downtown side streets), the HEU risks loss of the very community-serving uses needed to support the current and growing population. Currently, there are not zoning protections or requirements to retain or add retail, restaurants, services businesses along the rest of the El Camino corridor. The HEU zoning changes should address these issues

Residents would need to travel to other communities to obtain goods and services unless the zoning is modified to preserve community serving uses, thus increasing VMT (total and per capita) and GHG emissions.

POPULATION AND HOUSING – UNPLANNED GROWTH

The SEIR incorrectly asserts that the "growth provided for in the HEU would conform to the ABAG RHNA Plan and would conform to the City's zoning code and General Plan, as amended, and would thus constitute 'planned growth'". This is circular reasoning. Further, the SEIR's

increases go well beyond what is required for RHNA, even including a 30% buffer. As described earlier, the large additional growth also goes beyond ConnectMenlo's 2040 projections, resulting in major increases not discussed or planned by our community.

Lack of Planning

In contrast to the extensive public engagement processes regarding the ConnectMenlo General Plan Update and the El Camino Real/Downtown SP, there have not been community discussions about increasing our city's population well above ConnectMenlo's projected increase.

As described earlier, increased FAR could result in increased number of businesses (Office) and loss of Retail/Restaurants and other community-serving uses, in addition to indirect impacts on housing demand, as described earlier in Land Use.

The SEIR says it is based on Plan Bay Area data but this is not consistently done throughout the analyses, which include population, housing, and jobs data from other sources rather than remaining consistent throughout.

4.13 PUBLIC SERVICES AND RECREATION

Recreational Facilities

The SEIR mistakenly states that the massive growth beyond ConnectMenlo would not result in the need for more or different recreational facilities, basing its conclusion on park space/resident. Much of the park space (e.g., Bayfront Bedwell Park) is not suitable for recreational facilities such as playing fields that already are scarce. For years, there has been a shortage of playing field space. The massive growth in a short period of time surely would result in overuse of recreational facilities that are concentrated in only a few parks.

Schools

The SEIR asserts that additional school capacity would not be required, even though at least one school district (Sequoia Union High School District) has a school currently at capacity.

4.14 TRANSPORTATION

The SEIR does not describe how the 38% increase of total VMT affects cutthrough traffic and related safety issues in neighborhoods. As stated in the SEIR, VMT is OPR's required CEQA transportation metric, yet the SEIR only speaks to VMT per capita.

The Transportation analysis does not address traffic on El Camino Real or Middle Avenue.

UTILITIES AND SERVICE SYSTEMS

The SEIR asserts that there would be "sufficient water supplies" without evidence of what impact such a massive increase of population would have in multiple drought year scenarios. Simply dismissing concerns to "conservation plans" does nothing to assure the adequacy for household and business uses as well as for fire protection purposes.

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August 8, 2022

Via U.S. Mail and Email to: dmchow@menlopark.org

Deanna Chow
Assistant Community Development Director
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Via U.S. Mail and Email to: tasmith@menlopark.org

Tom Smith, Acting Principal Planner
Community Development Department
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Re: Menlo Park Christian Science Church
201 Ravenswood Avenue, Menlo Park, California

Dear Ms. Chow and Mr. Smith:

I am writing on behalf of Menlo Park Christian Science Church, the owner of the property located at 201 Ravenswood Avenue in Menlo Park. Steve Bouret and I are advising the Church on the potential uses of the property, including the possible inclusion of the property in the list of Potential Housing Opportunities Sites for the City's Housing Element 2023-2031. Mr. Bouret and I would like to meet with you to discuss the City's views in this regard and to see how we might best accommodate them.

I ask that you provide me with a few dates and times in August when you would be able to meet with us. We look forward to meeting with you.

Very truly yours,

Robert N. Burmeister

cc: Justin Murphy, City Manager: jicmurphy@menlopark.org
Steve Bouret: steve.bouret@cushwake.com

August 04, 2022

Dear Menlo Park City Council:

We are writing on behalf of **South Bay YIMBY** regarding Menlo Park's 6th Cycle Housing Element Update. As a regional pro-housing advocacy group, South Bay YIMBY works to ensure cities adopt housing elements that are fair, realistic, and lawful.

Per §8899.50(a)(1) of state code, Menlo Park's housing element must affirmatively further fair housing, which entails 'taking meaningful actions... that overcome patterns of segregation.'

The City of Menlo Park is uniquely positioned to affirmatively further fair housing, as Menlo Park is a wealthy, exclusionary city that researchers with the Othering and Belonging Institute at UC Berkeley identify as highly segregated from the rest of the Bay Area. This socioeconomic segregation is caused by the exclusionary cost of housing in your community, where an average home, as of April 30th, costs $3,070,000, which is only affordable to someone earning a salary of $471,000, meaning **only the richest 2% of households can afford to settle down in your community**. To put a finer point on the level of affluence in your city, the average home in your city costs more than French castles. It is thus no coincidence that your city is 41% whiter than the rest of the Bay, as well as 52% less black than the rest of the Bay Area. Sadly, your city's demographics have trended in an even less equitable direction, losing 18 black residents and losing 620 brown residents while gaining 24 white residents since 2010.

In a 2021 report entitled 'Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market,' economic advisors for the White House outline how exclusionary zoning, like yours, causes segregation. Your exclusionary zoning pushes low income children to live in less resourced areas, which begets worse life outcomes from health to income. The research is clear: exclusionary zoning violates your duty to further fair housing.

To take meaningful actions that overcome patterns of segregation, we recommend you:

1. **End apartment bans in high opportunity areas.** This will give middle and working class families the opportunity to share in the resources your rich neighborhoods enjoy. As of 2020, **your city banned apartments in over 80.2% of residential areas**, including in 81.3% of high opportunity residential areas.

2. **Accommodate 1644 low income homes in your site inventory.** While substantially larger than the floor of 1166 low income homes required by RHNA, 1644 is the number of homes required to bring the proportion of low income families in your city in line with the rest of the Bay Area. While this number is large enough to be politically challenging, it will always be politically challenging to overcome segregation, as AFFH requires.

Thank you,
Salim Damerdji, South Bay YIMBY
Keith Diggs, YIMBY Law

From: Kristen Anderson [mailto:dr.kristenanderson@gmail.com]
Sent: Friday, September 9, 2022 2:48 PM
To: Chow, Deanna M <DMChow@menlopark.org>
Cc: Smith, Tom A <tasmith@menlopark.org>; Heather Hopkins <h.m.hopkinsconsulting@gmail.com>
Subject: Housing Element draft, Child Care Support

Dear Ms. Chow,
I want to thank you and your staff, working on the Menlo Park Housing Element draft, for being responsive to the letter from my colleagues at the Child Care Partnership Council and Build Up San Mateo County,

requesting inclusion of child care policies that support the linkage with housing needs and resources. (Program H2.F. Child Care Allowances.) While occasional developments in MP have proposed to include small child care facilities, considering ways the city can encourage inclusion of child care centers and family child care home units in developments, including incentives, would serve to increase developers' involvement as well as feasibility for child care operators to open facilities to serve your residents and businesses.

However, the proposed actions related to licensed Family Child Care Homes warrants attention sooner than is planned. The state law, SB234 (2019), that prohibits regulation of Large Family Child Care Homes by jurisdictions (i.e. use permits, business licenses, home occupation permits, and development/operational standards) **was effective Jan. 1, 2020.** The city's code has been out of compliance for almost 3 years and can be a barrier to expansion of Small FCCHs or to new Large FCCHs. Not enforcing your zoning code doesn't ensure that providers aren't reading it and being discouraged from proceeding. Also, the proposal to consider reducing parking requirements for Small and Large FCCHs is irrelevant since this is considered a residential use of property in all types of housing and the law prohibits cities from requiring anything that's not required of ALL properties in the zone.

The following information on CDSS' website may be helpful, including a link to the memo sent to local governments in August 2021.
https://www.cdss.ca.gov/inforesources/child-care-licensing/resources-for-providers/family-child-care-home-providers-remedies-for-housing-discrimination

Let me know if you have questions. I'm happy to help.
Kristen

Kristen Anderson
Child Care Planning and Policy Consultant
Redwood City
650-520-7712

October 3, 2022

Calvin Chan, Senior Planner
Deanna Chow, Assistant Community Development Director
Tom Smith, Acting Principal Planner
Menlo Park City Council
701 Laurel St.
Menlo Park, CA 94025

Re: Menlo Park needs a detailed plan to implement smarter parking policies

Dear Menlo Parking Planning Department and City Council,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable to everyone.

Menlo Park has done an impressive job developing a thorough and transparent Housing Element. Various points throughout the draft indicate a desire to implement smarter parking policies, and acknowledges the effectiveness of GreenTRIP strategies like Transportation Demand Managements and unbundling. However to meet housing, transportation, and climate goals, Menlo Park needs to expand on its successful programs and initiate some new ones.

In particular, there will need to be an effective mix of:

- Reducing the amount of parking mandated for housing and providing incentives and programs to drive less (TDM)
- Developing sufficient programs to meet affordable home targets of RHNA

Program H4M addresses “potentially excessive parking requirements,” but does not state exactly which policies the city plans to implement beyond parking in-lieu fees two years after Housing Element adoption. Within the program, general “parking amendments” would follow the Housing Element adoption but policies like reduced parking minimums or eliminating parking for affordable housing are only listed possibilities of what could be included without any concrete commitment.

We appreciate the consideration of parking as a massive constraint on development in Concord throughout the draft Housing Element, especially related to meeting RHNA requirements. Menlo Park currently requires two parking spaces per unit in all zoning districts, and without any solid

commitment to considerably reducing required parking, we see a disconnect between understanding parking as a constraint and taking action.

Menlo Park acknowledges in their hard costs analysis which lists parking spaces at $100,000 each. These excessive development costs are particularly an issue for affordable housing where current Menlo Park requirements caused the “Gateway development” (cited in the draft) to have 140 100% affordable units, and a staggering 177 parking spaces which cost $17.7 million according to the city’s estimates. Unfortunately, the Housing Element draft does nothing to address these outdated parking standards.

TransForm recommends that Menlo Park consider the following policies in the Housing Element:

1. Reducing or eliminating parking minimums beyond the downtown zone and for all senior and affordable housing.
2. Requiring unbundled parking for certain transit oriented developments, this is easier for building managers to implement now with new parking tech tools like Parkade.
3. Implementing TDMs such as requiring developers to buy annual Samtrans Way2GO passes for residents at a discounted bulk rate.

To show the tremendous transportation and climate benefits of these policies, as well as some of the financial savings for residents and reduced costs for development, we have used our GreenTRIP Connect tool to create scenarios for a potential future development site at 2550 Avy Avenue. This site is identified in Menlo Park’s draft Housing Element Site Inventory as a potential opportunity site this cycle. The California Office of Planning and Research recommends GreenTRIP Connect as a tool to use while developing General Plans and is especially useful during the development of Housing Elements (the tool is free to use and supports better planning at the site and city-wide level).

At 2550 Avy Avenue, GreenTRIP Connect projects the following benefits from implementing smart parking, transportation, and affordability strategies:

1. Implementing unbundling, and providing transit passes at this site, would result in a 21% decrease in parking demand and resident transportation savings of $480 per year.
2. With right-sized parking, incorporating the benefits of good location, unbundled parking and free transit passes, the development would cost $6,750,000 less to build relative to current parking standards.
3. When combined with 100% affordable housing these strategies resulted in an incredible 53% reduction in driving and greenhouse gas emissions for the site, compared to the county average.
4. If an affordable development with smart parking strategies were built on this site each household would drive 6,136 less miles per year creating a greener and safer community.

By eliminating the high costs of parking, homes can be offered at more affordable prices, reducing the number of community members that face extreme housing cost burdens, getting priced out of their community, and/or becoming unsheltered. Residents, new and old alike, will greatly benefit from the reduction in vehicle traffic and associated air pollution. See scenarios here.

In addition to parking and transportation strategies, we applaud some of the proposed strategies to support more affordable homes, since these would have such tremendous benefits as noted in the GreenTRIP scenario. Two of the most important are, Programs H3.D and H4.D that streamline affordable development to help reach RHNA goals, by providing development incentives for building affordable and amend the Affordable Housing Overlay to allow for greater density, respectively. These developments, if in walkable communities with some access to transit, can have particularly large benefits.

The GreenTRIP scenarios and the chart on the final page of our Scenario document also show the imperative of programs to accelerate development of affordable homes, like Programs H3.D and H4.D. Not only do lower-income households use transit more and drive much less than average, but success in this area can help provide homes for unsheltered individuals and families. A commitment to these programs will show that Menlo Park is committed to planning for all levels of the 1,685 RHNA BMR units anticipated in this cycle.

Please let me know if you have any questions. TransForm hopes this information explains why Menlo Park should make parking reform a priority in the Housing Element update.

Sincerely,
Kendra Ma
Housing Policy Analyst
kendrama@transformca.org

SAVE THE BAY

November 11, 2022

City of Menlo Park
751 Laurel St.
Menlo Park, CA 94025

Subject: Integrating Climate Resilience and Adaptation Policies into Menlo Park's General Plan

Dear Chair DeCardy and Commissioners,

The impacts of climate change have reached a staggering magnitude, as record-setting urban heat, wildfires, extended drought, and compromised air quality are the new norm. In the coming years, these challenges will be joined by rapid sea level rise and inland flooding, especially in San Mateo County. The impacts of these climate disasters will be widespread, though the disproportionate burden will fall on the most vulnerable, especially lower-income communities of color.

The update to Menlo Park's Safety Element and the new Environmental Justice Elements provide opportunities to ensure that the city is ready for these impacts. Integrating climate resilience policies will ensure that decision makers effectively utilize city plans and cross-departmental collaboration to ensure communities are prepared for impacts in the decades to come.

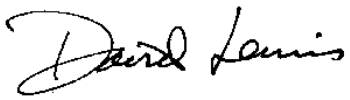
As Menlo Park updates its Safety and Environmental Justice General Plan elements, we strongly recommend that the city integrate planning for the impacts of climate change and nature-based solutions across all projects and departments. We recommend the city incorporate the following elements into the General Plan:

- **Prioritize the Belle Haven community and other frontline communities (low income, communities of color, historically underinvested, impacted by environmental injustice)** for investments and policy changes that are developed by those communities. Ensure robust representation from these communities in decision-making and planning.
- **Require climate resilience planning as part of project design and approval.** Integrate nature-based solutions to flooding, extreme heat, and sea level rise such as green stormwater infrastructure (i.e. rain gardens, bioswales, green roofs, and adapted street tree wells) into road, transit, complete streets, and other public infrastructure projects.
- **Broaden and accelerate planning, funding, and construction of green streets and other multi-benefit greening projects, especially in underinvested communities**. Integrate nature-based solutions such as rain gardens, swales, green roofs, and tree canopy into road and transit projects, flood zones, and other public infrastructure.

- **Prioritize planning of communities that are SMART**: Sustainable, Mixed-use, Affordable, Resilient, Transit-oriented. Avoid developing along the shoreline and in the hills to protect from flooding, sea level rise, and wildfire.

There is no doubt about the urgency of responding to the climate crisis. Climate hazards are the norm, and Menlo Park residents don't have to look far to see the impacts in their own communities. The General Plan is an important opportunity for the city to make lasting climate adaptation policies. We urge you to pursue these opportunities immediately to create a safer, more resilient future for Menlo Park.

Sincerely,



David Lewis, Executive Director
Save The Bay

BOHANNON

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November 11, 2022

Via E-mail dmchow@menlopark.org, jicmurphy@menlopark.org, ndoherty@bwslaw.com

Deanna Chow, Assistant Director of Community Development
Justin Murphy, City Manger
Nira Doherty, City Attorney
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Re: Request to Include 3750 Haven in the City of Menlo Park's Sixth Housing Element Site Inventory

Dear Ms. Chow, Mr. Murphy, and Ms. Doherty,

We thank you for your efforts on the City of Menlo Park's Sixth Housing Element ("Housing Element"). The purpose of this letter is to respectfully request that 3750 Haven Avenue (APN: 055-231-060) ("Property") be included in the Housing Element inventory of housing opportunity sites (the "Site Inventory"). As explained below, there are compelling reasons to include the Property in the Site Inventory, including but not limited to, feasibility, market demand and owner and developer interest in developing the Property into a high-density residential property.

As you may know, David D. Bohannon Organization ("DDBO") has engaged Greystar as a consultant for the purposes of redeveloping this property. Greystar has successfully entitled four projects in the City, most notably, the Menlo Portal and Menlo Uptown mixed use projects in the Bayfront Area of the City. DDBO and Greystar consider the City and its staff valued partners in the pursuit of well-designed residential projects and in the City's commitment to multifamily projects with affordable components.

We understand that the City is in the process of revising its Draft Housing Element in response to comments from the Department of Housing and Community Development ("HCD") issued on October 21, 2022 and will be promulgating a Final EIR for the Draft Housing Element prior to the City Council's consideration of the revised Housing Element. Given this timing and opportunity for further revision, DDBO respectfully requests that the Property be included as an opportunity site in the next Draft Housing Element and Final EIR in order to assist the City in making the revisions requested by HCD.

I. Introduction and Background

The Property is located in the Bayfront Area of the City. The Property has split zoning—in both the zoning code and the general plan, ConnectMenlo, the Property has two separate zoning designations even though it consists of only one parcel. The land use designation is R-MU-B on approximately 2.15 acres of the Site but is O-H on the other 2.27 acres of the Site.

The R-MU-B zoning provides for a maximum bonus density of 100 du/ac.[1] Although the R-MU-B portion of the Property is expressly zoned for residential development, the City did not include the Property's APN in the Site Inventory of the Draft Housing Element submitted to HCD on July 25, 2022.[2] The residential potential on just the R-MU-B portion of the Property is 227 units. However, we urge the City to include residential development across the entirety of the Property to allow a total of 442 units, as discussed further below.

II. Request for Inclusion in Housing Element Update

On October 21, 2022, HCD sent the City a letter confirming that the Draft Housing Element was not yet in substantial compliance with California housing element laws.[3] The HCD letter stated that "revisions [to the Housing Element] will be necessary to comply with State Housing Element Law."[4] Among other requested revisions, HCD identified the need for

[1] See Menlo Park Municipal Code § 16.45.050 ("Development regulations."); *id.* at § 16.45.060 ("Bonus level development.").
[2] Draft Housing Element, Figure 7-1 and Appendix 7-1.
[3] Cal. Gov. Code §§ 65580 - 65589.11.
[4] Letter from Senior Program Manager Paul McDougall to Deanna Chow re *City of Menlo Park's 6th Cycle (2023-2031) Draft Housing Element*, October 21, 2022 [hereinafter "HCD Letter"].

further analysis regarding suitability of nonvacant sites and local government constraints on housing development.[5] Given that the City will be soon revising its Draft Housing Element according to HCD's comments, we respectfully request that the City add the Property to the Site Inventory for the reasons enumerated below.

a. Adding the Property to the Housing Element Site Inventory would demonstrate that the City has additional capacity to meet RHNA targets.

The Draft Housing Element identifies sufficient sites to develop units in surplus of the City's Sixth Cycle Regional Housing Needs Allocation ("RHNA"). The City's Housing Element demonstrates that it will exceed both its RHNA (2,946 units) and its RHNA with a 30 percent buffer (3,830 units) by accommodating for a total of 6,503 units.[6]

Although the Draft Housing Element did not identify a shortfall of available sites, including the Property can only bolster the City's findings that it has identified sufficient cites to meet its RHNA mandate. Adding the Property to the Site Inventory would demonstrate the City's ability to actually provide for 6,945 units.[7] Also, since redevelopment at the Property will require compliance with the City's inclusionary housing requirements, the Property would also allow the City to show that it can provide more below market rate ("BMR") units. Thus, adding this Property to the Site Inventory would further support the City's efforts to provide additional opportunities for moderate and lower income housing even further beyond the 30 percent buffer.

b. Adding the Property to the Site Inventory would assist the City in addressing some of the comments identified in the HCD Letter.

The HCD Letter addresses several areas where the Draft Housing Element requires additional analysis. Including this Property in the Site Inventory would address some of HCD's comments, at least with respect to the Property.

Suitability of Nonvacant Sites: First, the HCD Letter notes that the Draft Housing Element requires more analysis regarding the "inventory of land suitable and available for residential development" and the "suitability of nonvacant sites":

> While the element includes a detailed description of existing uses, it must also demonstrate the potential for additional development in the planning period... the element must analyze the extent that existing uses may impede

[5] HCD Letter, at pp. 6, 8-9.
[6] Draft Housing Element, at pp. 7-2, 7-22.
[7] Although the "default density" assumed in the Draft Housing Element is 30 du/ac, the City can demonstrate that this Property is likely to accommodate 442 units as a result of DDBO and Greystar's intent to redevelop. See Draft Housing Element, at 7-6 (discussing the default density).

> additional residential development... [t]he element should describe how residential development is likely to occur on sites including an office building built in 2013, as well as a supermarket, and an operating post office.[8]

Whereas some of the sites included in the Site Inventory have a low likelihood of redevelopment, such as those referenced in the text cited above, DDBO and Greystar's stated intent, combined with a strong record of past entitlements in this jurisdiction, demonstrate that the Property has a very high likelihood of redevelopment for housing during the 6th RHNA cycle. DDBO and Greystar's history of development in the area and this letter itself are reliable evidence of that potential for residential development at this Property during the planning period.

HCD states that, in order to demonstrate the appropriateness of the zoning to accommodate housing: "Information gathered from local developers on densities ideal for housing development in the community and examples of recent residential projects that provide housing for lower income households is helpful in establishing the appropriateness of the zone."[9] Given Greystar's history of nearby projects, the City may conclude that the Property is appropriate for housing at the maximum density.

Affirmatively Furthering Fair Housing (AFFH) and Identified Sites: Second, the HCD Letter notes that the Draft Housing Element requires more analysis regarding "Affirmatively Furthering Fair Housing (AFFH) and Identified Sites": "While the element includes a general summary of fair housing related to the sites inventory, it must analyze how the identified sites contribute to or mitigate fair housing issues."[10] There are two ways in which adding the Property to the Site Inventory would bolster City findings that its Housing Element adheres to AFFH obligations.

First, any redevelopment of the Property would provide at least 15 percent affordable housing units since it is subject to the City's Inclusionary Housing requirements, this Site would mitigate fair housing issues by providing the requisite number of BMR units. Through compliance with these requirements, redevelopment of the Site would provide place-based community revitalization to the benefit of future inhabitants and local residents in the vicinity of the Project.

The Property would also greatly expand the geographical reach of the Site Inventory. AB 686 requires that, for housing elements due on or after January 1, 2021, sites must be identified

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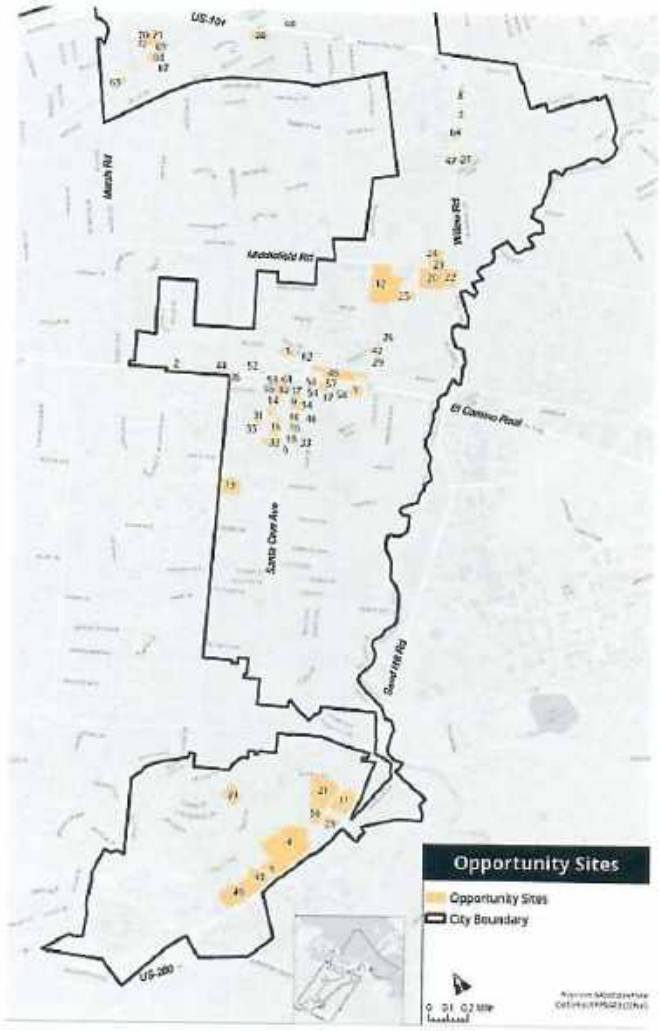
[8] *Id.* at 6.
[9] HCD Memorandum re *Housing Element Site Inventory Guidebook Government Code Section 65583.2*, June 10, 2020, at p. 14, https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.
[10] HCD Letter, at p. 4.

throughout the community in a manner that affirmatively furthers fair housing opportunities.[11] HCD guidance confirms that sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.[12] Figure 7-1 of the Draft Housing Element indeed shows a group of sites listed in the North-Western portion of the City (i.e., sites 38, 63, 67-72), but the vast majority of sites are concentrated in the City's downtown corridor near El Camino Real and Santa Cruz avenues, or to the South near Sand Hill Road. The Property would be the most North-Western property on the Site Inventory, and the only property North-West of the U.S. 101.



[11] Cal. Gov. Code § 65583, subd. (c)(10).
[12] HCD Memorandum re *Housing Element Site Inventory Guidebook Government Code Section 65583.2*, June 10, 2020, at p. 9.

Therefore, adding this Property can assist with addressing at least two analytical gaps that the HCD Letter identified, thereby assisting the City in avoiding the consequences of Housing Element non-compliance.[13]

c. Adding the Property to the Site Inventory would streamline future residential development there, removing two of the constraints identified in the housing element.

Chapter 5 of the Draft Housing Element, "Actual and Potential Constraints to Housing," identifies both land use controls and development processing time as two constraints on housing development. Listing the Property would facilitate future processing, thereby removing constraints. Given that the R-MU-B zoning designation has clearly defined development standards, set forth in Menlo Park Municipal Code section 16.45.050, processing the entire parcel subject to those standards would assist with removing these constraints.

d. Residential use in this neighborhood would be compatible with the surrounding development and is supported by existing infrastructure.

Although one portion of the site is designated O-H, rather than R-MU-B, residential use of the entire Property is feasible and is compatible with surrounding development, as shown by the recent entitlement of three similar projects in the surrounding area: Menlo Uptown, Menlo Portal and Menlo Flats. The environmental review for these projects (discussed further below) demonstrated that they are supported by or could provide adequate infrastructure and are compatible with the surroundings.

e. Continued office/hotel development in this area would be duplicative, given the numerous offices and hotels already built or in the development pipeline.

The City's map of current and pending development shows that District 1 is home to many new hotel and office building projects, such that more office or hotel development could be duplicative, especially when viewed in context of the housing shortage.[14] Just in District 1, office and hotel projects under review include Hotel Moxy, Commonwealth Building 3, 1005 O'Brien Drive and 1320 Willow Road, 980-1030 O'Brien Dr., hotel and office uses at Willow Village, Tarlton Research and Development, Tarlton Life Sciences, and CS Bio. Given the surplus of office and hotel development, which demonstrates that the original intent of the O-H zoning has been achieved, residential development here would better achieve the City's housing goals.

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[13] *Id.* at 1.

[14] City of Menlo Park, *Current and Pending Development*, https://menlopark.maps.arcgis.com/apps/Shortlist/index.html?appid=da1aa9a523ce4836988c2339a9364a84.

III. Request for inclusion of the Property in the Final EIR.

We also respectfully request that the City include the Property as part of an updated project description or potentially as an alternative in the Final EIR for the Draft Housing Element in order to demonstrate to the public that there will be no significant environmental impacts associated with residential redevelopment at the Site. For example, the Property could be added to Figure 2-2 and Table 2-4, which map and chart the housing opportunity sites. The Property could be added without changing any of the conclusions in the Draft EIR regarding significant environmental impacts.

Final EIRs for similar projects have demonstrated no environmental impacts:

> Menlo Portal Project: First, the EIR for the Menlo Portal Project did "not identify any significant and unavoidable environmental impacts from the proposed project."[15] The Menlo Portal Project proposed 335 dwelling units and an approximately 34,868-gross-square-foot commercial office building.
>
> Menlo Uptown Project: The Final EIR for the Menlo Uptown Project also "does not identify any significant and unavoidable environmental impacts that would result from the implementation of the proposed project."[16] The Menlo Uptown Project proposed 483 dwelling units and approximately 2,940 square feet of office uses–41 more units than the proposed redevelopment.[17]
>
> Menlo Flats Project: The Final EIR for the Menlo Flats Project also "does not identify any significant and unavoidable environmental impacts from the proposed project."[18] The Menlo Flats Project proposed "158 dwelling units and approximately 15,000 square feet of nonresidential space consisting of 13,400 square feet of commercial office space and a 1,600-square-foot commercial space."[19]

Given that the Final EIRs for these nearby projects found no significant unavoidable impacts, adding the Project to the Housing Element will not change or question the findings of the

---

[15] City of Menlo Park, *Menlo Portal Project Environmental Impact Report, State Clearinghouse No. 2020010055*, February 2021, at p. 6, https://beta.menlopark.org/files/sharedassets/public/community-development/documents/projects/approved/menlo-portal/menlo-portal-project-deir.pdf.
[16] City of Menlo Park, *Menlo Uptown Project Landing Page*, https://menlopark.gov/Government/Departments/Community-Development/Projects/Approved-projects/Menlo-Uptown.
[17] *Id.*
[18] City of Menlo Park, *Menlo Flats Project Environmental Impact Report, State Clearinghouse No. 2020110243*, October 2021, at p. 6, https://beta.menlopark.org/files/sharedassets/public/community-development/documents/projects/under-review/menlo-flats/menlo-flats-draft-eir.pdf.
[19] *Id.*

Draft EIR. Therefore, the City can include 3750 Haven Avenue in the Site Inventory and in the Final EIR.

We are grateful for your consideration of our request and look forward to working with the City on this exciting project. If you need any additional information or have any questions related to this request, please do not hesitate to contact me at scott.bohannon@ddbo.com, or (650) 345-8222.

Sincerely,

Scott Bohannon
Senior Vice President
David D. Bohannon Organization

cc:
Betsy Nash, Mayor
Jen Wolosin, Vice Mayor
Ray Mueller, Councilmember
Cecilia Taylor, Councilmember
Drew Combs, Councilmember
Tom Smith, Acting Principal Planner
Calvin Chan, Senior Planner

Chan, Calvin

From: Jen Michel <restorativeeco@gmail.com>
Sent: Saturday, November 12, 2022 10:43 PM
To: _CCIN
Cc: PlanningDept; ashirkhani@smcgov.org; Senator.Becker@outreach.senate.ca.gov; Assemblymember.Berman@outreach.assembly.ca.gov; Representative Anna G. Eshoo
Subject: General Public Comment - Non-agenda item - Coming Correct as a Sexual Assault Survivor

Dear Mayor Nash, Vice Mayor Wolosin, Council members, neighbors and members of the public,

My name is Jenny Michel, a white chick, from the Coleman Place Neighborhood Block, your local recovering homeless teacher (School in Menlo Park) from 20 years ago, who has lived on Willow Road for about 15 years (love it), and educationally, without a degree because I took care of my dying mother up until age 20. Personally, I find it ironic that I'm a licensed real estate agent, who used to help sell luxury real estate at Alain Pinel Realtors, and am currently representing commercial landlord interests by managing commercial product along San Mateo County. To be clear, I doubt our little family will ever have an owning interest in real property or ever have access directly to capital. We have no assets to report save for our IEP son who attends Laurel Elementary.

I'm speaking today on no agenda item. These are my own general public comments for the record.

Congratulations to Council member Mueller. We are excited for you and the opportunities to strengthen our region's resiliency together. Likewise, congratulations to the Menlo Fire District - we are thrilled to have you with us to create a strong bedrock of coordination, communication, and representation. What an exciting time to be a resident!

With the midterms behind us, I need to come correct with you regarding my very personal bias, as in response to the specific comments Council Member Combs highlighted during the recent Planning Commissioner appointment:

Vice Mayor Wolosin said it correctly that change is coming to Menlo Park in response to the HCD letter. In parallel, Planning Commissioner Riggs suggested that the residents of Menlo Park are not ready for this growth and respective change, in his response for his support of Measure V. I would argue we are indeed ready, capable, and committed for reasonable growth. For anyone who feels they are not ready, I suggest they underestimate themselves and how they relate to the larger regional needs. We, neighbors and I, need you to get on board with how awesome and impactful you are. You have the ability to welcome more neighbors - it is the right thing to do, and you know it.

Although, I speak up about functional zero homelessness because I am a recovering homeless woman and my workforce is ***heavily, if not detrimentally,*** impacted by the housing crisis, that is not what personally drives me:

I am a part of the population that suffers from PTSD, and related health conditions, due to chronic, sustained childhood sexual assault over many years. In my case, it was levied by my Uncle in our 2-story 4 Bed/ 2.5 Bath

SFR on a cul-de-sac in Barron Park Palo Alto. He lived with us in the 80's to offset the mortgage. Let me say it again: He and my father's sister lived with us throughout the 80's to help offset the mortgage in Palo Alto.

That was about 40 years ago. Over 20 years ago, I became homeless after my mother died from a long term fatal illness, while being a teacher in Menlo Park. I took care of her over obtaining a college degree. Needlesstosay, I do not have a simple degree.

We've had this housing crisis for my entire life, almost half a century. How many of us endured abuse that was not necessary? How many of us have never had a vacation? How are those impacts still being felt today? What are the fiscal impacts? What are the health and productivity impacts? Right? Have you digested the full impacts of a leveraged populace? It's far worse than it was a few decades ago. The scope is truly vast, like fourth dimensional chess.

The dialogue we've had surrounding the housing element has been engaging, informative, honest, but I think is missing an important and delicate voice that does not like to speak up to connect the dots: childhood sexual assault survivors.

I'm averse to large homes on cul-de-sacs also because of the sexual trafficking my friends and I were exposed to. The scope of this issue is real, current, and right here in our backyard, mostly in our most affluent neighborhoods and homes. We are lousy with large SFR homes in affluent neighborhoods. This is the PRECISE community character I call into question when I speak with you.

Recently, I've seen a neighbor from the Suburban Park Neighborhood post on Nextdoor that she indeed would rather have less vehicle traffic, stating that her children playing in the street trump's big developers, assuming those would be the parties proposing dense or non ultra low density buildings. My immediate thought was why are you being so exclusionary? Do you not understand what we need to do to offset our high base-line land costs? Or maybe it's that you don't want other people knowing what you do or how you live? Do we need to recommend more eyeballs in your neighborhood? See how my safety planning brain works? I'm hardly alone in this thinking, whether distorted or not. The point is that we have this variable of childhood sexual abuse, in our community that is not tied together. It must be tied together. HCD is looking for this specially per their letter as we have a large single mom constituency that is at risk of displacement.

So when the neighbors are talking about safety, I'm not thinking about the risks of single use vehicle traffic or increased fire risk, no. My brain goes to dark, real, and lived places.

Unfortunately, my lived experience asks: what are we doing behind closed doors? Why don't we want neighbors around to keep us in check? What am I and my neighbors really against? Is it that my kid cannot play basketball in the street whenever he wants? Seriously?

I suspect the simplicity of this argument. I challenge us to go deeper within ourselves, because we have to. There is no more time with climate collapse imminent. Besides the world can see our story by way of the AFFH overlay map; there is no more hiding from ourselves. It's time to own it. I promise, it is okay, and we are ready to own the truth about ourselves.

Recently, I heard a neighbor talking about bad actors, like common criminals taking fruit from the front yard, or stealing our son's bike. Sadly, I thought about the bad actors that I know hiding in plain sight, some of us who are held in societal esteem, have criminal exposure on a multiplier factor due to the devastating impacts. If we have the appetite to try our neighbors for petty theft, like fruits, why not for chronic criminal behavior? See my point?

Although the Palo Alto police were informed and the Santa Clara County District Attorney believed me, they lacked the appetite, not the evidence, to press charges. My abuser is at large, a Stanford graduate, and routinely seen with children, if not teaching them. I feel safe in apartments. Grant me this right. Grant us this privilege to call our home with others, not alone in a large structure designed for a single family when we know it must be leveraged for the use of many. Do you see my points? Do you understand the urgency?

Despite my personal efforts to heal my wounds, I cannot heal fully alone. I need you, my neighbors, to help me understand why apartment dwellers like me, and my small family, with an IEP student, are so scary or represent a devaluing of your asset?

Do you see that based on my very real lived experience that all y'all are the scary ones who protect this odd way of life? You see my perspective? I am not alone to see why all these 5 beds and 4 bath homes being built scare the literal hell out of me.

Aside from my personal concerns about abuse, let's talk about what one needs to do to maintain the financial load of a median $2.4M home in Menlo. Right? What if our neighbors are let go due to any number of different circumstances? A neighbor's child shared with us that his parents almost died when downsized from the downturn in 2008. Who has savings to endure a hardship longer than 60 days - right? 1% of us? See how we are set-up to fail? The municipality must account for the delta! I'm simply calling in to account or play all these variables.

Offset the load, the health, this bridge, this delta, has to be gapped today. This is where I am at work. If one day, my Uncle Rod was held accountable and could get help, maybe I could rest, but not today. There is no statute to provide a pathway for justice or accountability for these criminal acts after so many years. I take full responsibility for these failures because there is someone being abused in our city right now. I resolve directly to these new victims, on the record: not on my watch. Not on my time. Not in my lifetime. Not ever in the future.

Housing stability for women and mothers is especially important. We cannot be held down by men enforcing their sick or ill will upon us. Grant us agency, grant us capital, grant us dignity.

What is my point?

Abuse is a far reaching variable not taken into consideration nor do we talk about it like it's the real devastating factor it is. How are we reducing sexual abuse actively today, minimizing our rape culture, and keeping it at a healthy bay? Is keeping this 'community character' what we want? Is this concern for accountability or why you can't be my neighbor or why we don't build density? Am I making sense?

Let's reimagine what safety in our city means. Please continue to listen to us, your constituency. Start asking the difficult questions, cause we are ready to answer.

With my coming correct and gratitude for your continued service to us, thank you,

Jenny from the Coleman Place Block
565 Willow Road, Apartment 9

--
Jen Michel
DRE #01900228
Cell: 650.400.8299
E-mail: restorativeeco@gmail.com

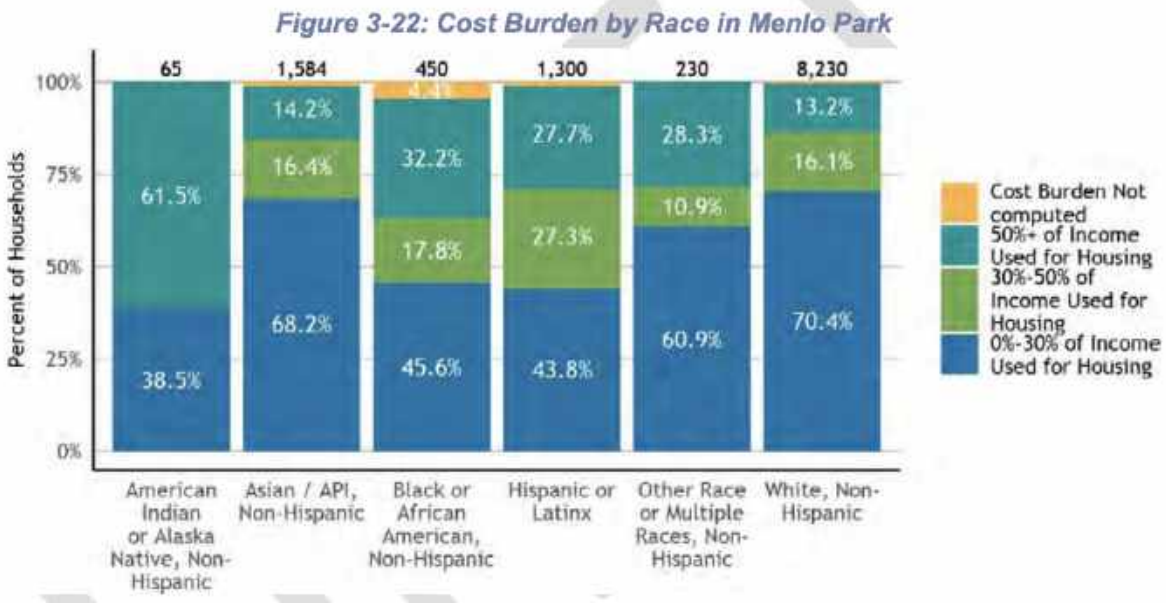
MENLO TOGETHER

November 13, 2022

Dear Menlo Park City Council, Planning Commission, Housing Commission, and Housing Element staff and consultant team, and HCD,

On behalf of Menlo Together and El Comite, I am writing to share feedback on the letter received by the City from the state department of Housing and Community Development (HCD) on October 21, 2022, regarding Menlo Park's 2023-2031 Draft Housing Element. Menlo Together is submitting a separate letter focused on Sites and Site Strategies to meet HCD requirements

This letter focuses on **Program H2.E Anti-Displacement Strategy**, with specific recommendations for strengthening tenant protection programs and policies. Lack of tenant protections is an identified contributing factor to fair housing issues and homelessness. As shown in the Draft Housing Element (Figure 3-22), our Black, Latino and Native American residents are disproportionately housing cost-burdened.



We live in one of the most expensive areas of the country, and we have already lost far too many residents to evictions and excessive rent increases. In our letter of June 2, 2022, where we provided feedback on the housing element draft, we pressed the City to expeditiously enact effective anti-displacement and strong tenant protection programs. These ideas were not implemented. Now that

HCD has rejected the draft, we urge the City to revise our draft housing element with specific tenant protections in order to prevent displacements–and homelessness–due to no-fault evictions.

To stem the rising tide of evictions, we urge the City to extend tenant protections beyond those provided by the statewide 'just cause for eviction' law of 2019, aka the Tenant Protection Act (TPA). We offer this as an action that the City can take immediately, with tangible benefits.

According to the Anti-Displacement Coalition[1] of San Mateo County (SMADC), a local just cause for eviction ordinance is one of the most powerful tools our cities can implement to prevent evictions. As evidence, SMADC points to A study of four California cities, including East Palo Alto, where evictions and eviction filings decreased after passing local just cause for eviction ordinances. Preventing no-fault evictions will affirmatively further fair housing and prevent homelessness.

While there are a number of factors that constitute a robust local just cause for eviction policy, Menlo Together recommends prioritizing these specific policies in the Menlo Park Housing Element:

- Just Cause for Eviction protections extended to cover tenants with tenure of any duration.
- Relocation assistance equal to four months' rent for all no-fault evictions. This can prevent episodic homelessness, and it creates a cost to landlords who choose to use excessive rent increases as a way to evict people without cause.

To ensure effective implementation of a just cause eviction policy, it is critical that tenants and landlords understand the law and know where to turn if they need support. We have anecdotal evidence from trusted community-based organizations that scores of local evictions are done in ways that are not enforceable. Tenants are likely to leave when served with an eviction notice, often because they do not understand their rights or because they have been misinformed by their landlord. [2] The City needs to hold landlords accountable. To do so, it needs timely data about eviction actions.

For these reasons we advise incorporating the following programs into the HE:

- Tenant Education: Provide regular, robust, and culturally competent tenant education in partnership with one or more trusted community-based organizations (CBOs).
- Eviction Data Collection: Create an ordinance through which a notice of eviction must be filed with the City as a condition of enforceability. See this innovative policy from the City of Cudahy, CA.

Affirmatively Furthering Fair Housing

Nationally, eviction rates are significantly higher for Black renters than for white renters, according to the Eviction Lab.

In San Mateo County, Legal Aid organizations studied the demographics and impact of eviction using data from 2014-2015, and found:

- 75% of reported eviction activity was due to no-fault evictions (36%) or unaffordable rent (39%)
- Latino people are 25% of the county population and were evicted at a rate of 49%
- Black people are 2.5% of the county population and were evicted at a rate of 21.4%

- Respondents (those who experienced eviction proceedings) were 63% female head of household and 70% of respondents had children.
- 94% have incomes below $60,000/year in 2016

Data from Menlo Park's Draft Housing Element shows a disproportionate number of lower income households (Figure 3-20), senior households (Figure 3-21), and Latino, Black and Native American households (Figure 3-23), are disproportionately rent burdened.

As previously mentioned, findings of a recent study by the Eviction Lab cite a decrease in evictions and eviction filings after just cause eviction ordinances were passed in several California cities, including in East Palo Alto. These findings, taken together with the demographic data cited above, establishes a clear connection between preventing no-fault evictions without just cause and affirmatively furthering fair housing.

Preventing evictions is all but required by the state requirement to affirmatively further fair housing. In addition, our homeless population were once housed, and suffered evictions - whether formal or coerced. We can and must do better. To prevent formal and coerced evictions we urge the City to adopt these tenant protection programs into the updated Housing Element with specific timelines and responsible parties:

- Just Cause for Eviction required for tenants of any tenure
- Four months' rent relocation assistance
- Tenant 'know your rights' education
- Eviction monitoring by requiring notice to city for enforceability

Sincerely,
The Menlo Together Team
in collaboration with El Comité de Vecinos del Lado Oeste, East Palo Alto

[1] About the San Mateo County Anti-Displacement Coalition (SMADC): Since 2014, Public Advocates, Faith in Action, Urban Habitat, the Community Legal Services of East Palo Alto, HLC and others have come together to advocate for tenant protections and other anti-displacement measures as lower income renters in San Mateo County are facing intense displacement pressures, including mass evictions, staggering rent increases, and record housing prices.
[2] We present anecdotal evidence from local community groups here for expediency; we are seeking corroborating data.

Chan, Calvin

From: Patti Fry <Patti.L.Fry@gmail.com>
Sent: Sunday, November 13, 2022 10:33 PM
To: _Planning Commission
Cc: _CCIN; PlanningDept
Subject: Comments Housing Element Subsequent EIR Draft and Zoning Ordinance Study Session

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STUDY SESSION - CHANGES TO ZONING ORDINANCE AND ECR/D-SPECIFIC PLAN
Fix existing problems with the El Camino Real/Downtown-Specific Plan zoning rules that have resulted in projects that worsen the jobs/housing imbalance. Otherwise, it is unlikely that the massive revisions contemplated for density, FAR and height will result in the hoped-for increase in housing units. Instead, it is more likely that Office space will increase,
Why? One reason is because it is quicker to build and generally more profitable to developers. But another big reason is that the current Zoning rules allow a disproportionate amount of Office with no requirements for housing. This comes into play when a developer prefers office. Examples:

- The Stanford Middle Plaza project at 500 El Camino Real was approved at the Base FAR that would have allowed 337 housing units or if built at the Bonus FAR, the project could have provided 506 units. Instead, it provides only 215 units.
- The Springline project at 1300 El Camino Real, in the Northeast-RESIDENTIAL District, was approved at the Bonus FAR level that allows 322 housing units. But the project provides only 183 housing units, not even as many as the 206 units allowed at the Base FAR level.

The Specific Plan ("SP") zoning rules are flawed and need modified to achieve a healthy jobs/housing balance. Note that the Specific Plan projected a jobs/housing ratio of 1.57 whereas the above two projects come in at 4.4 jobs/housing and 5.2 jobs/housing, respectively.

Why? The zoning rules have not been changed since the Specific Plan's 2012 adoption even though market conditions and business practices have changed. When the SP was adopted, the city's consultants claimed that there would be no market demand for Office space in the foreseeable future. Not only did that prove untrue, business practices also changed so that more workers are now packed into the same amount of office space. Recent business practices pack office spaces, allowing just 50 SF/worker (incubators) to 150 SF/worker (Facebook).
Result – the city is scrambling to identify sites for nearly 4,000 housing units.

The shortage will never get solved in the downtown area unless the amount of office allowed is reduced, such as:

- Limit the allowed office to a fixed, more limited FAR rather than a percentage of a potentially higher FAR. In calculating an appropriate amount, consider mixed use of retail/community serving uses on the first floor, and then identify the ratio of housing units to jobs for the entire project and back into the

maximum office allowable. That number would surely be less than 50% total FAR in the current SP rules.

- Require mixed use that is proportional so that non-residential uses can only increase when the housing provided increases. Since retail/restaurants are essential to downtown vibrancy, the proportions left for office need to assume first floor (minimum) retail/restaurant.

This is just arithmetic. I don't have the time to pose specific suggestions but the Commission or the Housing Element team can run some calculations.

Be very wary of unintended consequences, and identify ways to avoid them. For example:

- **Height** – The allowed height must take into account the potential of the state's "plus 3 stories" for certain projects. Identify an ideal maximum height that includes the state's "plus 3" and work backwards.

  Avoid the urban look that was strongly opposed during the Specific Plan's visioning process by requiring additional and deeper modulation of front setbacks at both ground level and along the façade.
- **Façade height** – An increased façade height could produce "canyons" that also were strongly opposed during the Specific Plan's visioning process. Do not increase it. But if it were increased, also require additional, deeper modulation and setbacks of the façade.
- **FAR** – Increased square footage could be eaten up by Office space. Avoid this by limiting Office space to a fixed, more limited FAR (see more about this above) or to a fixed, more limited percentage of an entire project. (refer to above discussion about things to consider in calculating ratios that would result in retail/restaurant and more housing, and a healthy jobs/housing balance.

Identify ways to minimize negative impacts on neighbors of properties that are proposed to become more dense than the adjacent properties. Examples of ideas:

- Promote and protect use of solar panels by adopting a meaningful daylight plane (i.e., 30 degrees).
- Protect privacy and aesthetics by adopting the above daylight plane and by limiting the vertical height of ADU's within the current side setback adjacent to a single family property.
- For larger projects (e.g., 1 acre of more), require large setbacks (30') to minimize privacy and noise impacts. If height would be increased, the setback should be increased proportionately.

Identify ways to enhance receptivity to ADU's.

- Allow only the smallest ADU's (i.e., the minimum size required by the state) to be built within current side or back setbacks.
- Allow larger ADU's within the current buildable envelope, perhaps on a sliding scale such as allowing larger units the farther from the property line that they are. On larger lots with larger setbacks, there is ample space for ADU's to be placed farther from the property line where they would cause fewer impacts on neighboring homes and families.
- Retain overnight parking restrictions (promotes alternative modes of getting around)

DRAFT SUBSEQUENT EIR: a few comments:

Transportation impacts are not adequately described –It doesn't appear to examine the potential impacts of modifying densities for the listed sites much less for the more broad impacts of modifying zoning rules for entire districts or the entire SP area.

- How was the traffic studied in the SP area? What would be the impacts on side streets such as Middle, Valparaiso/Glenwood, Oak Grove, Menlo/Ravenswood? Cut-through traffic in neighborhoods?

Without additional clarity, it is not possible to identify specific mitigation measures that might help ameliorate new impacts except in very general terms.

- The SEIR states that the VMT would incrase and that increase is ostensibly acceptable because the VMT per capita citywide may decline. That is like saying a temperature is fine because the average is normal even though one area is freezing and another is extremely hot.

Further, more total Vehicle Miles Traveled in a concentrated area must have impacts that should be examined for potential mitigation.

Specific Plan development cap

- The staff report states that the HE update would remove the SP's 680 housing unit cap. To what? What would trigger additional review?
- How does Specific Plan area development to date (plus pipeline) compare with the Specific Plan's caps and development scenario in the vision plan?
- If the FAR were increased in the SP area, how would this affect non-residential development?

In closing - I again urge you to fix inherent problems in the zoning ordinance. Otherwise, housing-only changes will not have the intended results.

A SUGGESTION: Given the complexities of the Zoning Ordinance, the Specific Plan, the state laws, the city could convene a task group such as the Residential Review Task Force or the Commercial Zoning Ordinance Update task force to arrive at some alternatives. It seems as if the current effort is rushed and is susceptible to making modifications with unintended negative consequences.

Thank you for your service.
Patti Fry, former Planning Commissioner

Chan, Calvin

From: Lynne Bramlett <lynne.e.bramlett@gmail.com>
Sent: Monday, November 14, 2022 8:47 AM
To: Sandmeier, Corinna D
Cc: _Planning Commission; Wolosin, Jen
Subject: Draft Housing Element SEIR Appendix A,B,C,D & comments

Hello Corinne,

Tonight's Planning Commission meeting includes a public hearing on the draft SEIR for Housing Element. **I did not see the Appendices A,B,C and D attached to the linked document in the staff report.** After searching, I was able to find them here. (The appendices alone total 3,538 pages, as per the count on my computer, which adds considerably to the overall volume of reading related to the draft SEIR.)
The general public may not know how to find the Appendices. I think a link should be added to the Appendices.

The volume of reading for tonight's meeting is considerable. I think more time is needed between when a major document is published and when there is a public meeting to discuss the document. As you no doubt have heard before, major topics also would benefit from being the only topic at a public meeting. The study session for F2 and G1 is also starting after another public hearing that may take 1-2 hours to discuss and hear the public comments.

I am having unexpected company so may not be able to make a public comment tonight. I plan to email one in well before the deadline for commenting on the draft SEIR.

Sincerely,

Lynne Bramlett

Chan, Calvin

From: Lynne Bramlett <lynne.e.bramlett@gmail.com>
Sent: Monday, November 14, 2022 2:44 PM
To: _Planning Commission
Subject: More comments about Draft Housing SEIR for Nov 14 Meeting

Dear Planning Commission,

Please see the below email which you might not have received. I got an error message that my sending it to you was "blocked."

Lynne
---------- Forwarded message ---------
From: **Lynne Bramlett** <lynne.e.bramlett@gmail.com>
Date: Mon, Nov 14, 2022 at 2:24 PM
Subject: Fwd: Draft Housing Element SEIR Appendix A,B,C,D & comments
To: <planningcommission@menlopark.org>, <ccin.log@menlopark.org>
Cc: Lynne Bramlett <lynne.e.bramlett@gmail.com>

Dear City Council,

I am forwarding my earlier email to the Planning Commission and adding some additional comments. I won't be able to join your meeting tonight. The overall length of the draft Housing SEIR is a total of 4,088 pages. My computer totals 550 for the main part and another 3,548 for the appendices. One needs to read these kinds of documents carefully as so often key points are otherwise missed. On average, I read at most 30 pages per hour for this kind of reading. To read it all, I would need about 136 hours -- or more than 3 weeks at 40 hours per week. Yes, some are charts and visuals but those need "reading" too because they often convey key information.

The expectations are unreasonable. The Housing Element process started relatively late. However, the public should not be penalized with inadequate time to comment. I also think the Draft Safety Element and the new Environmental Justice Elements needed to be part of the overall package.

I would like to see a new approach to long-range or comprehensive planning in Menlo Park. The Planning Commission does a heroic job, but I think their workload is too heavy. They have to read and respond to lengthy documents, such as tonight's draft Housing SEIR with inadequate time. Same with the general public and often later the Council. One could say that we have a "public hearing" but did we really?

One immediate change would be to group these key plans into multiple public hearings. For example, the Housing SEIR notes that the ConnectMenlo Program-Level EIR will now need to change. This is a very important topic. I and others have called for a review of the ConnectMenlo program-level EIR. Tonight's meeting could have focused on that particular topic with 1-2 more on grouped topics. I've seen this done elsewhere.

The City' has a Comprehensive Planning page, but it omits other key long-range plans such as the 2013 Safety Element and the 2021 Local Hazard Mitigation Plan. The planning should also be aligned to the City's overall mission and the Guiding Principles developed as part of ConnectMenlo. These Principles need metrics and to be rewritten so they can be measured and reported. Right now, they are platitudes only. Yet, the Measure V proponents seemed to believe that they were in effect. The State also requires annual reports for ALL General Plan elements, not just Housing. Unfortunately, they do not enforce this requirement. I've never seen a report on the other elements, just the Housing Element. This means we lack an at least annual accountability loop and opportunity to make "course corrections" more rapidly.

RECOMMENDATION: I recommend the establishment of a resident-led Blue Ribbon Commission to analyze and review the City's MAJOR planning efforts and to make recommendations. Of course, the Commission would need a specific objective and likely sub groups working on different aspects of the topic. The group members could also be selected for their interest in later working on specific improvements identified as needed.

Measure V lost at the ballot box, but its defeat does not mean we have effective planning in Menlo Park. We may also be seeing a new version of Measure V as I don't think this matter has ended. Fundamentally, I see Measure V as a matter of broken trust between residents and the government. I don't like Measure V, but I also do not like the status quo.

Please let me know if you would like more information or have questions. Again, I will be writing again on the topic of the Housing SEIR -- after I have had time to read more of it.

Lynne
---------- Forwarded message ---------
From: **Lynne Bramlett** <lynne.e.bramlett@gmail.com>
Date: Mon, Nov 14, 2022 at 8:46 AM
Subject: Draft Housing Element SEIR Appendix A,B,C,D & comments
To: <cdsandmeier@menlopark.org>
Cc: <planning.commission@menlopark.org>, Jen Wolosin <jwolosin@menlopark.org>

Hello Corinne,

Tonight's Planning Commission meeting includes a public hearing on the draft SEIR for Housing Element. **I did not see the Appendices A,B,C and D attached to the linked document in the staff report.** After searching, I was able to find them here. (The appendices alone total 3,538 pages, as per the count on my computer, which adds considerably to the overall volume of reading related to the draft SEIR.)
The general public may not know how to find the Appendices. I think a link should be added to the Appendices.

The volume of reading for tonight's meeting is considerable. I think more time is needed between when a major document is published and when there is a public meeting to discuss the document. As you no doubt have heard before, major topics also would benefit from being the only topic at a public meeting. The study session for F2 and G1 is also starting after another public hearing that may take 1-2 hours to discuss and hear the public comments.

I am having unexpected company so may not be able to make a public comment tonight. I plan to email one in well before the deadline for commenting on the draft SEIR.

Sincerely,

Lynne Bramlett

Campaign for Fair Housing Elements
fairhousingelements.org

MENLO TOGETHER

YIMBY LAW

Nov 14, 2022

To: Menlo Park City Council, Planning Commission & Staff; and HCD

On behalf of Menlo Together, the Campaign for Fair Housing Elements, and YIMBY Law, I am writing to share feedback on the letter received by the City from the state Department of Housing and Community Development (HCD) on October 21, 2022 regarding our draft housing element. A separate letter will be sent to address tenant protections in program H2.E - Anti-Displacement Strategy.

Earlier this year, the Campaign for Fair Housing Elements and YIMBY Law sent the city a letter outlining ways to improve its draft housing element, primarily via site selection and program commitments. Menlo Together also submitted letters on sites and programs. The City did not incorporate these changes.

Now that HCD has rejected the draft, **we urge the City to revise our draft housing element with (1) bolder plans for broad and gentle density, (2) more analysis and outreach to stakeholders, (3) more planning and detail for City-owned sites, and (4) more realistic program commitments.** Failure to do so could result in suspension of the City's zoning authority, lawsuits against the City, and denial of funding for affordable housing and infrastructure.

By looking at cities in the Southern California Association of Governments (SCAG) region, which had to submit their elements earlier this year, we can predict the potential future our city could face if we do not address HCD's feedback:

1. **The city can lose its zoning authority** - cities that do not have a compliant housing element by January 31st will be required to approve "Builder's Remedy" applications even if they do not comply with our zoning or development standards. (Gov. Code § 65589.5(d)(5).) The city of Santa Monica received 16 Builders Remedy applications between their housing element deadline and adoption of a compliant element, and HCD has issued a memo that the city must approve those projects.
2. **The city could be subject to lawsuits** - Californians for Homeownership has sued nine Southern California cities for not having compliant housing elements. Housing Element Law confers standing on the Attorney General, HCD, individual applicants and residents, and housing organizations such as YIMBY Law to sue the City for noncompliance. (Gov. Code §§ 65585(j)–(p), 65589.5(k).)
3. **The city could lose access to funding sources** - many sources of affordable housing and infrastructure funding require a compliant housing element.

To avoid these consequences, we advise the City to achieve HCD certification as soon as possible.

Below are our recommendations for priorities in our next draft:

1. More analysis and outreach to stakeholders

As HCD says, the evidence presented for our opportunity sites is at best unclear and at worst insufficient. We recommend the city:

a. Contact the owners of opportunity sites and ensure they want to develop housing on their properties. We understand the city received few responses to its initial outreach by mail. The City needs to bring these owners to the table for evidence of their support in our element.
b. Upzone sites with existing uses, in order to justify likelihood of development. We still do not believe enough evidence has been provided that the larger sites with current uses are likely to be redeveloped based on historical or market trends. Sites such as #1, 3-4, 11, 22-24, 28, 49 are completely unrealistic under current or proposed rules, and more aggressive zoning changes will be needed.

2. More planning and detail for city-owned sites

As expressed in our previous letters, Menlo Park's city-owned parking lots present the greatest available opportunity for the city to promote affordable housing, and it is critical the city move quickly to establish viability of the sites.

a. The City should produce a more specific timeline and action plan for these sites(see Gov. Code, § 65583(c)). The housing element should describe a specific date the city will release an RFP for any parking lots in its site inventory and set a target minimum number of units for those sites.
b. We were concerned to hear in the June 6th City Council meeting that there may still be a property rights issue at play. This question has come up time after time, when city-owned parking lots are being discussed for development, and the Housing Element should explain how the ownership question will be resolved. Unless clear ownership and right to develop city-owned parking lots can be demonstrated, they should not be included in the inventory, which would require substantial rezoning elsewhere.
c. We support the Housing Commission's recent proposal to solicit developers' ideas for how to use these sites for housing.

3. Adjust programs to be more realistic

Vague, unrealistic, and misleading plans will cause the housing element to fall short of its goals and therefore out of compliance. To address this:

a. Programs must have specific timelines, metrics, and commitments so that the City, HCD, and the community can track progress and adjust as needed.
b. The city must designate more opportunity sites to make up for those in the current inventory whose owners do not intend to sell or redevelop. Per the staff report from June 6th, 2022, these are sites #4, 6, 40(C), 49.
c. As mentioned in the HCD letter, the Willow Village project represents a significant number of homes in our plan. As the staff report made clear to the planning commission on Oct 24th/Nov 3rd (p.431), 686 of these units (including 96 BMR) will not be completed within the next RHNA cycle, and another 419 units (including 42 BMR) are at risk. The realistic capacity must be adjusted down by a minimum of 44% ($\frac{42+96}{308}$), with more analysis of other risks to the project such as the recent layoffs at Meta.

4. Take decisive action to get more housing built

Our analysis of Menlo Park's current site inventory demonstrates the city has a large shortfall of capacity for affordable housing to meet our RHNA goals. Forget the bare legal minimum: the city must take bold action to actually address our housing shortfall. Here are policies that would make a real-world difference:

a. Provide density bonuses for "gentle density" / missing middle projects. State laws like SB9 have made it easier to build duplexes, triplexes, and fourplexes on smaller lots. These types of units are relatively cheap, promote walkability, and add much needed housing. The City's current FAR and lot coverage constraints, unfortunately, do not incentivize these types of units. We encourage the city to allow a higher FAR and lot coverage maximums to promote these smaller multi-family projects over simply turning smaller homes into bigger mansions.
b. Significantly increase allowable densities on ALL sites with existing uses. We suggest implementing Mr. Bohannon's suggestion of at least 150-200 du/ac to facilitate vibrant and walkable neighborhoods with enough residents to support local businesses. This applies to both the Bohannon-owned sites off of Marsh Rd and any site with existing commercial uses, including the Safeway sites (El Camino and Sharon Park) and Sand Hill office buildings.
c. Get more aggressive on downtown up-zoning. Menlo Park's downtown provides excellent access to services and transit and it makes sense to further add density and housing here. It would have the added benefit of adding to the vibrancy of our downtown and supporting local businesses. We recommend

i. Increasing the maximum allowable dwelling units per acre. 60 du/ac is substantially smaller than the 2019 Connect Menlo general plan, which allowed for 100 du/ac in R-MU zoning districts far away from the levels of transit and services available downtown. This recommendation also enables more affordable housing to be built on the government owned parking lots.
ii. Similarly, the current maximum downtown FAR of 2.0 and maximum FAR 1.55 for other El Camino zones is far too low, and we're concerned that the proposal only increases allowed FAR for developments qualifying for the step-up basis/public benefit. We recommend a general increase in maximum allowable FAR for all downtown zones
iii. Increase the magnitude of the density bonus, and add flexibility to the ways a project can qualify for the increase. The currently listed requirements of 50% two bedroom units, 5% three bedroom units, and a 1,000 square foot average seem overly prescriptive, especially when paired with the very small density increase provided by the step up basis. Increasing the density bonus and the variety of developments that would qualify for a step up basis would incentivize more developers to seriously consider downtown Menlo Park as a viable location for housing. We need more housing of all kinds, and being overly restrictive here risks reducing the number of units that end up being built, including the kind we are trying to incentivize.

d. The city has had critical vacancies in the Housing Department since August 2021 and no staff since June 2022. We support and encourage the city to hire more staff or consultants ASAP in order to meet the moment and put together a powerful and strong housing element.

Menlo Park has an opportunity to legalize the much-needed housing our community needs. We hope the City adopts our recommendations and avoids further penalties. We look forward to the next draft.

Respectfully,

Misha Silin, Menlo Park Resident and Campaign for Fair Housing Elements Volunteer

Cosigned:

Adina Levin, Menlo Park Resident
Jeremy Levine, Policy Manager for HLC
Karen Grove, Menlo Park Resident, former Housing Commissioner
Katie Behroozi, Menlo Park Resident

Katherine Dumont, Menlo Park Resident\
Keith Diggs, Housing Elements Advocacy Manager, YIMBY Law
Marlene Santyo, Organizer, Menlo Together
Michal Bortnik, Menlo Park Resident
Michael Arruza Cruz, Menlo Park Resident
Pam D Jones, Menlo Park Resident

From: Virginia Calkins [mailto:VCalkins@divcowest.com]
Sent: Wednesday, November 30, 2022 6:48 PM
To: Chow, Deanna M <DMChow@menlopark.org>; Smith, Tom A <tasmith@menlopark.org>
Cc: Benjamin Elder <BElder@divcowest.com>; Brad Scott <BScott@divcowest.com>
Subject: HCD Follow up

Deanna and Tom,

Hope you had a nice holiday break. We came across the following "HCD Transmittal Index"--hcd-transmittal-index-of-comments-for-public-review-draft.pdf (menlopark.gov)—on the City's Housing Element website.

As you may recall, we sent a letter to the City in February 2022 and followed up in May 2022 expressing our long-term intentions of keeping our Sand Hill Road office campuses as office campuses and confirming that we have no intentions of building any housing on these campuses in the near or long-term. Attached is the correspondence for ease of reference. We expected that this correspondence would have been included as part of the public record on the draft Housing Element; however, in reviewing the index we noticed that it was not referenced.

We are following up to ensure our stated intention with respect to our Sand Hill sites is understood and that the City does not intend to rely on our sites for potential housing. As such, we respectfully ask that our comments on the Housing Element be added to the list and that it be shared with the public on the City's website and with HCD as part of the City's next draft Housing Element submittal. Thank you in advance for your attention to this matter, and please feel free to contact us if there is anything else you need in order for our correspondence to be incorporated into the next draft.

Thank you,
Virginia

VIRGINIA CALKINS
Development

O 248.961.5664 **301 HOWARD STREET, SUITE 2100**
C . 248.961.5664 **SAN FRANCISCO, CA 94105**

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February 23, 2022

Via Electronic Mail

Tom A. Smith
Acting Principal Planner
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: DivcoWest—Sand Hill Road Properties

Dear Tom:

DivcoWest ("Divco") is writing on behalf of Quadrus Sand Hill LLC and 2700-2770 SH, LLC, the owners of 2400-2498 Sand Hill Road and 2700-2770 Sand Hill Road (together, the "Properties"), respectively, in Menlo Park, CA (the "City"). As you know, we have been following the City's Housing Element process and we have appreciated our dialogue with City Planning staff with respect to the Properties' inclusion in the list of Potential Housing Opportunity Sites for the City's Housing Element 2023-2031. The following responds to your request for Divco to express its intentions relative to the Properties.

The Properties are shown on the Sharon Heights Potential Housing Opportunity Sites map as Numbers 4 and 48, respectively. (See Exhibit A.)

The City identifies 2400 Sand Hill Road (#4), the Quadrus Site, as a Housing Opportunity Site that could accommodate 30 du/acre of residential units on a 2-acre carveout, with units to be constructed on vacant or parking areas on the 6.8-acre site. Exhibit B and Exhibit D show the City's assumptions that this site could yield 60 market-rate units (with 9 affordable units) within the carveout area, 150 units within the site area, or 200 affordable units with a 100 du/acre allowance for 100% affordable projects (and a theoretical maximum of 500 affordable units).

The City identifies 2700 Sand Hill Road (#48) as a Housing Opportunity Site that also could accommodate 30 du/acre of residential units on a 2-acre carveout, with units to be constructed on vacant or parking areas on the 10.93-acre site. Exhibit C and Exhibit D show the City's assumptions that this site could yield 60 market rate units (with 9 affordable units) within the carveout area, 328 units within the site area, or 200 affordable units with a 100 du/acre allowance for 100% affordable projects (and a theoretical maximum of 1,093 affordable units).

We understand that the City intends to allow for housing in the commercial zones along Sand Hill Road that include the Properties; however, we believe it is important for the City to understand that Divco has no plans or intentions to redevelop the Properties for housing any time in the foreseeable future and definitely not within the next Housing Element cycle from 2023 to 2031. Divco purchased these assets with the goal of assembling a significant office portfolio on the storied stretch of Sand Hill Road and, therefore, we intend to hold these assets for office uses with our existing (and future) tenants for the long term.

We appreciate the hard work going into this Housing Element process and the challenges the City faces. Therefore, we want to be forthright with the City about our intentions for the Properties so that the City can appropriately plan to meet its housing obligations.

Sincerely,

Virginia Calkins

Virginia Calkins

Attachments

cc: Deanna Chow, Assistant Community Development Director
Calvin Chan, Senior Planner
Benjamin Elder, Managing Director

EXHIBIT A

Potential Housing Opportunity Sites Sharon Heights *Page 2 of 3*

Acres (# of Sites)
- < 0.5 (6)
- 0.5 - 0.9 (19)
- 1 - 5 (17)
- > 5 (7)

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

Portioned-Off (# of Sites)
- 1 ac. Development (3)
- 2 ac. Development (5)
- 1/2 Mile from Major Transit Stop
- City Boundary

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

0 0.07 0.14 Mile

Projection: NAD83 StatePlane California III FIPS0403 (USFeet)

EXHIBIT B

SITE NAME: Quadrus Site **HOUSING OPPORTUNITY SITE #** 4

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

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

Carveout to Promote Housing Production: Yes, 2.0 acres

Market-Rate Development with BMR Requirement [15]**:**	**Total Units:** 60	**Min. Rq'd Aff. Units:** 9
Proposed 100 du/ac Allowance for 100% Affordable Projects[16]**:**	**Max. Affordable Units:** 200	**Max. Realistic Affordable Units:** 200

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

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

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

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

[16] This calculation shows the proposed city program that would allow 100 du/ac for developments that are 100% affordable. This goes beyond the State density bonus for 100% affordable projects of 80% for projects a ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.

Map Source: City of Menlo Park and M-Group | Image Source: Google Maps

SITE NAME: 2700-2770 Sand Hill: Parking lot on west side of 2730 building **HOUSING OPPORTUNITY SITE #** 48

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

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

Carveout to Promote Housing Production: Yes, 2.0 acres

Market-Rate Development with BMR Requirement [191]**:**	**Total Units:** 60	**Min. Rq'd Aff. Units:** 9
Proposed 100 du/ac Allowance for 100% Affordable Projects[192]**:**	**Max. Affordable Units:** 200	**Max. Realistic Affordable Units:** 200

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

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

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

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

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

[192] This calculation shows the proposed city program that would allow 100 du/ac for developments that are 100% affordable. This goes beyond the State density bonus for 100% affordable projects of 80% for projects a ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.

Map Source: City of Menlo Park and M-Group | Image Source: Google Maps

EXHIBIT D

ATTACHMENT I

Housing Opportunity Sites List

Site Name	Site Label	Address	Assessor's Parcel Number(s)	Partial Redevelopment/Addition Potential?	Site Development Carveout Portion (Acres)	Site Area (Acres)	Density in Dwelling Units per Acre (DU/Ac)	Council District	School District	Zoning District	Existing Use	Maximum Number of Units from Development of Site Carveout Portion	Maximum Number of Units from Development of Site Area*	Maximum Number of Affordable Units from Development of Site Area (15% BMR Requirement)	Theoretical Maximum Number of Affordable Units with 100 DU/Ac Affordable Housing Overlay (AHO)**	Maximum Number of Affordable Units with 100 DU/Ac AHO and 200-Unit Limit per Development***
El Camino Real Safeway Parking Lot	1	525 El Camino Real	071332130	No	1.91	1.91	30	4	Menlo Park Elementary School District	SP-ECR-D: SW	Parking Lot	57	57	9	191	191
1620 El Camino Real: One-story office and personal service	2(R)	1620 El Camino Real	060344250; 060344240	No	0.57	0.57	30	3	Menlo Park Elementary School District	SP-ECR-D: NE-L	Office: Single-Story	17	17	2	57	57
2500 Sand Hill: First Republic Bank	3	2500 Sand Hill Road	074270240; 074270250	Yes	2.00	5.45	30	5	Las Lomitas School District	C-1-C	Office: Multi-Story	60	164	25	545	200
Quadrus Site	4	2400-2498 Sand Hill Road	074270280; 074270260; 074270170	Yes	2.00	6.77	30	5	Las Lomitas School District	C-1-C	Office: Multi-Story	60	150	23	500	200
1100 Alma: Two-story office and adjacent parking lot	5(R)	1100 Alma Street	061412440; 061412430	Yes	1.06	1.06	50	3	Menlo Park Elementary School District	SP-ECR-D: SA E	Office: Multi-Story	53	53	8	106	106
Church of Pioneers Foundation	6	900 Santa Cruz Avenue	071084220; 071084200; 071084090; 071084110; 071084100	No	1.83	1.83	30	4	Menlo Park Elementary School District	SP-ECR-D: DA	Church	55	55	8	183	183
728 Willow: Willow Soccer one-story commercial	7	728 Willow Avenue	062202050; 062202060; 062202210; 062202060	No	0.56	0.56	30	2	Menlo Park Elementary School District	C-4	Store & Residence	17	17	3	56	56
906 Willow: LaunderLand one-story commercial	8	906 Willow Road	062211170; 062211180; 062211050	No	0.82	0.82	30	2	Menlo Park Elementary School District	C-4; R-3	Store & Office	25	25	4	82	82
Parking Plaza 7 (adjacent to Trader Joe's)	9	Between Chestnut and Curtis	071284100; 071284080	No	0.69	0.69	30	4	Menlo Park Elementary School District	SP-ECR-D: D	Parking Lot	21	21	3	69	69
Parking Plaza 6 (behind Wells Fargo)	10	Between Crane and Chestnut	071283140; 071283050	No	1.00	1.00	30	4	Menlo Park Elementary School District	SP-ECR-D: D	Parking Lot	30	30	5	100	100
Sharon Heights Shopping Center	11	325 Sharon Park Drive	074283100; 074283090; 074283040	Yes	1.00	6.96	30	5	Las Lomitas School District	C-2	Shopping Center	30	209	31	696	100
United States Geological Survey (USGS) Site	12	345 Middlefield Road	062421070; 062390700	Yes	2.00	5.68	30	3	Menlo Park Elementary School District	P-F	Office: Multi-Story	60	150	23	500	200
Church of Jesus Christ of Latter-day Saints	13(C)	1105 Valparaiso Avenue	071071070	No	0.37	0.37	30	4	Menlo Park Elementary School District	R-E	Church	11	11	1	37	37
Parking Plaza 1 (between El Camino Real and Chestnut on west side of Santa Cruz)	14	Lot between El Camino Real and Chestnut on west side of Santa Cruz	071102400	No	2.28	2.28	30	3	Menlo Park Elementary School District	SP-ECR-D: D	Parking Lot	69	69	10	228	200
Parking Plaza 3 (between University and Crane on west side of Santa Cruz)	15	Lot between University and Crane on west side of Santa Cruz	071092290	No	1.99	1.99	30	4	Menlo Park Elementary School District	SP-ECR-D: D	Parking Lot	60	60	9	199	199
Parking Plaza 5 (between Evelyn and Crane)	16	Lot between Evelyn and Crane	071281160	No	1.00	1.00	30	4	Menlo Park Elementary School District	SP-ECR-D: D	Parking Lot	30	30	5	100	100
Parking Plaza 8 (between Curtis and Doyle)	17	Lot between Curtis and Doyle	071285160	No	1.00	1.00	30	4	Menlo Park Elementary School District	SP-ECR-D: D	Parking Lot	30	30	5	100	100
Parking Plaza 4 (behind Draeger's)	18	Lot behind Draeger's	071273160	No	0.62	0.62	30	4	Menlo Park Elementary School District	SP-ECR-D: D	Parking Lot	19	19	2	62	62
Parking Plaza 2 (off Oak Grove)	19	Lot off Oak Grove	071094180	No	0.56	0.56	30	3	Menlo Park Elementary School District	SP-ECR-D: D	Parking Lot	17	17	2	56	56
275 Middlefield: Office (Dermira) on Middlefield and Linfield	20	275 Middlefield Road	062422120	Yes	2.00	8.21	30	3	Menlo Park Elementary School District	C-1	Office: Multi-Story	60	246	37	821	200
Sharon Green Apartments	21	350 Sharon Park Drive	074281110; 074281120	Yes	1.00	10.00	30	5	Las Lomitas School District	R-3-A(X)	Multi-Family Residential	30	300	45	100	100
85 Willow: Office on SW corner of Middlefield and Willow	22	85 Willow Road	062422080	Yes	3.16	3.16	30	3	Menlo Park Elementary School District	C-1	Office: Single-Story	95	95	14	316	200
200 Middlefield: Office on Middlefield and Santa Margarita	23	200 Middlefield Road	062271540	Yes	2.03	2.03	30	3	Menlo Park Elementary School District	C-1	Office: Multi-Story	61	61	9	203	200
250 Middlefield: Office on Middlefield and Santa Monica	24	250 Middlefield Road	062271010	Yes	2.03	2.03	30	3	Menlo Park Elementary School District	C-1	Office: Multi-Story	61	61	9	203	200
8 Homewood Place: Office (Quantifind) on Linfield and Homewood	25	8 Homewood Place	062421010	No	2.01	2.01	30	3	Menlo Park Elementary School District	C-1	Office: Single-Story	60	60	9	201	200
401 Burgess: Professional Service on SE Corner of Burgess and Laurel	26	401 Burgess Road	062390170	No	0.50	0.50	30	3	Menlo Park Elementary School District	C-1-A	Office: Single-Story	15	15	2	50	50
Menlo Park Surgical Hospital	27	570 Willow Road	062370420	No	1.01	1.01	30	2	Ravenswood City School District	C-4	Hospital Services - Currently for sale	30	30	5	101	101
2200 Sand Hill: Office (Westly Group) on Sharon Park	28	2200 Sand Hill Road	074283070	No	2.11	2.11	30	5	Las Lomitas School District	C-1(X)	Office: Multi-Story	63	63	10	211	200
445 Burgess: Stanford Blood Center	29	445 Burgess Drive	062390200	No	0.40	0.40	30	3	Menlo Park Elementary School District	C-1-A	Office: Single-Story	12	12	1	40	40
Trader Joe's Downtown	30	720 Menlo Avenue	071284110	No	0.67	0.67	30	4	Menlo Park Elementary School District	SP-ECR-D: D	Supermarket	20	20	3	67	67
800 Oak Grove: Comerica Bank	31	800 Oak Grove Avenue	071091520	No	0.78	0.78	30	4	Menlo Park Elementary School District	SP-ECR-D: DA	Financial	23	23	4	78	78
930 Santa Cruz: One-story real estate office	32	930 Santa Cruz Avenue	071084140	No	0.62	0.62	30	4	Menlo Park Elementary School District	SP-ECR-D: DA	Office: Single-Story	18	18	2	62	62
Draeger's Parking Lot Downtown	33	1008 University Drive	071274140	No	0.56	0.56	30	4	Menlo Park Elementary School District	SP-ECR-D: DA	Parking Lot	17	17	2	56	56
707 Menlo: Real Estate Office	34	707 Menlo Road	071288610	No	0.52	0.52	30	4	Menlo Park Elementary School District	SP-ECR-D: DA	Office: Multi-Story	16	16	2	52	52
1300 University: Dental offices	35	1300 University Drive	071091310	No	0.50	0.50	30	4	Menlo Park Elementary School District	SP-ECR-D: DA	Professional Building	15	15	2	50	50
Coldwell Banker on El Camino Real	36	1377 El Camino Real	071103490	No	0.82	0.82	30	3	Menlo Park Elementary School District	SP-ECR-D: ECR NW	Store	25	25	4	82	82
Victoria Station	37	801-877 El Camino Real	071331180	No	1.36	1.36	30	4	Menlo Park Elementary School District	SP-ECR-D: ECR SW	Shopping Center	41	41	6	136	136
Ravenswood School District Site on Sheridan	38	320 Sheridan Drive	055303110	No	2.60	2.60	30	2	Ravenswood City School District	R-1-U	Vacant Land	78	78	12	260	200
St. Denis Catholic Church	39(C)	2250 Avy Avenue	074351100	No	0.25	0.25	30	5	Las Lomitas School District	R-1-S	Church	8	8	0	25	25
St. Bede's Episcopal Church	40(C)	2650 Sand Hill Road	074260740	No	0.50	0.50	30	5	Las Lomitas School District	R-1-S	Church	15	15	2	50	50
431 Burgess Drive	41	431 Burgess Drive	062390190	No	0.24	0.24	30	3	Menlo Park Elementary School District	C-1-A	Office: Single-Story	7	7	0	24	24
425 Burgess Drive: Peninsula Smiles	42	425 Burgess Drive	062390180	No	0.24	0.24	30	3	Menlo Park Elementary School District	C-1-A	Office: Single-Story	7	7	0	24	24
Sultana Mediterranean	43(R)	1133-1159 El Camino Real	071102130	No	0.54	0.54	50	3	Menlo Park Elementary School District	SP-ECR-D: SA W	Store	27	27	5	54	54
Ducky's Car Wash	44(R)	1436 El Camino Real	061422350	No	0.69	0.69	30	3	Menlo Park Elementary School District	SP-ECR-D: ECR NE	Service Shop	21	21	3	69	69
Rural Lane (Alpine Road near Stanford Golf Course)	45(R)	Rural Lane	074311600	No	0.93	0.93	30	5	Las Lomitas School District	R-1-S	Vacant Land	28	28	4	93	93
796 Live Oak: One-story residential	46(R)	796 Live Oak Avenue	071288560	No	0.63	0.63	30	4	Menlo Park Elementary School District	R-3 near SP-ECR/D	Residential: Five or More Units	19	19	3	63	63
Menlo BBQ	47	555 Willow Road	062285300	No	0.42	0.42	30	3	Menlo Park Elementary School District	R-3	Store	13	13	1	42	42
2700-2770 Sand Hill: Parking lot on west side of 2730 building	48	2700-2770 Sand Hill Road	074260750	Yes	2.00	10.93	30	5	Las Lomitas School District	C-1-A	Office: Multi-Story	60	328	49	1,093	200
Seven Oaks Apartments	49	600 Sharon Park Drive	074282070; 074282090	Yes	1.00	3.20	30	5	Las Lomitas School District	R-3-A(X)	Multi-Family Residential	30	30	5	100	100
			TOTALS		**55.38**	**105.79**					**TOTALS**	**1,663**	**2,851**	**420**	**8,493**	**5,215**

* - This value is inclusive of the number of inclusionary affordable units listed in the next column to the right.
** - This value assumes complete redevelopment of the entire site, and not just a carveout portion of the site.
*** - Based on discussions with affordable housing developers, 200 units is the maximum practical size for a 100% affordable housing development.

From: Virginia Calkins
To: Smith, Tom A
Cc: Benjamin Elder; Chow, Deanna M; Chan, Calvin
Subject: RE: Menlo Park Housing Element Update - Quadrus Site
Date: Thursday, February 24, 2022 9:06:00 PM
Attachments: Divco--Sand Hill Housing Element Letter.pdf
image001.png

Hi Tom,
Thank you for your patience and understanding. I've attached a letter explaining our situation as we described in the meeting. Let us know if you have any questions and if this suffices for your purposes.

We appreciate how complex your mandate is given the importance of housing for the City and region and wish you the best as your move forward with the process. As invested office owners in the City of Menlo Park, we look forward to continuing to build the relationship with the City and appreciate your leadership.

All the best,
Virginia

VIRGINIA CALKINS
Development

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From: Smith, Tom A <tasmith@menlopark.org>
Sent: Friday, February 11, 2022 11:30 AM
To: Virginia Calkins <VCalkins@divcowest.com>; Chow, Deanna M <DMChow@menlopark.org>; Chan, Calvin <CChan@menlopark.org>
Cc: Benjamin Elder <BElder@divcowest.com>
Subject: RE: Menlo Park Housing Element Update - Quadrus Site

[EXTERNAL EMAIL]

Hi Virginia,

Thanks for continuing to remain in touch about the Housing Element Update. At this time, the City intends to move forward with allowing housing (in addition to the existing commercial and office uses) in the zoning districts that include Quadrus and 2700 Sand Hill Road. To be clear, changes to allow residential uses or increase permitted housing densities are being considered for entire zoning districts and are not targeted specifically at Divco-owned sites. The zoning changes would not be a mandate to provide housing on the site and would not commit Divco to provide housing units. Rather, they would create additional options for uses of the property in the future, if desired. We're still working on

refining the proposed zoning changes, and the process will continue throughout the next several months. Action on the changes wouldn't become effective until later this year.

Based on our last conversation, it is our understanding that regardless of any zoning changes, Divco does not foresee plans to develop housing on the sites within the eight-year planning period for the upcoming Housing Element, which runs from 2023-2031. If that remains true, we would appreciate having a formal correspondence so that we can appropriately plan for potential housing development to meet state requirements. Would you be willing to send us a brief note on company letterhead explaining Divco's future outlook for the properties, and specifically any consideration around development of housing units during the upcoming planning period or beyond? I think it would be all right if you could send us a scanned document electronically for our records.

Thanks,
Tom

From: Virginia Calkins [mailto:VCalkins@divcowest.com]
Sent: Friday, February 11, 2022 10:46 AM
To: Smith, Tom A <tasmith@menlopark.org>; Chow, Deanna M <DMChow@menlopark.org>; Chan, Calvin <CChan@menlopark.org>
Cc: Benjamin Elder <BElder@divcowest.com>
Subject: RE: Menlo Park Housing Element Update - Quadrus Site

Hi Tom,
I know you all have a tight timeframe for your work, so I wanted to check in if you've made progress on the mechanisms and also what we can provide in terms of explaining our property plans for the future.
Thank you in advance
Virginia

VIRGINIA CALKINS
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From: Virginia Calkins
Sent: Sunday, February 6, 2022 6:48 PM
To: Smith, Tom A <tasmith@menlopark.org>; Chow, Deanna M <DMChow@menlopark.org>; Chan, Calvin <CChan@menlopark.org>
Cc: Benjamin Elder <BElder@divcowest.com>
Subject: RE: Menlo Park Housing Element Update - Quadrus Site

Tom, Deanna, Calvin,
We wanted to check in and see if you have any update on your process. Let us know if we can be helpful in further explaining our intent to remain office owners.
Thank you
Virginia

VIRGINIA CALKINS
Development

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From: Virginia Calkins
Sent: Thursday, January 27, 2022 7:32 PM
To: Smith, Tom A <tasmith@menlopark.org>; Chow, Deanna M <DMChow@menlopark.org>; Chan, Calvin <CChan@menlopark.org>
Cc: Benjamin Elder <BElder@divcowest.com>
Subject: RE: Menlo Park Housing Element Update - Quadrus Site

Tom, Deanna, Calvin,
Thank you for the time and discussion today. We appreciate your description of the process and the complexities.
We will be in touch further to better articulate the explanations we provided today. Let us know if you have any further developments in the meantime.
Thanks
Virginia

VIRGINIA CALKINS
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-----Original Appointment-----
From: Smith, Tom A <tasmith@menlopark.org>
Sent: Thursday, January 27, 2022 2:58 PM
To: Smith, Tom A; Chow, Deanna M; Chan, Calvin; Virginia Calkins; Benjamin Elder
Subject: Menlo Park Housing Element Update - Quadrus Site
When: Thursday, January 27, 2022 3:30 PM-4:00 PM (UTC-08:00) Pacific Time (US & Canada).
Where: Zoom

[EXTERNAL EMAIL]

Community Development is inviting you to a scheduled Zoom meeting.

Topic: Menlo Park Housing Element Update
Time: Jan 27, 2022 03:30 PM Pacific Time (US and Canada)

Join Zoom Meeting
https://us06web.zoom.us/j/81254018408

Meeting ID: 812 5401 8408
One tap mobile
+16699006833,,81254018408# US (San Jose)
+12532158782,,81254018408# US (Tacoma)

Dial by your location
+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 312 626 6799 US (Chicago) +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC)
Meeting ID: 812 5401 8408

Find your local number: https://us06web.zoom.us/u/kXaXVclUT

Tom A. Smith
Acting Principal Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6730
menlopark.org

From: Smith, Tom A
To: Virginia Calkins
Cc: Chow, Deanna M; Chan, Calvin; Benjamin Elder; Brad Scott
Subject: RE: Housing element follow up
Date: Monday, May 23, 2022 9:33:39 AM
Attachments: CMP_Email_Logo_100dpi_05d92d5b-e8e3-498f-93a6-d0da509bd602111111111.png

[EXTERNAL EMAIL]

Hi Virginia,

Thank you for continuing to remain engaged in the Housing Element Update process and reaching out regarding the Divco properties. We understand that your intentions for the properties currently preclude adding any housing at the site. The City Council will be discussing the draft Housing Element at a special meeting on May 31 and may provide additional guidance about the status of specific properties currently on the list. We would encourage you to listen in for that meeting. Following the Council discussion, we can schedule a time to meet if needed to discuss any updates to the zoning approach and feasibility for housing opportunity sites.

Thanks,
Tom

Tom A. Smith
Acting Principal Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6730
menlopark.org

From: Virginia Calkins [mailto:VCalkins@divcowest.com]
Sent: Tuesday, May 17, 2022 2:17 PM
To: Smith, Tom A <tasmith@menlopark.org>
Cc: Chow, Deanna M <DMChow@menlopark.org>; Chan, Calvin <CChan@menlopark.org>; Benjamin Elder <BElder@divcowest.com>; Brad Scott <BScott@divcowest.com>
Subject: RE: Housing element follow up

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hi Tom,

We listened with interest last night – glad to hear a lot of engagement and discussion.
We would like to better understand the zoning approach and feasibility at our sites given that we have no intent to deviate from our stated plan as long-term office owners. Let us know if there's a good time for your to meet and discuss, and if there's any additional information we can provide.
Thanks
Virginia

VIRGINIA CALKINS
Development

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From: Virginia Calkins
Sent: Friday, May 13, 2022 7:25 PM
To: Smith, Tom A <tasmith@menlopark.org>
Cc: Chow, Deanna M <DMChow@menlopark.org>; Chan, Calvin <CChan@menlopark.org>; Benjamin Elder <BElder@divcowest.com>; Brad Scott <BScott@divcowest.com>
Subject: Housing element follow up

Hi Tom,
Hope you've been well. We've gleaned from the recent housing element update that you have been hard at work!

In reviewing the draft housing element, we noticed that several of our sites on Sand Hill are still listed as potential housing locations. This concerns us, as we appreciate the criticality of the housing issue; however, as we previously described, we are dedicated long-term office owners, with no intention of building housing on our campuses. (I've attached the past correspondence for reference.) Our focus, as Deanna has kindly discussed with us recently, is on sustainable improvements centered on wellness, native landscapes, and activated outdoor space – goals in line with the City General Plan.

We'll listen to the session on Monday with interest. After that, would you be willing to meet to help us understand the next steps in the process? Let us know if we can answer any questions in the meantime.

Thank you, and have a great weekend
Virginia

VIRGINIA CALKINS
Development

O 248.961.5664 **301 HOWARD STREET, SUITE 2100**
C . 248.961.5664 **SAN FRANCISCO, CA 94105**

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Invested in the power of place. Inspired by the energy of people.
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Chan, Calvin

From: Andrew Bielak <abielak@midpen-housing.org>
Sent: Thursday, December 1, 2022 4:18 PM
To: _Planning Commission
Subject: Comments for Tonight's Study Session
Attachments: 22_0606 MidPen Housing Element Letter.pdf

Good afternoon Planning Commissioners,

I represent the affordable housing developer MidPen Housing and wanted to write in regards to tonight's study session.

I'm re-sending a letter I previously provided in regards to the Housing Element. In addition to the points described in this letter, I would add the following:

- If feasible, we recommend the Commission consider updating the Affordable Housing Overlay zone to provide benefits that are equivalent to the State Density Bonus Law, so the AHO could be used independently to reach the desired outcome, instead of requiring to be paired with the SDBL. This approach would avoid a project needing to separately apply for the SDBL and ensure the City can provide the housing densities it seeks independent of State law.

- In its current iteration, the proposed revision to the AHO would allow 100% affordable projects to reach 99 units when using the SDBL. We recommend allowing projects to reach 150 units per acre, which would maximize potential for senior or supportive projects which can be feasible at higher densities

- We would like to reiterate the points from the letter regarding other important components of the AHO, including parking, fee waivers, and possibility for ministerial review. Lastly, we would continue to emphasize the importance of having a strong focus and clear strategy around publicly owned sites, which often present the strongest opportunity for affordable housing development.

Thank you,
Andrew Bielak

Andrew Bielak | Associate Director of Housing Development
MidPen Housing Corporation
303 Vintage Park Drive, Suite 250, Foster City, CA 94404
c. 650.830.1360
MidPen Housing

MidPen HOUSING

June 6, 2022

Dear Members of the Menlo Park City Council, City Commissions, and Staff --

Thank you for your continued progress in the preparation of the 2023-2031 Housing Element Update. We applaud the effort to incorporate extensive community input and to examine a comprehensive approach to encourage the development of the nearly 3,000 mandated units for the City of Menlo Park through its Housing Element

As a 100% affordable non-profit housing organization with five communities either under construction or completed in Menlo Park, MidPen Housing is deeply committed to partnering with the City to implement strategies that can support expansion of housing opportunities for those in need. We believe many of the concepts described in the plan could help achieve progress, but require additional detail and timely implementation to ensure success. With that in mind, MidPen is providing the following comments and questions on the May 11th draft of the City's Housing Element for 2023-2031.

- **Affordable Housing Overlay Zone (AHO):** Under Program H4.D, please provide clarification on how the Affordable Housing Overlay Zone is to be defined and what incentives it will provide in comparison to the incentives in the 2015-2023 Housing Element codified under Government Code Chapter 16.98. MidPen's recommendation is that the City make the AHO zone as expansive as possible to cover the 73 recommended sites and that the incentives to be included provide concrete benefits for affordable housing developments above what is available under State Density Bonus Laws.

- **Ministerial Review of 100% Affordable Housing:** MidPen is supportive of applying ministerial review to 100% Affordable projects per policy H4.E but requests that the City shorten the currently proposed program timeframe of three years from Housing Element adoption. We recommend the City examine opportunities to streamline so the benefits of this policy become available before the City is nearly halfway through the new Housing Element cycle.

- **CEQA Requirements and Transportation Analysis:** The City should review Transportation Impact Analysis (TIA) Guidelines to ensure consistency with CEQA. The City's current TIA guidelines require preparation of Level of Service (LOS) analysis for affordable projects, even when it is not required under CEQA, which only requires a VMT (Vehicle Miles Traveled) analysis and assumes no significant impact for affordable developments. We also recommend that the City analyze which of its 73 proposed sites are currently within what they have categorized as a low VMT area.

- **Height limits** – We recommend the AHO zone include height limits that provide at least as much flexibility allowed under the State Density Bonus programs

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- **Density** – The draft Housing Element proposes a 100 dwelling units per acre density allowance for 100% Affordable projects. We ask the City consider a limit of up to 150 units per acre for housing for affordable developments below 2 acres and/or for senior and supportive housing projects, which can be feasible at higher densities due to lower parking needs and smaller unit sizes.

- **Parking** – We appreciate the efforts to revise parking standards per Policies H4.D and H4.M, and recommend the City adopt parking requirements that offer at least as much flexibility as the State Density Bonus Law. In particular, we suggest that a maximum parking ratio for any 100% affordable project of .5 spaces per unit if it is either a) serving permanent supportive housing population b) serving seniors, or b) located within ½ mile from a major transit stop. We also hope these strategies can be implemented well before the two years described in the Report.

- **Fee Waivers and Exemptions** – In support of Housing Element Policies H1.4 and H4.8, we request that the City develop a more standardized and simplified rule around fee waivers. Fee waivers are a critical component of ensuring feasibility of an affordable development, and it is important for non-profit developers to understand early in the process how fee waivers or reductions will be calculated and applied.

- **Inclusionary Housing –** We applaud the Draft Element's proposed amendments of the Inclusionary Housing requirements per Policy H4.A to further incentive affordable housing. In considering future development of mixed-income communities on larger sites such as the SRI or USGS sites, MidPen recommends Staff engage with both affordable and market-rate developers to help devise policies that can best support achievement of different types of housing on realistic time frames.

- **Public Land** – Due to the incredibly high cost of land, the inclusion of downtown parking lots in the Housing Element is a key ingredient to supporting future affordable units. We ask the City to maintain a strong focus on public sites for affordable housing and develop a strategy and work plan towards preparing Request for Qualifications for any viable public sites to solicit developer interest through a public process.

Thank you for your review of these comments. Please don't hesitate to reach out if you have any questions.

Sincerely

Andrew Bielak
Associate Director of Development
abielak@midpen-housing.org

Chan, Calvin

From: Patti Fry <Patti.L.Fry@gmail.com>
Sent: Thursday, December 1, 2022 12:36 PM
To: _Planning Commission
Cc: _CCIN
Subject: How big will Menlo Park grow?

Hi Planning Commissioners,
As I perused both the draft Housing element Subsequent EIR (SEIR) and the Willow Village EIR, my eyes tripped over some growth projections that do not make sense to me. I am hopeful you can get staff to explain things because the absolute and percentage of growth really matters when we consider the impacts of potential growth ahead. Without clarity, it is not possible for our community to make appropriate comments about the SEIR or for our leaders to make good decisions about what needs to be in place to support growth -- and even how much additional growth to approve.

Please reference the attached excerpts from the Willow Village EIR (April 2022) with ABAG projections of Menlo Park's 2020-2040 growth. That document states that "ABAG projections for 2040 incorporate full buildout of ConnectMenlo General". I realize this is a lot of technical information but that is what plans are built upon.

Below is a comparison of what ABAG projected as part of Plan Bay Area 2040 as shown in the Willow Village EIR and what is in the Housing Element SEIR (page 3-16) for ConnectMenlo without and with the Housing Element Update added to the original ConnectMenlo's growth projections.

ABAG Projections (2020-2040)		ConnectMenlo (2021-2040)	ConnectMenlo + HE Update (20 2040)
Population Growth (44,530 to 54,920)		Population Growth 36,715 to 50,350)	Population Growth (36,715 to 63,8
People	10,390	13,635	27,095
Percent	23.30%	37.14%	73.8
Housing Growth (15,390 to 17,680)		Housing Growth 14,016 to 19,880)	Housing Growth (14,016 to 24,829
Units	2,290	5,784	10,813
Percent	14.90%	41.84%	77.1
Jobs Growth (36,410 to 42,475)		Jobs Growth (43,691 to 53,250)	Jobs Growth (43,691 to 53,250)
Jobs	6.065	9,559	9,559
Percent	16.60%	21.88%	21.8

A couple observations and questions:

- ABAG's numbers do not appear to include all of ConnectMenlo's Buildout as stated in the Willow Village EIR. What does this mean?

- The population increase included in the HE SEIR is nearly triple ABAG's projected growth even though ABAG assumes a much higher 2020 population.
- Menlo Park's population has not increased as much as ABAG has assumed. "According to the 2020 U.S. Census, the City had an estimated population of approximately 33,780 residents1 in 2020. The 2010 U.S. Census found there were 32,026 residents of Menlo Park, and in 2000 there were 30,785." (page 4.12-3 of HE SEIR).
- ConnectMenlo appears to have sufficient housing to cover ABAG's 2040 projection + 2,200 units. Why is the Housing growth in the HE SEIR nearly five times ABAG's projected increase of units?
- The ConnectMenlo jobs growth is 50%+ more than ABAG assumed. What will future housing allocations be when ConnectMenlo shows many more jobs than ABAG has assumed?

I do not recall public conversations about Menlo Park growing from the current size to a population of 63,810. Are there adequate plans in place by the city, schools, utilities, etc. to support a 74% increase in population?

Please help clarify this baseline information so appropriate comments can be made.

Thank you.
Patti Fry
former Planning Commissioner

Willow Village EIR excerpts

page 3.13-2

Table 3.13-1. Population Trends in Menlo Park, San Mateo County, and the Bay Area, 2020–2040

	2020	2030	2040	Growth (2020–2040)
Menlo Park	44,530	52,865	54,920	10,390 (23.3%)
San Mateo County	796,925	853,260	916,590	119,665 (15.0%)
Bay Area	7,920,230	8,689,440	9,652,950	1,732,720 (21.9%)

Source: ABAG and MTC, 2018.

page 3.13-3

Table 3.13-2. Household Trends in Menlo Park, San Mateo County, and the Bay Area, 2020–2040

	2020	2030	2040	Growth (2020–2040)
Menlo Park	15,390	17,265	17,680	2,290 (14.9%)
San Mateo County	284,260	302,520	317,965	33,705 (11.9%)
Bay Area	2,881,965	3,142,015	3,426,700	544,735 (18.9%)

Source: ABAG and MTC, 2018.

page 3.13-5

Table 3.13-3. Employment Trends in Menlo Park, San Mateo County, and the Bay Area Region, 2020–2040 (Total Number of Jobs)

	2020	2030	2040	Growth (2020–2040)
Menlo Park	36,410	37,195	42,475	6,065 (16.6%)
San Mateo County	399,415	423,005	472,340	72,770 (18.2%)
Bay Area Region	4,136,190	4,405,125	4,698,375	562,185 (13.6%)

Source: Association of Bay Area Governments and Metropolitan Transportation Commission. 2018. *Plan Bay Area Projections 2040.*
Note: ABAG projections for 2040 incorporate full buildout of ConnectMenlo.

ConnectMenlo and ConnectMenlo + Housing Element page 3-16 Draft Housing Element SEIR

TABLE 3-5
CITY OF MENLO PARK GROWTH PROJECTIONS 2021-2040

	2015 Baseline (Existing) Conditions from *ConnectMenlo* EIR	2021 Baseline Conditions[a]		Housing Element Update			2040 Cumulative (Maximum Buildout) Projections from *ConnectMenlo* EIR	Updated 2040 Cumulative (Maximum Buildout) Projections with Housing Element Update[d]
		Existing	Approved Projects[a]	Pending Projects[b]	ADUs[c]	Additional Units		
Bayfront Area[e]								
Residential Units	0	735	923	2,319		0	5,430	5,561
Population[f]	0	1,874	2,373	5,960		0	13,960	14,343
Non-Residential SF	8.7 million	9.74 million				0	13.4 million	13.4 million
Hotel Rooms	0	250				0	860	850
Jobs	19,800	32,275[g]	(213)			0	39,950	39,950
Remainder of City								
Residential Units	13,100	13,281	525	414	85	4,000	14,450	19,248
Population[f]	32,900	34,841	1,350	1,064	218	10,280	36,390	49,467
Non-Residential SF	5.9 million	5.93 million				0	6.8 million	6.8 million
Hotel Rooms	570	631				0	640	640
Jobs	11,100	11,416[g]	1,470			0	13,300	13,300
Citywide Totals								
Residential Units	13,100	14,016	1,448	2,733	85	4,000	19,880	24,829
Population[f]	32,900	36,715	3,723	7,024	218	10,280	50,350	63,810
Non-Residential SF	14.6 million	15.7 million				0	20.6 million	20.6 million
Hotel Rooms	570	881				0	1,490	1,490
Jobs	30,900	43,691	1,257			0	53,250	53,250

NOTES:

a 2021 Baseline conditions reflect existing conditions plus approved projects that are in construction or likely to commence construction in the near term. The approved projects include 111 Independence Drive; Menlo Uptown (141 Jefferson Drive, 180-186 Constitution Drive); and Menlo Portal (104-110 Constitution Drive, 115 Independence Drive) in the Bayfront Area. In the remainder of the City, approved projects include 1275 El Camino Real, 500 El Camino Real, Springline (1300 El Camino Real), 1021 Evelyn Street, 1540 El Camino Real, 115 El Camino Real, 409 Glenwood Avenue, 706-716 Santa Cruz Avenue, 1300 Block of Willow Road, 201 El Camino Real, 1162 El Camino Real, 975 Florence Lane, and 661-687 Partridge Avenue.

b Pending projects reflect residential development applications that are currently on file for residential development in the City. These projects include Willow Village, Menlo Flats (165 Jefferson Drive), and 123 Independence Drive in the Bayfront Area. In the remainder of the City, pending projects include 1550 El Camino Real, Parkline (333 Ravenswood Avenue), and 1220 Hoover Street. Projects yielding greater than 10 units are listed in Table 3-3.

c Although the actual distribution of ADUs between the Bayfront and the Remainder of the City is unknown, the ADUs are shown in the Remainder of City totals here to represent their inclusion in the total number of residential units analyzed as part of the HEU in this SEIR.

d The Updated 2040 Cumulative represents the *ConnectMenlo* 2040 Cumulative plus approved and pipeline projects that were not anticipated in the *ConnectMenlo* EIR, plus the 85 ADUs and 4,000 units being zoned for in the Housing Element Update, plus an estimated 299 units that may result from development on small sites affected by zoning and Specific Plan changes as part of the HEU after the end of the planning period in 2031. The estimate of 299 units is based on the assumption that the best sites are those included in the Housing Sites Inventory that are assumed to be built-out by 2031 and the smaller sites remaining may see modest development in later years. Projects that were not anticipated in *ConnectMenlo* include 123 Independence Drive in the Bayfront Area. The 2040 "No Project" condition would include the housing unit and population values in this column, less the 4,000 units from the HEU (10,280 persons), and the 299 additional units noted above (768 persons). Thus the Citywide unit count for the "No Project" condition would be 20,530 units, with a resultant Citywide population of 52,762 persons.

e The Bayfront Area as defined in the *ConnectMenlo* EIR refers to areas on the Bay side of US-101 with the exception of the Belle Haven neighborhood.

f Population estimates presented for the *ConnectMenlo* existing baseline and 2040 Cumulative are based on the assumption of 2.57 persons per household used in the *ConnectMenlo* EIR which aligns with the City's transportation model.

g This number represents the 19,800 jobs from *ConnectMenlo* EIR Table 3-2 plus 5,412 from the occupied portion of Facebook Campus Expansion Project and 7,063 from space occupied from 2015 through 2021.[6] This number represents the 11,100 jobs from *ConnectMenlo* EIR Table 3-2 plus 316 jobs in space occupied from 2015 through 2021.

SOURCE: City of Menlo Park, March 2022.

SAVE THE BAY

December 5, 2022

City of Menlo Park
751 Laurel St.
Menlo Park, CA 94025

Subject: Planning for Climate Hazards When Developing Housing

Dear Mayor Nash and Councilmembers,

As you consider the approval of Menlo Park's updated Housing Element and the location of future housing across the city, we urge you to consider the growing risks and hazards posed by climate change. Flooding from sea level rise and extreme storm events, earthquakes, landslides, and fires should be considered when deciding when and how to build housing, especially affordable housing, in Menlo Park.

The 2021 Local Hazard Mitigation Plan for San Mateo County documents in great detail the risks faced by the County from flooding, sea level rise, tsunamis, wildfires, landslides, earthquakes, and dam failures. While it is not possible to site all housing away from every hazard, it is essential that these risks are accounted for, especially in low income communities and for affordable housing, as those residents have the fewest financial resources to recover from disasters.

Where housing is sited in known hazard risk areas, mitigations must be taken to ensure residents are protected. In order to ensure low income residents are protected from sea level rise, flooding, and other hazards, the city must consider the impacts of climate change when planning for housing developments. The Safety and Environmental Justice Elements of the General Plan should align with the Housing Element to ensure resilience to climate hazards is part of addressing our housing needs.

The Housing Element and General Plan Update are important opportunities for the city to ensure that Menlo Park residents have access to safe, climate resilient housing.

Sincerely,

David Lewis

David Lewis, Executive Director
Save The Bay

MENLO TOGETHER

December 6, 2022

Re: Agenda Item H1 - Housing Element

Dear Council Members and staff,

Thank you for considering updates to the City's housing element as we move toward the deadline for submission to the state.

Menlo Together and HLC are eager to see the City submit a housing element that fulfills our legal mandate and addresses the intent of the law to spur the creation of housing at all income levels, especially affordable housing, and to affirmatively further fair housing.

A solid Housing Element will enable our city to be home to people of different ages, incomes, and abilities. It will also retain the land use control that we have. If the Housing Element is not accepted, the City will lose control over housing developments that meet certain criteria through the "Builders Remedy". And if we underperform, SB35 will enable similar project streamlining for developments that include affordable housing.

We had earlier sent a letter that commented on the Housing Element Sites as well as Policies and Programs, and follow up letters responding to the HCD Review of our Draft Housing Element:
June 3, 2022 - Opportunity Sites and Programs
November 13, 2022 - Tenant Protections
November 13, 2022 - Opportunity Sites and Production-related Programs

With regard to Sites, we still see significant weaknesses. With regard to Policies and Programs, the staff recommendation has significant improvements but there are important clarifications and improvements required.

Sites

The recommendations in the staff report include mathematical changes that make our site inventory appear to generate more affordable housing than the prior draft. However, the city has not yet added new sites or changed policies as needed to make current sites feasible for new homes. The numerical changes do not address the underlying constraints to development on the city's chosen sites.

- Willow Village

    - As mentioned in item 3c from our Nov 13th letter, the realistic capacity must be adjusted down by a minimum of 44% (42+96), with more analysis of other risks to the project such as the recent layoffs at Meta. We see these changes have not been made or addressed.
- Sand Hill sites
    - The city's housing element uses transparent legal gimmicks to justify inclusion of the Sand Hill sites in the inventory, such as counting some of the sites for exclusively above moderate-income housing. Under current zoning, no housing will be built on these sites, and they should be rezoned significantly or removed from the inventory.
- Downtown.
    - The staff report notes that changes to Downtown are at the discretion of the Council. We strongly support making changes now. **For years Council and Staff have said that the time to revisit and upzone Downtown is during the Housing Element. That time is now.**
- Constraints on sites
    - Development standards. On p H-1.15 of the staff report, in response to HCD's letter, the city commits to reviewing and updating development standards in Program H4.M. However the timelines and objectives of H4.M only mention parking standards. **The city needs to set a timeline and clear objectives for updating development standards (FAR, height, lot coverage, etc.) to align with all other housing element goals and changes.**
    - FAR. The recommendation justifies the city's FAR policies by asserting that they are similar to nearby cities. However, HCD has identified FAR as a constraint to development in those cities.
- Methodology
    - We remain concerned about the lack of supporting evidence, and contradicting evidence that landowners will be willing to redevelop.
    - The City has increased the number of projected affordable units in its site inventory by applying the Affordable Housing Overlay. The Housing Element analysis assumes every parcel located within the overlay will use it to the maximum allowable extent, in combination with the state density bonus program. **There is no historical evidence to justify this happening.**
    - Numerous non-vacant sites are assumed to accommodate 100% very low income housing. This remains implausible; Menlo Park has no track record of similar development, as affordable housing almost always includes some low- and moderate-income housing. Menlo Park should adjust its affordability assumptions to reflect past development trends.
    - We continue to request that any sites where the property owner has expressed a clear disinterest in developing housing be removed. The housing element recognizes that Divco, the owner of 2400 Sand Hill Road (Quadrus, Site #4) and 2700 Sand Hill Road (Site #49), requested removal of its sites from the inventory due to disinterest in developing housing at proposed densities.
    - In contrast, two other property owners, David Bohannon and First Church of Christ, Scientist, requested inclusion of their properties in the inventory at realistic densities.
    - We request that staff make public the per-site projections (i.e. site sheets) so that the public has a chance to review and comment on specific sites, just like with previous drafts.

Policies and Programs

- We note with appreciation the increased rigor and additions made to Program H.2.E. Anti-Displacement Strategy, and ask that the city clarify the contradictions between section H.2.E and Table 4-24 Fair Housing Issue, Contributing Factors, and City Actions section C, in favor of the more robust descriptions in Program H2.E.
- Significant public funds will be required for 100% affordable housing to pencil out. Menlo Park issued $10M from our BMR Fund in early 2021 and needs to replenish the coffers. The Housing Element must prioritize increasing commercial impact and in-lieu fees (Program H4.D), and revamping the BMR Guidelines to ensure we produce BMR homes that meet the needs of the populations most impacted by housing insecurity.
- H1.I, "Utilize the City's Below Market Rate Housing Fund," promises to release a NOFA at least every 2 years, starting with a $2 million NOFA in 2023. We already have a commitment to release a NOFA at least every two years, and we were due to release one by November 2022. In addition, the housing element does not describe how the NOFA funds will be prioritized or leveraged.
- H2.C, "Assist in Implementing Housing Rehabilitation" Program should be *very* specific about what actions are required to achieve the desired outcomes. The City allocated $1.2M for this Habitat for Humanity program in January 2021 as part of the November 2020 NOFA. Nearly two years later, we should know precisely what is needed, by when, and by whom, in order to achieve this program's promise to improve health and safety for our lower income Belle Haven seniors.
- H2.E, "Anti-Displacement Strategy," needs clearer commitments and more aggressive implementation timelines.
    - We would like to see a commitment to implement effective anti-displacement programs on a much shorter timeline than articulated. If not, many people will be displaced between now and 2027, the current milestone for completion
    - Much community outreach has been completed. Review the feedback, and act. Follow the lead of front-line organizations in the Anti-Displacement Coalition.
    - Commit to implementing "Just Cause for Eviction for tenants of any tenure" rather than a plan to consider the program.
    - Per our previous letter and the letter sent to several cities from the San Mateo County Anti-Displacement Coalition, we hope to see the current item, "Increase the time of rent relocation assistance" changed to "**Expand relocation payments for all no-fault evictions to cover a minimum of four months rent."** As explained in the ADC letter, "State law only provides for relocation payments equal to one month of the tenant's rent, which is inadequate to cover the costs of moving, security deposits, first and last month's rent at a new rental unit, and increased rent levels. These are all unplanned expenses for the tenant, and the tenant should be reasonably compensated commensurate with the loss of their housing through no fault of their own. A local just cause ordinance should cover a minimum of four months of the tenant's rent to cover the full costs of relocation for all no-fault evictions, with additional payments for tenants who are low-income, disabled, elderly, have minor children, or are long-term tenants.
    - We agree with the goal to "Create an eviction monitoring and data collection program". We would like to see more detail and an accelerated timeline.

- H4.G, "Consider City-Owned Land for Housing," makes a concrete commitment to build 345 affordable units on a (mostly) reasonable timeline, which we appreciate. On an optimistic schedule, affordable housing developments take ~4 years; **it is unrealistic to claim those projects will be completed in 2028**, the HE's current projection.
- H4.L, "Modify El Camino Real/Downtown Specific Plan," commits to "adopt" changes rather than "consider" them, a small but important change. Still, **a base density of 30 du/ac is too low to incentivize any type of housing**. This is backed by letters from both market rate and affordable developers, including MidPen and David Bohannon.
    - Furthermore, we would like to see more evidence justifying the proposed complex web of bonuses and incentives for downtown zoning, rather than a more bold and general approach of significantly loosening all constraints such that development is irresistible.
- Program H4.O describes a potentially impactful SB 10 overlay. We see this as an opportunity to make every neighborhood more inclusive by creating a diversity of housing types everywhere in the city. **We encourage the broadest possible application of the SB10 overlay.**

Thank you for your consideration

The Menlo Together Team

BOHANNON

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W ddbo.com

December 6, 2022

VIA ELECTRONIC MAIL

Mayor Betsy Nash
And Members of the City Council
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: City of Menlo Park's Sixth Housing Element Site Inventory

Dear Mayor Nash and Members of the City Council:

In advance of the City Council's upcoming hearing to consider the Sixth Housing Element ("Housing Element"), we are writing on behalf of the David D. Bohannon Organization ("DDBO") to follow up on our letter of November 11, 2022 (attached) that requested the City of Menlo Park ("City") include our property located at 3750 Haven Avenue (APN 055-231-060) ("Property") in the Housing Element's inventory of housing opportunity sites (the "Site Inventory").

As we have explained, there are important reasons to include the Property in the Site Inventory: 1) serious interest to develop the Property into much-needed, high-density housing; 2) suitability as a nonvacant site for redevelopment; 3) realistic capacity to yield approximately 442 residential units; and 4) ability to help the City achieve substantial compliance with State Housing Element Law. Moreover, we also request that the City include the contiguous parcels located in Bohannon Park (as shown on the attached map) that DDBO controls and which could be assembled and developed into a viable, multi-family village if the City creates the necessary densities, such as those established for the ConnectMenlo General Plan ("ConnectMenlo"). The inclusion of these sites will serve to materially help the City make the case that its Site Inventory contains **actual land suitable and available for residential development**, which will bolster the legitimacy of the City's Site Inventory and facilitate compliance with State Housing Element Law. We understand that staff is not adding to the Site Inventory without direction from the City Council. We ask for this direction tonight.

Housing Element Deficiencies

We are writing to amplify the point made in our November 11th letter as to the deficiencies in the Housing Element identified by the Department of Housing and Community Development ("HCD"). The City is facing unprecedented consequences for potential Housing Element noncompliance. HCD has raised **serious** realistic capacity concerns that require a major overhaul of the document to achieve compliance with State

Housing Element Law. Specifically, the City must revisit its housing inventory to ensure that, not only can the City achieve its baseline RHNA obligation (i.e. 2,946 units), but its 30% percent buffer expectation (i.e. 884 units), as well.

As you know, HCD's October 21, 2022 letter ("HCD Letter") identifies the need for further analysis regarding suitability of nonvacant sites. Specifically, the HCD Letter states, "[t]he element must include an analysis demonstrating **the potential for redevelopment** of nonvacant sites." (HCD Letter, page 4.) (emphasis added.) HCD goes on to say that:

> While the element includes a detailed description of existing uses, it must also demonstrate the potential for additional development in the planning period… the element must analyze the extent that existing uses may impede additional residential development. For example, the element includes sites identified as religious institutions, a post office, parking lots, a supermarket and office buildings…the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period…[a]bsent findings (e.g. adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the regional housing need allocation.

(HCD Letter, page 4.)

Simply put, we believe the City has a serious problem making such findings based on the necessary substantial evidence. This Summer, DDBO wrote two letters to the City stating our willingness to consider converting certain properties near Marsh Rd/HWY 101 to residential uses if the City increased the 30 du/acre base to a higher, more viable density, such as that in the ConnectMenlo area, where, not coincidentally, actual multi-family projects of higher density currently are being developed. In the June 6, 2022 Staff Report, staff recommended to the City Council that, not only should you keep these sites on the Site Inventory, but you also should increase the densities. However, the City Council ignored this recommendation and **removed the sites** in the face of clear demonstration of our willingness to redevelop the sites at more viable densities. Now, the Site Inventory is shortchanged 102 potential units at minimum or hundreds of units at a maximum.

Ref.	Site Name or General Ref.	Acreage[1]	Potential Density[2]	Potential Units	Considerations for the Site Inventory	Potential Options (Bold Text = Staff Recommendation)
A	Marsh Rd. and Bohannon Dr. Sites Site #65 (1000 Marsh Rd.) Site #66 (3885 Bohannon Dr.) Site #73 (4065 Campbell Ave.)	Site #65 2.5 acres (1-acre carve out) Site #66 5 acres (1-acre carve out) Site #73 1.4 acres	Site #65 30 du/ac Base 100 du/ac AHO Bonus Site #66 30 du/ac Base 100 du/ac AHO Bonus Site #73 30 du/ac Base 100 du/ac AHO Bonus	Site #65 30 units Base 100 units AHO Bonus Site #66 30 units Base 100 units AHO Bonus Site #73 42 units Base 140 units AHO Bonus	Why Remove Property owner stated disinterest in housing development unless higher densities considered Why Keep Limited sites in District 2 and desire to spread housing opportunity throughout the city	• **Keep on opportunity sites list and increase densities on sites** • Keep on opportunities sites list with AHO Bonus • Remove from opportunity sites list

Conversely, at the same June 6, 2022 Special Meeting, the City Council was informed that the property owners of the Sharon Heights Office Parks had expressed disinterest in housing development on their Sand Hill Road sites. Staff recommended that the City Council remove these sites from the Site Inventory in light of this disinterest. Nevertheless, despite clear evidence of a property owner's complete lack of intent to develop its sites, the City Council directed staff to **keep these sites** on the Site Inventory.

Page 2 of 6

Ref.	Site Name or General Ref.	Acreage[3]	Potential Density[4]	Potential Units	Considerations for the Site Inventory	Potential Options (Bold Text = Staff Recommendation)
B	Sharon Heights Office Parks Site #4 (2480 Sand Hill Rd.) Site #49 (2700 Sand Hill Rd.)	Site #4 6.8 acres (2-acre carve out) Site #49 10.9 acres (2-acre carve out)	Site #4 30 du/ac Base 100 du/ac AHO Bonus Site #49 30 du/ac Base 100 du/ac AHO Bonus	Site #4 60 units Base 200 units AHO Bonus Site #49 60 units Base 200 units AHO Bonus	Why Remove Property owner stated disinterest in housing development during the planning period and current investment/improvements at the larger site. Why Keep • Plans to use site for housing can change and this would allow more options/potential • Limited sites in District 5 and desire to spread housing opportunity throughout the city	• **Remove from opportunity sites list** • Keep on opportunities sites list with AHO Bonus

These are just two examples of the City's problematic choices with respect to the Site Inventory analysis. Moreover, a review of public comments submitted on the Housing Element identified numerous other instances where commenters have called into question the viability of opportunity sites. Staff recommended removing these sites from the Site Inventory, as well, yet nearly all of them have remained, despite their questionable suitability. Now, it would appear that, if these sites are rejected by HCD as being infeasible for the reasons the commenters raise, then the buffer being relied upon in the Housing Element would be eliminated. This background information **highlights the City's serious problems** associated with meeting HCD's mandate and complying with

State Housing Element Law. Consequently, it necessitates the City's need to include additional, more realistic sites, as discussed below.

Inclusion of 3750 Haven and Bohannon Park Properties

In light of the foregoing, DDBO again stresses the importance of the City adding the Property to the Site Inventory so that it can point to its high likelihood of redevelopment to housing during the 6th RHNA cycle. Frankly, the City does not have many of these obvious, suitable redevelopment opportunities on which to rely. Instead, it is asking HCD and the public to believe that property owners will develop "carve outs" of their sites and build housing in parking lots at remarkably low density. These tenuous assumptions accompanied by the lack of real evidence put the City's Housing Element at extreme risk. Therefore, we request that the City Council give serious consideration to the Property, **even if it is located in District 1**, for the reasons enumerated in our prior letter and to avoid the consequences of Housing Element non-compliance.

Similarly, we are making a new request that the City include certain properties in Bohannon Park that DDBO controls and could consolidate for redevelopment to multi-family housing. These sites are highlighted on the attached map and include:

- 120, 140, 160 Scott Place (APN 055-253-220)
- 4065 Campbell Avenue (APN 055-251-270)
- 4045-4055 Campbell Avenue (APN 055-251-260)
- 3885 Bohannon Drive (APN 055-251-220)
- 990 Marsh Road (APN 055-251-070)
- 1000 Marsh Road (APN 055-251-340)
- 1100 Marsh Road (APN 055-251-320)
- 1110 Marsh Road (APN 055-251-250)
- 1020, 1040, 1060, 1080 Marsh Road (APN 055-251-350)

The current Site Inventory includes sites #67, #68, #69, #70, #71, and #72 (also noted on the attached map) in Bohannon Park, across the street from our sites, as Non-Residential Parcels with Complete Redevelopment. The Housing Element assumes that redevelopment on these sites could be 100 percent residential or mixed use, much like several projects in the Bayfront area. (Housing Element, page 7-33.) Specifically, the Housing Element calls out the office sites on Bohannon Drive and Campbell Avenue because new residential allowances would be similar to ConnectMenlo's R-MU zoning designation, which allows up to 100 du/ac at the bonus level, which the City sees as a "good indicator that higher-density housing could be developed in this area and that there is a market for such use." (Housing Element, page 7-34.) On this we can agree; however, our omitted Bohannon Park sites enjoy even more likelihood of redevelopment because of our common ownership and ability to consolidate parcels into a viable, roughly 25+-acre redevelopment opportunity that could produce hundreds of (or possibly over a thousand) residential units. By including our Bohannon Park properties in the Site

Inventory, the City can make the "Potential Findings for Non-Residential Parcels with Complete Redevelopment," especially the prong that says "[s]ome controlling landowners are considering a sale, change of use, or change of locations"—especially if the City intends to self-certify. (Id.) Therefore, we respectfully request that the City include the aforementioned sites in the Site Inventory for the next draft of the Housing Element.

Conclusion

We are requesting that the City Council direct staff to include these properties in the Site Inventory because of our genuine interest in redeveloping the sites and helping the City achieve its RHNA obligations. As we have stated before, we would like to be part of the solution and are offering suitable and realistic opportunities for the City to get credit for real—not illusory—housing units. We hope that the City appreciates the seriousness of this moment. As you know, there are many State Housing Law "tools in the toolbox" that developers could invoke to override local control if the City Council misses the mark with HCD. We hope that the City Council recognizes our request as an opportunity to help avoid this outcome.

Thank you for your consideration. If you need any additional information or have any questions related to this request, please do not hesitate to contact me at david.bohannon@ddbo.com or (650) 345-8222.

Sincerely,

David D. Bohannon II
President & CEO

Enclosures

cc: Justin Murphy, City Manager
Mary Wagner, Office of the City Attorney
Deanna Chow, Assistant Community Development Director
Tom Smith, Acting Principal Planner
Calvin Chan, Senior Planner

BOHANNON

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November 11, 2022

Via E-mail dmchow@menlopark.org, jicmurphy@menlopark.org, ndoherty@bwslaw.com

Deanna Chow, Assistant Director of Community Development
Justin Murphy, City Manger
Nira Doherty, City Attorney
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Re: Request to Include 3750 Haven in the City of Menlo Park's Sixth Housing Element Site Inventory

Dear Ms. Chow, Mr. Murphy, and Ms. Doherty,

We thank you for your efforts on the City of Menlo Park's Sixth Housing Element ("Housing Element"). The purpose of this letter is to respectfully request that 3750 Haven Avenue (APN: 055-231-060) ("Property") be included in the Housing Element inventory of housing opportunity sites (the "Site Inventory"). As explained below, there are compelling reasons to include the Property in the Site Inventory, including but not limited to, feasibility, market demand and owner and developer interest in developing the Property into a high-density residential property.

As you may know, David D. Bohannon Organization ("DDBO") has engaged Greystar as a consultant for the purposes of redeveloping this property. Greystar has successfully entitled four projects in the City, most notably, the Menlo Portal and Menlo Uptown mixed use projects in the Bayfront Area of the City. DDBO and Greystar consider the City and its staff valued partners in the pursuit of well-designed residential projects and in the City's commitment to multifamily projects with affordable components.

We understand that the City is in the process of revising its Draft Housing Element in response to comments from the Department of Housing and Community Development ("HCD") issued on October 21, 2022 and will be promulgating a Final EIR for the Draft Housing Element prior to the City Council's consideration of the revised Housing Element. Given this timing and opportunity for further revision, DDBO respectfully requests that the Property be included as an opportunity site in the next Draft Housing Element and Final EIR in order to assist the City in making the revisions requested by HCD.

I. Introduction and Background

The Property is located in the Bayfront Area of the City. The Property has split zoning—in both the zoning code and the general plan, ConnectMenlo, the Property has two separate zoning designations even though it consists of only one parcel. The land use designation is R-MU-B on approximately 2.15 acres of the Site but is O-H on the other 2.27 acres of the Site.

The R-MU-B zoning provides for a maximum bonus density of 100 du/ac.[1] Although the R-MU-B portion of the Property is expressly zoned for residential development, the City did not include the Property's APN in the Site Inventory of the Draft Housing Element submitted to HCD on July 25, 2022.[2] The residential potential on just the R-MU-B portion of the Property is 227 units. However, we urge the City to include residential development across the entirety of the Property to allow a total of 442 units, as discussed further below.

II. Request for Inclusion in Housing Element Update

On October 21, 2022, HCD sent the City a letter confirming that the Draft Housing Element was not yet in substantial compliance with California housing element laws.[3] The HCD letter stated that "revisions [to the Housing Element] will be necessary to comply with State Housing Element Law."[4] Among other requested revisions, HCD identified the need for

[1] See Menlo Park Municipal Code § 16.45.050 ("Development regulations."); *id.* at § 16.45.060 ("Bonus level development.").
[2] Draft Housing Element, Figure 7-1 and Appendix 7-1.
[3] Cal. Gov. Code §§ 65580 - 65589.11.
[4] Letter from Senior Program Manager Paul McDougall to Deanna Chow re *City of Menlo Park's 6th Cycle (2023-2031) Draft Housing Element*, October 21, 2022 [hereinafter "HCD Letter"].

further analysis regarding suitability of nonvacant sites and local government constraints on housing development.[5] Given that the City will be soon revising its Draft Housing Element according to HCD's comments, we respectfully request that the City add the Property to the Site Inventory for the reasons enumerated below.

a. Adding the Property to the Housing Element Site Inventory would demonstrate that the City has additional capacity to meet RHNA targets.

The Draft Housing Element identifies sufficient sites to develop units in surplus of the City's Sixth Cycle Regional Housing Needs Allocation ("RHNA"). The City's Housing Element demonstrates that it will exceed both its RHNA (2,946 units) and its RHNA with a 30 percent buffer (3,830 units) by accommodating for a total of 6,503 units.[6]

Although the Draft Housing Element did not identify a shortfall of available sites, including the Property can only bolster the City's findings that it has identified sufficient cites to meet its RHNA mandate. Adding the Property to the Site Inventory would demonstrate the City's ability to actually provide for 6,945 units.[7] Also, since redevelopment at the Property will require compliance with the City's inclusionary housing requirements, the Property would also allow the City to show that it can provide more below market rate ("BMR") units. Thus, adding this Property to the Site Inventory would further support the City's efforts to provide additional opportunities for moderate and lower income housing even further beyond the 30 percent buffer.

b. Adding the Property to the Site Inventory would assist the City in addressing some of the comments identified in the HCD Letter.

The HCD Letter addresses several areas where the Draft Housing Element requires additional analysis. Including this Property in the Site Inventory would address some of HCD's comments, at least with respect to the Property.

Suitability of Nonvacant Sites: First, the HCD Letter notes that the Draft Housing Element requires more analysis regarding the "inventory of land suitable and available for residential development" and the "suitability of nonvacant sites":

> While the element includes a detailed description of existing uses, it must also demonstrate the potential for additional development in the planning period... the element must analyze the extent that existing uses may impede

[5] HCD Letter, at pp. 6, 8-9.
[6] Draft Housing Element, at pp. 7-2, 7-22.
[7] Although the "default density" assumed in the Draft Housing Element is 30 du/ac, the City can demonstrate that this Property is likely to accommodate 442 units as a result of DDBO and Greystar's intent to redevelop. See Draft Housing Element, at 7-6 (discussing the default density).

> additional residential development... [t]he element should describe how residential development is likely to occur on sites including an office building built in 2013, as well as a supermarket, and an operating post office.[8]

Whereas some of the sites included in the Site Inventory have a low likelihood of redevelopment, such as those referenced in the text cited above, DDBO and Greystar's stated intent, combined with a strong record of past entitlements in this jurisdiction, demonstrate that the Property has a very high likelihood of redevelopment for housing during the 6th RHNA cycle. DDBO and Greystar's history of development in the area and this letter itself are reliable evidence of that potential for residential development at this Property during the planning period.

HCD states that, in order to demonstrate the appropriateness of the zoning to accommodate housing: "Information gathered from local developers on densities ideal for housing development in the community and examples of recent residential projects that provide housing for lower income households is helpful in establishing the appropriateness of the zone."[9] Given Greystar's history of nearby projects, the City may conclude that the Property is appropriate for housing at the maximum density.

Affirmatively Furthering Fair Housing (AFFH) and Identified Sites: Second, the HCD Letter notes that the Draft Housing Element requires more analysis regarding "Affirmatively Furthering Fair Housing (AFFH) and Identified Sites": "While the element includes a general summary of fair housing related to the sites inventory, it must analyze how the identified sites contribute to or mitigate fair housing issues."[10] There are two ways in which adding the Property to the Site Inventory would bolster City findings that its Housing Element adheres to AFFH obligations.

First, any redevelopment of the Property would provide at least 15 percent affordable housing units since it is subject to the City's Inclusionary Housing requirements, this Site would mitigate fair housing issues by providing the requisite number of BMR units. Through compliance with these requirements, redevelopment of the Site would provide place-based community revitalization to the benefit of future inhabitants and local residents in the vicinity of the Project.

The Property would also greatly expand the geographical reach of the Site Inventory. AB 686 requires that, for housing elements due on or after January 1, 2021, sites must be identified

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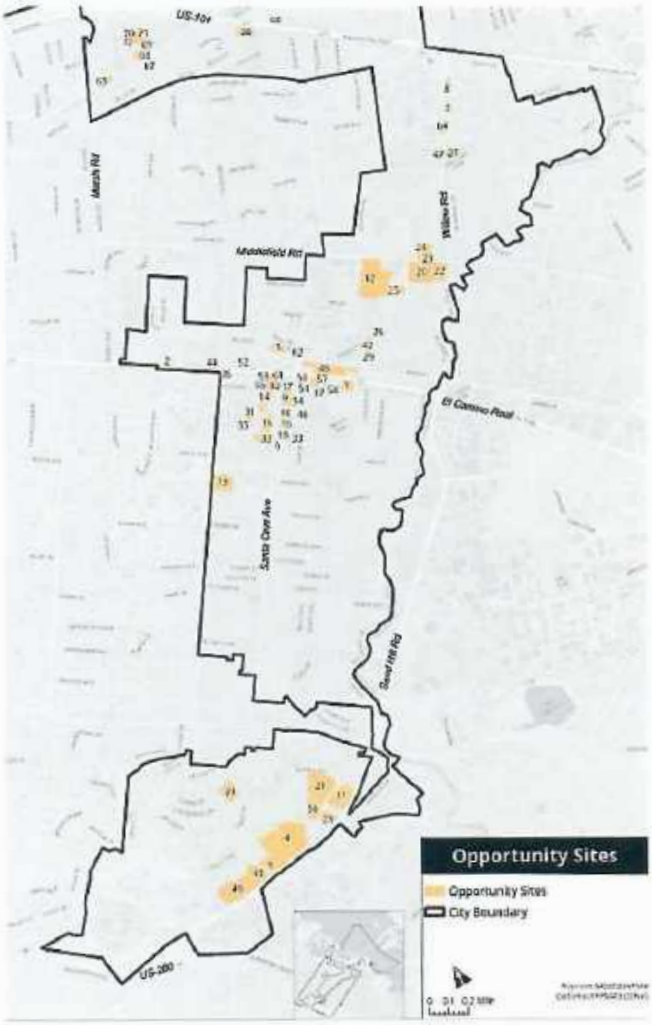
[8] *Id.* at 6.
[9] HCD Memorandum re *Housing Element Site Inventory Guidebook Government Code Section 65583.2*, June 10, 2020, at p. 14, https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.
[10] HCD Letter, at p. 4.

throughout the community in a manner that affirmatively furthers fair housing opportunities.[11] HCD guidance confirms that sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.[12] Figure 7-1 of the Draft Housing Element indeed shows a group of sites listed in the North-Western portion of the City (i.e., sites 38, 63, 67-72), but the vast majority of sites are concentrated in the City's downtown corridor near El Camino Real and Santa Cruz avenues, or to the South near Sand Hill Road. The Property would be the most North-Western property on the Site Inventory, and the only property North-West of the U.S. 101.



[11] Cal. Gov. Code § 65583, subd. (c)(10).

[12] HCD Memorandum re *Housing Element Site Inventory Guidebook Government Code Section 65583.2*, June 10, 2020, at p. 9.

Therefore, adding this Property can assist with addressing at least two analytical gaps that the HCD Letter identified, thereby assisting the City in avoiding the consequences of Housing Element non-compliance.[13]

c. Adding the Property to the Site Inventory would streamline future residential development there, removing two of the constraints identified in the housing element.

Chapter 5 of the Draft Housing Element, "Actual and Potential Constraints to Housing," identifies both land use controls and development processing time as two constraints on housing development. Listing the Property would facilitate future processing, thereby removing constraints. Given that the R-MU-B zoning designation has clearly defined development standards, set forth in Menlo Park Municipal Code section 16.45.050, processing the entire parcel subject to those standards would assist with removing these constraints.

d. Residential use in this neighborhood would be compatible with the surrounding development and is supported by existing infrastructure.

Although one portion of the site is designated O-H, rather than R-MU-B, residential use of the entire Property is feasible and is compatible with surrounding development, as shown by the recent entitlement of three similar projects in the surrounding area: Menlo Uptown, Menlo Portal and Menlo Flats. The environmental review for these projects (discussed further below) demonstrated that they are supported by or could provide adequate infrastructure and are compatible with the surroundings.

e. Continued office/hotel development in this area would be duplicative, given the numerous offices and hotels already built or in the development pipeline.

The City's map of current and pending development shows that District 1 is home to many new hotel and office building projects, such that more office or hotel development could be duplicative, especially when viewed in context of the housing shortage.[14] Just in District 1, office and hotel projects under review include Hotel Moxy, Commonwealth Building 3, 1005 O'Brien Drive and 1320 Willow Road, 980-1030 O'Brien Dr., hotel and office uses at Willow Village, Tarlton Research and Development, Tarlton Life Sciences, and CS Bio. Given the surplus of office and hotel development, which demonstrates that the original intent of the O-H zoning has been achieved, residential development here would better achieve the City's housing goals.

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[13] *Id.* at 1.

[14] City of Menlo Park, *Current and Pending Development*, https://menlopark.maps.arcgis.com/apps/Shortlist/index.html?appid=da1aa9a523ce4836988c2339a9364a84.

III. Request for inclusion of the Property in the Final EIR.

We also respectfully request that the City include the Property as part of an updated project description or potentially as an alternative in the Final EIR for the Draft Housing Element in order to demonstrate to the public that there will be no significant environmental impacts associated with residential redevelopment at the Site. For example, the Property could be added to Figure 2-2 and Table 2-4, which map and chart the housing opportunity sites. The Property could be added without changing any of the conclusions in the Draft EIR regarding significant environmental impacts.

Final EIRs for similar projects have demonstrated no environmental impacts:

> Menlo Portal Project: First, the EIR for the Menlo Portal Project did "not identify any significant and unavoidable environmental impacts from the proposed project."[15] The Menlo Portal Project proposed 335 dwelling units and an approximately 34,868-gross-square-foot commercial office building.
>
> Menlo Uptown Project: The Final EIR for the Menlo Uptown Project also "does not identify any significant and unavoidable environmental impacts that would result from the implementation of the proposed project."[16] The Menlo Uptown Project proposed 483 dwelling units and approximately 2,940 square feet of office uses–41 more units than the proposed redevelopment.[17]
>
> Menlo Flats Project: The Final EIR for the Menlo Flats Project also "does not identify any significant and unavoidable environmental impacts from the proposed project."[18] The Menlo Flats Project proposed "158 dwelling units and approximately 15,000 square feet of nonresidential space consisting of 13,400 square feet of commercial office space and a 1,600-square-foot commercial space."[19]

Given that the Final EIRs for these nearby projects found no significant unavoidable impacts, adding the Project to the Housing Element will not change or question the findings of the

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[15] City of Menlo Park, *Menlo Portal Project Environmental Impact Report, State Clearinghouse No. 2020010055*, February 2021, at p. 6, https://beta.menlopark.org/files/sharedassets/public/community-development/documents/projects/approved/menlo-portal/menlo-portal-project-deir.pdf.
[16] City of Menlo Park, *Menlo Uptown Project Landing Page*, https://menlopark.gov/Government/Departments/Community-Development/Projects/Approved-projects/Menlo-Uptown.
[17] *Id.*
[18] City of Menlo Park, *Menlo Flats Project Environmental Impact Report, State Clearinghouse No. 2020110243*, October 2021, at p. 6, https://beta.menlopark.org/files/sharedassets/public/community-development/documents/projects/under-review/menlo-flats/menlo-flats-draft-eir.pdf.
[19] *Id.*

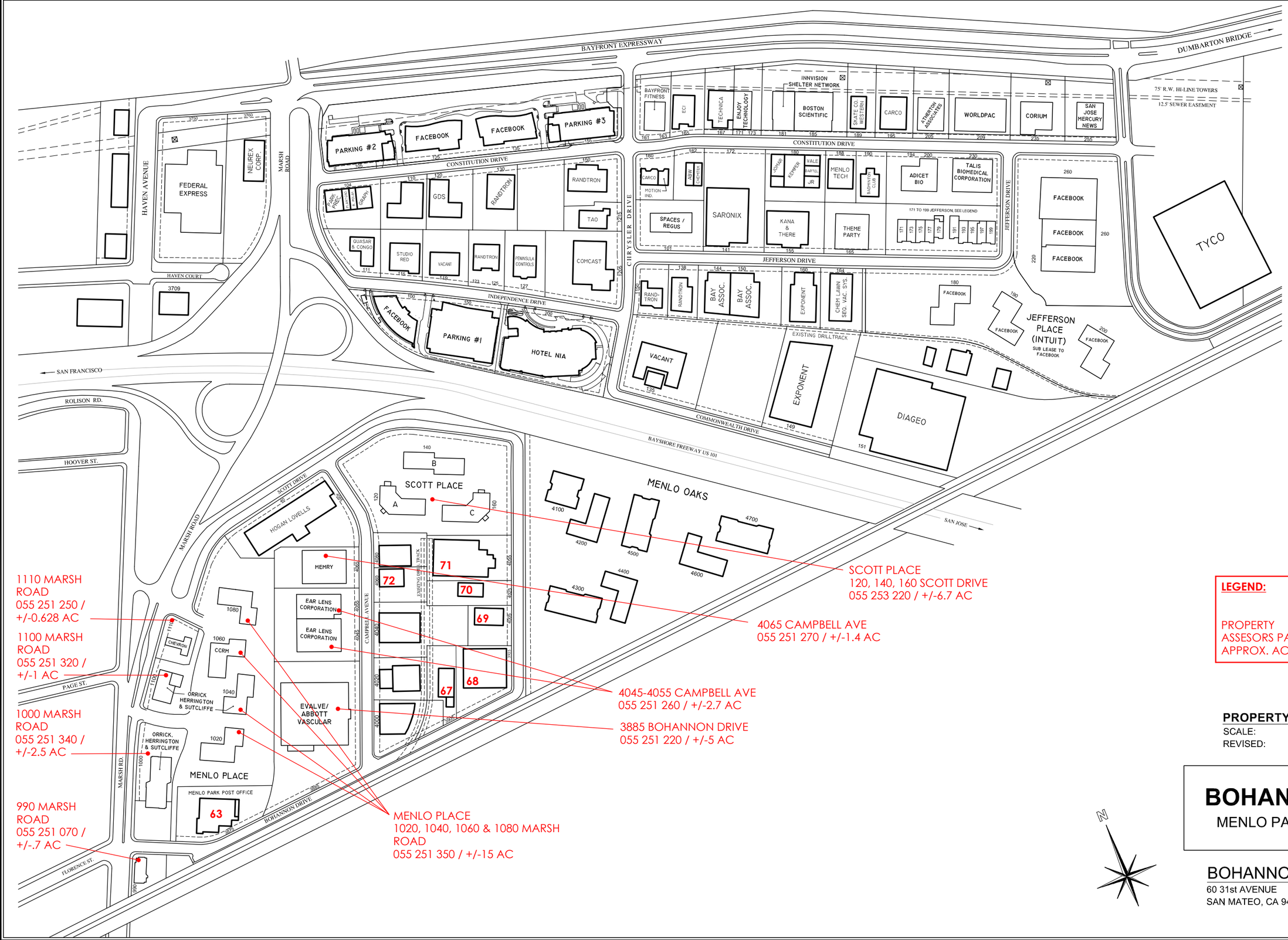
Draft EIR. Therefore, the City can include 3750 Haven Avenue in the Site Inventory and in the Final EIR.

We are grateful for your consideration of our request and look forward to working with the City on this exciting project. If you need any additional information or have any questions related to this request, please do not hesitate to contact me at scott.bohannon@ddbo.com, or (650) 345-8222.

Sincerely,

Scott Bohannon
Senior Vice President
David D. Bohannon Organization

cc:
Betsy Nash, Mayor
Jen Wolosin, Vice Mayor
Ray Mueller, Councilmember
Cecilia Taylor, Councilmember
Drew Combs, Councilmember
Tom Smith, Acting Principal Planner
Calvin Chan, Senior Planner



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SAN MATEO, CA 94403
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City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

To the honorable Menlo Park City Council,

As the San Mateo Anti-Displacement Coalition (SMADC), the undersigned organizations are writing to support the tenant protections described in Menlo Park's housing element and offer guidance on strengthening them. SMADC represents community organizations across San Mateo County committed to fighting housing displacement for low-income people, communities of color, people living with disabilities, and others who have faced structural and systemic barriers to safe, stable, healthy, and affordable homes.

We have sent comment letters to the majority of jurisdictions in San Mateo County supporting anti-displacement policies in their housing elements. The inclusion of these policies in the housing element will not only protect Menlo Park's most vulnerable residents, but also help the city comply with Affirmatively Furthering Fair Housing regulations.

Menlo Park's newly released draft housing element makes a number of improvements to its anti-displacement proposals that align with the Anti-Displacement Coalition's goals. Most significantly, we appreciate recent amendments to Program H2.E, "Anti-Displacement Strategy," to "Increase the time of rent relocation assistance," "Create an eviction monitoring and data collection program," and "Expand Just Cause Eviction provisions beyond current law to include tenants of any tenure" (p. 885). These programs reflect several best practices for protecting tenants.

Nonetheless, several of Menlo Park's best anti-displacement programs would benefit from increased specificity. For example, how long will Menlo Park increase the time of rent relocation assistance? What specific mechanisms will the city use to monitor evictions and collect data, and how will it respond to that data? Answering these types of questions will ensure that Menlo Park follows through on its commitments and complies with state law.

Furthermore, we are concerned by discrepancies that occur between different parts of the housing element. Specifically, the city's "Fair Housing Issues, Contributing Factors, and City Actions" table describes several of the same programs listed in Program H2.E but with worse parameters (p. 757). The Fair Housing Actions section describes extending just cause to tenants with tenure *greater* than 12 months, a limit already required by state law that would have no new beneficial impact. The section also promises to provide "relocation assistance where public funds are utilized," which would neuter the effectiveness of the policy–one of the main benefits of relocation assistance requirements is to disincentivize extreme rent increases and no-fault evictions, which doesn't work if relocation payment comes from taxpayers.

To help the city ameliorate these discrepancies and make the strongest case possible to HCD, we recommend Menlo Park ensure the actions described in the fair housing section align with those described in the policies and programs, using the stronger protections currently described in the policies and programs section. The city could increase clarity by directly stating which policies and programs are reflected in the fair housing action plan.

By strengthening its tenant protections and removing discrepancies in the housing element, Menlo Park will demonstrate its commitment to supporting the community's most vulnerable residents and complying with fair housing requirements.

Thank you for your consideration,

Ramon Quintero
Urban Habitat

Suzanne Moore
Pacifica Housing 4 All

Adriana Guzman
Faith in Action

Karyl Eldridge
One San Mateo

Maria Chatterjee
Legal Aid Society of San Mateo County

David Carducci
Legal Aid Society of San Mateo County

Jeremy Levine
Housing Leadership Council of San Mateo County

Maria Paula Moreno
Nuestra Casa in East Palo Alto

Diana Reddy
One Redwood City

Ofelia Bello
YUCA

CARPENTERS UNION LOCAL 217
SAN MATEO COUNTY

1153 CHESS DRIVE • SUITE 100 • FOSTER CITY, CALIFORNIA 94404-1197 • (650) 377-0217

VIA EMAIL

November 17, 2022

City of Menlo Park
Attn: Deanna Chow, Assistant Community Development Director
701 Laurel St.
Menlo Park, CA 94025
Via Email: dmchow@menlopark.org

Re: City of Menlo Park Draft Housing Element Update

Dear Ms. Deanna Chow,

Please accept these comments on the above referenced Housing Element Update on behalf of the members of Carpenters Local 217, which represents working men and women in the City of Menlo Park and San Mateo County. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), it is vital that the City of Menlo Park support efforts to build the local construction workforce. Local 217 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

Currently, neither the City of Menlo Park nor San Mateo County have enough skilled, highly productive residential construction workers to build the more than 2,946 units that the City of Menlo Park is supposed to produce over the next 8 years. This new RHNA target is a 350 percent increase from the prior Housing Element Cycle's RHNA goals.[1]

At the same time as Menlo Park's housing goals have increased substantially, an ABAG survey of member jurisdictions has found that the issue of availability of an adequate construction workforce is a top-tier constraint for building additional housing.[2] However, there are, in fact, policies the City can adopt that would nurture the workforce necessary to realize the City's increased housing construction needs. To support the policy goals of the Housing Element, Local

[1] Percentage increase from 5th Cycle RHNA allocation (655 units) to 6th Cycle RHNA allocation (2,946 units) for Menlo Park.

[2] Housing Methodology Committee meeting 3/12/2020 agenda report accessed via mtc.legistar.com/gateway.aspx?M=F&ID=6b572dad-e960-4c4f-8bff-27a5650bc534.pdf

217 is requesting that the City add local hire and apprenticeship requirements to the final Housing Element for all residential construction projects larger than 10 units. The standards Local 217 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce.

The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements

The Carpenters propose the following additions to the Municipal Code of the City of Menlo Park. for any residential project larger than 10 units

Permitting requirements in the Municipal Code of the City of Menlo Park.

> A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of the City of Menlo Park, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

Apprenticeship:

> For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards **OR** in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

Local Hire Policy:

> Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within San Mateo county within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Menlo Park in recent years, rising inequality and displacement adds to the City's affordability crisis and threatens to undermine the

region's strong economy. Menlo Park's Draft Housing Element Update itself acknowledges that "Menlo Park has more low-wage jobs than low-wage residents."[3] The Carpenters firmly believe that people should be able to live in the communities in which they work. Policies that require the utilization of apprentices and a local construction workforce will help towards the realization of this ideal. In tandem with programs currently operational by Local 217 outlined below, such policies will help improve local access to the type of living-wage job the community needs, and also help ensure that the City meets its RHNA targets.

Local 217 has implemented many programs that will enable the City to meet the General Plan and Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in the City of Menlo Park, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of the City of Menlo Park. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by the City of Menlo Park and San Mateo County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides City of Menlo Park residents housing sooner. Local 217 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career.

[3] Page 62: Menlo Park 2023-2031 Housing Element Primary HCD Review Draft accessed via https://menlopark.gov/files/sharedassets/public/community-development/documents/projects/housing-element-update/menlo-park-2023-2031-housing-element-primary-hcd-review-draft.pdf

Local 217 is in a unique position to address many of the key ideas outline in the City of Menlo Park Housing Element Update. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 217 is prepared to assist in closing the affordability gap in the City of Menlo Park and the Bay Area. We look forward to engaging City staff and elected leaders as the Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 217.

Thank you for your time and consideration of these comments.

Sincerely,

Ed Evans

Senior Field Representative
Carpenters Local 217

CC: City Clerk: jaherren@menlopark.org
Tom Smith, Acting Principal Planner: tasmith@menlopark.org
Calvin Chan, Senior Planner: cchan@menlopark.org

Comment on Menlo Park Housing Element Update Draft SEIR, Section 4.14.4 pp 4.14-21 through 4.14-29

Phillip Bahr
1119B Pine Street
Menlo Park, CA 94025

C-1. TRAFFIC COMMENT: The traffic congestion on El Camino/Ravenswood/Laurel/Middlefield is already a problem. The HEU Update Draft SEIR depicts a population increase of over 30% for Menlo Park. The baseline used is traffic from 2021. This is not an apples-to-apples comparison as our traffic was down from 2020 through 2022 and continues to be low. Also, the new approved projects are not fully occupied and some not constructed.

The assumption of the distance to mass transit will reduce traffic is not viable in our case. Until the public transit system is improved to go to more destinations, with more connections it will not entice patrons to ride the bus or train.

C-2. PARKING COMMENT: The HEU assumes that many of their residents will be enticed to take public transportation. All housing units need to provide enough parking garage or parking onsite in order to accommodate the HEU's additional cars. The residential streets do not have the capacity to absorb all of the HEU's additional parking. For example, Pine Street does not have parking capacity to allow additional parking from Menlo Atherton High School, businesses and nearby projects. Pine Street in front of our house is less than 23"-10" wide with parking on both sides of the street. This street is much too narrow to provide the health and safety necessary to the residents and visitors. The additional traffic from the Parkline/SRI project as well as traffic short cuts will increase traffic flow on Pine Street.

Respectfully Submitted,

Phillip Bahr

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December 19, 2022

Tom Smith
Principal Planner
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Reference: Environmental Impact Report for Updates to the City of Menlo Park General Plan 6th Cycle Housing Element Update

Mr. Smith,

This letter is to respond to the Draft Subsequent Environmental Impact Report dated November 4, 2022, for the City of Menlo Park 6th Cycle Housing Element Update. Ravenswood City School District owns a vacant 2.5 acre parcel located at 320 Sheridan Drive (APN#: 055303110). It is currently zoned R1U (Single Family Urban Residential District) and the General Plan Land Use is Residential. We are hoping that the City of Menlo Park includes rezoning Site #38 from R1U to R3 (Apartment District) in order to allow 20 dwelling units per acre.

Currently, page 7-34 (Page H-1.296) of the Draft Housing Element accurately states:

"*Site #38, 320 Sheridan Drive, is the location of the former James Flood Elementary School and is owned by the Ravenswood City School District (RCSD). RCSD has indicated it is in negotiations with Alliant Strategic Development (potential developer) to build up to 90 affordable housing units with teachers and District staff given first preference. In May 2022, the City held a community meeting to provide an opportunity to learn more about the site and to hear from community members. As of October 2022, the City has not received a formal development application for review."*

With greater clarity on the proposed development path for the site, we are hoping to resolve our negotiations with Alliant at approximately the same time as the housing element is finished. At that point, we are hoping to work with the City to responsibly develop up to ninety 100% affordable units on the Flood site for our teachers and staff. Rezoning the site is an essential next step in allowing this project to move forward. With that in mind, we are hoping that the following language be incorporated into the Housing Element on page 7-34:

"The Ravenswood School District site at the former Flood School will be rezoned to R3 (Apartment District) to allow a maximum density of 20 du/ac. Pursuant to a Zone Change and General Plan Amendment, Site #38 will meet the development standards of the R3 zone. The Housing Element Environmental Impact Report shall include an environmental assessment of Site #38 as per CEQA Guidelines."

We are also hoping that the Housing Element Environmental Impact Report (EIR) provides environmental review of the zone change to R3 (Apartment District) and provide recommended mitigation measures to potential impacts.

We appreciate all the City of Menlo Park has done to support our development of 100% affordable teacher and staff housing, including the consideration of our request. If it helps, we are available to answer any questions you may have. Thank you for your time and we look forward to hearing from you.

Best,

William Eger

_____

Chief Business Officer
Ravenswood City School District

December 23, 2022

Dear Mayor Wolosin and Members of the City Council:

Public Advocates and the Public Interest Law Project write to provide comments on the City's Draft 6th Cycle Housing Element, which the City published in the agenda packet for the December 6, 2022, City Council Meeting (beginning at page H-1.20), and which the Council will discuss at the December 22, 2022, study session. While we appreciate that the City has made some revisions to respond to the October 21, 2022, findings of the Department of Housing and Community Development (HCD Findings) and to public input, the Draft still fails to adequately address some of the community's most critical housing needs, and additional revisions will be necessary to comply with state Housing Element Law. This letter suggests changes you can make to your Site Inventory, your displacement-prevention programs, your Homelessness prevention programs, and your general programmatic goals that will help you come into compliance with Housing Element law.

Public Advocates is a nonprofit law firm and advocacy organization that challenges the systemic causes of poverty and racial discrimination by strengthening community voices in public policy and achieving tangible legal victories advancing education, housing, transportation equity, and climate justice. Public Interest Law Project (PILP) is a statewide legal services support center that advances justice for low-income people and communities by building the capacity of legal services organizations through impact litigation, trainings, and publications, and by advocating for low-income community groups and individuals.

A. Site Inventory

1. The Draft does not adequately justify its reliance on "Pipeline Projects" to accommodate the RHNA.

The City credits eight "Pipeline Projects" against its RHNA, including crediting over 400 pipeline units against its lower-income RHNA. Draft, H-1.269-1.270. However, the Draft does not include the requisite information and analysis to treat these projects as "approved projects" pursuant to Government Code section 65583.1(d). Per HCD's Housing Element Sites Inventory Guidebook:

> Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. For these projects, affordability is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project (See Part E). For projects

yet to receive their certificate of occupancy or final permit, the element must demonstrate that the project is expected to be built within the planning period.[1]

While Willow Village has since been approved, 123 Independence Drive and 333 Ravenswood Avenue are only "proposed," and the Draft does not describe what process and further approvals will be necessary before these projects move forward. The City should amend the Draft to describe "barriers to development, phasing, anticipated build out horizons, and other relevant factors"[2] and to demonstrate that the projected affordable units will be built before the end of the planning period.

2. The Draft does not demonstrate that sites are located throughout the community, consistent with the duty to affirmatively further fair housing.

Affirmatively Furthering Fair Housing (AFFH) means taking meaningful actions to address disparities in housing needs and access to opportunity, and that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.[3] Protected characteristics under California law include race, sex, national origin, and disability status.[4] In this Housing Element Cycle, cities and counties are now required to analyze the fair housing issues, including "disproportionate housing needs" and "displacement risk" of members of protected groups, and identify and prioritize concrete actions to remedy these injustices. These analyses are meant to be incorporated into the development of any policies and programs designed to remedy histories of segregation and economic harm—that is, policies and programs are meant to be designed to respond to the particular causes of the particular fair housing issues specific to your jurisdiction. In order to facilitate the development of housing for all members of your community throughout the City—including in areas of highest opportunity—the Housing Element must identify sites "throughout the community," consistent with the City's AFFH obligation and the Housing Element's assessment of fair housing.[5] Such site identification is critical for developing housing appropriate for all incomes, all disability statuses, and all family types throughout your community, so that all individuals have a meaningful choice in the neighborhood in which they live.[6]

The mandate to Affirmatively Further Fair Housing requires that each jurisdiction indicate how they will foster enough development to meet their RHNA during the Housing Element Cycle *in a manner that continues to AFFH*. As you know, this means that each jurisdiction has the responsibility to create an inventory of sites that are likely to develop at a cost that enables housing for all income levels. This inventory of sites should, as indicated above, be distributed evenly throughout your community, with a particular focus on placing moderate- and lower-Income housing—including very low income and extremely low-income housing—in High Resource areas and areas from which they have been historically excluded. Each jurisdiction is

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1 HCD, Housing Element Site Inventory Guidebook (June 10, 2020), 5, https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.
2 HCD Findings, 3.
3 Gov. Code §§ 65583(c)(5), 8899.50(a)(1).
4 Gov. Code § 65583(c)(5).
5 Gov. Code § 65583.2(a).
6 Affirmatively Furthering Fair Housing Guidance Memo at 23. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

responsible for putting these sites into HCD's Site Inventory Form and making it publicly available early enough to allow for the level of public participation required by Housing Element Law.

We have significant concerns that your current site inventory does not comply with Housing Element Law. While we applaud your effort to ensure that sites for moderate- and lower-income housing are located in higher resource communities and communities from where they have historically been excluded, we notice that your sites are still largely concentrated in a few neighborhoods. We particularly note that there are few to no sites located within historically white, wealthy, single-family neighborhoods. While we accept the possibility that there are not, in fact, many sites within those neighborhoods, your current Housing Element Draft contains insufficient analysis to indicate that you did search for sites within those neighborhoods and were unable to find any that were appropriate for development. To ensure compliance with the mandate to analyze your jurisdiction's ability to AFFH, we recommend you conduct and write out a more explicit analysis of your choice of sites.

We additionally are concerned about the realistic capacity of the sites you have listed. As HCD noted in its findings, "The element must include a methodology for calculating the realistic residential capacity on identified sites. The methodology must account for . . . land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities."[7] Unless the sites have minimum densities, "the element must provide adequate supporting information for the various adjustment factors, rescale assumptions as appropriate and should separate the non-residential and nonvacant adjustment factor. Adequate supporting information would include a listing of all recent developments in the City by acreage, zone, allowable density, built density and affordability and then relate that information to the assumptions utilized in the inventory."[8] Although the Draft has identified five adjustment factors, it does not provide adequate supporting information to support its application of those factors.[9] For example, the Draft references 51 recent developments in Menlo Park, 30 of which had "a residential component" and 21 of which did not. It does not identify or describe these projects or their zoning; it does not compare them to the sites identified in the site inventory. The Draft references an Appendix 7-3 (at pp. H-1.274, H-184, H-300) but that appendix does not appear in the Draft. The version of Appendix 7-3 that appeared in the July 22, 2022, Primary HCD Review Draft did not include information about acreage, zone, allowable density, built density, or affordability for any of the identified projects. Further, the Draft does not discuss whether identified sites allow 100% non-residential development or the likelihood that sites that permit nonresidential development, including mixed-use sites, will develop with all or a portion of non-residential uses. Accordingly, the Draft does not justify setting the Realistic Capacity adjustment factor at 80% in the ECR/Downtown Specific Plan Area and at 90% elsewhere in the City.[10] Similarly, the Draft indicates that "Densities are typically built above allowed densities at the Lower and Moderate income levels in San Mateo County," but it does not provide information about what the typical

7 HCD Findings, 3.
8 Ibid.
9 Draft, H-1.273-1.275
10 Draft, H-1-274.

allowed and built densities are, examples of projects, or analysis specific to Menlo Park.[11] The City must provide adequate information and analysis regarding development projects and trends to justify its capacity projections; if the evidence indicates that the projections are unrealistic, then it must adjust them downward or add programs to facilitate the development at the projected capacities. Until it does so, the Housing Element will not comply with state law.

B. Displacement Prevention

The requirement to Affirmatively Further Fair Housing includes a requirement to analyze the risk of displacement for residents in different neighborhoods throughout a community. AFFH also requires each jurisdiction to develop programs and policies to be included in their Housing Element that respond to the specific causes of risk of displacement discovered through an initial analysis. These programs are required to be related to the specific community at issue, rather than generalized policies; they are meant to be concrete and measurable, with specific timelines for implementation, at the time of adoption of the Housing Element; and they are meant to go beyond a promise to study potential policies and programs.

We appreciate the Draft's additional analysis of displacement risk and causes of displacement risk and acknowledgment that "[s]trong anti-displacement policies are needed in order to support the local lower-income population as Menlo Park continues to be a job center for the region."[12] The Draft notes that displacement in Belle Haven is largely tied to sudden increases in housing costs, and especially rental costs and the construction of thousands of market-rate units nearby Belle Haven; and you discuss the increased precarity caused by the inflow of highly-paid individuals and private investment.[13] While development of affordable units may counteract some of the impacts of the recent development of market-rate units, the Draft's list of programs is not sufficiently responsive to the *full* range of factors contributing to the risk of displacement in Belle Haven.

In the spirit of adopting policies that respond to the specific concerns highlighted by your analysis, we urge you to commit to adopting rent control that goes above and beyond the state restrictions on rent increases, and to commit to adopting just cause eviction protections for tenants of all tenures. These policies would specifically prevent the sudden increases in rent noted in your analysis and prevent landlords from taking advantage of the increased demand for market-rate housing by evicting tenants without just cause. It is important, too, to go above and beyond the State Rent Cap: The State Rent Cap prevents massive rent increases, but true rent control would ensure that rents do not rise faster than inflation and goes further towards providing the long-term stability that is the goal of any anti-displacement policy. As a bonus, true rent control preserves the affordability of homes that are currently at-risk of becoming market-rate—another Housing Element goal. We encourage the City to commit, in its Housing Element, to a rent control policy with annual allowable increases less than those allowed by state law, just cause eviction protections for all tenants, and protections against landlord harassment as a mechanism for landlords to pressure tenants out of rent stabilized units.

When you performed community outreach to gather local knowledge and expertise about issues specific to Belle Haven, your community indicated that true rent control—i.e., stronger than

11 Draft, H-1.274.
12 Draft, H-1.1.36.
13 H-1.167-170

state law requires—and stronger just-cause eviction protections for tenants of any tenure would go the furthest towards preventing displacement. Further outside data from the Urban Displacement Project similarly indicates that these measures are among the strongest available to prevent or mitigate the risk of displacement.[14] Your own analysis sets you up for this determination, and for adopting true rent control and eviction protections for tenants of all tenures; but the Draft's policy proposal is *to consider* adopting, at some point during the eight year Housing Element Cycle, stronger just cause eviction protections.

We urge you to make firm commitments to these policies. Housing Element Law requires that each jurisdiction develop "[a] program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element…"[15] One of the most common concerns HCD cites in relation to Housing Element Drafts that it has reviewed is a lack of sufficiently specific, concrete plans and policies to be implemented over the 6th Cycle. HCD has repeatedly stated the view that plans to "study," "examine," or "consider" particular policies are insufficient, and has made clear that the time for study, examination, and consideration is now—during the development of the 6th Cycle Housing Element, rather than after its adoption.[16] HCD is plainly looking for plans and policies that, while not fleshed out in the level of detail they will be upon adoption, are fleshed out enough that it is clear whether and how they will contribute to solving or mitigating the harms that have been done by a historical failure to Affirmatively Further Fair Housing.

C. Homelessness and Emergency Shelter

San Mateo County's 2022 One-Day Homeless Count and Survey (Aug. 2022) identified 56 homeless residents of Menlo Park, more than double the number of homeless residents from 2019.[17] However, the Draft continues to use data from the 2019 Homeless Count; the City should revise the Draft to use the most recent data, and it should discuss the significant increases in the unhoused population that have occurred both within Menlo Park and Countywide. The City "should

> also describe and analyze disproportionate housing needs for persons experiencing homelessness, including impacts on protected characteristics and patterns or areas of higher need relative to access to transportation and services."[18] For example, the Housing Element should analyze the disproportionate impact of homelessness on Black residents; per 2020 data,

[14] *Investment and Disinvestment as Neighbors*, Urban Displacement Project. https://www.urbandisplacement.org/wp-content/uploads/2021/08/investmentdisinvestment-report-200117.pdf.

[15] Gov't Code § 65583(c).

[16] *AFFH Guidance* at 55; *Review Letter for Oakland*; *Review Letter for Menlo Park*.

[17] Available at https://www.smcgov.org/hsa/2022-one-day-homeless-count.

[18] HCD Findings, 2.

> 17.2% of unhoused San Mateo County residents are Black, compared with 2.3% of the general population and 3.9% of the population with incomes below the federal poverty limit.[19] Homelessness also disproportionately impacts people with disabilities. "Critically, there are significant disparities by race within the population with disabilities, so jurisdictions should engage in an intersectional analysis of needs."[20]

The Housing Element must identify a "zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit," and the zone or zones must have sufficient capacity to accommodate the jurisdiction's need for emergency shelter.[21] The City does not have a zone or zones where emergency shelter is allowed by right. It does have an emergency shelter overlay, but that overlay applies only to 26 parcels and only allows for a total of 16 beds by right in an individual shelter and also limits by-right siting emergency shelter to 16 beds *citywide*.[22] By its own terms, the City's Emergency Shelter for the Homeless Overlay ordinance does not accommodate sufficient capacity to accommodate the City's need for emergency shelter.[23] The Draft does not acknowledge or analyze this limitation, nor does it analyze the ordinance's compliance review process, which subjects every application for an emergency shelter to have a Planning Commission hearing and findings by the director as a potential constraint to the siting of emergency shelters in the City.[24] The Draft also does not include any information about the capacity, feasibility, or appropriateness of the overlay's 26 parcels for emergency shelter. Program HG-3, which commits to allow more beds per shelter, does not remedy these deficiencies.[25] The City must conduct the requisite analysis and commit to concrete programs that will help to address its unhoused residents' shelter needs.

D. Constraints to the Development of Housing for People with Disabilities

Residential care facilities represent an important community-based source of housing for people with disabilities, seniors, and members of other groups protected by fair housing laws. However, the Draft does not adequately analyze permitting and siting requirements for residential care facilities as a constraint to the siting of housing for people with disabilities, nor does it commit to adequate programs to remove such constraints. The Draft now acknowledges that the City must allow residential care facilities for six or fewer residents by right in residential zones, and it commits to doing so in program H3.G.[26] However, the City does not allow residential care facilities for six or more residents by right in any zone. It allows them with a conditional use permit in certain zoning districts.[27] The Housing Element must analyze the conditional use permit requirement as a potential constraint to the siting of residential facilities and must adopt

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[19] Data available at https://bcsh.ca.gov/calich/hdis.html.

[20] HCD AFFH Guidance, 36.

21 Gov. Code § 65583(a)(4).
22 Draft, H-1.224; Menlo Park Mun. Code, ch. 16.99.
23 "The cumulative number of beds allowed through this chapter shall be no more than sixteen (16) beds, except as authorized by a use permit." Menlo Park Mun. Code § 16.99.030.
24 Menlo Park Mun. Code § 16.99.070.
25 Draft, H-1.224, H-1.341.
26 Draft, H-1.253, 1.341.
27 Draft, H-1.341.

programs to remove constraints. As HCD noted in its findings, "Requiring these housing types to obtain a special use or CUP could potentially subject housing for persons with disabilities to higher discretionary exceptions processes and standards where an applicant must, for example, demonstrate compatibility with the neighborhood, unlike other residential uses."[28] We encourage the City to consult HCD's newly released Group Home Technical Advisory (https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf) in developing this analysis.

In its findings, HCD advised that "the element must describe the findings and approval procedure for the City's Reasonable Accommodation procedure."[29] The Draft does not.[30] Instead, Program H3.A commits to reviewing the reasonable accommodation ordinance "to ensure consistency with guidance provided by the Department of Housing and Urban Development (HUD) and Department of Justice (DOJ)" by 2025. However, the Housing Element must analyze constraints and commit to programs to remove them, not defer analysis to a future year. Further, the analysis must consider state anti-discrimination law, which is generally more protective of people with disabilities. Notably, the City's current ordinance does include required findings that violate the City's fair housing obligations, including requiring findings that "The requested reasonable accommodation would not adversely impact surrounding properties or uses," and that "There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards and practices."[31] It also requires payment of a fee, which is unlawful.[32] Further, the ordinance limits reasonable accommodations to people who are disabled under the Fair Housing Act, even though California has a broader definition of disability. The Housing Element must analyze the City's reasonable accommodation ordinance, including a review of reasonable accommodation requests received, approved, and denied during the Fifth Cycle, and it must commit to a program to amend the ordinance to remove constraints.

E. Additional Fair Housing Concerns

In addition to the fair housing issues discussed above regarding sites, displacement, homelessness, and housing for people with disabilities, the City should also make the following revisions to the Draft's Assessment of Fair Housing:

- **Environmental Concerns.** In analyzing disproportionate housing needs and access to opportunity among members of protected groups, the Housing Element must examine the disproportionate impacts of environmental hazards and pollutants.[33] The Draft glosses over environmental issues, referencing the Environmental Justice Element and stating that "No

[28] HCD Findings, 8.
[29] HCD Findings, 8.

[30] See Draft, H-1.341."

31 Menlo Park Mun. Code § 16.83.050; see also HCD Group Home Technical Advisory, 18.
32 Menlo Park Mun. Code § 16.83.030; see also https://www.menlopark.org/DocumentCenter/View/1322/Master-Fee-Schedule?bidId= (Master Fee Schedule); HCD AFFH Guidance, 28; Cal. Code. Regs § 12180(a).
33 See HCD AFFH Guidance, 34 (highlighting environmental conditions as a component of opportunity).

census tract in Menlo Park has a CalEnviroScreen 4.0 Pollution Burden score over 75."[34] However, tract 6081611700, east of 101, has an EnviroScreen score of 66.38%, while all of the tracts west of 101 have EnviroScreen percentiles of less than 5%. Menlo Park is incredibly segregated by both race and income, and neighborhoods whose residents are disproportionately lower-income people of color are also disproportionately impacted by environmental hazards. Environmental justice issues are also fair housing issues; the Housing Element must analyze the disproportionate impact of environmental hazards and commit to programs to mitigate hazards and address disparities.

- **Racially Concentrated Areas of Affluence.** Although the draft now acknowledges racially concentrated areas of affluence, it continues to state that "no areas of the city are technically defined as Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) or Racially Concentrated Areas of Affluence (RCAA)."[35] Notably, two of the twenty most segregated neighborhoods of white wealth (by Census tract) in the Bay Area are in Menlo Park.[36] The City must ensure that it is both consistent and thorough in analyzing racial and economic segregation in the City and must commit to concrete programs to address that segregation.

- **Family Child Care Homes.** The Draft acknowledges a shortage of affordable childcare in Menlo Park and also commits to revising the Zoning Code "to allow large family day care by-right in all residential areas."[37] The Housing Element should also review the City's existing restrictions on family childcare homes and analyze the impact of those restrictions on members of protected groups, including women and families with children. Such analysis could help to inform further policy changes to facilitate the siting and operation of family childcare homes.

F. Policies and Programs

As discussed above, the Housing Element must have programs with concrete actions and firm timelines to achieve a beneficial impact within the planning period.[38] While the Draft includes promising programs, including revisions made in response to HCD's findings, many programs should be strengthened to address the community's critical housing needs.

- **Policy H2.2 and Program H2.B—Protection of Existing Housing**—the City should strengthen its policy and program to protect its existing rental housing stock and to prevent the displacement of tenants. Policy H2.2 should be amended to include demolition of older rental housing to build newer market-rate housing, in addition to loss of residential units to non-residential uses.[39] It should also commit to the adoption of an Ellis Act ordinance that provides for the maximum notice, relocation, and right to return allowed by state law, as

34 Draft, H-1.137.
35 Draft, H-1.159-1.160; 1.168.

36 Bay Area Equity Atlas, "One in 10 Bay Area Neighborhoods are Segregated Areas of White Wealth" (July 27, 2022), https://bayareaequityatlas.org/mapping-segregation.
37 Draft, H-1.335.
38 Gov. Code § 65583(c).
39 Draft, H-1.331-1.332.

well as to the implementation of Government Code 66300(d) (requirements for new residential development on sites that had or have existing rental housing).

- **Program H2.E—Anti-Displacement Strategy—**we appreciate the City's addition of just cause, financial assistance, relocation assistance, and eviction data monitoring to this program, as well as the City's commitment to target outreach in Belle Haven.[40] However, the program's plan to create an anti-displacement strategy—which may or may not include the policy options listed—by 2026, to be implemented beginning in 2027, is inadequate relative to the urgency of displacement risk, especially in Belle Haven. If the City does not act now, the relatively few lower-income households who remain in the City will be displaced from the City, and likely also from the Peninsula and Bay Area more broadly. As the Draft acknowledges, such displacement disproportionately harms Black and Latinx residents. The City has already received substantial community input regarding the need for strong anti-displacement policies like rent control and just cause. The Housing Element should make a firm commitment to develop and adopt such policies rather than just making them options to consider in a multi-year strategic planning process.

- **Program H2.F—Childcare Allowances**—we are glad that the City is committing to allowing large family childcare homes by right in residential zones. We encourage the City to engage in further analysis and commit to further actions to facilitate the siting and operation of family child care homes, as discussed above.

- **Program H3.A—Reasonable Accommodations**—as discussed above, the Housing Element must engage in a thorough analysis of the City's current reasonable accommodation ordinance, and this program must be revised to commit to concrete action to amend the ordinance to conform with state and federal law.

- **Program H3.G-Zoning Code Text Amendments for Special Needs Housing**—as discussed above, this program is inadequate with respect to emergency shelters and residential care facilities/group homes. Once the City has conducted adequate analysis, it should amend this program to take concrete actions to ensure that the City has an adequate zone or zones where emergency shelters are allowed by right, that its shelter standards do not unlawfully limit the siting and operation of emergency shelters, and that its zoning and permitting requirements do not constrain the siting of group homes.

- **Programs H4.A and H.4C—BMR and Commercial Linkage Fee**—we support amendment of the BMR and commercial linkage fee requirements to increase the number and depth of affordable housing units, as well as local financial resources to support affordable housing.

- **Program H4.B—BMR Guidelines—**any preference, including for renters who live or work in Menlo Park, would need to undergo a rigorous fair housing analysis to ensure that it does not have a discriminatory effect. For example, because the population of Menlo Park is predominately white, a preference for Menlo Park residents could have the effect of discriminating against other racial groups.

40 Draft, H-1.334-1.335.

- **Policy H4.1, Program H4.J, and Program H4.L—Sites to Accommodate the RHNA—**the Draft does not identify adequate sites to accommodate the RHNA, and Programs H4.J and H4.L indicate that the City will rezone sites to projected densities "[c]oncurrent with Housing Element adoption."[41] In addition to completing an adequate site inventory and analysis, the City must amend these rezone programs to ensure that the—and the sites they apply to—comply with all requirements of Government Code section 65583.2(h).
- **Program H4.P—Community Opportunity to Purchase (COPA)**—we are glad to see this program included with a commitment to adopt a COPA policy by 2024.[42]
- **Program H5.A—Fair Chance Ordinance—**we are glad that the City is committed to the adoption of a fair chance ordinance. This is an important policy tool to affirmatively further fair housing.

G. Conclusion

We appreciate the City's efforts in developing a Sixth Cycle Housing Element. However, the current Draft still needs significant revisions before it will comply with Housing Element Law. We welcome the opportunity to provide further comments on future revisions and would be happy to answer any questions.

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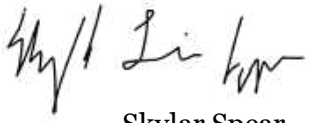

Melissa Morris
Staff Attorney
Public Interest Law Project

Skylar Spear
Legal Fellow
Public Advocates

[41] Draft, H-1.350-1.351.
[42] Draft, H-1.352.

03/10/23

Menlo Park Planning Department and City Council
701 Laurel St.
Menlo Park, CA 94025

Re: Menlo Park Still lacks ambitious parking reform

To the Menlo ParkPlanning Department and City Councilmembers,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable to everyone.

We acknowledge the work to date on the 6th Cycle Housing Element, however we still see room for improvement in regards to Menlo Park's outdated parking standards. **We appreciate the addition of language to Program H4.M** which specifically acknowledges that parking in-lieu fees will be used to further transportation other than private vehicles. However, we still encourage Menlo Park to specifically study the suite of policies we included in our first letter as part of H4.M:

1. Reduce or eliminate parking minimums beyond the downtown zone.
2. Require unbundled parking for certain transit oriented developments, this is easier for building managers to implement now with new parking tech tools like Parkade.
3. Implement TDMs such as requiring developers to buy annual Samtrans Way2GO passes for residents at a discounted bulk rate.

We believe these policies must be considered as they would greatly benefit Menlo Park and create safer and healthier communities.

As with other cities like San Jose and Alameda, parking reform packages can be passed even if not identified as a program in your Housing Element and we are committed to assisting cities in this endeavor.

To support Menlo Park in their efforts to reform outdated parking standards, we believe the following resources could be useful:

1. MTC/ABAG Parking Playbook: This guide provides descriptions, real-world examples, and sample code for various smart parking policies. A true "one-stop shop" for parking reform in the Bay Area.

2. GreenTRIP Connect: Our Connect tool can be used on any parcel in the city. This tool is particularly useful to demonstrate exactly how policies like reduced parking provision can help meet citywide goals, as we demonstrated in this scenario (that was in our first letter).

We sincerely hope to see Menlo Park take steps to implement smarter parking reforms and TDM measures in the near future. During the course of potential study and implementation our team is available to partner with you and answer any questions you may have.

Sincerely,
Zack Deutsch-Gross
Policy Director
zackdg@transformca.org

Campaign for Fair Housing Elements
fairhousingelements.org

MENLO TOGETHER

YIMBY LAW

Mar 20, 2023

To: Menlo Park City Council, Staff, and HCD

On behalf of the Campaign for Fair Housing Elements, YIMBY Law, HLC, and Menlo Together, we are writing to comment on Menlo Park's 6th cycle Housing Element, adopted by City Council on 1/31/2023.

1. Unrealistic Commercial Sites with Current Uses

- This issue has already been highlighted in previous letters here and here as well as an email sent to HCD on Nov 14, 2022. The issues highlighted in those letters persist, and some additional comments are below:
- Per Appendix 7-1, Site Inventory Table B, nearly all of our very low and low income RHNA units are projected to be built at unrealistic, privately owned properties with current uses.
    - 58% of projected RHNA units coming from opportunity sites are on sites with existing office use, and an additional 12% is coming from existing restaurant or shopping use.
    - Government Code § 65583.2(f)(2) requires the city to provide substantial evidence that these properties will be redeveloped in the next 8 years. This evidence has not been provided.
    - The Housing Element does not include a plan for new funding for affordable housing, making this strategy even less realistic.
- The main shortcomings with the commercial sites are:
    - As mentioned in our previous letters, many opportunity sites are office buildings that trade for some of the highest values in the country, leading to extremely high land acquisition costs. Also, these offices are occupied by extremely wealthy public companies (ex: RobinHood) and VC firms (ex: Kleiner Perkins, Lightspeed Ventures) that don't seem likely to vacate.
    - With the exception of the SRI and USGS sites and 10 projected units on sites 47 and 60, no evidence has been given that *any* of the commercial property owners intend to redevelop.
        - In fact, the owner of Sites #4 (acquired in 2011, undisclosed price) and #49 (acquired in 2020 as part of a $610m deal) emailed in to ask to be excluded from the list. This email is included in the housing element appendix (ID #126 in Appendix 1-1). However those sites are still included in the latest element.
    - Historical trends (cited in Appendix 7-3) of redeveloping commercial properties in Menlo Park do not apply to the 6th cycle opportunity sites because the trends cited don't match the proposed opportunity sites based on type and/or geography:

- Appendix 7-3 shows that there is no historical evidence of office properties west of 101 being redeveloped into large residential projects in Menlo Park.
- Appendix 7-3 shows only two projects recently developed into large residential projects west of 101, which is where 100% of the 6th cycle sites are located. Both projects were along El Camino Real, the largest thoroughfare in Menlo Park and where almost none of the sites in the 6th cycle are located.
- Furthermore, both of these projects replaced large former car dealership lots. None of the opportunity sites in the 6th cycle are large vacant lots, rather they are expensive office buildings and retail lots with existing use.
- A majority of the previously developed commercial properties that added new low income housing were in a different city district (District 1, labeled “East of 101” in Appendix 7-3) and were mostly aging industrial use, not recently remodeled high-end office.
- Those previous redevelopments were done via specific plans in direct collaboration with willing developers and property owners. We have not seen evidence of such collaboration in this cycle.

- When calculating the expected RHNA units for HCD credit, the housing element assumes that every site on the list will take advantage of the city’s “Affordable Housing Overlay” (AHO). In Table B of Appendix 7-1, any site under 55 du/ac base density is assumed to go up to 55du/ac via the AHO. This is unrealistic because:
  - The existing AHO program in Menlo Park has been ruled in conflict with state law, as per Page 7 of HCD’s memo to Menlo Park, dated Oct 21, 2022.
  - An amended AHO program has not been adopted.
  - There is no evidence or historical trends provided to demonstrate that every site under 55du/ac will take advantage of the forthcoming density bonus program.

2. Lack of sufficient changes to development standards

- On page 7-46 “Other Land Use Strategies” and programs including H4.I and H4.J, the city commits to increasing densities in various zoning districts. However no changes to development standards are specified.
- Keeping strict development standards would allow the city to continue to require additional steps and hearings for conditional approvals of higher density projects, which adds to development costs and project timelines.
- The city should commit to loosening development standards to encourage developments in zones where the city wants to see increased density.

3. Programs with vague commitments

- The city Housing Element makes no firm commitment to any specific tenant protections; only to "consider" amongst a set of options. As we articulated in our letters in June 2022 and in December 2022, there is consensus among county and city tenant rights advocates of the need to expand Just Cause for Eviction and Relocation Assistance policies (paid by landlords), and to implement Tenant Know Your Rights education. We wrote that these strategies have been shown to be effective policies to affirmatively further fair housing by stemming the racially disparate displacement that has occurred unchecked for decades.
- Outreach to the Menlo Park Environmental Justice Community subsequently revealed a desire among impacted residents for rent control to achieve the Environmental Justice objective of "Safe and Sanitary Homes." Stronger rent control, that goes above and beyond the State's minimum requirements, was not considered during Housing Element deliberations but should be.

4. Affirmatively Furthering Fair Housing

- We believe the requirement to Affirmatively Further Fair Housing has not been met with the latest element submitted to HCD and adopted by the city.
- Item #1 in this letter demonstrates that a majority of our RHNA units have been assigned to unrealistic commercial sites that are likely to fail to develop.
- This means Menlo Park risks continuing the inequitable trend of concentrating lower income affordable housing in District 1 (discussed on p. 4-55, 4-82, 5-7, etc.), a historically disinvested and segregated community of color
- Menlo Park continues to have large office projects in the pipeline that will add jobs to the area, so by not building additional housing this extra demand will simply drive up costs and pressure on the housing that already exists, especially in District 1.

We request that these issues be addressed prior to housing element adoption for Menlo Park's 6th cycle.

Respectfully,

Misha Silin, Menlo Park Resident and Campaign for Fair Housing Elements Volunteer

Cosigned:

Michael Arruza, Menlo Park Resident
Katie Behroozi, Menlo Park Resident
Michał Bortnik, Menlo Park Resident

Keith Diggs, YIMBY Law
Katherine Dumont, Menlo Park resident
Karen Grove, Menlo Together, Menlo Park resident
Pamela D Jones, Menlo Together, Menlo Park resident
Adina Levin, Menlo Together, Menlo Park resident
Jeremy Levine, Policy Manager at the Housing Leadership Council
Michael Levinson, Menlo Park resident
Margarita L Méndez, Menlo Park resident (D2)
Ken Thompson, Menlo Park resident

From: Misha Silin <mdsilin@gmail.com>
Sent: Thursday, June 1, 2023 11:31 AM
To: Smith, Tom A <tasmith@menlopark.gov>; Geoff Bradley <GBradley@m-group.us>; Chow, Deanna M <DMChow@menlopark.gov>
Cc: Karen Grove <karenfgrove@gmail.com>; Melissa A. Morris <mmorris@pilpca.org>; Skylar Spear <sspear@publicadvocates.org>; Jeremy Levine <jlevine@hlcsmc.org>
Subject: Re: Meeting to Discuss Menlo Park Housing Element

Hi Tom, Deanna, M-Group, and Karen (sorry, I do not have her email, please forward)

Thank you for taking the time to meet with us a few weeks ago regarding your response to HCD's latest housing element letter. Since the call, we have had some internal discussions with advocates as well as discussion with council members.

Based on that feedback, we wanted to summarize our recommendations:

1.
2.
3. In order to minimize displacement and Affirmatively Further Fair
4. Housing, we want to see firmer commitments on tenant protections, specifically:
5.

6.
a.
b.
c. Just Cause for Eviction required for tenants of any tenure and Rent
d. Control
e.
f.
g.
h. Four months' rent relocation assistance (paid by landlord)
i.
j.
k.
l. Tenants Right to Counsel, paired with ongoing Tenant 'know your
m. rights' education
n.

7.

1.
2.
3. For housing production, we don't think that the current sites and
4. programs clearly demonstrate a commitment to adding more affordable housing in Menlo Park. Therefore, we:
5.

6.
a.
b.
c. Recommend reducing the realistic capacity calculations for sites
d. with constraints on development such as Sand Hill offices and Robin Hood headquarters
e.
f.
g.
h. Want to see stronger downtown upzoning that will create sufficient
i. incentives to attract more overall housing development and maximize affordable housing. Changes should incentivize 100% affordable and market rate with inclusionary on privately-owned sites, as well as 100% affordable homes on city-owned parking lots.
j.
k.
i.
ii.
iii. Changes should also be coupled with relocation and replacement requirements,
iv. including those required by Government Code 65583.2(f)(3), SB 330, and Density Bonus Law, and the tenant protections discussed above, to protect against displacement and the loss of affordable rental housing through the redevelopment of existing rental housing.
v.
vi.
vii.
viii. Based on public statements to date, we think there is strong support
ix. for this amongst some council members, as well as advocates and community members.
x.
l.
m.
n.
o. Support strengthening the AHO and BMR inclusionary program to greatly

p. incentivize building more affordable units that are actually affordable to the target income-earners. We encourage meaningful changes designed to maximize the production of affordable units and not just minor step-ups to today's programs, which are clearly
q. not generating enough affordable housing.
r.

7.

1.
2.
3. We would like to see a complete analysis of the emergency shelter
4. overlay and the City's emergency shelter standards, as well as a program to address identified constraints by a concrete deadline.
5.
6.
7.
8. We support a mid-cycle check in that strengthens density and tenant
9. protection programs if we're not hitting our numbers, as long as it is not used as a substitute for actions we can take now.
10.
11.
12.
13. We do not support separating out further discussions of upzoning
14. from the housing element (ex: increasing downtown densities beyond current commitments).
15. The housing element process was designed to give our community the proper context and
16. space to make big decisions like these, and the City should commit to actions in the housing element rather than deferring decisions to some later date or process. Trying to do it separately, even with the best intentions, is not likely to lead to the results
17. we seek based on historical precedent in Menlo Park as well as towns in California at large.
18.

Thank you for your time and consideration, we look forward to reviewing staff's proposal when it's ready for public comment.

Best,
Misha, Karen, Jeremy, Melissa, Skylar on behalf of Menlo Together, HLC, Campaign for Fair Housing Elements, Public Interest Law Project and Public Advocates.

From: Bryan Shields <bshields@nccrc.org>
Sent: Wednesday, June 21, 2023 1:32 PM
To: Chow, Deanna M
Cc: Chan, Calvin; Smith, Tom A; Turner, Christopher R
Subject: AB 2011 Residential Build By Right
Attachments: AB 2011 - Affordable Housing and High Road Jobs Act - Factsheet (2).pdf; AB_2011 _Application_Template_ACM_edits_CLEAN_3_29_23 (1).DOCX

Deana,

My name is Bryan Shields and I am a representative for the Carpenters Union Local 217 covering San Mateo County. I had the chance to stop by city hall today and speak with Chris Turner. The Carpenters Union worked very closely with Assembly Woman Buffy Wicks to pass AB 2011. Which will come on line as a viable development opportunity July 1, 2023. It is a bill that in a nut shell allows blighted commercially zoned property along commercial corridors to be rezoned residential. In order for the developer to use this bill, during construction they will employ a General Contractor who pays prevailing wage, provides healthcare, is a party to an apprenticeship and complies with labor compliance.

Here is Where You may find the Bill in its entirety the California Legislative Information web page:
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220AB2011

We ask that the Template and a description be posted on the City's web site to best support this initiative.

Some of the benefits of this Bill include:

- Makes the city more vibrant and attractive to current and future residents
- Generates more affordable homes quickly
- Addresses homelessness crisis
- Provides living wage and "high road" jobs for local residents: prevailing wages and narrowing of wage theft/tax fraud crime scene, which in turn decreases burden on public benefit and county health system
- Urban infill and jobs for local residents will also decrease traffic issues and environmental pollution
- Urban infill and expedited review process
- Helps localities meet housing goals (Regional Housing Need Assessment or RHNA goals) for market-rate and below-market rate units
- Increases tax base
- Respects local objective planning standards and affordable housing requirements

Thank you and I am available via email and phone call.

All the Best,
Bryan Shields

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Assembly Bill 2011

The Affordable Housing and High Road Jobs Act
Assemblymember Buffy Wicks (AD-15)

Summary

The Affordable Housing and High Road Jobs Act (AB 2011) advances all of the state's housing goals, allowing every community to build more climate-friendly, infill affordable housing for struggling families, seniors, workers, and veterans – while also growing a thriving, high-wage, middle-class construction workforce in every community. It does so by making affordable housing by right on commercially zoned lands, and mixed-income housing by right along commercial corridors, as long as the projects meet specified affordability, labor, and environmental criteria.

The Issue

California is in the midst of a housing crisis. The median price of a single-family home exceeds $800,000, and over half of renters – including 80 percent of low-income renters – are paying more than 30 percent of their income toward housing. In 2020, over 160,000 Californians experienced homelessness on a given night.

The 2022 Statewide Housing Plan estimates that California needs to build approximately 2.5 million units of housing over the next eight years – including over one million units affordable to lower income households. According to HCD, the state will need 180,000 new units of housing each year just to keep up with existing demand, including 80,000 units affordable to lower-income households. Yet California averages less than 100,000 new units per year, and has never produced more than 20,000 new affordable homes in any year.

There are many reasons housing production has not kept up with demand. These include an insufficient amount of land zoned for multi-family housing, a local entitlement process that can be extremely long, risky, and expensive, and the lack of an ongoing source of funding stream dedicated to solving California's housing and homelessness crisis. Additionally, the state has an acute shortage of construction workers, with tight labor markets in nearly every region and a workforce training pipeline that has not kept pace with rising demand.

Finally, California is grappling with the implications of climate change. To meet state climate goals, new housing must be in developed areas that do not require long commutes and rely on low-emissions modes of travel like transit, biking, and walking.

The Solution

AB 2011 would create the Affordable Housing and High Road Jobs Act (the Act). The Act would simultaneously address our affordable housing, jobs, and climate crises by pairing new opportunities to build affordable housing on underutilized commercial sites with unprecedented labor standards that ensure all construction workers earn prevailing wages and receive health benefits.

With thousands of these commercial sites across California, this would allow production of new affordable housing units at scale, without changing the density or character of existing residential neighborhoods. One recent analysis found the potential for two million units in just Santa Clara County and Los Angeles County. The bill also includes new homeownership opportunities for middle-income Californians, while promoting climate-friendly affordable development on sites close to jobs and transit.

Bill Specifics

Creates new housing opportunities: This legislation allows housing to be built by right in infill areas currently zoned for office, retail, and parking uses.

- 100% affordable housing will be allowed anywhere in these areas that is not adjacent to industrial land or on environmentally sensitive land.

- Mixed-income housing will be focused along commercial corridors that are wide enough to accommodate density and new transit. At least 15 percent of the units would be required to be affordable to lower income households. For sale projects could, alternatively, provide 30 percent of their unit for moderate-income households.

Grows the middle-class workforce: In order to build on these new sites, the bill requires developers to meet a range of responsible wage and training standards.

- Prevailing wage is required on all projects.

- For projects of 50 or more units, health benefits for workers are required.

- All contractors must either participate in a state-approved apprenticeship program or request the dispatch of apprentices from a program. If no apprentice workers are available, the project can still move forward.

- The bill also includes new enforcement mechanisms to ensure these payroll and benefits requirements are being met.

SUPPORT

CA Conference of Carpenters (Co-Sponsor)
California Housing Consortium (Co-Sponsor)
Northern California Council of Carpenters
Southwest Regional Council of Carpenters

CONTACT

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Office of Assemblymember Wicks
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Template

CITY OF _____

AB 2011

Streamlined Housing Development Application

This document serves as the application for streamlined or ministerial review of housing developments pursuant to California Government Code section 65912.100 *et seq.*, also known as the Affordable Housing and High Road Jobs Act of 2022 and Assembly Bill 2011 (AB 2011).

AB 2011 requires the City of _____ to expedite housing development projects under a ministerial review process where the Developer or Project Proponent ("Applicant") meets AB 2011's requirements and opts into its process. To be eligible for AB 2011 streamlining, projects must comply with objective planning standards, certify that all contractors will comply with the labor standards established by Government Code sections 65912.130 and 65912.131, and meet other specific requirements detailed in the statute.

INSTRUCTIONS FOR COMPLETING THIS BASIC APPLICATION FOR AB 2011 STREAMLINING

The City of _____ uses this AB 2011—Streamlined Housing Development Application ("AB 2011 Application" or "Application") to administer AB 2011 streamlining. The Application guides the Applicant through the steps of AB 2011 streamlining based on the Applicant's proposed project ("Project"). This application has five parts: (1) Basic Project Information; (2) Labor Standards; (3) Requirements for All AB 2011 Projects; (4) Additional Requirements for 100% Affordable Housing Developments; and (5) Additional Requirements for Mixed-Income Housing Along Commercial Corridors.

After completing the Application, please go to our online portal _____ Online Access – File a Planning Application to upload and submit the Application. The City of _____ will post all AB 2011 Applications on its website at _____.

The Application is subject to a fee, as published in the City of _____ Master Fee Schedule. The Application is a stand-alone, independent application and the fee is therefore separate from and in addition to any other fee for standard application submittals that may be sought for in the subject Project.

Upon receipt of a complete Application, the City of _____ will engage in design review based on objective planning standards. If the City of _____determines that the Project conflicts with objective planning standards, it will notify the Applicant within 60 days of submittal for projects of 150 housing units or fewer and within 90 days of submittal for projects of more than 150 units. If the City finds that the Project meets objective planning standards, the City must approve it. The City of _____ will notify the Applicant that streamlined AB

2011 review is granted or denied within 90 days of submittal for projects of 150 housing units or fewer or within 180 days of submittal for projects of more than 150 units.

I. BASIC PROJECT INFORMATION

Address(es) of Property on Which Project Will Be Developed ("Property"):

_____

_____

_____

_____

_____

_____

Legal Description of the Property: _____

_____

_____

Assessor's Parcel Number(s) of the Property: _____

Existing Use of the Property (Include major physical alterations to the Property):

_____

_____

Project Site Plan: Attach site plan showing the Project's location on the Property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.

Description of Project: _____

_____

_____

_____

If Project will seek bonus units, incentives, waivers, or parking reductions pursuant to the State Density Bonus Law, Government Code section 65915, please describe.

_____

_____

_____

Property Owner Name: _____

Property Owner Mailing Address: _____

_____

Property Owner Phone No(s): _____

Property Owner Fax No.: _____

Property Owner E-mail: _____

To be completed only if Project Applicant is not the Property Owner:

I authorize the Applicant indicated below to submit the AB 2011 Application on my behalf.

_____
Signature of Property Owner

Applicant Name: _____

Applicant Title: _____

Applicant's Employer: _____

Applicant Mailing Address: _____

_____

Applicant Phone No.: _____

Applicant Fax No.: _____

Applicant E-mail: _____

I understand that I shall be deemed to have submitted an Application only upon providing both of the following:

1. Information about the proposed Project as required by California Government Code section 65912.100 *et seq.* using this application form; and
2. Payment of the permit processing fee.

I hereby certify that the statements furnished on this form and in the attachments present the data and information required for this AB 2011 Application to the best of my ability, knowledge, and belief. I certify that the facts, statements, and information presented are true and correct under penalty of perjury.

Applicant Name: _____

Applicant Signature: _____

Date:_____

Executed at _____

II. LABOR STANDARDS

All AB 2011 projects must meet AB 2011's prevailing wage requirements, set forth in Government Code section 65912.130. Questions 1 through 4 of this section of the Application correspond to the prevailing wage requirement.

Additionally, AB 2011 projects containing 50 housing units or more must meet health care and apprenticeship requirements, set forth in Government Code section 65912.131. Questions 5 through 11 of this section of the Application correspond to those additional labor standards.

1. Is this entire Project a public work pursuant to Labor Code section 1720?

   Yes ____ No ____

   If "Yes," skip to Question 5.

2. Will all contracts with construction contractors at any tier for the Project require payment of prevailing wage rates pursuant to Government Code section 65912.130(b)?

   Yes ____ No ____

   If "Yes," please list any such agreements and provide copies.

   If "No," please explain: _____

   _____

3. Is the Project subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the Project and that provides for the enforcement of the obligation through an arbitration procedure, pursuant to Government Code section 65912.130(b)(3)(B)?

   Yes ____ No ____

   If "Yes," please list any such agreements and provide copies. Then, skip to Question 5.

4. Will all contractors and subcontractors on the Project maintain and verify certified payroll records and make those records available for public inspection and copying pursuant to Government Code section 65912.130(b)(3)(B)?

   Yes ____ No ____

   If "No," please explain: _____

_____

5. Does the Project contain fewer than fifty (50) housing units? Yes ____ No ____

   If "Yes," skip to Section III.

   If "No," please state the number of housing units: _____

6. Is each contractor that will let subcontracts for at least 1,000 hours on the Project or will perform at least 1,000 hours of work on the Project signatory to a valid collective bargaining agreement that requires use of registered apprentices and health care expenditures pursuant to Government Code section 65912.131(a)?

   Yes ____ No ____ Not Yet Determined ____

   If Yes, list and attach copies of all such agreements and skip to Section III:

   _____

   _____

   _____

7. Will each contractor that will let subcontracts for at least 1,000 hours on the Project or will perform at least 1,000 hours of work on the Project participate in a state approved apprenticeship program or request the dispatch of apprentices pursuant to Government Code section 65912.131, subdivisions (a) and (b)?

   Yes ____ No ____

8. Will each construction contract for at least 1,000 hours on the Project require the contractor to either participate in a state approved apprenticeship program or request the dispatch of apprentices pursuant to Government Code section 65912.131, subdivisions (a) and (b)?

   Yes ____ No ____

9. Can each contractor who will let subcontracts for at least 1,000 hours on the Project but has no construction craft employees show that its subcontractors have a contractual obligation to comply with the apprenticeship requirements in Question 7?

   Yes ____ No ____ There will be no such contractors on the Project. _____

If "Yes," list and attach copies of all such contracts: _____

_____

_____

10. Will each contractor that will let subcontracts for at least 1,000 hours on the Project or will perform at least 1,000 hours of work on the Project make health care expenditures for each employee equivalent to at least the hourly pro rata cost of a Covered California Platinum level plan for two 40-year-old adults and two dependents 0 to 14 years of age for the Covered California rating area in which the Project is located, pursuant to Government Code section 65912.131(a) and (c)?

    Yes ____ No ____

11. Will each construction contract for at least 1,000 hours on the Project require the contractor to make health care expenditures for each employee equivalent to at least the hourly pro rata cost of a Covered California Platinum level plan for two 40-year-old adults and two dependents 0 to 14 years of age for the Covered California rating area in which the Project is located, pursuant to Government Code section 65912.131(a) and (c)?

    Yes ____ No ____

12. Can each contractor who will let subcontracts for at least 1,000 hours on the Project but has no construction craft employees show that its subcontractors have a contractual obligation to comply with the health care expenditure requirement in Question 10?

    Yes ____ No ____ There will be no such contractors on the Project. _____

    If "Yes," list and attach copies of all such contracts: _____

    _____

    _____

III. PROJECT REQUIREMENTS FOR ALL AB 2011 PROJECTS

Are the following statements about the Project, which concern requirements from Government Code section 65912.100 *et seq*. applicable to all AB 2011 projects, true or false? If you know the statement is true and the Project therefore meets the requirement, please check "True." If you know the Project does not meet the requirement, check "False" and explain why the Project does not meet the requirement. If you are unsure whether the Project meets the requirement, check "Unsure."

1. Is a "multifamily" housing project, meaning containing at least five units for sale or rent.

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

2. Located in a zone where office, retail, or parking is a principally permitted use.

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

3. Located in a city that contains some portion of an "urbanized area" or "urban cluster" as designated by the U.S. Census Bureau OR located in an unincorporated area and all legal parcel(s) are wholly within an "urbanized area" or "urban cluster" as designated by the U.S. Census Bureau.

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

4. At least 75% of site perimeter adjoins parcels that are developed with "urban uses" (parcels separated by only a street or highway are considered adjoined).

   True _____ False _____ Unsure _____

   If "False," explain: _____

5. Not located on a site or adjoined to any site where more than one-third of the square footage of the site is "dedicated to industrial use" (i.e. currently being used as an industrial use, most recently permitted use is industrial use, or designated in the latest version of the General Plan adopted before January 1, 2022 for an industrial use).

   True _____ False _____ Unsure _____

   If "False," explain: _____

6. Not located on a site that is either "prime farmland" or "farmland of statewide importance" or land zoned or designated for agricultural protection nor preservation by approved local ballot measure, pursuant to Government Code section 65913.4(a)(6)(B).

   True _____ False _____ Unsure _____

   If "False," explain: _____

7. Not located on "wetlands," as defined by the U.S. Fish & Wildlife Service Manual, part 660 FW 2 (June 21, 1993).

   True _____ False _____ Unsure _____

   If "False," explain: _____

8. Not located on a site within a "very high fire hazard severity zone" as determined by the Department of Forestry & Fire Protection or a "high" or "very high fire hazard severity zone" as indicated on maps adopted by the Department of Forestry & Fire Protection, unless the site is excluded from the specified hazard zones by a local agency or has adopted "fire hazard mitigation measures" pursuant to existing building standards or state law. (See Government Code section 65913.4(a)(6)(D).

   True _____ False _____ Unsure _____

   If "False," explain: _____

_____

9. Not located on a site that is a "hazardous waste site," as listed pursuant to Government Code section 65962.5 or as designated by the Department of Toxic Substances Control pursuant to Health & Safety Code section 25356, unless exception in Government Code section 65913.4(a)(6)(E) applies.

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

10. Not located on a site within a "delineated earthquake fault zone" as determined by the State Geologist in official maps, unless the Project complies with applicable seismic protection building code standards adopted by the California Building Standards Commission and any local building department, pursuant to Government Code section 65913.4(a)(6)(F).

    True _____ False _____ Unsure _____

    If "False," explain: _____

    _____

11. Not located on a site within a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA, unless exception in Government Code section 65913.4(a)(6)(G) applies.

    True _____ False _____ Unsure _____

    If "False," explain: _____

    _____

12. Not located on a site within a regulatory floodway as determined by FEMA in any official maps published by FEMA, unless the Project has received a no-rise certification in accordance with 44 C.F.R. section 60.33(d)(3).

    True _____ False _____ Unsure _____

    If "False," explain: _____

13. Not located on lands identified for conservation in an adopted natural community or habitat conservation plan pursuant to the Natural Community Conservation Planning Act (Fish & Game Code section 2800 *et seq.*) or the federal Endangered Species Act of 1973 (16 U.S.C. sec. 1531 *et seq.*), or other adopted natural resource protection plan.

True _____ False _____ Unsure _____

If "False," explain: _____

14. Not located on a site that is habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. sec. 1531 *et seq.*), the California Endangered Species Act (Fish & Game code section 2050 *et seq.*), or the Native Plant Protection Act (Fish & Game Code section 1900 *et seq.*).

True _____ False _____ Unsure _____

If "False," explain: _____

15. Not located on a site under conservation easement.

True _____ False _____ Unsure _____

If "False," explain: _____

16. Not on a site governed under the Mobilehome Residency Law (Civil Code section 798 *et seq.*), the Recreational Vehicle Park Occupancy Law (Civil Code section 799.20 *et seq.*), the Mobilehome Parks Act (Health & Safety Code section 18200 *et seq.*), or the Special Occupancy Parks Act (Health & Safety Code section 18860 *et seq.*).

True _____ False _____ Unsure _____

If "False," explain: _____

_____

17. Phase I environmental assessment is complete and, if a recognized environmental condition was found, a preliminary endangerment assessment was prepared and all significant effects of hazardous substance releases and effects of potential exposure to significant hazards were mitigated to a level of insignificance in compliance with state and federal requirements (see Government Code sections 65912.113(c) and 65912.123(f)).

True _____ False _____ Unsure _____

If "False," explain: _____

_____

18. Does not include housing within 500 feet of a freeway, as defined in Vehicle Code section 332.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

19. Does not include housing within 3,200 feet of a facility that actively extracts or refines oil or natural gas.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

20. If within the area of a neighborhood plan (e.g. specific plan, area plan, precise plan, urban village plan or master plan), the neighborhood plan must either allow permitted multifamily housing development on the site as of January 1, 2022 OR allow for multifamily development on the site as of January 1, 2024 via an adopted plan and environmental review.

True _____ False _____ Unsure _____ N/A (Not Within Neighborhood Plan Area) _____

If "False," explain: _____

_____

21. If site is vacant, it does not contain "tribal cultural resources" as defined by Public Resources Code sections 21074 and 21080.3.1 OR contains tribal cultural resources but any effects on such resources by the Project can be mitigated pursuant to Public Resources Code 21080.3.2.

True _____ False _____ Unsure _____ N/A (Site Not Vacant) _____

If "False," explain: _____

_____

22. If site is vacant, it is not within a "very high fire hazard severity zone" as indicated on Department on Forestry and Fire Protection maps pursuant to Public Resources Code section 4202 or as designated pursuant to Government Code section 51179.

True _____ False _____ Unsure _____ N/A (Site Not Vacant) _____

If "False," explain: _____

_____

IV. ADDITIONAL REQUIREMENTS FOR 100% AFFORDABLE HOUSING PROJECTS IN COMMERCIAL ZONES

This Application section applies only to projects in commercial zones with 100% of their housing units designated as affordable housing units. If the Project includes market rate housing and therefore will not be 100% affordable, skip this section and go directly to Section V.

Are the following statements about the Project, which concern requirements from Government Code section 65912.110 *et seq*., true or false? If you know the statement is true and the Project therefore meets the requirement, please check "True." If you know the Project does not meet the requirement, check "False" and explain why the Project does not meet the requirement. If you are unsure whether the Project meets the requirement, check "Unsure."

1. 100% of units, excluding manager's unit(s), are dedicated to "lower-income households" at an "affordable" cost as defined by Health & Safety Code sections 50052.5 and 50079.5 or an affordable rent set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee.

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

2. 100% of units, excluding manager's unit(s), are subject to a recorded deed restriction for a period of 55 years for rentals and 45 years for owner-occupied units.

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

3. Residential density meets or exceeds applicable density to accommodate housing for lower income households in the jurisdiction, as specified in Government Code section 65583.2(c).

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

4. If existing zoning for the Project's parcel(s) allows multifamily residential use, Project meets objective standards for the existing zoning designation for the parcel(s). Otherwise, Project meets standards of the zoning designation for the closest parcel that allows residential use at a density that accommodates housing for lower income households in the jurisdiction, as specified in Government Code section 65583.2(c).

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

V. ADDITIONAL REQUIREMENTS FOR MIXED-INCOME HOUSING DEVELOPMENTS ALONG COMMERCIAL CORRIDORS

This Application section applies only to projects that are mixed-income housing developments along commercial corridors. If the Project is not a mixed-income housing development along a commercial corridor, skip this section.

Are the following statements about the Project, which concern requirements from Government Code section 65912.120 *et seq*., true or false? If you know the statement is true and the Project therefore meets the requirement, please check "True." If you know the Project does not meet the requirement, check "False" and explain why the Project does not meet the requirement. If you are unsure whether the Project meets the requirement, check "Unsure."

1. Site abuts a commercial corridor and has a frontage along the commercial corridor of a minimum of 50 feet. For purposes of AB 2011 and this Application, a "commercial corridor" means a highway, as defined in Vehicle Code section 360, that is not a freeway, and that has a right-of-way, as defined in Vehicle Code section 525, of at least 70 and not greater than 150 feet.

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

2. Site is not greater than 20 acres.

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

3. Would not require demolition of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to person and families of moderate, low or very low income.

   True _____ False _____ Unsure _____

   If "False," explain: _____

   _____

4. Would not require the demolition of housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

5. Would not require the demolition of housing that has been occupied by tenants within the past 10 years, excluding any manager's units.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

6. Site was not previously used for permanent housing that was tenant-occupied and demolished within the last 10 years.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

7. Would not require the demolition of a historic structure that was placed on a national, state, or local historic register.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

8. If site is vacant and zoned for housing, it is zoned for multifamily residential use

True _____ False _____ Unsure _____ N/A (Site Not Vacant or Multifamily Zoned) _____

If "False," explain: _____

9. If a rental housing development, it includes EITHER (1) 8% of units for "very low income households" and 5% of units for "extremely low income households" as defined in Health & Safety Code sections 50105 and 50106 OR (2) 15% for "lower income households" as defined by Health & Safety Code section 50079.5.

   True _____ False _____ Unsure _____ N/A (Not Rental Housing) _____

   If "False," explain: _____

10. If a rental housing development, Property Owner/Applicant agrees that the units referenced in Question 9 directly above shall continue to be "affordable," as defined in Health & Safety Code section 50053, for 55 years.

    True _____ False _____ Unsure _____ N/A (Not Rental Housing) _____

    If "False," explain: _____

11. If an owner-occupied housing development, it includes EITHER (1) 30% of units offered at an "affordable" cost to "moderate-income households," as defined in Health & Safety Code sections 50052.5 and 50093 OR (2) 15% of units offered at an affordable cost to lower income households, as defined in Health & Safety Code sections 50052.5 and 50079.5.

    True _____ False _____ Unsure _____ N/A (Not Owner-Occupied) _____

    If "False," explain: _____

12. If an owner-occupied housing development, Property Owner/Applicant agrees that the units referenced in Question 11 directly above shall continue to be "affordable," as defined in Health & Safety Code section 50053, for 45 years.

    True _____ False _____ Unsure _____ N/A (Not Owner-Occupied) _____

    If "False," explain: _____

13. Affordable units have the same bedroom and bathroom count ratio as market rate units in the Project.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

14. Affordable units are equitably distributed within the Project.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

15. Affordable units have the same type or quality of appliances, fixtures, and finishes as the market rate units in the Project.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

16. If located in a metropolitan jurisdiction, residential density meets or exceeds the greater of:

a) If site is less than one acre in size, 30 units per acre.
b) If site is at least one acre in size and located on a commercial corridor of less than 100 feet of width, 40 units per acre.
c) If site is at least one acre in size and located on a commercial corridor of 100 feet of width or greater, 60 units per acre.
d) If site is within one-half mile of a major transit stop, 80 units per acre.
e) The residential density allowed on the parcel by the City of _____.

True _____ False _____ Unsure _____ N/A (Not Metropolitan) _____

If "False," explain: _____

_____

17. If located in a jurisdiction that is not a metropolitan jurisdiction, residential density meets or exceeds the greater of:

    a) If site is less than one acre in size, 20 units per acre.
    b) If site is at least one acre in size and located on a commercial corridor of less than 100 feet of width, 30 units per acre.
    c) If site is at least one acre in size and located on a commercial corridor of 100 feet of width or greater, 50 units per acre.
    d) If within one-half mile of a major transit stop, 70 units per acre.
    e) The residential density allowed on the parcel by the City of _____.

    True _____ False _____ Unsure _____ N/A (Metropolitan) _____

    If "False," explain: _____

    _____

18. Height does not exceed the greater of the following:

    a) If site is on a commercial corridor of less than 100 feet in width, 35 feet.
    b) If site is on a commercial corridor of at least 100 feet in width, 45 feet.
    c) If site is within one-half mile of a major transit stop, within a city with a population greater than 100,000, and not within a coastal zone, 65 feet.
    d) Height allowed on the parcel by City of _____.

    True _____ False _____ Unsure _____

    If "False," explain: _____

    _____

19. Following setback standards are met:

    a) For the portion of the property that fronts a commercial corridor, all parking must be set back at least 25 feet and, on the ground floor, building(s) must abut within 10 feet of the property line for at least 80% of the frontage.
    b) For the portion of the property that fronts a side street, building(s) must abut within 10 feet of the property for at least 60 percent of the frontage.
    c) For the portion of the property that abuts an adjoining property that also abuts the same commercial corridor as the property, setbacks described in 19(d) immediately below govern where the adjoining property contains a residential use that was constructed prior to September 28, 2022.

d) For the portion of the property line that does not abut a commercial corridor, side street, or adjoining property that also abuts the same commercial corridor as the property, the following shall occur:
    a. Along property lines that abut a property that contains a residential use, the ground floor of the development shall be set back at 10 feet (NOTE: CITY CAN DECREASE THIS – SEE GOV. CODE SECTION 65912.123(d)(4)(A)(i)), and all floors besides the ground floor shall be stepped back in an amount equal to seven feet multiplied by the floor number (NOTE: CITY CAN DECREASE THIS – SEE GOV. CODE SECTION 65912.123(d)(4)(A)(ii)).
    b. Along property lines that abut a property that does not contain a residential use, the development shall be set back 15 feet (NOTE: CITY CAN DECREASE THIS – SEE GOV. CODE SECTION 65912.123(d)(4)(B).)

True _____ False _____ Unsure _____

If "False," explain: _____

_____

20. Contains any required bicycle parking, electric vehicle supply equipment, and parking for persons with disabilities.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

21. Property Owner/Applicant will provide written notice of pending Application to each commercial tenant on the parcel when Application is submitted.

True _____ False _____ Unsure _____

If "False," explain: _____

_____

22. Property Owner/Applicant will provide relocation assistance to each eligible commercial tenant located on the site pursuant to Government Code section 65912.123(i)(2)-(7).

True _____ False _____ Unsure _____

If "False," explain: _____

_____

[Include the below question ONLY IF the City has its own affordable housing requirement pursuant to Gov. Code § 65912.122(c)]

23. Pursuant to the City of _____'s own local affordable housing requirement, the Project complies with both of the following:

    a. Includes the percentage of affordable units required by Government Code section 65912.122 or the local requirement, whichever is higher.
    b. Meets the lowest income targeting in either policy.

    True _____ False _____ Unsure _____

    If "False," explain: _____

    _____

[Include the below question ONLY IF the City has its own affordable housing requirement AND that local requirement requires greater than 15% of the units to be dedicated for lower income households without requiring the inclusion of very low and extremely low income units, pursuant to Gov. Code § 65912.122(c)]

24. The City of _____'s local affordable housing requirement demands that greater than 15% of units be dedicated to lower income households and does not require the inclusion of units affordable to very low and extremely low income households. Pursuant to the City's local requirement, the Project complies with both of the following:

    a. Includes 8% of the units affordable for very low-income households and 5% of the units affordable for extremely low-income households
    b. 15% of units affordable to lower income households shall be subtracted from the percentage of units required by the local policy at the highest required affordability.

    True _____ False _____ Unsure _____

    If "False," explain: _____

    _____

From: Brittani Baxter <brittani.baxter@gmail.com>
Sent: Tuesday, June 27, 2023 1:17 PM
To: _CCIN <city.council@menlopark.gov>
Subject: Public comment and research for item J2

Dear City Council and Staff,

Thank you so much for the many hours of work that have gone into the Housing Element Update over the last two years. I was able to read the updated Housing Element for tonight's Council meeting and I saw that HCD had requested additional analysis for the sites list.

I've noticed some of the opportunity sites on the list have "for lease" signs out front (some for quite awhile now!) and I did some quick Googling to see which addresses might have active-looking "for lease" advertisements online.

I created the attached spreadsheet which lists the opportunity sites and URLs of active lease listings for the properties. Or, where I couldn't find any active listings, if relevant I mentioned something else that caught my eye about the property, such as a comparable listing for sale or under contract.

I was inspired by Mountain View's Housing Element (recently approved by HCD), where I noticed discussion

of office/space vacancies in their opportunity sites analysis. You've probably taken a look at lease listings for the opportunity sites as well, but just in case it's helpful, I wanted to share what I found in terms of up-to-date information. Some of the listings represent large portions of the buildings — or even the entire building.

This feels like a unique moment for Bay Area office space owners who may be more motivated to convert office to housing than ever before (I know it's a huge conversation in San Francisco). And the extent of the vacancies at commercial sites on the list might be helpful to bolster the case with HCD of how much opportunity is within these parcels.

Thank you again,
Brittani Baxter
District 3 resident

Site Name	Site Label	Address	APN(s)		Search results/notes
El Camino Real Safeway Parking Lot	1	525 El Camino Real		71332130	I believe just the parking lot is considered in the Housing Element, but spaces in the shopping center itself are currently for lease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/515-525-el-camino-real/
1620 El Camino Real: One-story office and personal service	2(R)	1620 El Camino Real	060344250; 060344240		I couldn't find any lease advertisements for this space. However, it does seem like it's potentially dated and has a lower FAR than might be allowed in the future?
2500 Sand Hill: First Republic Bank	3	2500 Sand Hill Road	074270240; 074270250		Has space for lease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/2500-2550-sand-hill-road/
Quadrus Site	4	2400-2498 Sand Hill Road	074270280; 074270260; 074270170		Has 84.9k sqft of space for lease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/quadrus-sand-hill/
1100 Alma: Two-story office and adjacent parking lot	5(R)	1100 Alma Street	061412440; 061412430		Has space for lease: https://www.loopnet.com/Listing/1100-Alma-St-Menlo-Park-CA/22479870/
Church of Pioneers Foundation	6	900 Santa Cruz Avenue	071084220; 071084200; 071084090; 071084110; 071084100		N/A -- church
728 Willow: Willow Soccer one-story commercial	7	728 Willow Avenue	062202050; 062202060; 062202210; 62202060		I couldn't find any lease advertisements for this space. However, it does seem similar to the retail strip at Menlo Ave and El Camino, which per this site is under contract to be sold -- perhaps suggesting that there's a market for such properties to turn over: https://www.loopnet.com/Listing/989-995-El-Camino-Real-Menlo-Park-CA/25869568/
906 Willow: LaunderLand one-story commerical	8	906 Willow Road	062211170; 062211180; 062211050		See above (same notes as 728 Willow)
Parking Plaza 7 (adjacent to Trader	9	Between Chestnut and Curtis	071284100; 071284080		N/A -- parking lot
Parking Plaza 6 (behind Wells Fargo)	10	Between Crane and Chestnut	071283140; 071283050		N/A -- parking lot
Sharon Heights Shopping Center	11	325 Sharon Park Drive	074283100; 074283090; 074283040		3 spaces in the shopping center are for lease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/sharon-heights-shopping-center/
United States Geological Survey (USGS) Site	12	345 Middlefield Road	062421070; 062390700		N/A (my understanding is this property will be auctioned relatively soon, so will turn over)
Church of Jesus Christ of Latter-day Saints	13(C)	1105 Valparaiso Avenue		71071070	N/A -- church
Parking Plaza 1 (between El Camino Real and Chestnut on west side of Santa	14	on west side of Santa Cruz		71102400	N/A -- parking lot
Parking Plaza 3 (between University and Crane on west side of Santa Cruz)	15	side of Santa Cruz		71092290	N/A -- parking lot
Parking Plaza 5 (between Evelyn and Crane)	16	Lot between Evelyn and Crane		71281160	N/A -- parking lot
Parking Plaza 8 (between Curtis and Doyle)	17	Lot between Curtis and Doyle		71285160	N/A -- parking lot
Parking Plaza 4 (behind Draeger's)	18	Lot behind Draeger's		71273160	N/A -- parking lot
Parking Plaza 2 (off Oak Grove)	19	Lot off Oak Grove		71094180	N/A -- parking lot
275 Middlefield: Office (Dermira) on Middlefield and Linfield	20	275 Middlefield Road		62422120	65k sqft available for sublease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/275-middlefield-road/
Sharon Green Apartments	21	350 Sharon Park Drive	074281110; 074281120		N/A -- residential
85 Willow: Office on SW corner of Middlefield and Willow	22	85 Willow Road		62422080	This website lists this property as "actively leasing" but I could not find other mentions (e.g. on other websites) of leases being available: https://embarcaderocapitalpartners.com/portfolio/current/85-willow-road
200 Middlefield: Office on Middlefield and Santa Margarita	23	200 Middlefield Road		62271540	Has 12k sqft available for lease. I believe this property may have had a "for lease" sign out front for some time -- Google Maps shows it for the duration of the pandemic. https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/200-middlefield-road/
250 Middlefield: Office on Middlefield and Santa Monica	24	250 Middlefield Road		62271010	Could not find any lease advertisements. However, this stretch of Middlefield seems to have a sizeable amount of vacancy in general.
8 Homewood Place: Office (Quantifind) on Linfield and Homewood	25	8 Homewood Place		62421010	Whole building is for lease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo park/8-homewood-place/
401 Burgess: Professional Service on SE Corner of Burgess and Laurel	26	401 Burgess Road		62390170	No lease advertisement found
Menlo Park Surgical Hospital	27	570 Willow Road		62370420	This hospital has been closed: https://www.ahd.com/free_profile/050754/Menlo_Park_Surgical_Hospital/Menlo_Park/California/ . As the Housing Element notes, this property also seems to be for sale.
2200 Sand Hill: Office (Westly Group) on Sharon Park	28	2200 Sand Hill Road		74283070	Has space for lease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/2200-sand-hill-road/
445 Burgess: Stanford Blood Center	29	445 Burgess Drive		62390200	No lease advertisement found
Trader Joe's Downtown	30	720 Menlo Avenue		71284110	No lease advertisement found
800 Oak Grove: Comerica Bank	31	800 Oak Grove Avenue		71091520	No lease advertisement found
930 Santa Cruz: One-story real estate office	32	930 Santa Cruz Avenue		71084140	No lease advertisement found
Draeger's Parking Lot Downtown	33	1008 University Drive		71274140	N/A -- parking lot

707 Menlo: Real Estate Office	34	707 Menlo Ave		71288610	This site shows space for lease, but I suspect it's a dated listing: https://www.officespace.com/ca/menlo-park/1957556-707-menlo-ave
1300 University: Dental offices	35	1300 University Drive		71091310	Has space for lease: https://www.loopnet.com/Listing/1300-University-Dr-Menlo-Park-CA/24225299/
Coldwell Banker on El Camino Real	36	1377 El Camino Real		71103490	No lease advertisement found
Victoria Station	37	801-877 El Camino Real		71331180	Two spaces within this complex are for list under separate listings: 1) https://www.cbre.com/properties/properties-for-lease/commercial-space/details/US-SMPL-47042/victoria-lane-805-el-camino-real-94025?view=isLetting 2) https://www.cbre.com/properties/properties-for-lease/commercial-space/details/US-SMPL-93301/873-el-camino-real-menlo-park-ca-94025-873-el-camino-real-94025?view=isLetting
Ravenswood School District Site on Sheridan	38	320 Sheridan Drive		55303110	N/A -- RCSD site
St. Denis Catholic Church	39(C)	2250 Avy Avenue		74351100	N/A -- church
St. Bede's Episcopal Church	40(C)	2650 Sand Hill Road		74260740	N/A -- church
431 Burgess Drive	41	431 Burgess Drive		62390190	Approximately half of the building is for lease: https://www.cushmanwakefield.com/en/united-states/properties/for-lease/office/ca/menlo-park/431-burgess-dr-1st-flr/s118509723s120864189-l
425 Burgess Drive: Peninsula Smiles	42	425 Burgess Drive		62390180	No lease advertisement found
Sultana Mediterranean	43(R)	1133-1159 El Camino Real		71102130	No lease advertisement found
Ducky's Car Wash	44(R)	1436 El Camino Real		61422350	No lease advertisement found
Rural Lane (Alpine Road near Stanford Golf Course)	45(R)	Rural Lane		74311600	N/A -- I believe this is a vacant parcel?
796 Live Oak: One-story residential	46(R)	796 Live Oak Avenue		71288560	N/A -- residential
Menlo BBQ	47	555 Willow Road		62285300	I did not find space advertised for lease, but as the Housing Element notes, I do see that there's a history of some housing projects being proposed at this site, indicating the owner's interest in redeveloping.
Big 5 Shopping Center	48(R)	700 El Camino Real		71333200	No lease advertisement found
2700-2770 Sand Hill: Parking lot on west side of 2730 building	49	2700-2770 Sand Hill Road		74260750	38k sqft of space is available for lease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/2700-2770-sand-hill-road/
Seven Oaks Apartments	50	600 Sharon Park Drive	074282070; 074282090		N/A -- residential
959 El Camino Real	51	959 El Camino Real		71288210	No lease advertisement found
1246 El Camino Real	52	1246 El Camino Real		61430070	No lease advertisement found. This parcel is immediately adjacent to a new mixed-use development (Springline, in Appendix 7-3) where high-end dining is about to open, which may make redevelopment of this parcel more attractive.
1189 El Camino Real	53(R)	1189 El Camino Real		71102350	No lease advertisement found
607 Menlo Avenue	54(R)	607 Menlo Avenue		71288190	Half of the building is available for lease: https://www.showcase.com/607-611-menlo-ave-menlo-park-ca-94025/25683204/
1161 El Camino Real	55(R)	1161 El Camino Real		71102390	No lease advertisement found
1179 El Camino Real	56(R)	1179 El Camino Real		71102370	No lease advertisement found
761 El Camino Real	57	761 El Camino Real		71332080	No lease advertisement found; I think the tenant is the same as 751 El Camino Rea
751 El Camino Real	58	751 El Camino Real		71332090	No lease advertisement found; I think the tenant is the same as 761 El Camino Rea
905 El Camino Real	59	905 El Camino Real		71288580	No lease advertisement found
335 Pierce Road	60	335 Pierce Road	062013170; 062013230		N/A -- residential. Per the HE, developer has indicated interest in redeveloping.
610 Santa Cruz Avenue	61(R)	610 Santa Cruz Avenue		71102140	No lease advertisement found
550 Ravenswood Avenue	62(R)	550 Ravenswood Avenue		61412160	No lease advertisement found. Just from observation, this property does feel like it has a very low FAR currently.
3875 Bohannon Drive	63	3875 Bohannon Drive		55251120	No lease advertisement found (currently a Post Office)
795 Willow Road	64	795 Willow Road		62470060	N/A -- Veterans' Affairs site
3905 Bohannon Drive	67	3905 Bohannon Drive		55253140	No current lease advertisement found
3925 Bohannon Drive	68	3925 Bohannon Drive		55253150	Has space for lease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/3925-bohannon-dr/
4005 Bohannon Drive	69	4005 Bohannon Drive		55253240	No current lease advertisement found. It does seem like there's a large amount of vacancy nearby at 4200 Bohannon Dr: https://www.crexi.com/lease/properties/632898/california-menlo-corporate-center
4025 Bohannon Drive	70	4025 Bohannon Drive		55253190	No current lease advertisement found
4055 Bohannon Drive	71	4055 Bohannon Drive		55253030	No current lease advertisement found
4060 Campbell Avenue	72	4060 Campbell Avenue		55253200	39k sqft of space available for lease: https://www.propertyshark.com/cre/commercial-property/us/ca/menlo-park/4085-campbell-ave-1/

From: Misha Silin <mdsilin@gmail.com>
Sent: Tuesday, June 27, 2023 3:24 PM
To: _CCIN; Chow, Deanna M; Chan, Calvin; Turner, Christopher R; Asher Kohn; Geoff Bradley; Karen Warner
Subject: Comment on J-2 - Housing Element Staff Report

Campaign for Fair Housing Elements
fairhousingelements.org

MENLO TOGETHER

June 27, 2023

Re: Agenda #J2 Housing Element

To Menlo Park City Council, Planning Staff, M-Group:

On behalf of the Campaign for Fair Housing Elements, HLC, and Menlo Together, we are writing to comment on Agenda item J-2, the revised housing element in response to HCD's letter to the City from April 7th.

Our organizations are eager to see the City of Menlo Park adopt a housing element that is approved by the state, that achieves the goals of enabling housing for people of all income levels, preventing displacement, and furthering fair housing.

While we applaud some of the detailed changes made in the new version, such as more firm timelines and commitments in the programs section, we continue to have concerns that remain from our letter of March 22. We do not believe this draft sufficiently addresses the key issues raised in the letter from HCD.

Referencing the 4 issues raised in our March 22nd letter, as well as others preceding it (#89, 95, 122, 125, 138, 139 in Appendix 1-1 of the latest draft):

1. Unrealistic sites - this was called out in the letter from HCD in section A.2, as well as our previous letters. While we applaud the additional analysis done in Appendix 7-7, we do not believe it sheds any new light on the feasibility of the sites and zoning changes being proposed.
    a. As we have previously mentioned, the development trends cited for each site in the Housing Opportunity Sites and Redevelopment Factors table in Appendix 7-7, such as carve-out sites, adding housing to expensive office and retail sites with existing uses, or consolidation of small lots, do not have a demonstrated history of success in those specific neighborhoods. While we may have seen those trends region wide, or in District 1 of Menlo Park, more evidence needs to be provided that these are realistic near downtown or Sand Hill Rd.

   b. Also, as mentioned in our previous letter, the table in Appendix 7-7 as well as the site sheets in Appendix 7-5 assume that every parcel will use the maximum density bonus provided in the City's AHO, which is a new program yet to be adopted.
2. Insufficient development standards - *especially in and near downtown* - to facilitate needed housing. This was called out in our previous letter as well as section A.3 and B.2 in HCD's April 7th letter. This is particularly important given the implausibility of some of the sites as noted above
   . We have not seen evidence that the current proposed upzonings for downtown and R3 zones will generate a sufficient amount of developer interest. The new draft merely provides more detail on the proposal, rather than addressing constraints (besides parking). Ultimately, the current proposal seems unlikely to yield a large amount of new affordable housing.
   a. While we are aware that staff/council "may consider additional increases in density" (page 4 of letter to HCD in staff report) as they move towards adopting some of these zoning changes, we are concerned that moving this outside of the housing element process, coupled with a vague commitment, means it may not happen. We would like to see additional increases incorporated into the housing element now.
3. Programs with vague commitments - this was mentioned in our previous letters as well as section B in HCD's April 7th letter
   . We applaud some of the changes in the housing element to further specify commitments for certain programs such as H1.H, H3.A, H3.E, H3.G, etc.. We also acknowledge the addition of details on outreach in table 4-26.
   a. We strongly support the commitment to "Develop an anti-displacement strategy for the City, particularly in the Belle Haven neighborhood, and initiate program implementation by January 2024 beginning with items f. tenant education, g. (inform tenants on rental assistance programs and "consider" continued funding beyond 2024*, h. expand Just Cause protections to tenancy of any duration, and i. (increase the time of relocation assistance paid by landlord), expanding to address other potential policies in the program through 2026." However, given the status of the city budget, **we are concerned about funding and urge the City Council to ensure there is funding to staff and deliver the programs**.
4. Affirmatively Furthering Fair Housing - while more analysis has been done in this new draft, given the dearth of promising sites and programs to increase affordable housing production, similar to our March 22nd letter we continue to find that the city is not meeting its obligation to AFFH by continuing to limit development in higher opportunity areas of the city.

Our overall recommendation is that instead of focusing on additional analysis, the city instead **focus on improving our proposed sites and programs** such that it creates a clear and aggressive path to getting a lot more affordable housing built.

Based on discussions with community members and city staff, we feel that there is support to **revise our downtown rezoning plan to further add additional capacity for housing**. That being said, we do not support taking this discussion out of the scope of the Housing Element. We think it makes sense to **make downtown upzoning a high priority** and submit an updated housing element to the state once more specifics are agreed upon.

Respectfully, Misha Silin - Menlo Park Resident and Campaign for Fair Housing Elements volunteer, on behalf of Menlo Together and Housing Leadership Council (HLC)

--
Misha Silin
M: (925) 323-7727

Appendix 4-1
Outreach Summary

Outreach Summary

The purpose of this document is to provide a summary of community outreach and engagement efforts completed by the City of Menlo Park in the preparation of the 2023-2031 Housing Element. The information is presented as follows:

1. Project Website

A dedicated website for the Housing Element Update project (MenloPark.org/Housing Element) was utilized with the purpose of being a “one stop shop” for all project-related updates, information, and documentation.

The project website included drop-down menus with information for the following topic areas: Environmental Review; How to Get Involved; Project Timeline; Related Documents; Frequently Asked Questions; and Contact Us.

Of note, the Project Timeline drop-down menu provided a chronology highlighting events and milestones for the Housing Element Update. Links to presentation materials and meeting videos are available.

2. Community Meetings

The purpose of the community meetings was to share information regarding the Housing Element Update project at various stages of development and to provide a forum for the public to provide comments and feedback and to ask questions of the project team.

In accordance with State of California guidance for the Covid-19 pandemic, to promote social distancing while allowing essential governmental functions, such as public meetings, to continue, Community Meetings #1-5 were held online via Zoom. To support equitable outreach to the Spanish speaking community, professional interpreters were available at community meetings to provide live interpretation and presentation slides were translated into Spanish and made available to meeting attendees. For individuals unable to attend scheduled community meetings, recordings of the meeting and all meeting materials were posted on the project website.

Community Meeting #1: Introduction to Housing Seminar

On July 1, 2021, the City held a Housing Element Update Introduction Webinar to provide an overview of the Housing Element Update process, project components, and ways to be involved in the process. This community meeting provided general information about Housing Element topics in addition to a brief introduction to the Safety and Environmental Justice Elements.

Community Meeting #2: Potential Land Use Strategies

On August 14, 2021, the City held a community meeting to provide an overview of preliminary land use strategies to implement the Regional Housing Needs Allocation (RHNA) and gain community feedback. The RHNA specifies the number of housing units at each income level category required to comply with State mandates. The purpose of this meeting was to introduce land use strategies to the public and to receive feedback. The information provided and feedback received helped develop the land use strategies to meet the RHNA.

Community Meeting #3: Housing Equity, Safety, and Environmental Justice

On August 26, 2021, the City held a community meeting to share information about housing equity, environmental justice, and safety issues in Menlo Park and provide an opportunity to receive input from the public. The information provided and feedback received helped to form policies for the Housing, Environmental Justice, and Safety Elements. The community meeting was conducted with simulcast Spanish interpretation that was paired with a shareable Spanish presentation.

Throughout the meeting, live polling was used as a tool to engage attendees and gain greater insight on who was in attendance and what their priorities were in terms of equity, housing, environmental and safety concerns. After presenting on the three elements, the project team invited attendees to have a discussion involving Miro board, an online whiteboard tool. The key takeaways from the discussion are noted below:

- Air quality and safety concerns in Belle Haven
- Use public owned land to build affordable housing
- New housing should be distributed throughout the city and in high resource areas
- Preserve open space and parks

Community Meeting #4: Site Selection

The City held a community meeting on September 23, 2021, to share information on preliminary strategies to meet housing needs in Menlo Park and provide opportunity to hear from the community on how and where new housing should be located. The input received helped shape land use alternatives/scenarios for future housing. Community members and interested parties learned more about housing equity, the net new housing needed, and the housing solutions for the public to vote on what areas of the City more affordable housing should be built. Key takeaways from the community are noted below:

- Build affordable housing in the commercial areas of Sharon Heights, along El Camino Real, and on City owned parking lots
- Consider a citywide overlay
- Work with non-profits to build affordable housing
- Promote development to support aging in place

Community Meeting #5: Housing Sites, Goals and Policies

The fifth community meeting took place on the morning of Saturday, February 12, 2022. The City provided an overview of the land use strategies and potential housing opportunity sites, and focused on the housing goals and highlighted policy themes. Community discussion and feedback were the larger purpose of the meeting. Participants engaged throughout the meeting with poll questions and an ending discussion involving Miro board, an online whiteboard tool. People responded to and provided feedback on the seven goals shown in the Miro Board (Appendix 4-3). Key takeaways from the community discussion are noted below:

- The City should have a metric system to measure the housing element goals
- More staff should be onboarded to support and monitor the goals through the 6th cycle
- Preserve and maintain the quality and quantity of existing housing and neighborhoods
- Protect existing affordable housing and support 100 percent affordable housing
- Local solutions should be tailored to the unhoused community while promoting accessible, transitional, and supportive housing for all special needs populations
- Develop incentives to promote special needs housing with local support services
- Protect residents against displacement
- Ensure equal housing access and opportunity
- Develop a citywide rental registry
- Promote resilient and sustainable housing – resilient designs, walking and biking improvements, conservation, and renewable energy programs
- Concerns about community character, the streamlining process and how it can affect neighborhoods, and parking

3. Community Outreach and Engagement Committee (CEOC)

On April 27, 2021, the City Council authorized the formation of the advisory Community Engagement and Outreach Committee (CEOC) for the Housing Element Update project. The CEOC was formed and developed with representation from residents of all five City Council Districts. At its maximum, the CEOC composition included 13 members. Each CEOC member was a verified resident of the city and did not, at the time, hold an appointment on another City board or commission.

The purpose of the CEOC was to assist the City in ensuring a broad and inclusive community outreach and engagement process, and to help guide and provide feedback on the types and frequency of activities/events/meetings and the strategies and methods for communicating with various stakeholders.

A total of five CEOC meetings were held online via Zoom, in accordance with State of California guidance for the Covid-19 pandemic, to promote social distancing while allowing essential governmental functions, such as public meetings, to continue. The CEOC conducted meetings on May 27, 2021; June 3, 2021; June 10, 2021; July 15, 2021; and August 12, 2021.

In addition to regular meetings, the CEOC formed two subcommittees. The first subcommittee was focused on providing feedback for the citywide community survey. The second subcommittee was focused on discussions regarding the process for the Housing Element Update and the CEOC's involvement. Several CEOC members also participated in pop-up events.

It is acknowledged that some CEOC members resigned from the committee for various reasons. City staff and the City Council made concerted efforts to listen to feedback from CEOC members and respond accordingly. With the majority of Housing Element-focused outreach already completed by the fall of 2021, and having conducted five CEOC meetings, the City Council subsequently disbanded the CEOC and engaged with Climate Resilient Communities and ChangeLab Solutions to advise and assist with outreach efforts focused on the other portions of the Housing Element Update project – update of the Safety Element and preparation of the City's first Environmental Justice Element.

4. Community Survey

Between July and September 2021, a community survey was conducted. The purpose of the community survey was to receive feedback from a wide cross section of the community on a variety of issues and concerns related to all three elements of the Housing Element Update project, however, emphasis was placed on collecting feedback for the Housing Element – a subsequent community survey focused on collecting feedback for the Safety Element and Environmental Justice Element was planned for at a later time.

The survey was available in both physical, paper format as well as online. Both formats were available in English and Spanish, and a gift card raffle was included as incentive for participation. Flyers and poster boards displaying QR codes to access the survey were used in various outreach efforts. The survey was advertised via a citywide mailer, on virtual platforms, at community meetings, and in focus groups and interviews. The survey was also made physically available at the Menlo Park Main Library and the Belle Haven Branch Library. Pre-stamped and addressed envelopes were available for respondents interested in mailing their responses to the City.

The survey was an opportunity to gain a better understanding of community values and priorities, and to create a foundation for future conversations about possible solutions and policy changes to be discussed further at community meetings. It collected information about the community, housing needs, housing related concerns, and issues that may not be readily evident. A gift card drawing was provided to encourage people to fill out the survey. The survey included questions that covered housing policy, environmental justice, safety, racial equity, special housing needs, and other housing issues.

While the survey was in progress, City staff and the larger project team conducted several in-person "pop-ups" at the Menlo Park Farmers Market in the Downtown and local grocery markets such as Mi Tierra Linda Supermercado Y Taqueria and the Facebook Community Mobile Market in the Belle Haven neighborhood (District 1).

Additionally, in response to a relatively lower survey participation rate from District 1, a historically underrepresented part of the city, the survey collection time was extended and electronic message boards were deployed in Belle Haven at the intersections of Newbridge Street/Willow Road and Ivy Drive/Willow Road. The message boards contained inviting text in both English and Spanish. Lastly, a focused email inviting survey participation was also sent to District 1 residents specifically.

It is acknowledged that efforts were made by a CEOC member to go door-to-door to collect survey responses in District 1. Approximately 50 survey responses were collected, however, the completed surveys were mistakenly discarded following receipt by the City. An investigation of the incident was completed, and it was confirmed that there was no ill intent or foul play, however, the loss of such valuable feedback is regrettably noted. A second survey, along with focus group discussions, is planned for, with guidance by Climate Resilient Communities, a community-based organization that has ties and partnerships with the District 1 community and service providers who work in that community in particular.

In total, there were 1,562 survey participants, however, through analysis with the survey vendor, it was determined that 799 survey participants appear to have been subject to Internet Protocol (IP) spoofing (i.e., multiple surveys submitted from false device addresses for the purpose of impersonating another computer system). A total of 763 survey participants were validated as authentic and these responses are summarized below, beginning with housing-specific input and followed by demographic highlights.

Note, reported percentages may not sum to 100 percent as some questions allowed participants to select more than one response. Percentages are based off the noted number of respondents for each survey question.

- When asked to identify up to three of the most important values for the City to consider when planning for new housing in Menlo Park, about half of participants selected “Providing housing for all stages of life (e.g., students, singles, young families, seniors)” (53 percent) and “Encouraging new housing near transportation and services” (50 percent). About one-third of survey participants selected “Providing a mix of housing types so that there is a wide variety of options” (37percent) and “Creation of a balanced and diverse community where new housing is distributed throughout the city” (37 percent). Total respondents: 722

- When asked to identify up to three new areas where housing should be located in Menlo Park, the highest number of survey participants selected “In or near downtown and/or Caltrain station (63 percent). The second and third highest numbers of survey participants were about the same in selecting “Existing commercial properties” (42 percent) and “Distributed equally throughout the entire city” (41 percent). About one-third of survey participants selected “Accessory Dwelling Units” (33 percent). Total respondents: 715.

- When asked to identify the types of housing they would like to see more of in Menlo Park, a majority of survey participants selected the following housing types: two to three story townhouses/row houses (58 percent); one or two story small apartment buildings of six units or less (57 percent); one or two story duplexes and triplexes (55 percent); and three to five story multifamily housing such as condos, apartments, and senior housing (52 percent). Total respondents: 657.

- When asked about the barriers seen firsthand to finding housing in Menlo Park, the highest number of survey participants selected cost of housing (84 percent) followed by lack of supply of available housing (52 percent). About a quarter of survey participants selected lack of access to transit such as bus or Caltrain (25percent) or far distances to services such as grocery stores and pharmacies (24percent). Total respondents: 651.

- The highest number of survey participants identify as living in City Council District Five (34 percent). Other survey participants identify as living in City Council Districts One, Two, Three, or Four in about the same amounts (15-16 percent for each City Council District). The remainder of survey participants are not Menlo Park residents (four percent) or are unsure of their City Council District (one percent). Total respondents: 666.

- About one-third of survey participants live and work in Menlo Park (35 percent) while another one-third of survey respondents live in Menlo Park but work elsewhere (34 percent). The remainder of survey respondents live in Menlo Park and are retired or currently do not work (23 percent), or, do not live and/or work in Menlo Park (eight percent). Total respondents: 688.

- Of the survey participants that live in Menlo Park, homeowners tend to have lived in the city for a longer period of time in comparison to renters (e.g., 39 percent of homeowners have lived in the city for 20+ years compared to eight percent of renters; 57 percent of renter have lived in the city for 0-5 years compared to 21percent of homeowners). Total respondents: 591.

- About half of survey participants are from households with children (51 percent); about 41 percent are from households with seniors (age 65+); about one-third of survey participants are from households with students (37 percent), and about a quarter of survey participants are from households with a person with chronic health concerns (25 percent). Total respondents: 540.

- The highest number of survey participants identify as white (73 percent) followed by Asian (12 percent) and Hispanic/Latinx (10 percent). Total respondents: 644. About half of survey participants identify as between 30 to 54 years of age (48 percent) and about a quarter of survey participants identify as 65 years of age or over (24 percent). Total respondents: 677.

5. Housing Commission, Planning Commission, and City Council Meetings

The purpose of these meetings was to provide updates, draft documents for review, and receive feedback and recommendations from the Housing and Planning Commissions as well as the City Council.

Housing Commission Study Session: Potential Housing Element Land Use Strategies

The Housing Commission conducted a meeting on August 4, 2021 to review and provide feedback on potential land use strategies to meet the Regional Housing Need Allocation for the 2023-2031 planning period as part of the Housing Element Update.

Joint Planning Commission and Housing Commission Meeting

On October 4, 2021 the Planning Commission and Housing Commission conducted a joint meeting and reviewed and provided feedback on land use and site strategy options to meet the Regional Housing Need Allocation for the 2023-2031 planning period as part of the Housing Element Update.

City Council Meeting: Housing Element Land Use Strategies

The project team met with the Menlo Park City Council on October 26, 2021. The project team asked that the Council consider the land use strategies presented in the Staff Report and identify the preferred strategy that will serve as the basis for the Project Description analyzed in the Environmental Impact Report under the California Environmental Quality Act and the Fiscal Impact Analysis.

Housing Commission Special Meeting: Housing Element Update

Housing Commission members met on November 8, 2021, and reviewed and discussed housing policies including items identified during the community outreach process, state laws and possible ways to facilitate the construction of affordable housing. The Housing Commission provided direction on housing policies for consideration in the Housing Element.

Housing Commission Meeting: Affordable Housing Strategies Study Session

On November 17, 2021, the Housing Commission conducted a meeting to review and discuss affordable housing strategy options to meet the City's Regional Housing Needs Allocation (RHNA) as part of the Housing Element for further analysis and consideration.

City Council Considers Preferred Land Use Scenario for Future Menlo Park Housing

On December 8, 2021, the City Council conducted a meeting and reviewed and recommend the potential housing opportunity sites and land use strategies for initiating the environmental and fiscal reviews to meet the City's Regional Housing Needs Allocation (RHNA) as part of the Housing Element.

City Council Regular Business Item

Council members met on January 11, 2022 for the Consideration and direction on the composition and charge of the Housing Element Community Engagement and Outreach Committee and amendments to the consultant's scope of work. Staff recommended that the City Council:

- Modify the composition of the CEOC to a maximum of 10 members
- Update the CEOC charge to focus on engagement and outreach on the environmental justice and updated safety element
- Direct staff to identify a community-based organization or similar organization to provide additional outreach in District 1
- Direct staff to return with amendments to the scope of work for consideration by City Council

Planning Commission Meeting: EIR Scoping Session

The Planning Commission conducted a public hearing on January 24, 2022, for the Environmental Impact Report (EIR) scoping session for the Housing Element Update project. The EIR scoping session provided an opportunity early in the environmental review process for Planning Commissioners and the public to comment on specific topics that they believe should be addressed in the environmental analysis.

City Council Regular Business Item

At the February 8, 2022, City Council meeting, Councilmembers were asked to consider modifications to the composition and charge of the Housing Element Community

Engagement and Outreach Committee and the use of a community-based organization to supplement the Housing Element Update's community outreach and engagement efforts.

Joint Planning Commission and Housing Commission Meeting: Draft Housing Element Study Session

On May 16, 2022, the Planning Commission and Housing Commission conducted a study session to receive an overview of the Draft Housing Element, ask clarifying questions, and provide comments for the Draft City of Menlo Park General Plan Sixth Cycle 2023-2031 Housing Element, in preparation for transmittal to the California Department of Housing and Community Development (HCD) for the required initial review of the Draft Housing Element.

The Planning Commission and Housing Commission expressed general support for the direction of the draft Housing Element and identified several programs that could benefit from shorter implementation timelines:

- Program H2.D: Accessory Dwelling Unit (ADU) Amnesty Program
- Program H2.E: Anti-Displacement Strategy
- Program H4.O: Identifying SB 10 Sites
- Program H4.E: Ministerial Review of 100 Percent Affordable Housing
- Program H7.A: Create Residential Design Standards

City Council Special Meeting: Draft Housing Element Study Session

On June 6, 2022, City Council conducted a study session to receive an overview, ask clarifying questions, and provide comments for the draft City of Menlo Park Sixth Cycle 2023-2031 Housing Element, in preparation for transmittal to the California Department of Housing and Community Development (HCD) for the required initial review of the draft Housing Element.

City Council provided direction on the Site Inventory. The realistic capacity methodology was revised based on Council comment, and the inclusion or use of several sites was modified:

- Site #12: Direction to prioritize up to 10 acres for public school use and to otherwise utilize site for the amount of housing a developer would believe is reasonable to build on the site.

- Site #38: Affordable Housing Overlay removed and base density changed from 30 du/ac to 20 du/ac in order to suit the proposal considered by the property owner.
- Sites #45, # 65, #66, and #73: Remove from Site Inventory

6. Project Gallery

The City hosted two project galleries, one at the Main Library and one at the Belle Haven Branch Library. The project galleries were intended to provide a low-tech, approachable forum for individuals to learn about the Housing Element Update project without the need to rely on the internet or other technology. The project galleries opened in August 2021 and are anticipated to remain through the end of the project, refreshed with new material as project developments and milestones are completed.

Each gallery was presented in an open, accessible space of the library and included poster boards; flyers and handouts; and binders of meeting materials and project resources. Whenever possible, materials were presented in both English and Spanish, particularly the bilingual flyers, handouts, and poster boards. The project galleries resulted in wider community outreach and engagement by providing real-world displays that could potentially be more accessible than digital-based methods.

7. Pop-Up Events

The purpose of pop-up events was to “meet people where they are” in an informal, relaxed setting, and to share information and garner input. The following are a list of completed pop-up events focused in two primary areas of Menlo Park—Downtown and the Belle Haven neighborhood in District 1.

Downtown Farmers Market Pop-Up #1

On Sunday, August 1, 2021, between 9 a.m. to 1 p.m., the project team hosted a pop-up booth at the Downtown farmers market. CEOC Members Feldman, Fennell, and Dao also participated in the pop-up. As people shopped for produce, they were drawn in by an interactive poster asking, “What type of housing do you want to see in Menlo Park?” where they had the opportunity to place dot stickers to show their preferences for different types of housing. Additionally, participants had access to information about the Housing Element Update and developments in the planning and approval process along El Camino Real and the Downtown corridor. About 120 people including, residents, workers, and visitors participated and engaged with the pop-up booth. Approximately 80 hardcopy surveys were distributed, accompanied by addressed/postage-paid envelopes for ease of return. About 60 people used their mobile devices to scan the QR code to

access the survey and about 30 people returned completed hardcopy surveys directly to the pop-up booth.

Belle Haven Pop-Up #1 (at Mi Terra Linda Market)

On Saturday, August 7, 2021, between 10 a.m. to 2 p.m., the project team hosted a pop-up booth at the Mi Terra Linda grocery store located at 1209 Willow Road in Menlo Park. Approximately 80 hardcopy surveys (in Spanish) and Housing Element/Resources flyers were distributed, accompanied by addressed/postage-paid envelopes for ease of return to the City. Several people also used their mobile device to scan the QR code for the survey link.

Downtown Farmers Market Pop Up #2

On Sunday, August 29, 2021, the project team hosted a second pop-up between 9 a.m. to 1 p.m. City and M-Group Staff helped encourage people to take the survey before the closing date. This was an opportunity for people to take the survey, learn more about the project and ask any additional questions.

Belle Haven Pop Up #2 (Mi Terra Linda, Soleska Market, Facebook drive-through Farmer's Market, and Belle Haven Shopping Center)

On Sunday, August 29, 2021, the project team set up another pop-up in Belle Haven, simultaneously with the Downtown Farmers market between 9 a.m. to 1 p.m. Staff rotated in between locations and took on a door-to-door approach to have more surveys completed. Residents and staff enjoyed the discussions resulting from taking the survey, many of which were in Spanish.

8. Social Media

Social media platforms were used as a tool to reach residents, organizations, and other interested parties to participate throughout the engagement process. Posts included updates on the project and invitations to attend community meetings.

City of Menlo Park Facebook

The official Facebook page of the City of Menlo Park municipal government has over 5,000 followers and is used to announce various City efforts, including the Housing Element Update. Facebook posts regarding the Housing Element Update were completed on the following dates:

- April 1, 2021
- July 22, 2021

- July 30, 2021
- August 4, 2021
- August 12, 2021
- August 23, 2021
- August 24, 2021
- August 25, 2021
- August 31, 2021
- September 17, 2021
- September 21, 2021
- September 22, 2021 (x2)
- September 23, 2021

City of Menlo Park Instagram

In an effort to reach the younger populations of Menlo Park, the City used their official Instagram page, with over 1,800 followers, to post updates and welcome public participation on numerous projects. Instagram posts regarding the Housing Element Update were completed on the following dates:

- August 3, 2021
- August 13, 2021

City of Menlo Park Twitter

Twitter is one of the most popular social media platforms available today with its ability to spread information fast. The City of Menlo Park used their platform, followed by over 6,000 users, and posted brief posts to update community members on the Housing Element Update. When Spanish translation was available, some posts were available in English and Spanish. Twitter posts regarding the Housing Element Update were completed on the following dates:

- April 1, 2021
- July 29, 2021
- August 4, 2021
- August 11, 2021
- August 24, 2021 (English and Spanish)
- August 25, 2021
- September 1, 2021
- September 16, 2021
- September 21, 2021
- September 22, 2021

- September 23, 2021 (English and Spanish)
- October 6, 2021

City of Menlo Park NextDoor

Nextdoor is a global platform to receive trusted information, give and get help, get things done, and build real-world connections with those nearby — neighbors, businesses, and public services. The City of Menlo Park has a page to update the community on the City's projects, initiatives, events and much more.

On Friday, August 27, 2021, the City's Public Engagement Manager directed posts to the 2,130 members in District 1 on NextDoor. The post encouraged people to take the community survey in both English and Spanish. The same information was directed to the 4,363 audience members in NextDoor's District 5.

The 4,218 District 5 members who signed up for email subscriptions and 3,663 members who signed up for text alerts received the same message posted on NextDoor. This was an effective method to directly inform the audience via their preferred method of receiving information.

9. Focus Groups and Interviews

The public engagement and outreach strategy included several selected focus group discussions. These meetings were designed to garner comments and enable the project team to understand local issues and concerns from those experiencing them firsthand. The purpose of these focus groups was to gain insight from a wide variety of perspectives. When focus groups weren't an option, smaller group or individual interviews were planned to actively include various groups and individuals into the engagement process. The individual interviews allowed for traditional phone or in-person interviews with community members. The project team asked about challenges, recommendations, and other concerns participating individuals would like to share. This information was used to describe issues and concerns to address in the housing goals, policies, and programs found in Chapter 8.

The groups of focus included renters, homeowners, housing developers, school districts, businesses, housing organizations and service providers.

Renters Focus Group #1

On July 20, 2021, the project team hosted a focus group for renters of Menlo Park regarding the Housing Element Update. Out of eight total confirmed participants, four renters attended the meeting. The goal of the focus group was to gain an understanding

of housing challenges and opportunities in Menlo Park. Some renters recently moved to Menlo Park for the first time while others had been away but recently moved back to the city. The renters have lived in Menlo Park from a range of 4 to 14 years in apartments, duplexes and below market rate (BMR) housing.

Common concerns cited by the group included issues related to lack of on-street parking (or affordable on-site parking), traffic congestion and poor air quality. Additionally, zoning restrictions such as minimum lot size and setbacks, as well as the challenging/lengthy public review process for additions, remodels, and new construction, were noted as constraints to the supply of housing. A majority of the renters expressed interest in homeownership, however, they were experiencing difficulties finding housing opportunities in Menlo Park due to high costs for all income levels, including those with higher wages and more assets. Looking ahead, the renters desired for Menlo Park to have a wider array of housing options (rental and for-sale) suitable to all income levels and stages of life (e.g., students, single-person households, families with children, seniors.) The renters also emphasized diversity, walkability and beautiful tree-lined streets connected to nearby amenities and services as high priorities for Menlo Park.

Homeowners Focus Group #1

On July 22, 2021, the project team hosted a focus group for homeowners of Menlo Park regarding the housing element update. Out of 15 total confirmed participants, 11 homeowners attended the meeting. The goal of the focus group was to gain an understanding of housing challenges and opportunities in Menlo Park. Homeownership duration in Menlo Park ranged from 15 years to over 59 years, as well as two multi-generational homeowners of 74 years. The focus group attendees generally acknowledged the past patterns of discrimination in housing policy and had questions for that topic to which the project team responded and provided reference resources.

Challenges noted by the homeowners included the adequacy of open space and recreation opportunities to accommodate the growing population as well as whether or not the City has enough resources to accommodate new housing needs. When discussing potential housing options such as accessory dwelling units (ADUs), duplexes and triplexes, several homeowners noted challenges/constraints resulting from zoning regulations (e.g., restrictive land uses, minimum lot sizes, required setbacks.) While a minority of the homeowners noted that they would not like other types of housing or services integrated into traditionally single-family residential neighborhoods, a majority of the homeowners noted higher density, mixed-use development as desirable, particularly in the downtown area, to foster a lively and robust community.

Renters Focus Group #2

The renter focus group was conducted a second time, in the evening, on August 23, 2021, in response to community feedback that evening meetings could be more accessible. Unfortunately, the second focus group resulted in lower participation rates with one renter attendee out of 39 invited participants who had previously expressed interested in participating in a focus group.

Homeowners Focus Group #2

The homeowners focus group was conducted a second time, in the evening, on August 23, 2021, to allow for greater participation after given feedback that evening meetings could be more accessible. Unfortunately, the second focus group resulted in lower participation rates with two homeowner attendees out of 39 invited participants who had previously expressed interested in participating in a focus group.

Housing Developers Focus Group

The project team collected contacts from a variety of community sources like the CEOC and decision makers. They then invited a mix of affordable and market rate housing developers to join a conversation about the housing element update on August 27, 2021. Of the 26 invitations, two organizations were eager to discuss the Housing Element Update and met with the City to provide feedback.

School Districts Focus Group

The City Manager and the Superintendent of the Menlo Park City School District met during the week of August 23, 2021, to discuss the impact of housing on schools. On Wednesday, September 29, 2021, the project team met with the Superintendents of the primary school districts in Menlo Park to ask about challenges, recommendations, and other concerns they would like to share. The school districts in attendance were:

- Las Lomitas Elementary School District
- Menlo Park City School District
- Ravenswood City School District
- Sequoia Union High School District

Affordable Housing Developers Focus Group

On Tuesday, November 16, 2021, the project team met with affordable housing developers to gain greater insight into how to plan for affordable housing units with consideration of potential constraints. They discussed financing, CEQA, City policies

and specific sites including Willow Road, Sharon Heights Safeway, City owned lots, and the former Sunset Magazine headquarters site.

Businesses

In the summer of 2021, the project team made initial outreach efforts to businesses, inviting them to participate in the outreach process. The project team invited 72 local businesses to conduct respective focus group meetings, in conjunction with Chamber of Commerce, to develop an understanding of local issues and concerns and receive input about the Housing Element Update. Due to lack of interest or response, this focus group was not able to occur. On Wednesday, February 9, 2022, the City met with the Rotary Club of Menlo Park to have a discussion and listening session on the Housing Element Update.

Housing Service Providers

Staff reached out to approximately 43 housing service providers, and were able to meet with U.S. Department of Veterans Affairs and San Mateo County Department of Housing (SMC).

On October 28, 2021, City staff met with the San Mateo County Department of Housing (SMC) to gain a better understanding of homelessness in the city and County. The discussion informed staff that the SMC serves the County by providing funding and support to community partners (e.g., Legal Aid Society of San Mateo County, Project Sentinel, Community Legal Services of East Palo Alto, Meals on wheels).

On November 1, 2021, City staff met with the U.S. Department of Veterans Affairs to gain insight on significant challenges that veterans face in regard to obtaining housing and housing related services.

People with Disabilities

On September 27, 2021, M-Group staff met with the Golden Gate Regional Center. They work to build inclusive communities by connecting and developing innovative services and supports responsive to the needs and aspirations of individuals with intellectual and developmental disabilities and their families while educating and informing all community members about the rights, value, and potential of human diversity.

On Tuesday, October 5, 2021, M-Group staff met with Housing Choices, an organization committed to enhancing the lives of people with developmental and other

disabilities and their families by creating and supporting quality, affordable housing opportunities.

Service providers serving people with physical and developmental disorders shared that their clients live off fixed incomes from Supplemental Security Income (SSI) or low incomes from minimum wage jobs. Their clients are either not able to work and rely on SSI as their sole income, which is not enough to cover living expenses, or their clients are discriminated against and not offered jobs with a living wage. Additionally, if their clients did make above minimum wage, they may no longer qualify for SSI.

Conversations expanded to considering the intersection between people with physical or developmental disabilities engaging with law enforcement in lower income areas. There is a financial need to fund training for law enforcement who may interact with this group because they may be sensitive to sounds, lights, and body language regardless of residential area. This has become a huge concern for families of color who have a member with a physical or developmental disability in a low income and highly patrolled area. Additionally, their clients need accessibly designed housing, which offers greater mobility and opportunity for independence. Another suggestion made by these service providers was to create policies and programs that allocate affordable housing specifically for people with disabilities and offer support services in such housing complexes.

Families with Children and Female Headed Households

GeoKids Childcare

The Executive Director at GeoKids Childcare met with staff on Tuesday, September 28, 2021. She expressed that the facility is one of the few to offer infant care. With a high demand for childcare, the organization has had to create a waitlist for many families and are not able to support those needing financial assistance. Additionally, they are at risk of being understaffed because employees cannot afford to live in the city and the commute with traffic is not ideal. There is a need for more affordable housing and traffic solutions.

El Concilio de San Mateo County

On Thursday, September 30, 2021, M-Group staff met with the Associate Executive Director of El Concilio of San Mateo County, an organization which provides educational and support services for families looking to apply for affordable housing. They help educate, translate, and provide the resources for families to have a decent quality of life. A growing concern for El Concilio is that there is not enough affordable housing and

important documents are not inclusive because they are not translated in the different languages spoken by the community.

Religious Facilities

The project team contacted religious institutions in the city to invite them to participate in a small group meeting to hear their input on the housing element update and to share information about new State legislation (AB 1851) that allows faith organizations an opportunity to develop housing on existing parking spaces on their property.

Home of Christ Church

Pastor Kenneth Ng of the Home of Christ Church met with staff on Wednesday, September 8, 2021. He shared the needs for housing from the people they serve and explained that senior living is very difficult to obtain due to affordability and availability issues. The racial inequity occurring in the city has been noticed by him and his church. Although they do not have the means to participate in projects like Hotel de Zink, the church was happy to distribute information and resources to their community. When asked if the church was interested in participating with Assembly Bill 1851, he expressed that their lot is not large enough to support more than two or three units, which would be used for more church staff housing.

St Bede's Episcopal Church

On Tuesday, September 28, 2021, staff met with the Church Representative and Reverend Dan Spors to discuss housing needs and the potential of Assembly Bill 1851. They expressed interest in potentially taking advantage of AB 1851, in order to provide housing for staff. Due to school construction, they will consider AB 1851 in the future. With a larger parking lot, St. Bede’s Church has housed RV or mobile homes for people in need of a place to park and sleep. This was a private agreement between the church and the tenant and the City was not involved. With 86 parking spaces and a private elementary school, the church would be interested in building affordable housing but will need to explore funding opportunities.

10. Digital Outreach Materials

Using common platforms like the City website and an online engagement software, the City posted and distributed updates on the project and invitations to community meetings or events.

City of Menlo Park Updates Blog

As an initial exposure and first introduction to the Housing Element, the City of Menlo Park posted a blog on their Menlo Park Updates blog page. The “Join an informative session and learn along with Let's Talk Housing” blog was posted on March 29, 2021. It provided an update to the City’s selection of a consultant, M-Group, to lead the City’s Housing Element effort. It also introduced the ongoing countywide initiative, 21 Elements, and invited community members to join an informative session in their “Let’s Talk Housing” listening series. Let's Talk Housing (LTH) was focused on getting community feedback that will shape Housing Elements throughout San Mateo County. There were also new considerations for fair housing and environmental justice. All this will go into developing programs and policies of every Housing Element.

On April 19, 2021, another “Get involved and join the Housing Element Community Engagement and Outreach Committee” blog was posted. The blog provided a brief summary of the Housing Element Update and invited residents to apply for the Community Outreach and Engagement Committee (CEOC). Additionally, readers were advised to subscribe to the Housing Element, with the link provided, in order to receive project updates.

The third and fourth blogs to be posted occurred on May 12, 2021. Titled “Apply to serve on an advisory commission or committee”, this blog post was intended to recruit residents for various advisory commissions and committees. The Housing Element Community Engagement and Outreach Committee (CEOC) was one of the many opportunities for residents to actively participate in city efforts. The second post that day was to announce the “Final days to apply for Housing Element outreach committee.”

After launching the Housing Element Update Community Survey, the City posted a blog on August 29, 2021. The “Community survey to help shape Menlo Park’s future housing” blog post was intended to encourage people to participate in the survey and to stay involved by subscribing to email updates. Another post was uploaded that same day to “Provide your input at upcoming Housing Element Update meetings and ongoing community survey”. This post was intended to continue to advertise the community survey, as well as invite people to join Community Meeting #2: Preliminary Land Use Strategies and Community Meeting #3: Housing Equity, Safety, Environmental Justice.

On August 30, 2021, City staff posted a blog to announce that the “Housing survey deadline extended to September 6”.

An invitation to attend Community Meeting #4: Site Selection, was posted in the blog on September 20, 2021.

The Housing Element Update and its survey were advertised in the blog on September 27, 2021.

City of Menlo Park PublicInput Community Engagement Software

The City utilized *PublicInput*, a community engagement software specifically developed for government agencies to connect with residents and stakeholders. The City distributed Weekly Digest activity summaries, invitations, reminders, and updates to all Housing Element Update email list subscribers. Additionally, email blasts were sent out to specific groups (e.g., housing service providers, homeowners and renters) to participate in focus groups.

Weekly Digest activity summaries included, but are not limited to:

- June 21, 2021 – You're *Invited! Housing Element Update Introduction Webinar*
- June 28, 2021 – *Upcoming Housing Element Update Introduction Webinar*
- December 6, 2021 – *Dec. 8: City Council considers preferred land use scenario for future Menlo Park housing*
- December 23, 2021 - *Notice of Preparation released for the Menlo Park Housing Element Update*

Email blasts included, but are not limited to:

- July 14, 2021 – Invitation to join July 20, 2021, renters focus group
- July 14, 2021 – Invitation to join July 22, 2021, homeowners focus group
- July 16, 2021 – Reminder to July 20, 2021, renters focus group invitees
- July 16, 2021 – Reminder to July 22, 2021, homeowners focus group invitees
- August 10, 2021 – Invitation to join focus groups specific to housing service providers, housing developers, local businesses, and renters and homeowners
- August 12, 2021 – Invitation to join focus group for housing service providers
- August 27, 2021 – Focused email to City database contacts who live in District (12,818 email subscribers and 6,390 text subscribers)
- September 15, 2021 – *Future housing in Menlo Park: Sept. 23 community meeting*
- September 22, 2021 – *Housing Element Newsletter and Reminder: Sept. 23 community meeting*
- October 1, 2021 – *Oct. 4 Planning Commission/Housing Commission joint special meeting*
- October 25, 2021 – *Oct. 26 City Council considers preferred land use options for future Menlo Park housing*

- November 2, 2021 – *Nov. 4: Second Unit/ADU Workshop for Homeowners*
- December 23, 2021 – *Notice of Preparation released for the Menlo Park Housing Element Update*
- January 21, 2022 – *Environmental review underway for the Housing Element Update*
- February 7, 2022 – *Feb. 12 Housing Element Update community meeting*
- March 25, 2022 - *April 5: Housing Element Update / Actualización del Elemento de Vivienda – Environmental Justice and Safety Elements / Elementos de justicia ambiental y de seguridad*

11. Hardcopy Outreach Materials

Mailers, in the form of newsletters, letters, and flyers were distributed as informative and tangible items that provided updates on the project, informed the public and encouraged them to participate through the engagement process and at city meetings.

Citywide Mailers

The City initiated their outreach with a citywide mailer, “Learn About the Upcoming Housing Element,” inviting people to join focus groups and the Community Engagement and Outreach Committee (CEOC). The mailer was distributed on May 3, 2021. The mailer provided a short description of the Housing Element, why public participation matters, what environmental justice is, why the City is updating the Safety Element, and ways to get involved and provide feedback. The mailer was provided in both English and Spanish, as those are the top two languages spoken in Menlo Park.

On September 17, 2021, 25,400 copies of the citywide mailer were distributed in English and Spanish. Every Door Direct Mail is a design, printing and mailing service that was used to distribute to every address in the City’s zip code, regardless of address type (residential, retail, etc.). This includes PO Boxes. The City anticipated that there would be some spillover into unincorporated Menlo Park addresses as well. This mailer shared how the City is planning for over 3,000 housing units in the Sixth Regional Housing Needs Allocation (RHNA) Cycle and invited community members to attend the upcoming housing workshop, Planning Commission/Housing Commission joint meeting, and City Council meeting. The mailer also listed the potential land use strategies that were identified to help meet the City’s Regional Housing Needs Allocation.

Another mailer was distributed to 2,410 out-of-town property owners on October 1, 2021. The purpose of this mailer was to share housing strategies and upcoming

meetings with property owners who were out of town during the last cycle of mailers. This mailer was provided in both English and Spanish.

On February 4, 2022, a citywide mailer was distributed to provide an update on the Housing Element Update project. This mailer shared how the City would meet the RHNA and affirmatively further fair housing through potential housing opportunity sites and land use strategies. The mailer was provided in both English and Spanish and included a two-page bilingual map showing the potential sites and strategy areas. The mailer invited community members to attend the February 12, 2022 community meeting regarding housing goals and policies.

Focused Letters

On August 23, 2021, letters were mailed to interested parties of tribal cultural resources pursuant to Assembly Bill 52 and Senate Bill 18.

On August 27, 2021, letters were mailed to religious facilities in Menlo Park to inform recipients about the Housing Element Update, Assembly Bill 1851, and invite feedback, particularly, the exploration of providing housing on the parking lots of the religious facilities.

On October 5, 2021; November 19, 2021; and January 19, 2022, letters were mailed to property owners of potential housing opportunity sites. The letters informed property owners about the Housing Element Update and that their property was identified to be a potential housing opportunity site to meet the City's fair share of the regional housing need. Participation was encouraged on any level, including how it could potentially affect their property, and to relay any comments, including scheduling a time to discuss their interest in housing at their property or provide feedback on the Housing Element Update.

On January 21, 2022 and January 22, 2022, letters were mailed to property owners of parcels located in four land use strategy areas identified to meet Menlo Park's RHNA.

On March 25, 2022, letters were mailed to property owners of parcels located in the Residential Mixed-Use (R-MU) zoning district in the Bayfront Area, in anticipation of tentative City Council discussion regarding these parcels and the potential for reduction in residential density with equivalent increases in densities in other areas of the city.

Flyers

Two flyers were created and distributed together at pop-up events (e.g., farmers market, grocery stores) and at the Boys and Girls Club of the Peninsula located in District 1.

Flyers were also provided to local businesses to post in their windows and make available to business patrons. The first flyer provided overview information for the Housing Element Update and ways to be involved. The second flyer identified local and countywide affordable housing resources and services. Both flyers were provided in English and Spanish.

12. Countywide Outreach Through 21 Elements and Let's Talk Housing

In recognition that housing issues are cross-jurisdictional topics of importance, the City partnered with other jurisdictions in San Mateo County through an award-winning collaboration called 21 Elements. 21 Elements is a multi-year, multi-phase collaboration of all 21 San Mateo County jurisdictions, along with partner agencies and stakeholder organizations. The intent of 21 Elements is to support jurisdictions in developing, adopting, and implementing local housing policies and programs that are compliant with State law and affirmatively further fair housing.

Let's Talk Housing, a 21 Elements-related outreach effort of all the jurisdictions in San Mateo County is working together to increase awareness of and participation in the Housing Element Update process. Their goal is to make sure everyone is involved in shaping the County's shared future. The City's participation with Let's Talk Housing benefited Menlo Park by providing tools, resources, and collaboration opportunities for preparing the Housing Element. Notable Let's Talk Housing work included hosting listening sessions with stakeholders; a webinar series on creating an affordable future for the county; and countywide meeting summaries and jurisdiction-specific appendices to complement the City's preparation of the Housing Element.

Highlighted activities included:

- **Website and Social Media:** A countywide Let's Talk Housing website was available in five languages (Arabic, Chinese, English, Spanish and Tagalog), a Housing Element webpage detailing the City of Menlo Park's timeline, engagement activities, and resources that also linked to the City of Menlo Park's website, videos about the process in several languages, and a social media presence served as essential tools for spreading awareness. As of February 2022, the website was visited more than 17,000 times, with more than 20 percent from mobile devices.

- **Community Meetings***:* To complement the City-organized outreach, the City also participated in meetings (webinars) organized by 21 Elements, including:

- *Introduction to the Housing Element* – This webinar provided an overview of the Housing Element updating process and included breakout discussion rooms for community members to share feedback. This webinar was part of a series of introductory meetings attended by more than 1,000 community members countywide.

- *All About RHNA* – This community meeting was formed to be a conversation to learn more about the RHNA process and answer questions. An in-depth dive into sites methodology was provided for context.

- Stakeholder Listening Sessions – Four meetings were hosted for jurisdictions to listen to and interact with stakeholder groups arranged by topic. The sessions were formatted to better understand housing issues in San Mateo County. More than 30 groups participated.

    - Listening Session #1: Fair Housing
    - Listening Session #2: Housing Advocates
    - Listening Session #3: Builders/Developers
    - Listening Session #4: Service Providers

- *Creating an Affordable Future webinars* – A four-part series to help educate community members about local housing issues. Webinars occurred on the following dates:

    - October 13, 2021 – *Why Affordability Matters*
    - October 27, 2021 – *Housing and Racial Equity*
    - November 10, 2021 – *Housing in a Climate of Change*
    - December 1, 2021 – *Putting it all Together for a Better Future*

- **Outreach Activities**: In addition to the extensive outreach efforts mentioned in this chapter, Let's Talk Housing also developed an Equity Advisory Group with 21 Elements to ensure outreach was set up to meet people where they were at as much as possible. They provided a list of contacts to local organizations who have accepted to be a part of the advisory group to support jurisdictions with the Housing Element Update. The Equity Advisory Group membership is noted below:

    - Community Legal Services in East Palo Alto
    - El Comite de Vecinos del Lado Oeste (El Comite)
    - EPACANDO

- Faith in Action
- Housing Choices
- Housing Choices
- Housing Leadership Council
- Menlo Together
- Nuestra Casa
- One San Mateo
- Peninsula for Everyone
- Puente de la Costa Sur
- Puente de la Costa Sur
- San Mateo County Health
- Youth Leadership Institute
- Youth United for Community Action
- Self-Help for the Elderly San Mateo County

It is more important than ever to include as many voices as possible in the Housing Element. Housing Elements at their best can provide an opportunity for everyone to add their voice to the conversation. However, many people are too often left out of the process. Renters, workers, young families, youth, people of color, immigrants, refugees, non-English speakers, and people with disabilities are often unable to participate in outreach activities when scheduled, don't know how to get involved, or don't trust the process. 21 Elements' goal was to change that. Specifically, they:

- Ensured foreign language translation and interpretation was included in their meetings and materials
- Designed a website that was mobile friendly, with accessibility features and in multiple languages. (Lower income residents, young adults and people of color are more likely to use their phones)
- Formed an Equity Advisory Group consisting of 17 organizations across San Mateo County that provided feedback on outreach and materials, and shared information about the Housing Element Update and how to participate in the process with the communities they serve
- Developed an Affirmatively Furthering Fair Housing survey

Key Takeaways

Through the 21 Elements and Let's Talk Housing efforts, the City learned key lessons regarding housing at the countywide level that were then incorporated into the

development of Menlo Park-specific housing goals, policies, and programs. Below is a summary of key outreach takeaways prepared by 21 Elements: [1]

- **Housing is personal**: People often have differing views on housing because it is a very personal issue tied to feelings of safety, belonging and identify. Often the comments reflected people's current housing situation. Those with safe, stable housing that they can afford were more concerned with change. Those without were more interested in bolder policies and more housing generally. Many people shared meaningful stories of being priced out of their communities or of their children not being able to live in the community where they grew up.

- **The price of housing is a major concern:** Many voiced concerns about the high cost to rent or buy a home today, either for themselves, friends, or family. It is an issue that touches a lot of lives."

- **More housing is needed:** Generally, people believe we need more housing, particularly affordable housing. However, there are diverging views on how to accomplish this, where housing should go, and what it should look like.

- **Single-family neighborhoods are polarizing:** While some people voiced their interest in upzoning single-family neighborhoods or eliminating them altogether, other homeowners want to protect them and in turn, the investment they have made.

- **Affordable housing is a top concern:** Many felt that more needed to be done to promote affordable housing. They also felt that developers should be eligible for incentives and opportunities that make them more competitive.

- **The process is too complicated**: There was significant concern that the development process was too slow and there was too much uncertainty.

- **Better information resources**: People wanted to know how to find affordable housing in their communities and navigate the process of applying for it.

- **Issues are connected**: Transportation, climate change, access to living wage jobs and education opportunities are all tied to housing and quality of life. These issues are not siloed in people's lives and there is a desire to address them in interconnected ways.

- **Equity is on people's minds:** People want to talk about housing inequities and, even more so, discuss how to solve them. There was interest in ways to create new opportunities for housing and asset building for all that also address past exclusions.

[1] Baird & Driskell Community Planning (2022). Community Outreach Summary. 21 Elements.

- **Regional input matters but there's more to figure out:** It was valuable to build a broader sense of community and share resources at the countywide level. However, it was challenging to engage non-resident community members on jurisdiction-specific input.

- **Diversity in participation was a challenge:** Despite partnering with organizations to engage with the hardest to reach communities and providing multilingual outreach, achieving diversity in participation was challenging. In the wake of Covid-19, organizations already operating on limited resources were focused on supporting immediate needs, while the added stresses of life coupled with the digital divide added additional barriers for many.

Highlighted Outreach Accomplishments

The City of Menlo Park developed and implemented a diverse, multifaceted community outreach plan to hear and learn from as many community members and interested stakeholders as possible to inform the preparation of the 2023-2031 Housing Element. Below is an overview of highlighted outreach accomplishments, organized in three sections: Website and Social Media; Public Meetings and Hearings; and Other Outreach Activities. This list of highlighted outreach accomplishments is provided by 21 Elements.

Website and Social Media

As a starting point for undertaking extensive community outreach, the City developed a clear online presence that provided the public the basic information needed to understand the Housing Element Update process and knowledge on how to participate and provide feedback.

- **City of Menlo Park Housing Element Update Website and Social Media**
  The City utilized online community engagement tools such as the Housing Element Update website and social media platforms to distribute information, encourage participation, and foster a community-driven process for preparing the Housing Element.

- **Let's Talk Housing Website and Menlo Park Webpage**
  To reach a broader audience, 21 Elements launched the Let's Talk Housing website with in March 2021. The goal was to clearly explain what a housing element is, why it matters, and how to get involved. It was made available in Arabic, Chinese, English, Spanish and Tagalog, designed to be responsive on all types of devices and included accessibility features. As part of this effort, 21 Elements developed a City of Menlo Park webpage with the project timeline, engagement activities, and resources that also linked to the City of Menlo Park Housing Element Update website. As of January 2022, the website has been

viewed more than 17,000 times, with more than 20 percent occurring from mobile devices. Let's Talk Housing Facebook, Instagram, Twitter and YouTube accounts were also created and maintained to keep people informed about upcoming or past event

- **Informational Videos on the Housing Element Update**
  After completing a series of introductory Meetings to the Housing Element Update (see below), the City supported 21 Elements in developing shorter 4-minute snippets to ensure information was more accessible and less onerous than watching an hour-long meeting. Two videos were produced–What is a Housing Element and How it Works and Countywide Trends and Why Housing Elements Matter–in Arabic, Chinese, English, Spanish, and Tagalog. They were made available on the Let's Talk Housing YouTube channel and website and shared on social media.

Public Meetings and Hearings

The City held and participated in a variety of in-person and virtual meetings to inform the public about the Housing Element and hear what matters to the community.

- **Introductory Meeting to the Housing Element Update**
  City staff helped develop and facilitate a 90-minute virtual countywide meeting about the Housing Element update. Held on Thursday, April 8, 2021, the meeting provided community members with an introduction to the Housing Element Update, why it matters, information on the Let's Talk Housing outreach effort, and countywide trends. Project team staff then facilitated a breakout room discussion with community members on housing needs, concerns, and opportunities, and answered any questions. A poll was given during the meeting, to identify who was joining us and more importantly who was missing from the conversation, including if they rent or own, who they live with, their age, and ethnicity. Time for questions was allotted throughout, and meeting surveys were provided to all participants after the meeting along with all discussed resources and links.

  In total six introductory meetings were held across the county between March and May 2021, and 1,024 registered for the series. Of those who registered, the majority identified as White (66%) or Asian (15%) and were 50 years or older; nearly half were 50 to 69 years old and almost a fifth were over 70. Almost half had lived over 21 years in their homes and three-fourths owned their homes.

  Menlo Park was part of the April 8, 2021 introductory meeting, along with Belmont, San Bruno and South San Francisco. A total of 35 participants registered in this meeting, 12 of whom are connected to Menlo Park. Of these,11 of reported living in the city, and one who doesn't but is interested in housing issues. Of these, six–representing 50%-had lived in Menlo Park for over 21

years. 75%identified as White, and in terms of their ages, half was between the ages of 50 and 69, and nearly half was between 30 and 49 years old. Two-thirds of participants own their homes.

On Monday, July 26, 2021, City staff joined a virtual countywide meeting about the Housing Element update in Spanish, hosted by El Comité, a trusted community organization. English interpretation was provided so non-Spanish speaking staff to participate in the conversation. In total, 57 people participated. A recording of this meeting was made available after and can be viewed here.

- **All About RHNA Webinar**
  Menlo Park city staff joined a webinar with 21 Elements in April 2021 to provide information and answer community questions about the RHNA process. 264 people registered and 80 questions were answered over three hours. The recording of this meeting and the FAQ can be found here.

- **Menlo Park Housing Element Public Meetings**
  The City held various public meetings, community events, commission and council meetings that allowed community members to provide feedback on project milestones and staying up to date with the project.

- **Stakeholder Listening Session Series**
  Menlo Park joined 21 Elements for a facilitated series of listening sessions held between September and November 2021 to hear from various stakeholders who operate countywide or across multiple jurisdictions. The four sessions convened more than 30 groups including fair housing organizations, housing advocates, builders/developers (affordable and market-rate), and service providers, to provide observations on housing needs and input for policy consideration.

  Summaries for each session can be found here. Key themes and stakeholder groups included:

  - **Fair Housing**: Concern for the end of the eviction moratorium, the importance of transit-oriented affordable housing and anti-displacement policies, and the need for education around accessibility regulations and tenant protections. 8 stakeholder groups provided this feedback, including the following:

    - Center for Independence www.cidsanmateo.org
    - Community Legal Services of East Palo Alto (CLSEPA) www.clsepa.org
    - Housing Equality Law Project www.housingequality.org
    - Legal Aid for San Mateo County www.legalaidsmc.org
    - Project Sentinel www.housing.org

- Housing Choices www.housingchoices.org
- Public Interest Law Project www.pilpca.org
- Root Policy Research www.rootpolicy.com

- **Housing Advocates**: Concern for rent increases and the need for ongoing outreach to underserved and diverse communities, workforce housing, deeply affordable and dense infill, and tenant protections for the most vulnerable. 6 stakeholder groups provided this feedback, including the following:

  - Housing Leadership Council www.hlcsmc.org
  - Faith in Action www.faithinactionba.org
  - Greenbelt Alliance www.greenbelt.org
  - San Mateo County Central Labor Council www.sanmateolaborcouncil.org
  - Peninsula for Everyone www.peninsulaforeveryone.org
  - San Mateo County Association of Realtors www.samcar.org

- **Builders and Developers**: Local funding, tax credit availability, and concern that appropriate sites limit affordable housing while sites, construction costs, and city processes limit market-rate housing. 12 stakeholder groups provided this feedback, including the following:

  - Affirmed Housing (Affordable) www.affirmedhousing.com
  - BRIDGE Housing (Affordable) www.bridgehousing.com
  - The Core Companies (Affordable, Market Rate) www.thecorecompanies.com
  - Eden Housing (Affordable) www.edenhousing.org
  - Greystar (Market Rate) www.greystar.com
  - Habitat for Humanity (Affordable) www.habitatsf.org
  - HIP Housing (Affordable) www.hiphousing.org
  - Mercy Housing (Affordable) www.mercyhousing.org
  - MidPen Housing (Affordable) www.midpen-housing.org
  - Sand Hill Property Company (Affordable, Market Rate) www.shpco.com
  - Sares | Regis (Market Rate) www.srgnc.com
  - Summerhill Apartment Communities (Market Rate) www.shapartments.com

- **Service Providers**: More affordable housing and vouchers or subsidies for market-rate housing are needed, along with on-site services and housing near transit, and jurisdictions should work with providers and people experiencing issues before creating programs. 10 stakeholder groups provided this feedback, including the following:

  - Abode Services www.adobeservices.org

- Daly City Partnership www.dcpartnership.org
- El Concilio www.el-concillio.com
- HIP Housing www.hiphousing.org
- LifeMoves www.lifemoves.org
- Mental Health Association of San Mateo County www.mhasmc.org
- National Alliance on Mental Illness www.namisanmateo.org
- Ombudsman of San Mateo County www.ossmc.org
- Samaritan House San Mateo www.samaritanhousesanmateo.org
- Youth Leadership Institute www.yil.org

- **Creating an Affordable Future Webinar Series**
  The City of Menlo Park and 21 Elements offered a 4-part countywide webinar series in the fall of 2021 to help educate community members about local housing issues. The sessions were advertised and offered in Cantonese, Mandarin and Spanish, though participation in non-English channels was limited. All meetings and materials can be found here. The following topics, and how each intersects with regional housing challenges and opportunities, were explored:

  - **Why Affordability Matters**: Why housing affordability matters to public health, community fabric and to county residents, families, workers and employers.

  - **Housing and Racial Equity**: Why and how our communities have become segregated by race, why it is a problem and how it has become embedded in our policies and systems.

  - **Housing in a Climate of Change**: What is the connection between housing policy and climate change and a walk through the Housing & Climate Readiness Toolkit.

  - **Putting it All Together for a Better Future**: How design and planning for much-needed new infill housing can be an opportunity to address existing challenges in our communities.

  The series included speaker presentations, audience Q&A, breakout sessions for connection, and debrief discussions. Participants were eager to discuss and learn more about housing challenges in their community. They asked questions and commented in the chat and shared their thoughts in a post-event survey. Overall, comments were mostly positive and in favor of more housing, though some were focused on the need for new affordable housing. There was a lot of interest in seeing more housing built (especially housing that is affordable), concern about change or impact to schools, parking, and quality of life, and personal struggles with finding housing that is affordable and accessible shared.

Some participants wanted more in-depth education and discussion of next steps, while others had more basic questions they wanted answered.

In total, 754 registered for the series. Of those who shared, the majority identified as White (55%) or Asian (24%) and ranged between 30 and 70 years old. Over half have lived in the county for over 21 years and nearly two-thirds owned their homes. For more information, see the Summary here.

Other Outreach Activities

The housing element project team set out to collect as much feedback as possible from the community, from their general concerns and ideas to where new housing could go. It was also important to us to consider community outreach best practices and consult and partner with organizations working in the community, to ensure we were reaching as many people as possible and doing so thoughtfully.

Equity Advisory Group

In alignment with community outreach best practices, it was important to include the guidance of and foster partnerships with community organizations to help ensure everyone's voices were heard during the Housing Element update. In response, an Equity Advisory Group (EAG) was formed consisting of 15 organizations or leaders across the county that are advancing equity and affordable housing. A stipend of $1,500 was originally provided for meeting four to five times over 12 months to advise on Housing Element outreach and helping get the word out to the communities they work with.

After meeting twice in 2021, it was decided the best use of the EAG moving forward would be to provide more focused support in 2022 based on jurisdiction need and organization expertise. To date, EAG members have facilitated and hosted community meetings in partnership with 21 Elements, collected community housing stories to put a face to housing needs, advised on messaging, and amplified events and activities to their communities. The EAG continue to work collaboratively with jurisdictions and deepen partnerships, as well as connect community members to the Housing Element Update process. All participating organizations are featured on the Let's Talk Housing website and include the following:

- Ayudando Latinos A Soñar (ALAS) www.alashmb.org
- Community Legal Services www.clsepa.org

- El Comite de Vecinos del Lado Oeste (El Comite) www.tenantstogether.org/resources/el-comité-de-vecinos-del-lado-oeste-east-palo-alto
- EPACANDO www.epacando.org
- Faith in Action www.faithinaction.org/federation/faith-in-action-bay-area/
- Housing Choices www.housingchoices.org
- Housing Leadership Council www.hlcsmc.org
- Menlo Together www.menlotogether.org
- Nuestra Casa www.nuestracasa.org
- One San Mateo www.onesanmateo.org
- Peninsula for Everyone www.peninsulaforeveryone.org
- Puente de la Costa Sur www.mypuente.org
- San Mateo County Health www.gethealthysmc.org
- Youth Leadership Institute www.yli.org/region/san-mateo
- Youth United for Community Action www.youthunited.net

13. Summarized Contact List

The below contact list is a summary of groups and individuals contacted by the City in the outreach efforts for the 2023-2031 Housing Element. This list is not intended to be an exhaustive list and is provided as a resource for continued outreach efforts throughout the Housing Element planning period. Asterisks (*) indicate the organizations that formally accepted the invitation to participate.

Housing Advocates

- Belle Haven Youth Center
- Belle Haven Community Development Fund (BHCDF)
- Cañada College SparkPoint
- Community Legal Services in East Palo Alto
- ECHO Housing
- Free at Last
- Hello Housing
- HIP Housing
- HouseKeys
- Housing Leadership Council
- Legal Aid Society of San Mateo County
- Life Moves – Haven House
- Menlo Park Senior Center

- Peninsula Volunteers
- Project Sentinel
- Rebuilding Together Peninsula
- Samaritan House
- Soup
- StarVista
- WeHOPE

Housing Developers

- Alta Housing *****
- Applewood Investments
- Beltramo Enterprises
- Bridge Housing
- EAH Housing
- Eden Housing
- First Community Housing
- Four Corners Properties
- Gold Silver Island
- Greystar
- Habitat for Humanity Greater San Francisco
- Home for All
- Housing Endowment and Regional Trust (HEART)
- Hunter Properties
- The John Stewart Company
- Mercy Housing
- MidPen Housing | Associate Project Manager and Project Developer *****
- MidPen Housing, North Bay
- Prince Street Properties
- Project Sentinel
- Satellite Affordable Housing Associates
- SP Menlo, LLC
- Sobrato
- Soup
- SP Menlo, LLC

School Districts

- Las Lomitas Elementary School District

- Menlo Park City School District
- Ravenswood City School District
- Redwood City School District
- Sequoia Union High School District

Faith Based Organizations

- Bethany Lutheran Church
- Church of God
- Church of Jesus Christ of Latter Day Saints
- Church of the Nativity
- Cummings Park Christian Methodist Episcopal Church
- Dominican Nuns Corpus Christi Monastery
- Eternal Life Church
- First Church of Christ, Scientist
- Greater Friendship Baptist Church
- Holy Virgin Russian Orthodox Greek Catholic Church
- The Home of Christ Church | Kenneth Ng, Pastor *****
- Iglesia de San Antonio
- Imanuela Revival Church
- Macedonia Baptist Church
- Menalto Avenue Baptist Church
- Menlo Church | Sue Kim-Ahn *****
- Menlo Park Church of God in Christ
- Menlo Park Presbyterian Church
- Mount Olive Church | Pastor Arias *****
- A New Community Church
- St. Bede's Episcopal Church | Nancy Stork, Church Representative & Housing Committee Lead and Dan Spors, Reverand *****
- St. Denis Church
- St. Patrick's Seminary
- St. Raymond Catholic Church
- Starlight Missionary Baptist Church
- Trinity Church: An Episcopal Community in Menlo Park
- Vallombrosa Center: A Ministry of the Archdiocese of San Francisco

Families with Children & Female Headed Households

- El Concilio de San Mateo County

- Garfield Community School
- GeoKids
- Little Ages (in-home childcare)
- Mariposa Day Care
- McNeil Boys and Girls Clubs of the Peninsula (BGCP)
- Youth United for Community Action (YUCA)

People with Physical or Developmental Disabilities

- Center for Independence of Individuals with Disabilities
- Golden Gate Regional Center
- Housing Choices

Veterans

- U.S. Department of Veterans Affairs, Menlo Park Division *****

Ethnic Based Organizations

- Anamatangi Polynesian Voices
- Asian American Recovery Services
- Bay Area Community Health Advisory Council (BACHAC) - formerly known as African American Community Health Advisory Committee (AACHAC)
- Nuestra Casa
- San Mateo NAACP
- Tongan Church of East Palo Alto

Other

- California Department of Rehabilitation Menlo Park Branch Office
- County of San Mateo Dept. of Housing
- Facebook Community Events
- Valley Community Land Trust

Homeless or Unhoused

- San Mateo County Department of Housing (SMC) *****

Local Businesses

City staff reached out to the Chamber of Commerce and the Rotary Club, in addition to 72 Business owners throughout the engagement process.

Appendix 4-2
City of Menlo Park Assessment of Fair Housing

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CITY OF MENLO PARK ASSESSMENT OF FAIR HOUSING

With the adoption of Assembly Bill 686 (AB 686), all General Plan Housing Elements completed January 1, 2019 or later must include a program that promotes and affirmatively furthers fair housing throughout the community for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or any other characteristics that are protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and all other applicable State and federal fair housing and planning laws. Under State law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."[1]

The law also requires that all Housing Elements completed as of January 1, 2021 or later include an Assessment of Fair Housing (AFH) that is consistent with the core elements of the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule from July 2015. This report summarizes key findings from the Assessment of Fair Housing for the City of Menlo Park, which was completed in accordance with current California Department of Housing and Community Development (HCD) guidance regarding the application of the new AB 686 requirements, as well as a detailed reading of the California Government Code.[2]

The main sources of information for the following analysis are the U.S. Census Bureau (including the Decennial Census and the American Community Survey), the HCD AFFH Data and Mapping Resources Tool, the California Department of Fair Employment and Housing (DFEH), the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO), the State Tax Credit Allocation Committee (TCAC), and the City of Menlo Park (City).

For much of the analysis, data from a larger two-county region consisting of San Mateo and Santa Clara Counties is presented to provide context, and to show issues where there may be regional housing needs that could be addressed in part within Menlo Park. The two-county region consists of the entirety of those counties and was selected rather than just San Mateo County because Menlo Park borders Santa Clara County and is part of the high-tech region that encompasses both counties. According to the U.S. Census Longitudinal Employer-Household Dynamics, in 2019, nearly three-quarters of all Menlo Park working residents held jobs in these two counties, with more working in Santa Clara County than in San Mateo

[1] California Government Code § 8899.5 (a)(1)
[2] Olmstead, Z. (April 23, 2020). AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a).

County.[3] No other county provided even ten percent of the jobs for the city's working residents. This two-county comparative region includes all incorporated areas as well as the unincorporated portions of the counties.

Fair Housing Enforcement and Outreach

Fair housing complaints can be used as an indicator of the overall magnitude of housing complaints, and to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." Federal Law also prohibits many kinds of housing discrimination.

Housing discrimination complaints can be directed to either HUD's Office of Fair Housing and Equal Opportunity (FHEO) or the California Department of Fair Employment and Housing (DFEH).

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit;
- and, disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

A total of six complaints have been filed and resolved with FHEO in Menlo Park between 2013 and 2020. A no cause determination was made for three complaints, one complaint was closed because the complainant failed to cooperate, and one complaint was closed because an election was made to go to court. Only one complaint was settled or conciliated, with compensation provided to the plaintiff on the basis of discriminatory refusal to rent and discriminatory advertising, statements, and notices based on familial status. In San Mateo County, a total of 130 complaints were filed and resolved between 2013 and 2020, including 48 complaints that were settled. The remaining complaints in the County included 61 complaints that were dismissed for no cause and 17 complaints that were withdrawn.

[3] U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019)

Table 1: FHEO Fair Housing Complaints by Resolution Type

Resolution	City of Menlo Park Total, 2013-2020	City of Menlo Park Percent of Total	San Mateo County Total, 2013-2020	San Mateo County Percent of Total
Complainant failed to cooperate	1	16.7%	2	1.5%
Conciliated/settled	1	16.7%	48	36.9%
Election made to go to court	1	16.7%	1	0.8%
No cause determination	3	50.0%	61	46.9%
Unable to locate complainant	0	0.0%	1	0.8%
Withdrawn after resolution	0	0.0%	12	9.2%
Withdrawn without resolution	0	0.0%	5	3.8%
Subtotal, Closed Complaints	**6**	**100.0%**	**130**	**100.0%**

Sources: HUD, Office of Fair Housing and Equal Opportunity, 2021; BAE, 2021.

In addition to data from the FHEO, this analysis also reviewed data from the California Department of Fair Employment and Housing (DFEH). As reported in Table 2, there were only two complaints for Menlo Park between 2018 and 2022 year-to-date (as of January 18), covering three basis types and two discriminatory practices (a single complaint can include more than one of each of these two categories). Both complaints were resolved through conciliation or a successful settlement.

Table 2: DFEH Fair Housing Complaints in Menlo Park by Class, Practice, and Resolution Type, 2018-2022

	Year Resolved					Total, 2018-2022 (YTD)	Percent of Total
Basis Type (a)	**2018**	**2019**	**2020**	**2021**	**2022 YTD** (b)		
Disability	0	0	1	0	0	1	25.0%
National origin/color/race	1	0	1	0	0	2	50.0%
Reported or resisted any form of discrimination or harassment	1	0	0	0	0	1	25.0%
Total Closed Complaints, All Basis Types	**2**	**0**	**2**	**0**	**0**	**4**	**100.0%**
Discriminatory Practice (a)							
Denied equal terms and conditions	1	0	1	0	0	2	66.7%
Denied reasonable accommodation for a disability or medical condition	0	0	1	0	0	1	33.3%
Total Closed Complaints, All Practices	**1**	**0**	**2**	**0**	**0**	**3**	**100.0%**
Resolution							
Conciliation/Settlement Successful	1	0	1	0	0	2	100.0%
Total Closed Complaints, All Resolutions	**1**	**0**	**1**	**0**	**0**	**2**	**100.0%**

Note:
(a) Each complaint may involve more than one basis type or discriminatory practice, but there is only one resolution per complaint.
(b) Data as of January 18, 2022.

Sources: California Department of Fair Employment and Housing, 2022; BAE, 2022.

Menlo Park Fair Housing Services

Menlo Park works with Project Sentinel, Community Legal Services of East Palo Alto, Legal Aid Society of San Mateo County, and the San Mateo County Department of Housing in handling fair housing complaints. Calls to the City are referred to these resources for counseling and investigation. These resources also provide direct fair housing education to Menlo Park residents.

The City provides public information materials and referrals to the Peninsula Conflict Resolution Center (PCRC), the Landlord and Tenant Information Referral Collaborative (LTIRC), and Project Sentinel to assist tenants and landlords in resolving conflicts and understanding their respective rights and obligations. Project Sentinel, an independent non-profit, provides free education and counseling to community members, housing providers, and tenants about fair housing laws. They also investigate complaints and provide advocacy services for those who have experienced housing discrimination. Information regarding the housing discrimination complaint referral process is posted on the City's website and available for the public and City staff to review. Highlighted housing assistance providers recommended by the City include, but are not limited to, Samaritan House, HIP Housing, and HouseKeys, which administers the City's Below Market Rate (BMR) Housing Program. Finally, the City enforces a non-discrimination policy in the implementation of City approved housing programs.

Integration and Segregation Patterns and Trends

Race and Ethnicity

Menlo Park shows a race and ethnic mix somewhat different from the two-county region. As shown in Table 3, while their numbers and proportion have declined since 2000, White Non-Hispanic persons still make up a majority of the local population, while the region shows a generally stronger declining trend for this group, making up less than one-third of the total population in 2020. In both Menlo Park and the region, the small Black Non-Hispanic population has been declining, and the Asian Non-Hispanic population has increased substantially. The number of persons identifying as Some Other Race or Two or More Races have also increased both in absolute numbers and as a proportion of the overall population. The Hispanic population has increased absolutely, but its proportion of the total has only increased slightly. As illustrated in the table below, some groups have very limited populations in the city.

Table 3: Menlo Park, San Mateo County and Santa Clara County by Race and Ethnicity, 2000 - 2020

City of Menlo Park

	2000		2010		2020		Change, 2000-2020		Change, 2010-2020	
Not Hispanic nor Latino by Race	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White	20,417	66.3%	19,841	62.0%	18,575	55.0%	(1,842)	-9.0%	(1,266)	-6.4%
Black or African American	2,081	6.8%	1,482	4.6%	1,001	3.0%	(1,080)	-51.9%	(481)	-32.5%
Native American Indian and Alaska Native	66	0.2%	43	0.1%	26	0.1%	(40)	-60.6%	(17)	-39.5%
Asian	2,131	6.9%	3,132	9.8%	5,764	17.1%	3,633	170.5%	2,632	84.0%
Native Hawaiian and Other Pacific Islander	337	1.1%	446	1.4%	364	1.1%	27	8.0%	(82)	-18.4%
Some other race alone	115	0.4%	73	0.2%	156	0.5%	41	35.7%	83	113.7%
Two or more races	684	2.2%	1,107	3.5%	1,905	5.6%	1,221	178.5%	798	72.1%
Subtotal, Not Hispanic nor Latino	**25,831**	**83.9%**	**26,124**	**81.6%**	**27,791**	**82.3%**	**1,960**	**7.6%**	**1,667**	**6.4%**
Hispanic or Latino	**4,955**	**16.1%**	**5,902**	**18.4%**	**5,989**	**17.7%**	**1,034**	**20.9%**	**87**	**1.5%**
Total, All Races	**30,786**	**100.0%**	**32,026**	**100.0%**	**33,780**	**100.0%**	**2,994**	**9.7%**	**1,754**	**5.5%**

San Mateo and Santa Clara Counties

	2000		2010		2020		Change, 2000-2020		Change, 2010-2020	
Not Hispanic nor Latino by Race	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White	1,092,542	45.7%	930,518	37.2%	831,610	30.8%	(260,932)	-23.9%	(98,908)	-10.6%
Black or African American	65,766	2.8%	61,094	2.4%	56,849	2.1%	(8,917)	-13.6%	(4,245)	-6.9%
American Indian and Alaska Native	6,776	0.3%	5,167	0.2%	4,261	0.2%	(2,515)	-37.1%	(906)	-17.5%
Asian	567,980	23.8%	741,400	29.7%	981,182	36.3%	413,202	72.7%	239,782	32.3%
Native Hawaiian and Other Pacific Islander	13,462	0.6%	16,136	0.6%	14,785	0.5%	1,323	9.8%	(1,351)	-8.4%
Some other race alone	5,174	0.2%	6,586	0.3%	16,035	0.6%	10,861	209.9%	9,449	143.5%
Two or more races	79,642	3.3%	77,480	3.1%	117,236	4.3%	37,594	47.2%	39,756	51.3%
Subtotal, Not Hispanic nor Latino	**1,831,342**	**76.6%**	**1,838,381**	**73.5%**	**2,021,958**	**74.9%**	**190,616**	**10.4%**	**183,577**	**10.0%**
Hispanic or Latino	**558,404**	**23.4%**	**661,712**	**26.5%**	**678,743**	**25.1%**	**120,339**	**21.6%**	**17,031**	**2.6%**
Total, All Races	**2,389,746**	**100.0%**	**2,500,093**	**100.0%**	**2,700,701**	**100.0%**	**310,955**	**13.0%**	**200,608**	**8.0%**

Sources: U.S. Census Bureau, Decennial Census 2000 SF3 Table P7, 2010 SF1 Table P8, and 2020 PL 94-171, Table P2; BAE, 2022.

Historic Patterns of Racial Discrimination

As stated in a Community Development Staff Report to the Planning Commission and Housing Commission from October 4, 2021:

> To achieve compliance with the Housing Element's requirement for AFFH, the City must acknowledge the existing level of segregation that has been created from past practices and patterns of segregation. This history includes racial covenants in neighborhoods as early as the 1920s, the expansion of Highway 101 in the 1950s, and the subsequent disenfranchisement of northern neighborhoods (particularly Belle Haven) through predatory real estate practices like blockbusting. These past practices have resulted in segregation based on race, income-level, property value, access to high performing schools, and proximity to services.[4]

Two recent reports provide documentation of historic patterns of discrimination in Menlo Park and nearby communities. "Uneven Ground," by Kate Bradshaw, published in 2019 by Palo Alto Online Media,[5] documents the discrimination faced by minority homebuyers in Menlo Park and nearby cities in the late 1950s and early 1960s. Two women, one White and one Black, sought out real estate brokers in the area, and were "steered" to different neighborhoods based on their race.[6] Brokers explicitly refused to sell homes in Menlo Park's Belle Haven neighborhood or East Palo Alto to the White woman, calling the areas "undesirable" due to the presence of African American residents. Most of the brokers simply avoided providing much information to the Black woman, in some cases suggesting she talk to other brokers specializing in the communities already having a substantial Black population.

"The Color of Law: Menlo Park Edition,"[7] presented at a series of workshops facilitated by Menlo Together, a citizen's group promoting the city as a diverse, equitable, and sustainable community, provides a longer-term view of the national, regional, and local practices that have contributed to housing segregation in Menlo Park. For instance, neighborhood covenants restricted minorities from purchasing in certain neighborhoods, and zoning laws kept lower-income housing types out of single-family communities. Redlining made it impossible for minorities to obtain loans for single-family homes; blockbusting generated white flight and steered minorities toward Belle Haven and East Palo Alto; and subprime lenders preyed on minority households. More recently, gentrification linked in part to the growth of jobs in the area has led to the replacement of lower-income renters with higher-

[4] Staff Report, Menlo Park Planning Commission and Housing Commission, Meeting Date 10/4/2021, Staff Report Number: 21-048-PC

[5] "Uneven Ground," Kate Bradshaw, Palo Alto Online Media, August 27, 2019, https://multimedia.paloaltoonline.com/2019/08/27/uneven-ground/, accessed January 5, 2022.

[6] Hearings before the United States Commission on Civil Rights. Hearings held in Los Angeles, California, January 25, 1960, January 26, 1960; San Francisco, California, January 27, 1960, January 28, 1960. Hathi Trust Digital Library, https://catalog.hathitrust.org/Record/102835885

[7] "The Color of Law: Menlo Park Edition," February 13, 2021, https://www.menlotogether.org/wp-content/uploads/2021/02/MPCSD-Slides-Color-of-Law.pdf, accessed January 5, 2021.

income owners. These historic laws, rules, practices, and trends have resulted in continuing disparities in housing opportunities in Menlo Park, the region, and the nation.

Dissimilarity Index

The dissimilarity index is one of two key metrics recommended for use in fair housing analysis as part of the federal AFFH rule. The dissimilarity index measures the evenness with which two groups are distributed across the geographic units that make up a larger area, such as Census block groups within a city. The index can range from zero to 100, with zero meaning no segregation, or spatial disparity, and 100 indicating complete segregation between the two groups. The index score can be interpreted as the percentage of one of the two groups that would have to move elsewhere in the community to produce an even distribution. An index score above 60 is considered high, while 30 to 60 is considered moderate, and below 30 is considered low.[8] The sub-city analysis, including the calculation of both the dissimilarity index and isolation index (described in the next section below), relies on the use of block group level data from the U.S. Census Bureau. The index as used here compares the distribution of other groups relative to the White non-Hispanic population.

Menlo Park shows high variability between dissimilarity index scores by race/ethnicity (see Table 4). For the 2015 through 2019 period, the scores range from 26.8 for non-Hispanic persons of two or more races to 90.1 for non-Hispanic Native Hawaiian and Pacific Islanders. It should be noted that, as discussed above, some minority groups make up a very small proportion of the city's population; their higher dissimilarity index scores and large changes in the index over time may in part reflect segregation fluctuations resulting from their limited numbers. For instance, the index for the Native American population has nearly doubled over the period while the population declined by almost 40 percent to only 26 individuals in 2020. The some other race alone index more than doubled, even as this population increased to 156 in 2020, as movement between neighborhoods of small numbers of persons may lead to greater segregation. Most of the groups show an increase in the dissimilarity index between 2010 and the 2015 through 2019 period. While this is partially due to a decline in the non-Hispanic White population, the index is also particularly sensitive to the changes for the minorities with very small populations in the city.

[8] Cloud Nine Technologies and Brent Mast, (2017). *Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation*. HUD Office of Policy Development and Research, and Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press.

Table 4: Dissimilarity Index, Menlo Park, 2010 and 2015-2019

Racial and/or Ethnic Group	Dissimilarity Index 2010	2015-2019
Black or African American alone	79.2	77.2
American Indian and Alaska Native alone	48.0	87.0
Asian alone	19.0	34.2
Native Hawaiian and Other Pacific Islander alone	80.7	90.1
Some other race alone	36.3	81.0
Two or more races	15.9	26.8
Hispanic or Latino	72.6	65.0

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P9, ACS 2014-2018 five-year sample data, Table B03002; BAE, 2021.

Isolation Index

The other key metric recommended under the federal AFFH rule is the Isolation Index, which compares a group's share of the overall population to the average share within a given block group. Ranging from 0 to 100, the isolation index represents the percentage of residents of a given race or ethnicity in a block group where the average resident of that group lives, correcting for the fact that this number increases automatically with that group's share of the overall study area's population. Using Hispanic or Latino residents as an example, the isolation index of 29.7 indicates that the average Hispanic or Latino resident lives in a block group where the Hispanic or Latino share of the population exceeds the overall citywide average by 29.7 percent. An Isolation index of zero indicates no segregation. Values between zero and 30 indicate members of that minority group live in relatively integrated neighborhoods, 31 to 60 indicates moderate segregation, and values above 60 indicate high segregation. A score of 100 would indicate complete segregation. [9] [10]

Table 5 summarizes isolation index scores by racial and ethnic affiliation. The data indicate that most racial and ethnic subpopulations live in areas with relatively high degrees of racial and ethnic integration. The isolation indexes showed some limited change over the 2010 to 2015-2019 period, but none of the scores indicate a high degree of isolation for any group.

[9] HUD. (2013). *AFFH Data Documentation*. Available at: http://www.huduser.org/portal/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf

[10] Glaeser, E. and Vigdor, J. (2001). *Racial Segregation in the 2000 Census: Promising News*. Washington, DC: The Brookings Institution, Center on Urban and Metropolitan Policy. Available at: http://www.brookings.edu/es/urban/census/glaeser.pdf

Table 5: Isolation Index, Menlo Park, 2010 and 2015-2019

Racial and/or Ethnic Group	Isolation Index 2010	Isolation Index 2015-2019
Non-Hispanic White	38.9	29.5
Black or African American alone	10.4	11.8
American Indian and Alaska Native alone	0.2	5.2
Asian alone	3.1	11.2
Native Hawaiian and Other Pacific Islander alone	5.0	11.1
Some other race alone	0.2	2.7
Two or more races	0.5	1.6
Hispanic or Latino	39.8	29.7

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P9; American Community Survey, 2015-2019 five-year sample data, B03002, BAE, 2021.

Geographic Distribution of Residents by Race and Ethnicity

Figure 1 through Figure 18 below illustrate the geographic concentrations of the overall non-White population and the non-Hispanic populations of White, Black, Native American/Alaska Native, Asian, Pacific Islanders, Some Other Race, and Two or More Races, and Hispanic or Latino residents by Census block group, for both the City of Menlo Park and a comparison region, defined as San Mateo and Santa Clara Counties combined.

As shown in Table 3 above, approximately 45 percent of Menlo Park's total population is non-White. The proportion of the non-White population varies considerably by Census block group, as shown in Figure 1, ranging from 23 percent to nearly 94 percent, but over three-fourths of the block groups are more than half White non-Hispanic, indicating that despite the broad range, most parts of the city are closer to the overall citywide mix. The highest concentrations of persons who are other than White non-Hispanic are in some of the block groups north of Highway 101, including Belle Haven and the Bayfront Area. In San Mateo and Santa Clara Counties overall, the block groups with the highest population of persons who are other than White non-Hispanic tend to be in urban areas in East San Jose and Milpitas, with concentrations by block group ranging from fifteen percent up to 99 percent (see Figure 2).

The percentage of non-Hispanic White population by block group ranges from six percent to 77 percent in Menlo Park (see Figure 3). Most of the block groups south of Highway 101 are majority non-Hispanic White, the proportions of non-Hispanic White residents in Central Menlo Park are notably high, exceeding 70 percent. In the two-county region, the highest concentrations of non-Hispanic White persons tend to be found in more rural areas, ranging from one percent to 85 percent, as shown in Figure 4.

The largest minority population in Menlo Park is the Hispanic/Latino population, at 18 percent of the citywide population as of 2020. By block group, the percentage varies widely, from four percent to 64 percent (see Figure 5). This group is most concentrated in northern neighborhoods including Belle Haven and block groups adjacent to East Palo Alto.

Regionwide, there are areas with both lower and higher concentrations of the Hispanic /Latino population, with the proportions ranging from just one percent to 93 percent by block group. The highest concentrations can be found in the cities of East Palo Alto, Redwood City, San Jose, and Gilroy (see Figure 6).

The non-Hispanic Black population in Menlo Park is small, accounting for just three percent of the citywide population as of 2020. By block group, however, the percentage ranges from 0.1 percent to 15 percent. The block groups with the highest concentrations are located in northern neighborhoods such as Belle Haven (see Figure 7). In the two-county region, the range by block group is from zero to 19 percent, as shown in Figure 8. The block groups with high concentrations are clustered in and around northern neighborhoods in Menlo Park, East Palo Alto, and San Jose.

Non-Hispanic Asians make up 17 percent of the citywide population. The proportion of non-Hispanic Asians by block group varies from 4 percent to 39 percent, with the highest proportions found in northern neighborhoods and block groups in the Sharon Heights neighborhood (see Figure 9). In the region, the proportion of the population that is non-Hispanic Asian ranges from less than one percent to nearly 92 percent. The block groups with the highest concentrations are located in and around the cities of Milpitas, San Jose, Cupertino, Foster City, Millbrae, and Daly City (see Figure 10)

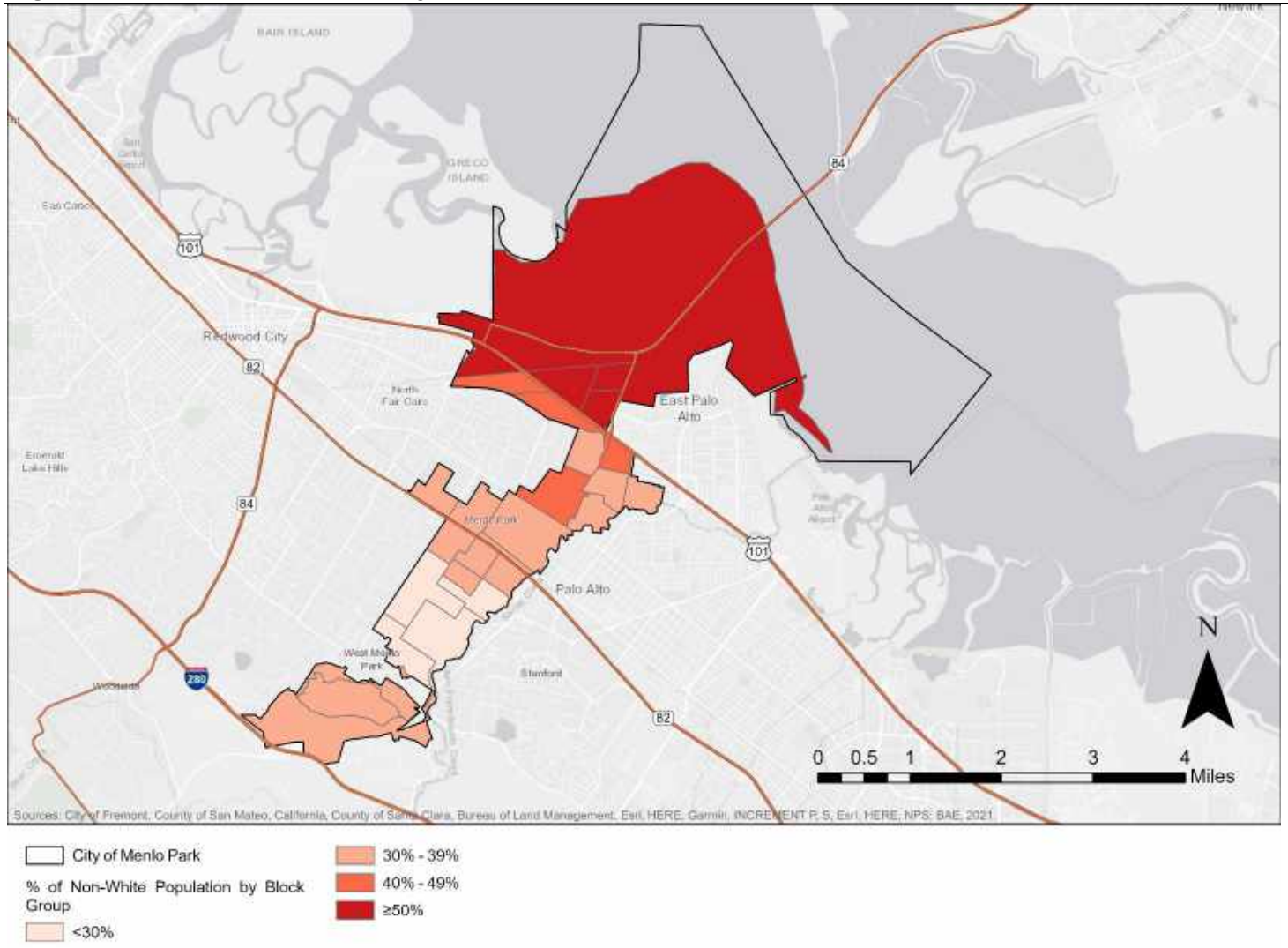
The Non-Hispanic Hawaiian Native/Pacific Islander population in Menlo Park is small, making up just one percent of the citywide population as of 2020. By Census block group, however, the proportions range from none to nine percent (see Figure 11). The block groups with the highest concentrations (greater than 3 percent) can be found in Belle Haven and in a block group shared with East Palo Alto. Regionally, the highest block group concentration is 14 percent, with high concentrations in East Palo Alto, San Mateo, and San Bruno (see Figure 12).

As displayed in Figure 13, the non-Hispanic Alaska Native/Native American population in Menlo Park is also small, ranging from zero to less than half a percent by block group. Regionally, the proportion in all block groups is less than two percent. One block group in Mountain View showed non-Hispanic Native Americans making up approximately 1.6 percent of the population, which is the highest proportion regionally (Figure 14).

The non-Hispanic Some Other Race Alone population in Menlo Park is also a very small cohort, as seen in Figure 15. The percentage by block group ranges from 0.1 percent to just 1.1 percent. Regionally, the percentage by block group ranges from zero to 6 percent (see Figure 16). The block groups with the highest concentrations of non-Hispanic Some Other Race populations are located in northern San Mateo County in Burlingame, San Bruno, and San Mateo.

According to 2020 Census data, non-Hispanic persons of two or more races make up approximately 6 percent of the citywide population. The concentration by block group ranges from 2 percent to 10 percent. The highest concentrations can be found in and around Sharon Heights, Downtown, and the Willows neighborhood (see Figure 17). Regionally the percentage by block group ranges from less than one percent to 13 percent.

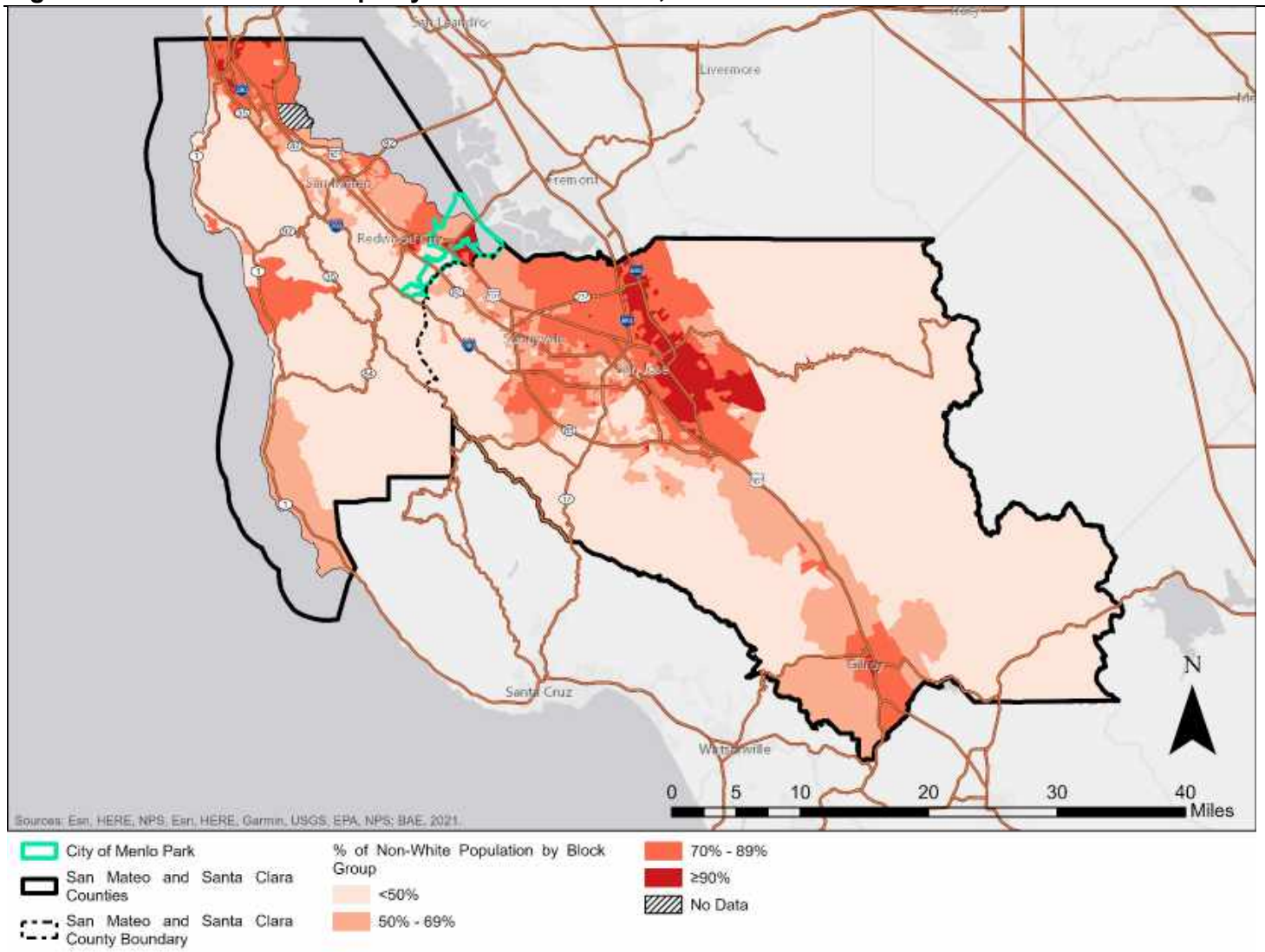
Figure 1: Census Block Groups by Percent Non-White, Menlo Park



Note: Includes all categories except White non-Hispanic persons.

Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

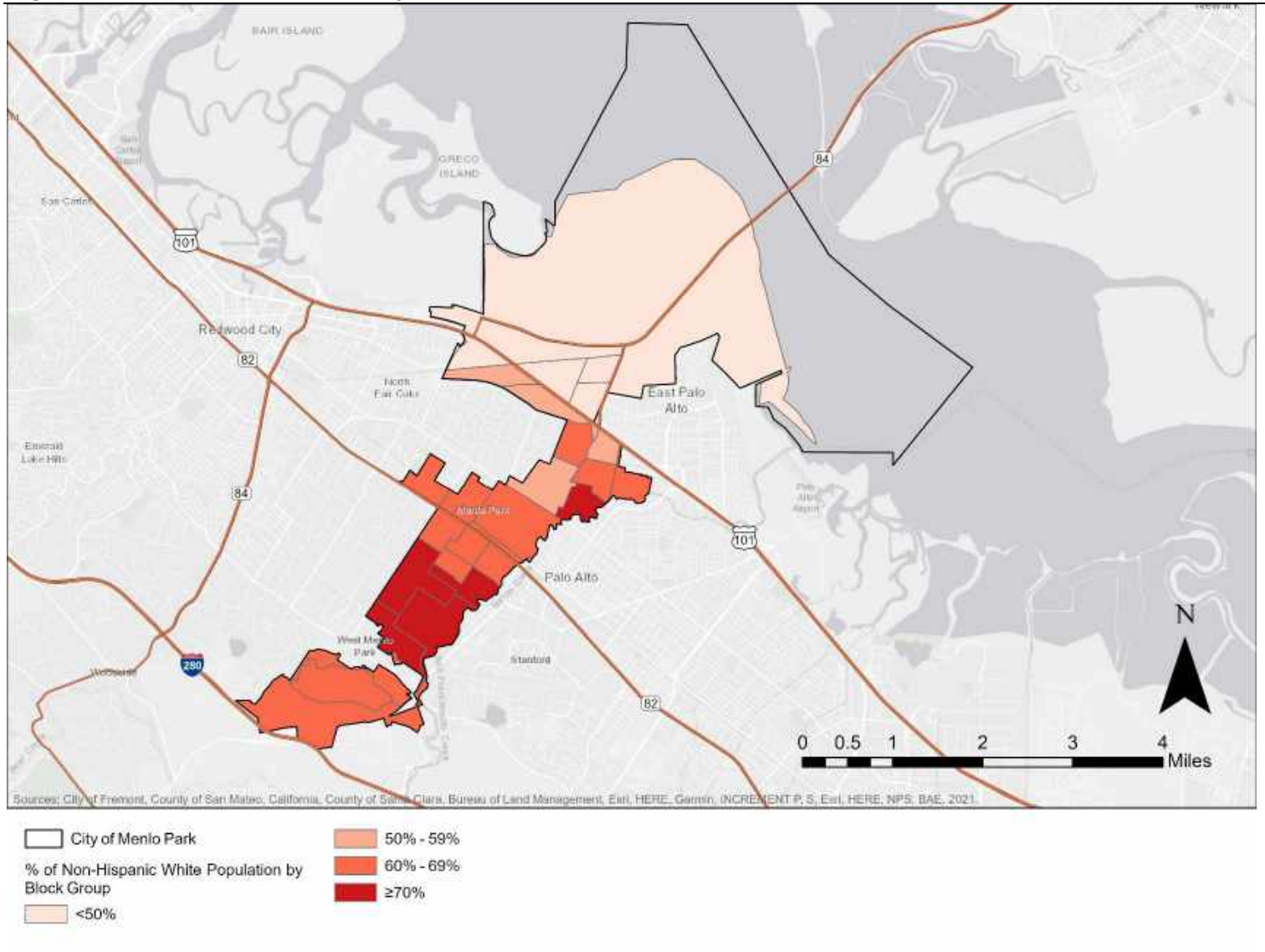
Figure 2: Census Block Groups by Percent Non-White, San Mateo and Santa Clara Counties



Note: Includes all categories except White non-Hispanic persons.

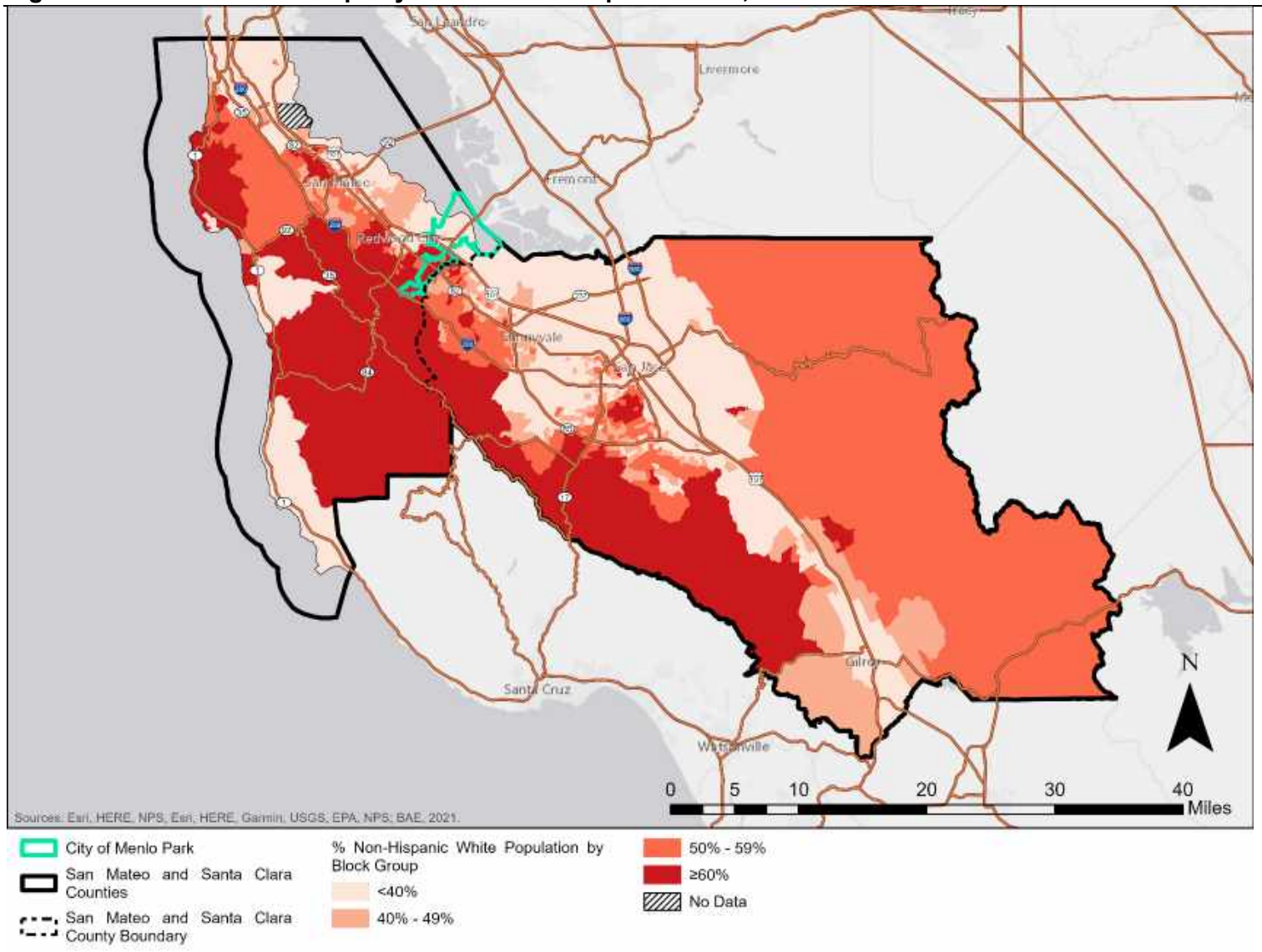
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 3: Census Block Groups by Percent Non-Hispanic White, Menlo Park



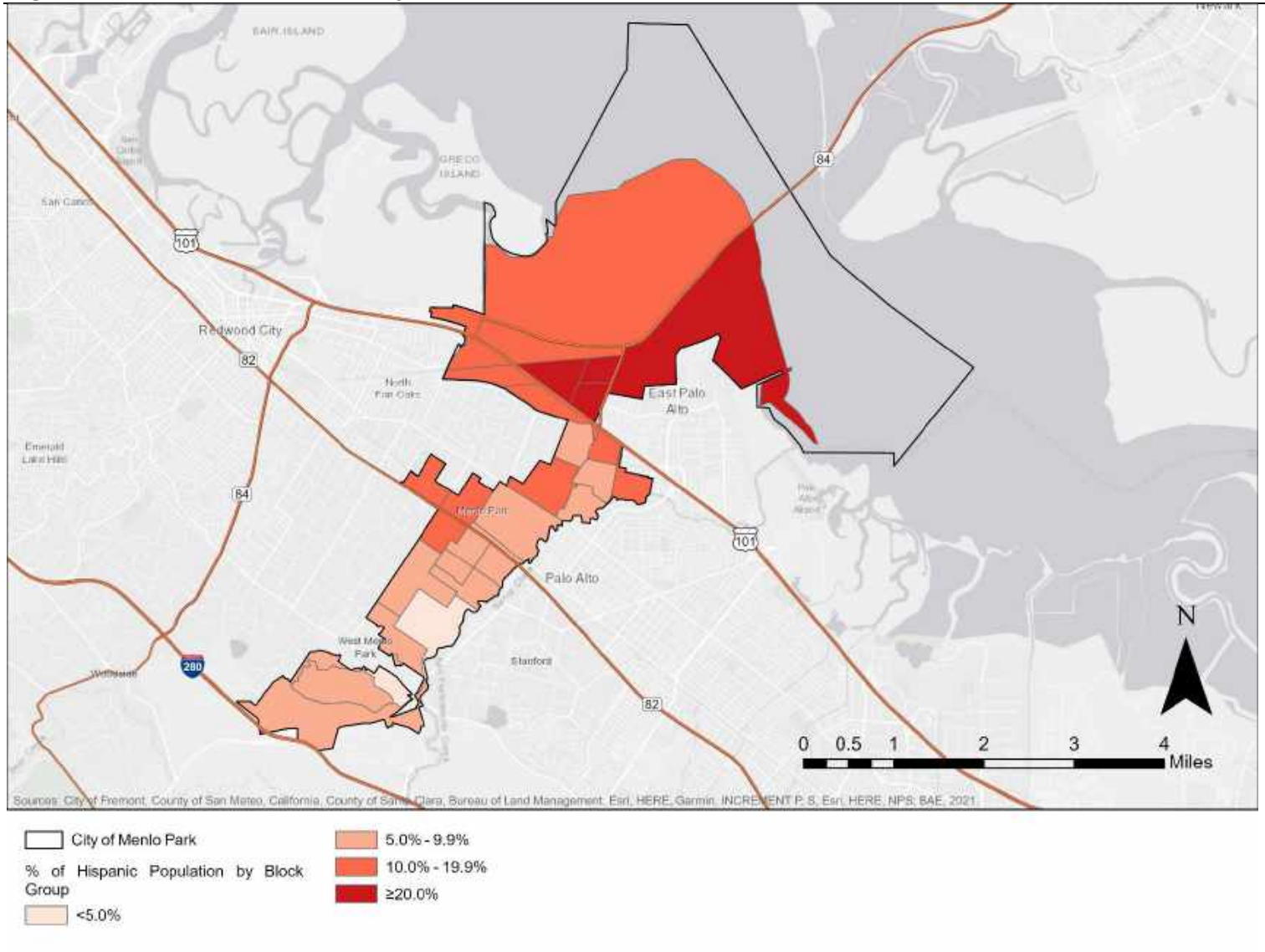
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 4: Census Block Groups by Percent Non-Hispanic White, San Mateo and Santa Clara Counties



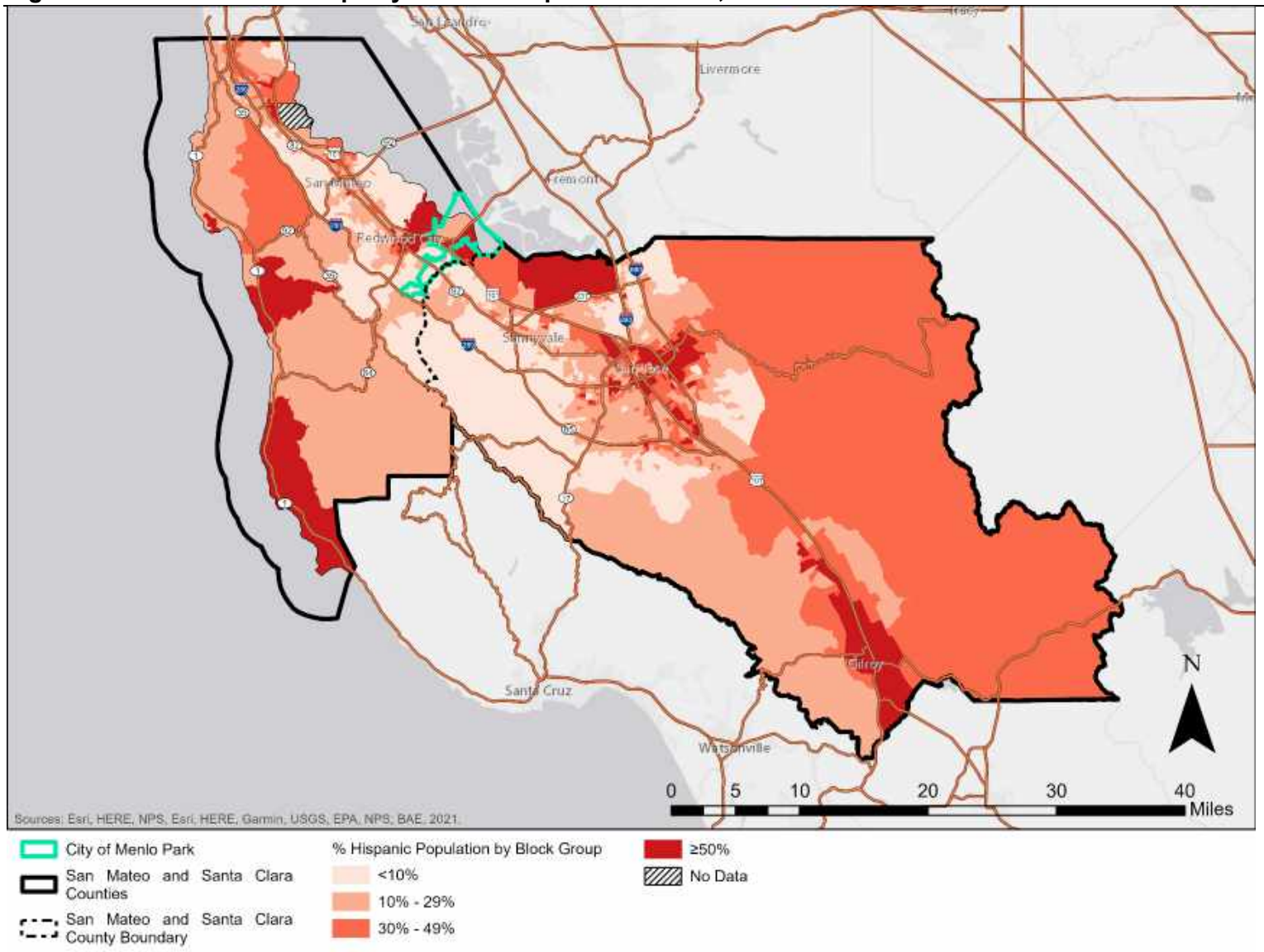
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 5: Census Block Groups by Percent Hispanic or Latino, Menlo Park



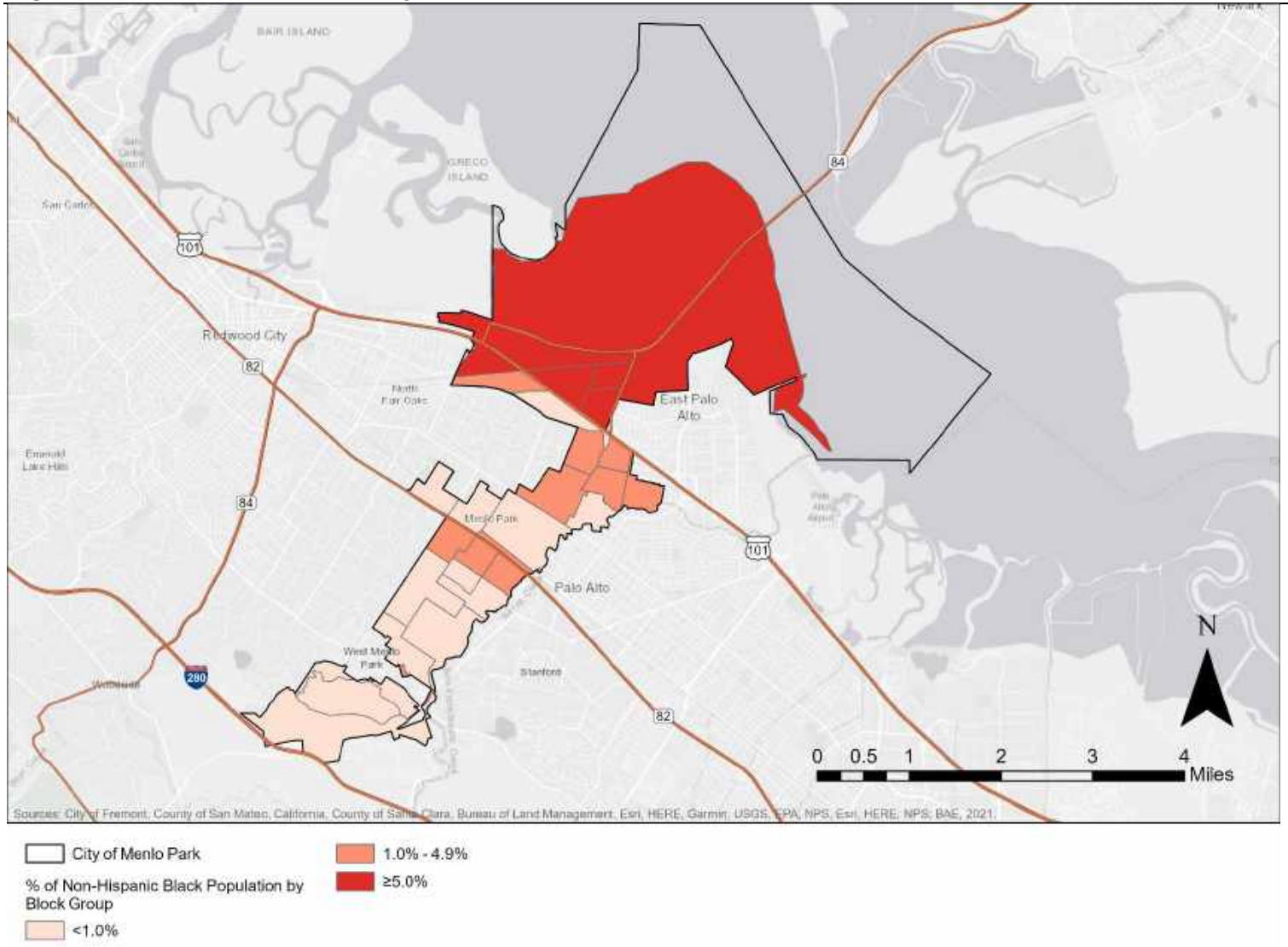
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 6: Census Block Groups by Percent Hispanic or Latino, San Mateo and Santa Clara Counties



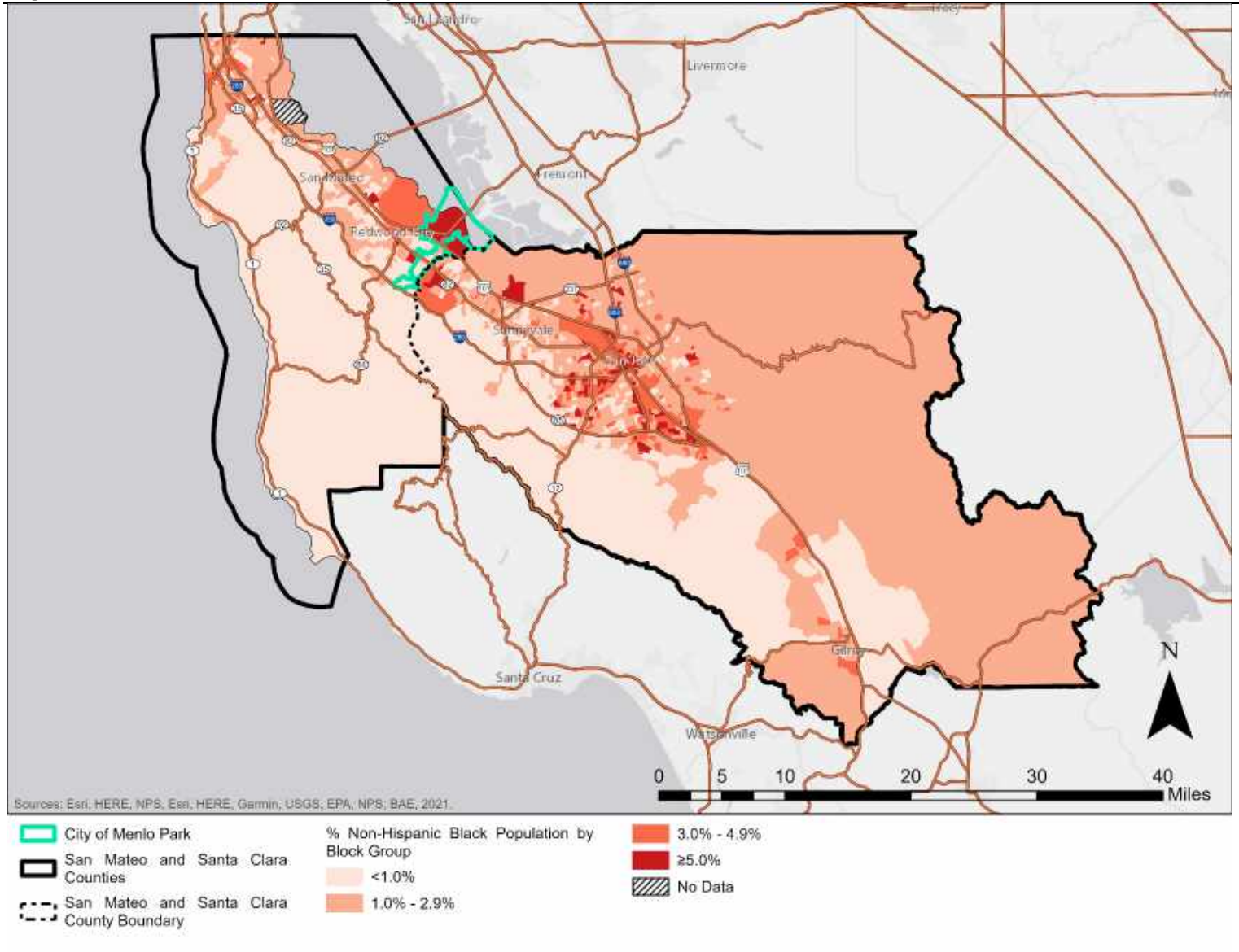
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 7: Census Block Groups by Non-Hispanic Black, Menlo Park



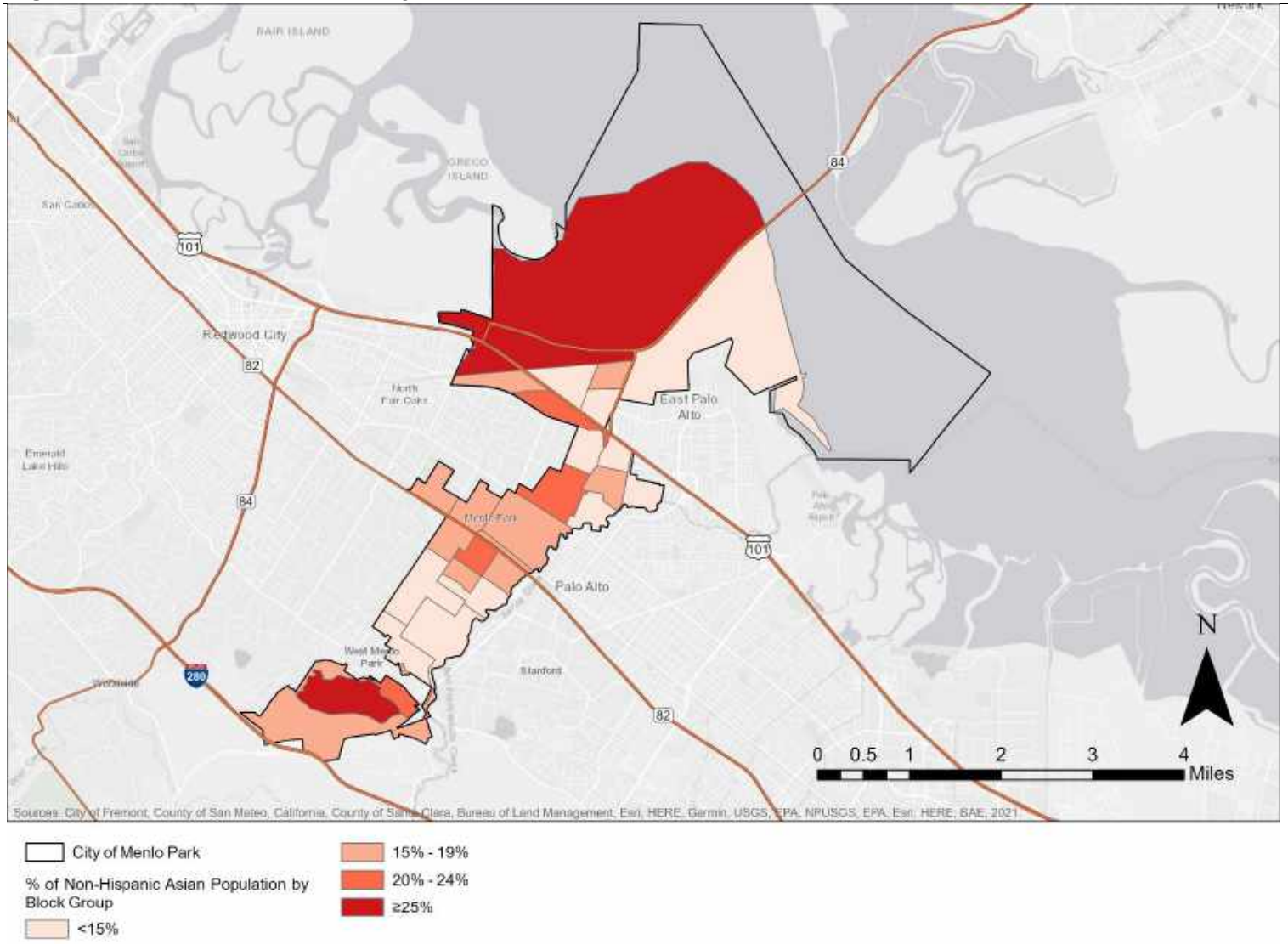
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 8: Census Block Groups by Non-Hispanic Black, San Mateo and Santa Clara Counties



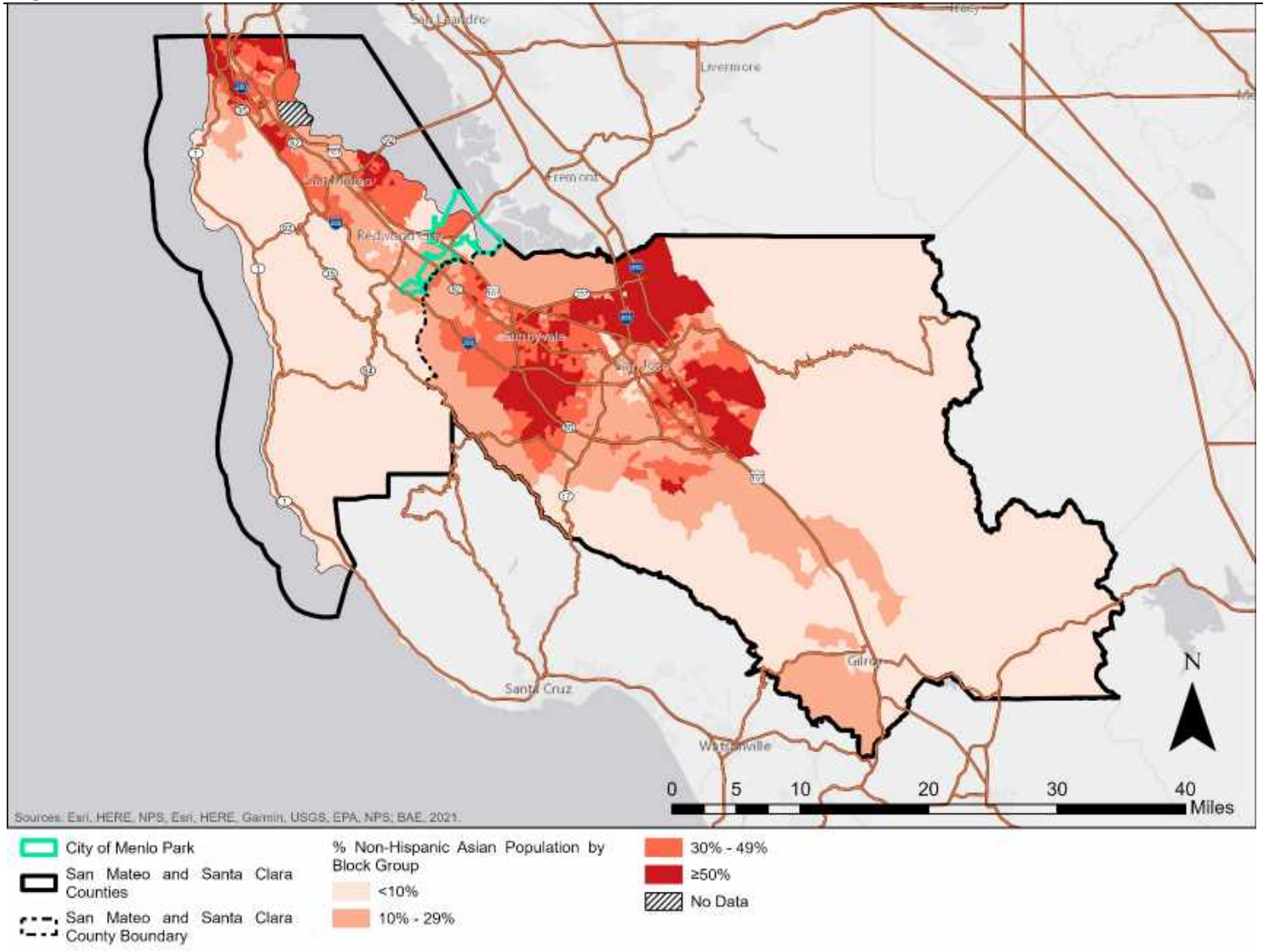
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021

Figure 9: Census Block Groups by Percent Non-Hispanic Asian, Menlo Park



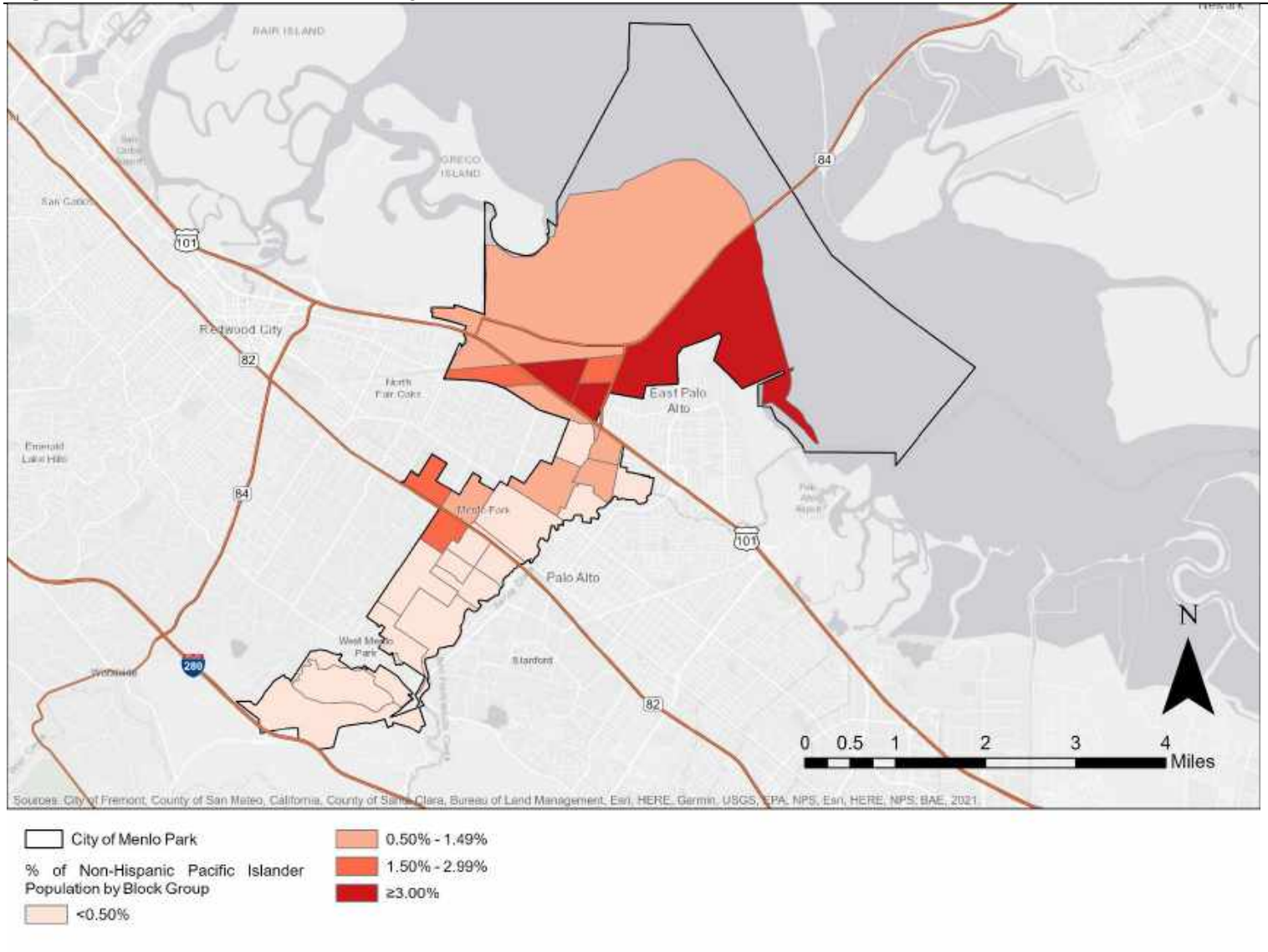
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 10: Census Block Groups by Percent Non-Hispanic Asian, San Mateo and Santa Clara Counties



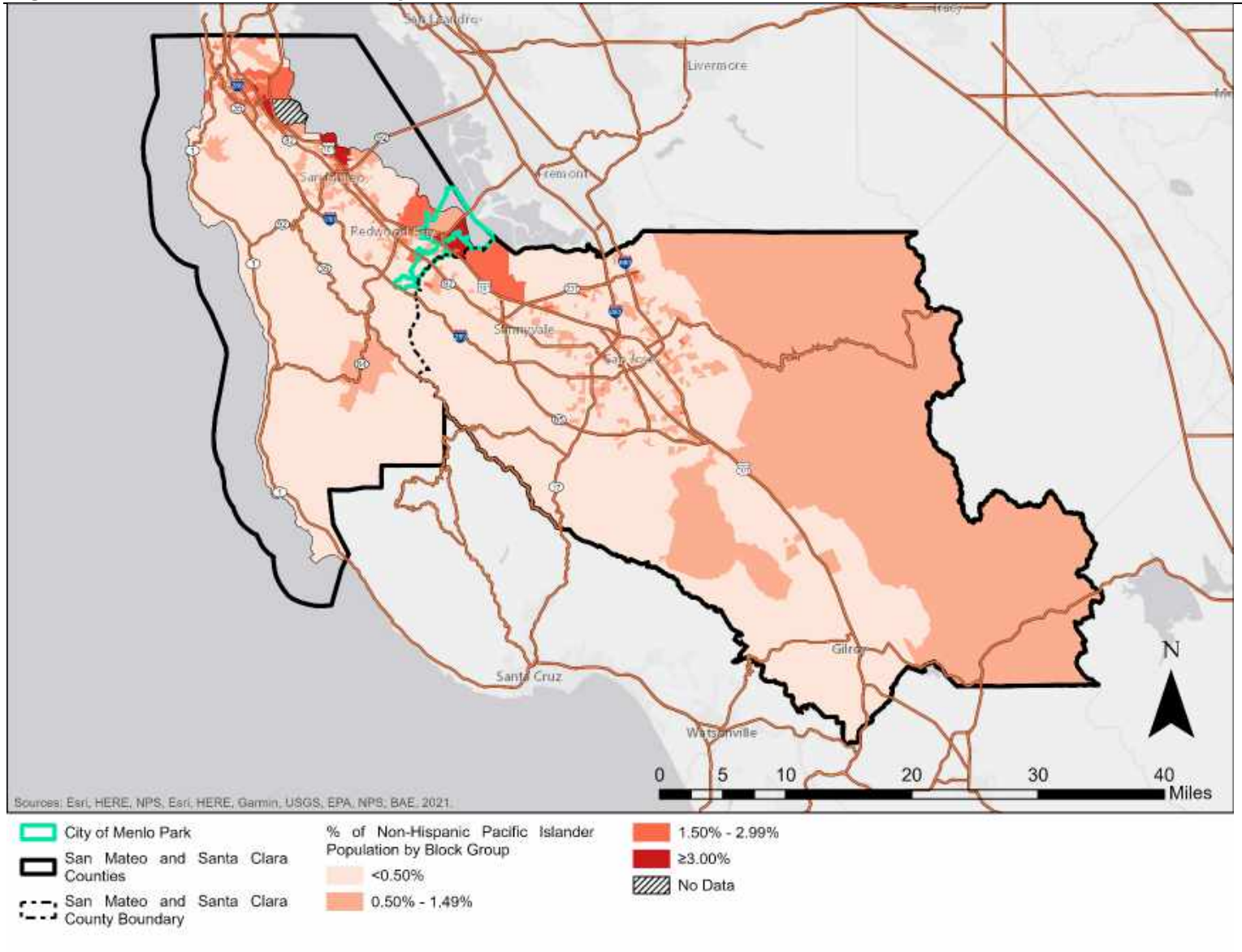
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 11: Census Block Groups by Percent Non-Hispanic Pacific Islander, Menlo Park



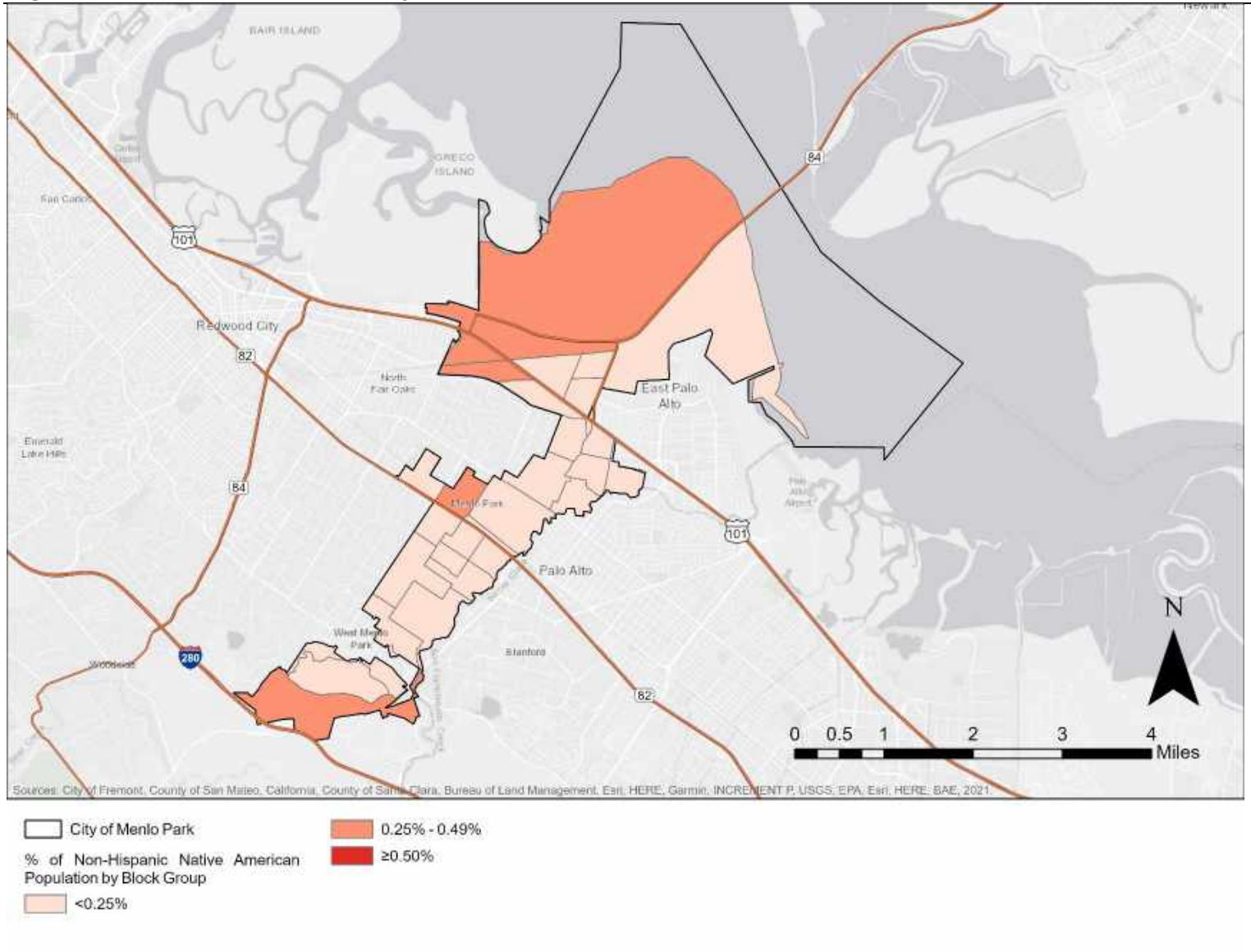
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 12: Census Block Groups by Percent Non-Hispanic Pacific Islander, San Mateo and Santa Clara Counties



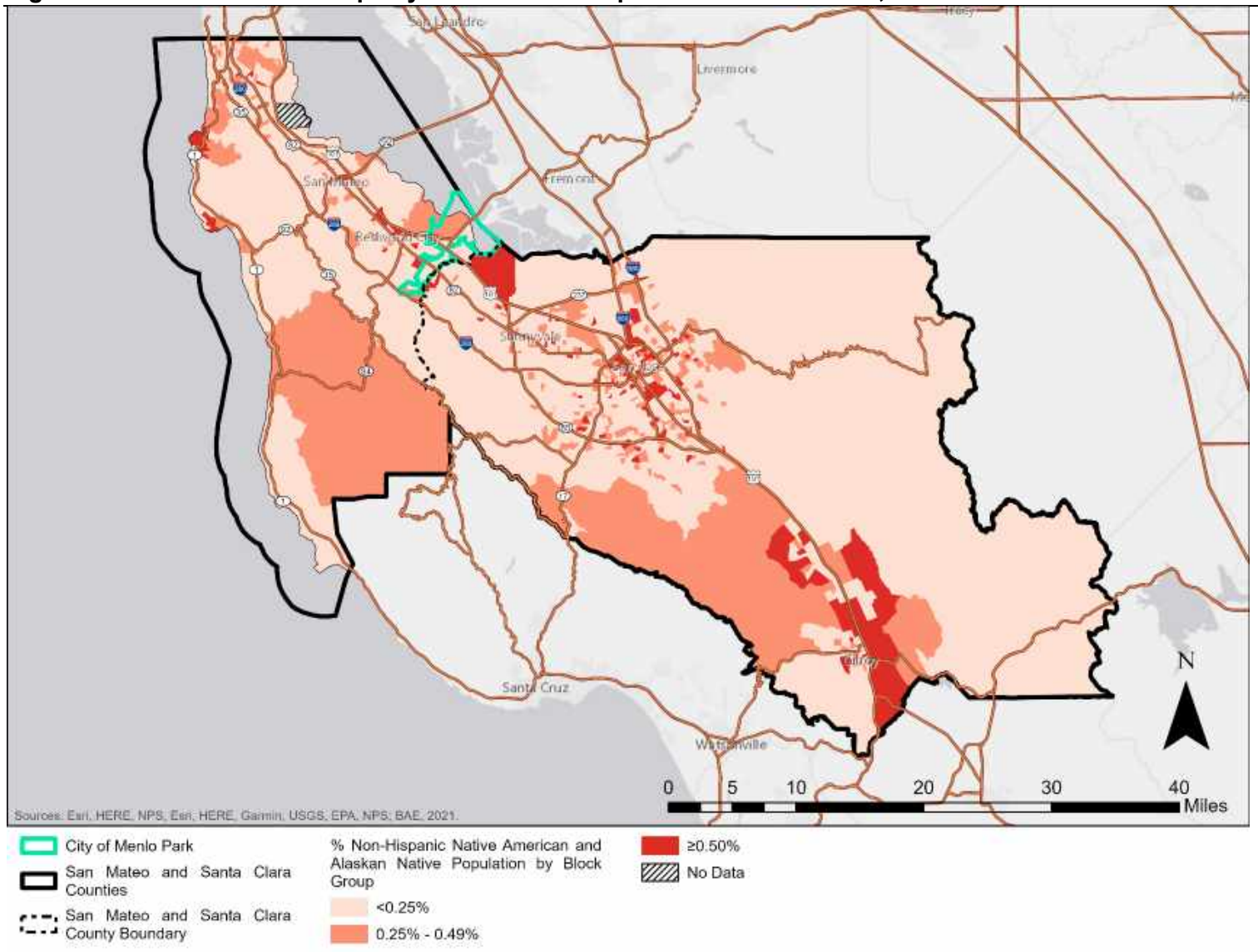
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 13: Census Block Groups by Percent Non-Hispanic Native American, Menlo Park



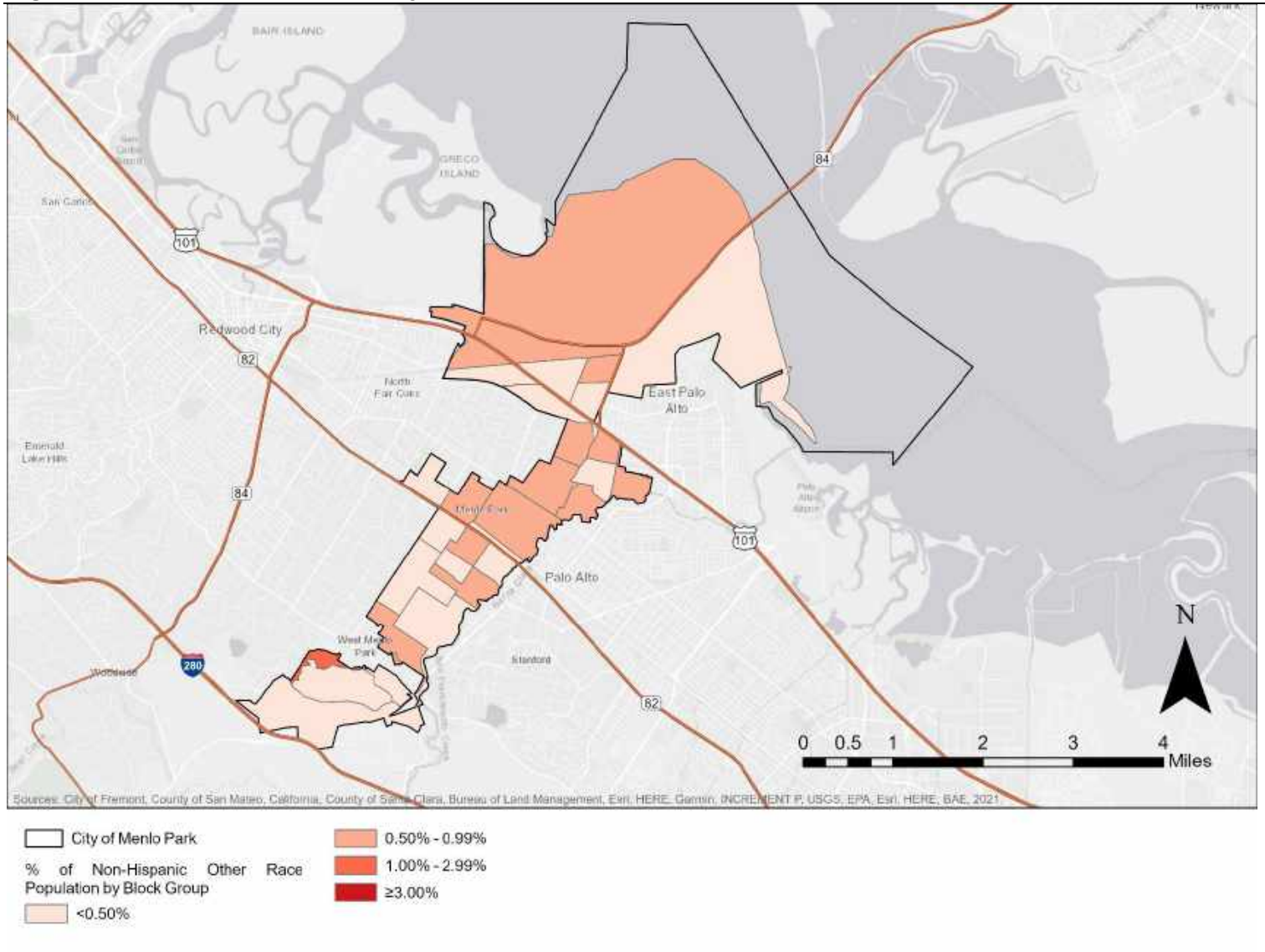
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 14: Census Block Groups by Percent Non-Hispanic Native American, San Mateo and Santa Clara Counties



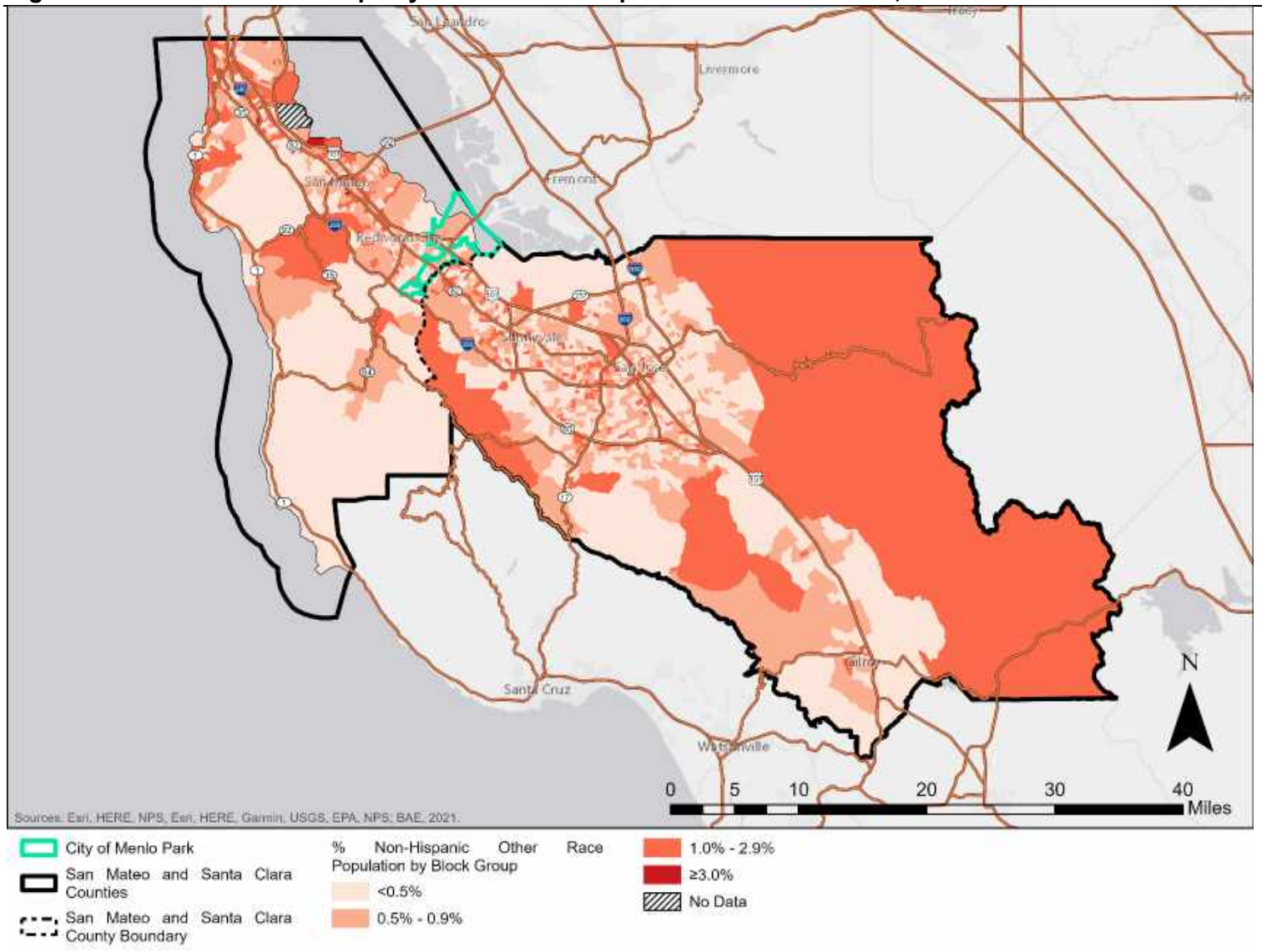
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 15: Census Block Groups by Percent Non-Hispanic Other Race Alone, Menlo Park



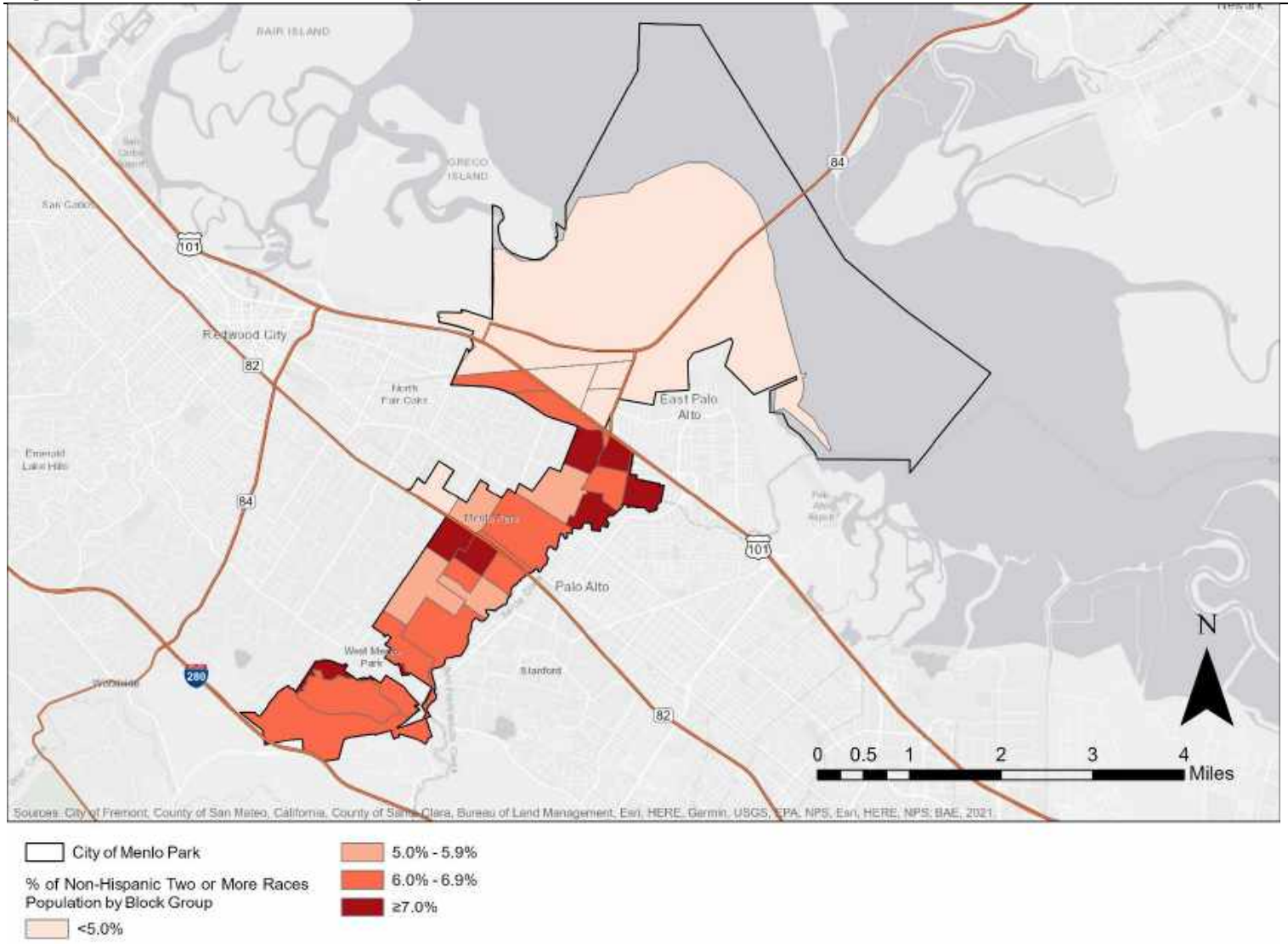
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 16: Census Block Groups by Percent Non-Hispanic Other Race Alone, San Mateo and Santa Clara Counties



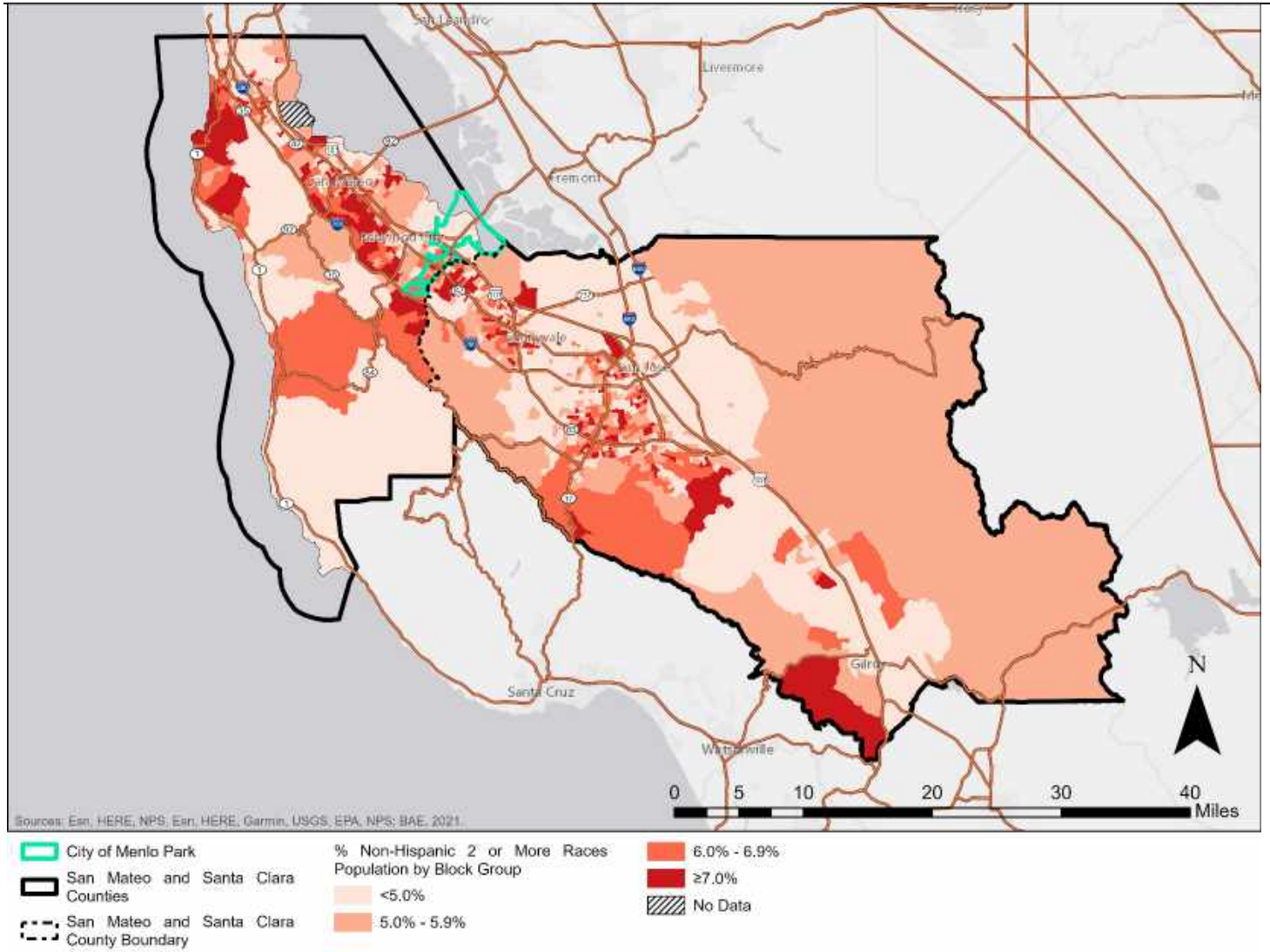
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 17: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, Menlo Park



Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

Figure 18: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, San Mateo and Santa Clara Counties



Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2021.

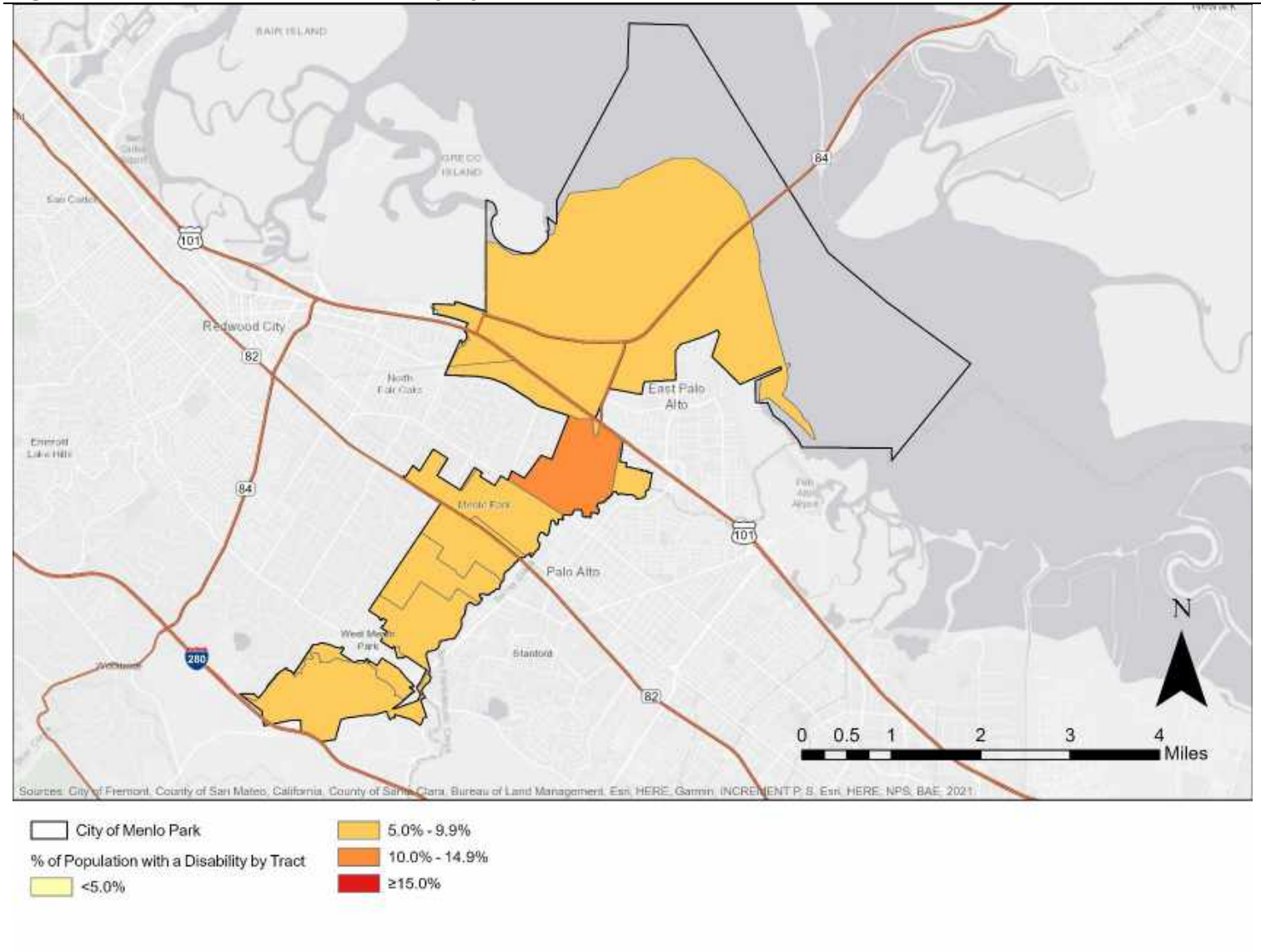
Persons with a Disability

Figure 19 shows the percent of persons with a disability by Census tract in Menlo Park based on American Community Survey (ACS) data from 2015-2019. The Census Bureau provides data on the following disabilities:

- Hearing difficulty - deaf or has serious difficulty hearing.
- Vision difficulty - blind or has serious difficulty seeing even with glasses.
- Cognitive difficulty - has serious difficulty concentrating, remembering, or making decisions.
- Ambulatory difficulty - has serious difficulty walking or climbing stairs.
- Self-care difficulty - has difficulty dressing or bathing.
- Independent living difficulty - has difficulty doing errands alone such as visiting a doctor's office or shopping.

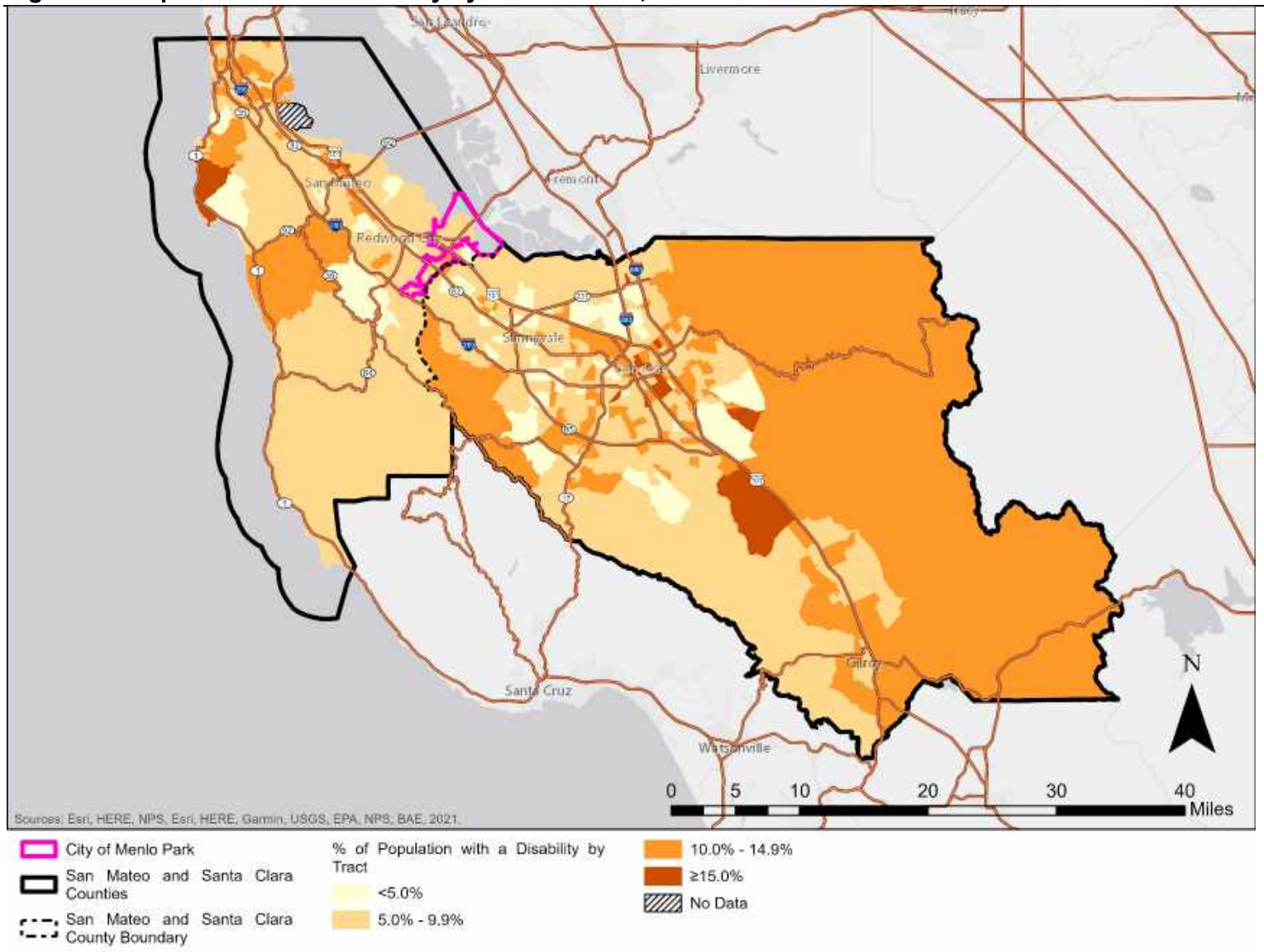
The tracts in Menlo Park range from 5.8 percent to 11.6 percent of the civilian noninstitutionalized population having one or more type of disability. The highest proportion is found in the census tract covering portions of the Willows and Menlo Oaks neighborhoods. This census tract is home to an assisted living facility as well as the Menlo Park VA Medical Center. As shown in Figure 20, in the two-county region, the highest proportions can be found in tracts in San Jose, Milpitas, Montara, and unincorporated Santa Clara County (Coyote). Many of these tracts are home to residential care and assisted living facilities and have large senior populations.

Figure 19: Population with a Disability by Census Tract, Menlo Park



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2021.

Figure 20: Population with a Disability by Census Tract, San Mateo and Santa Clara Counties



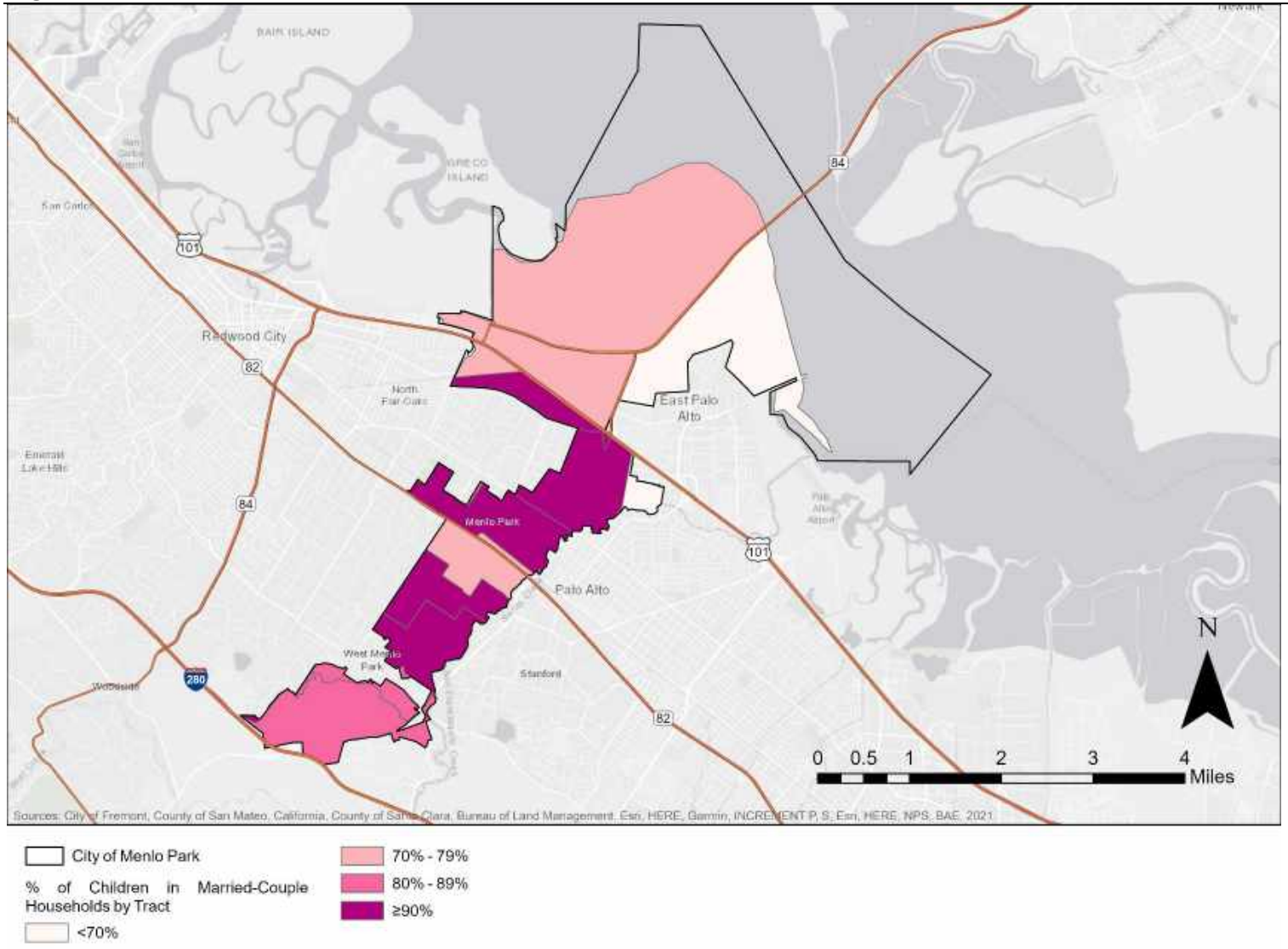
Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2021.

Familial Status

Family status affects housing choices both in the type of housing desired and the ability to afford that housing. Households with more than one adult, especially married-couple households, tend to have higher incomes and thus can better afford housing. Most children under 18 in Menlo Park live in married-couple households. By Census tract, between 53 percent and 94 percent of children under 18 reside in married-couple households (as shown in Figure 21), indicating no areas within Menlo Park with a majority of children in single-parent or other non-married couple households. The Census tracts to the south of Highway 101 have higher proportions of children under 18 in married-couple households. In San Mateo and Santa Clara Counties, the proportion of children in married-couple households ranges from 32 to 100 percent.

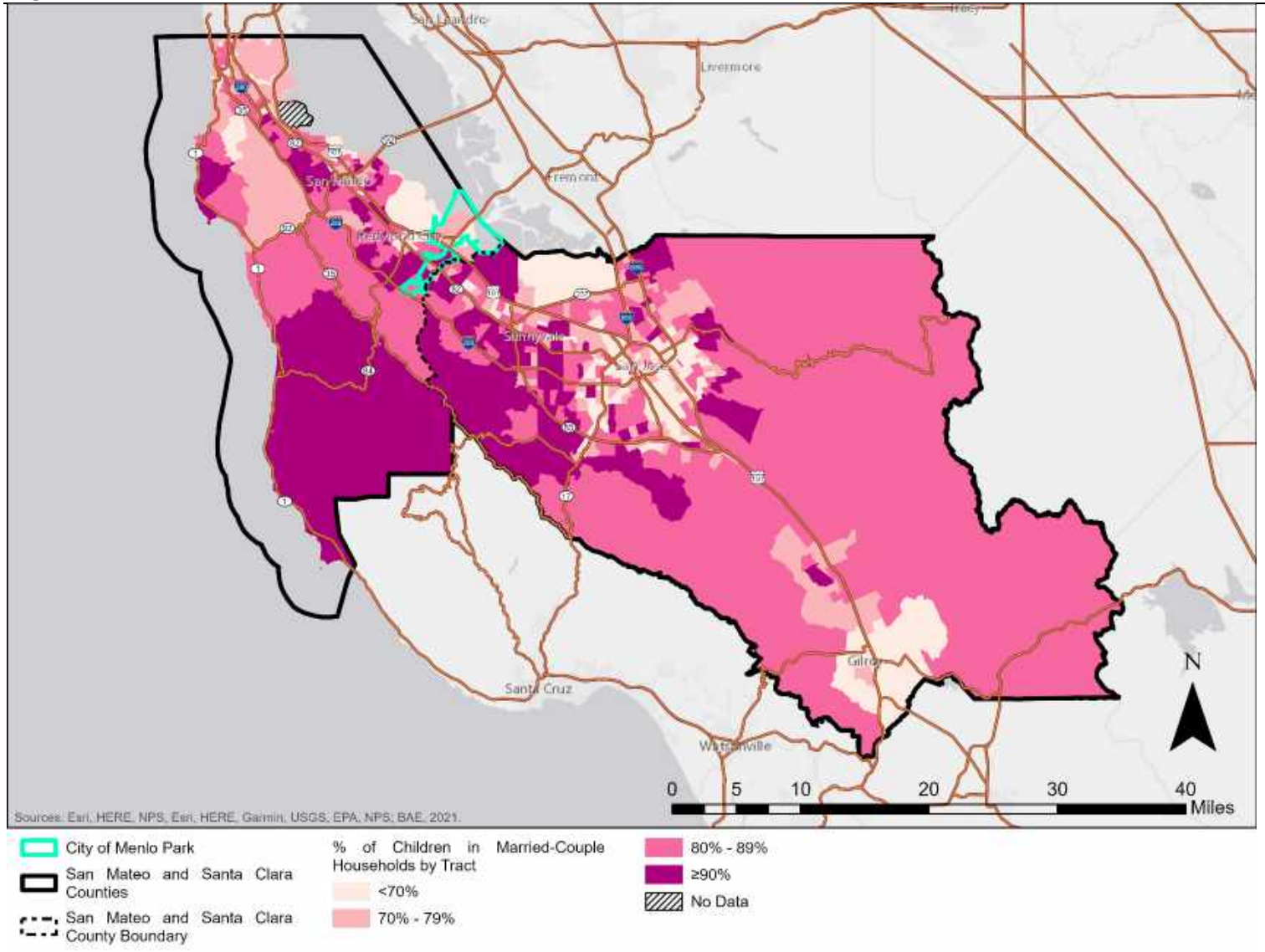
Households with only one parent or guardian present, especially female-headed households, are more likely to face challenges in finding affordable housing. Figure 23 shows the distribution in Menlo Park of the percent of children in female-headed households with no spouse or partner present, with the proportion of children in this type of household ranging from three to 33 percent. There are two tracts with proportions greater than 25 percent. These two tracts cover the area north of Highway 101, including Belle Haven. In the region, the proportion of children in female-headed households with no spouse or partner present ranges from none to 45 percent (see Figure 24). There are four tracts in the two-county region that show 40 percent or more of children in female-headed households. Three are located in San Jose and one is located in Redwood City.

Figure 21: Percent of Children in Married-Couple Households, 2015-2019, Menlo Park



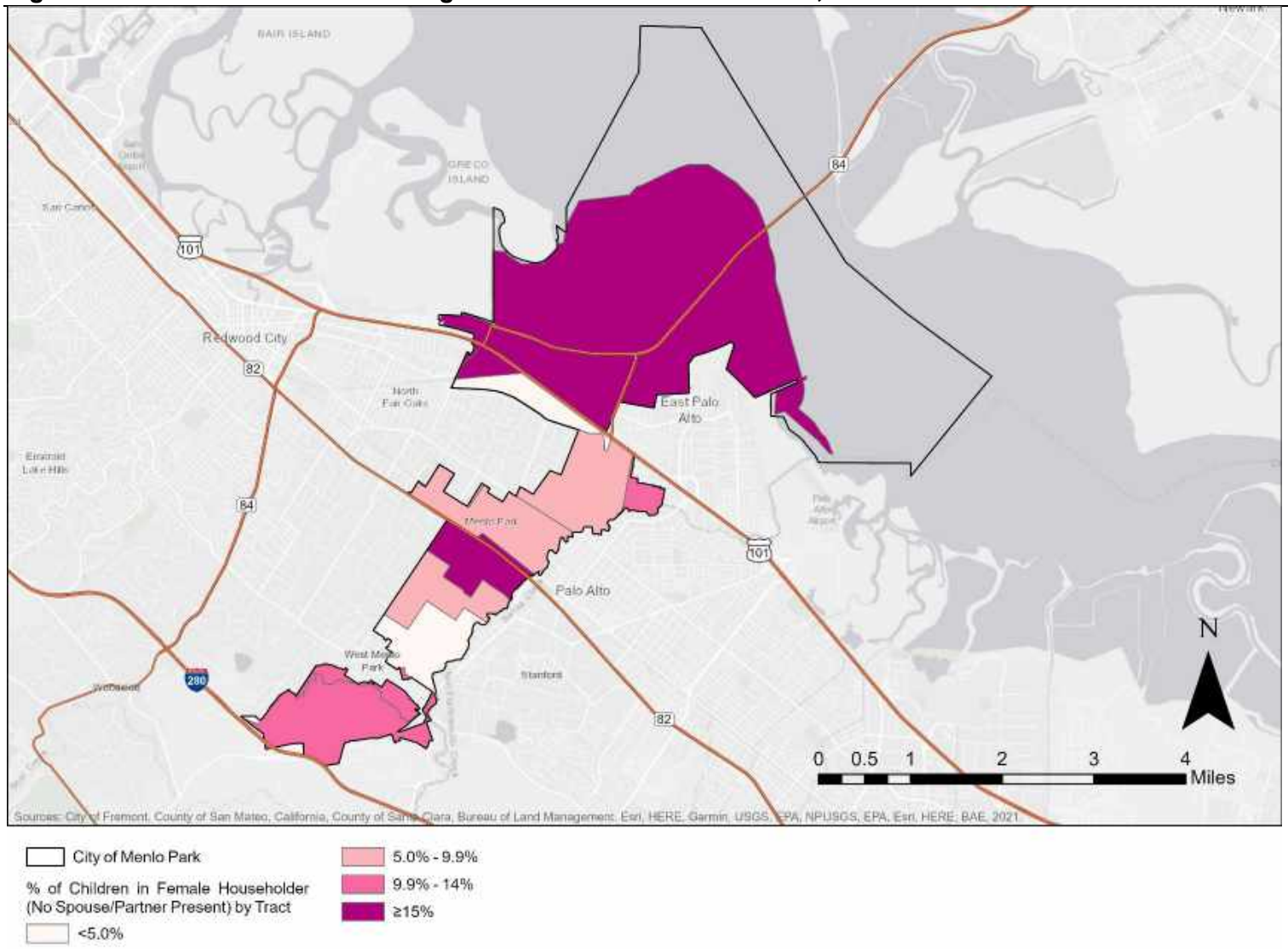
Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2021.

Figure 22: Percent of Children in Married-Couple Households, 2015-2019, San Mateo and Santa Clara Counties



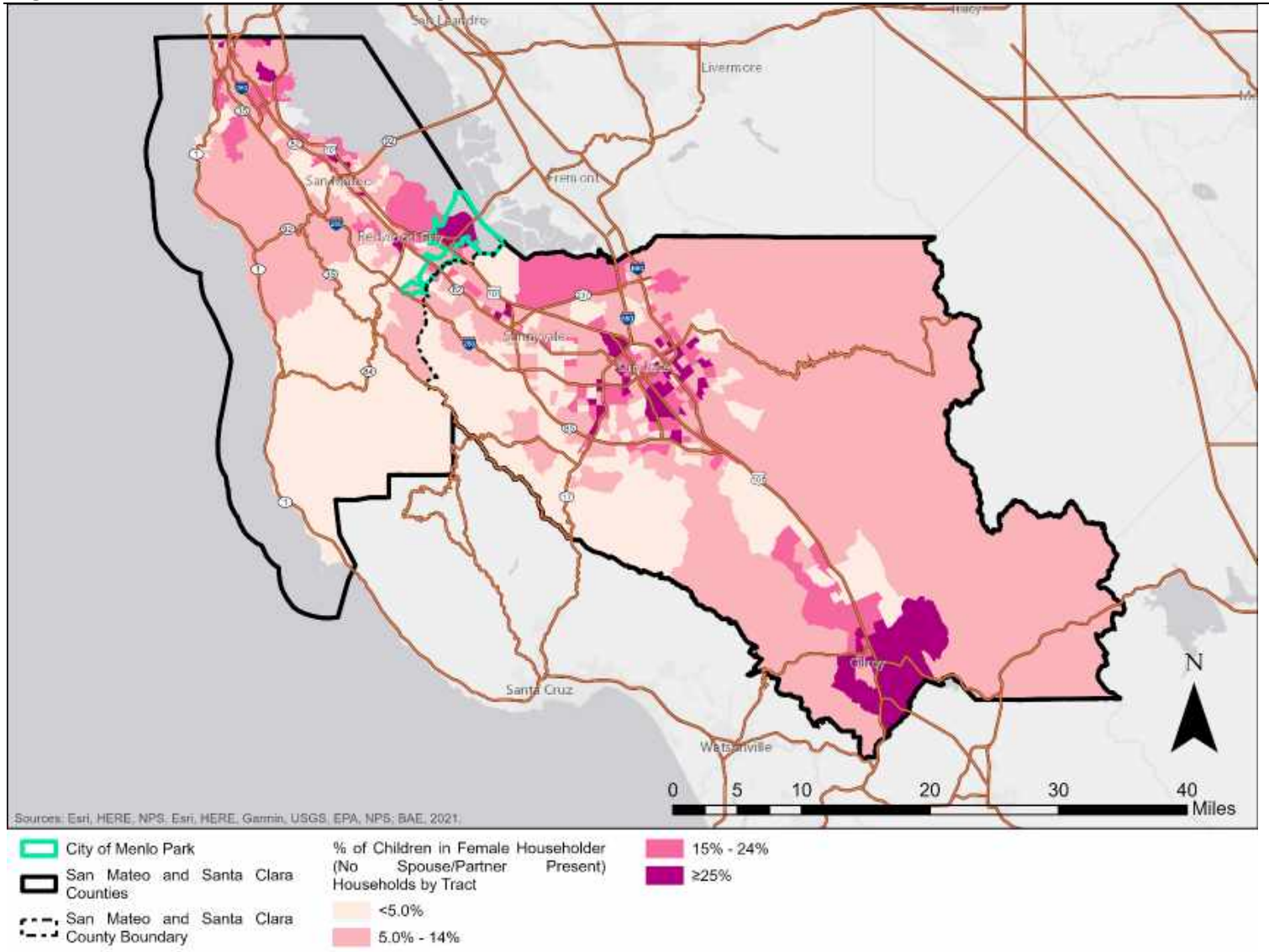
Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2021.

Figure 23: Percent of Children in Single-Female Headed Households, Menlo Park



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2021.

Figure 24: Percent of Children in Single-Female Headed Households, San Mateo and Santa Clara Counties



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2021.

Income

As shown in Table 6, the median annual household income in Menlo Park during the 2015-2019 ACS survey period was $160,784 (2019 dollars), compared to $123,700 in the two-county region. More than half of the city's households had incomes of $150,000 or more, while 41.4 percent of the region's households had incomes of $150,000 or more. At the lower end of the income scale, roughly one-fifth of the households in Menlo Park and the region had incomes below $50,000.

Table 6: Household Income Distribution and Median Income, 2015-2019

	City of Menlo Park		San Mateo and Santa Clara Counties	
Household Income	**Number**	**Percent**	**Number**	**Percent**
Less than $14,999	734	6.2%	48,211	5.3%
$15,000 to $24,999	543	4.6%	38,244	4.2%
$25,000 to $34,999	424	3.6%	39,964	4.4%
$35,000 to $49,999	543	4.6%	58,461	6.5%
$50,000 to $74,999	1,247	10.5%	96,299	10.7%
$75,000 to $99,999	832	7.0%	91,657	10.1%
$100,000 to $149,999	1,347	11.3%	156,622	17.3%
$150,000 and above	6,236	52.4%	374,300	41.4%
Total Households	**11,906**	**100.0%**	**903,758**	**100.0%**
Median Household Income	**$160,784**		**$123,699**	

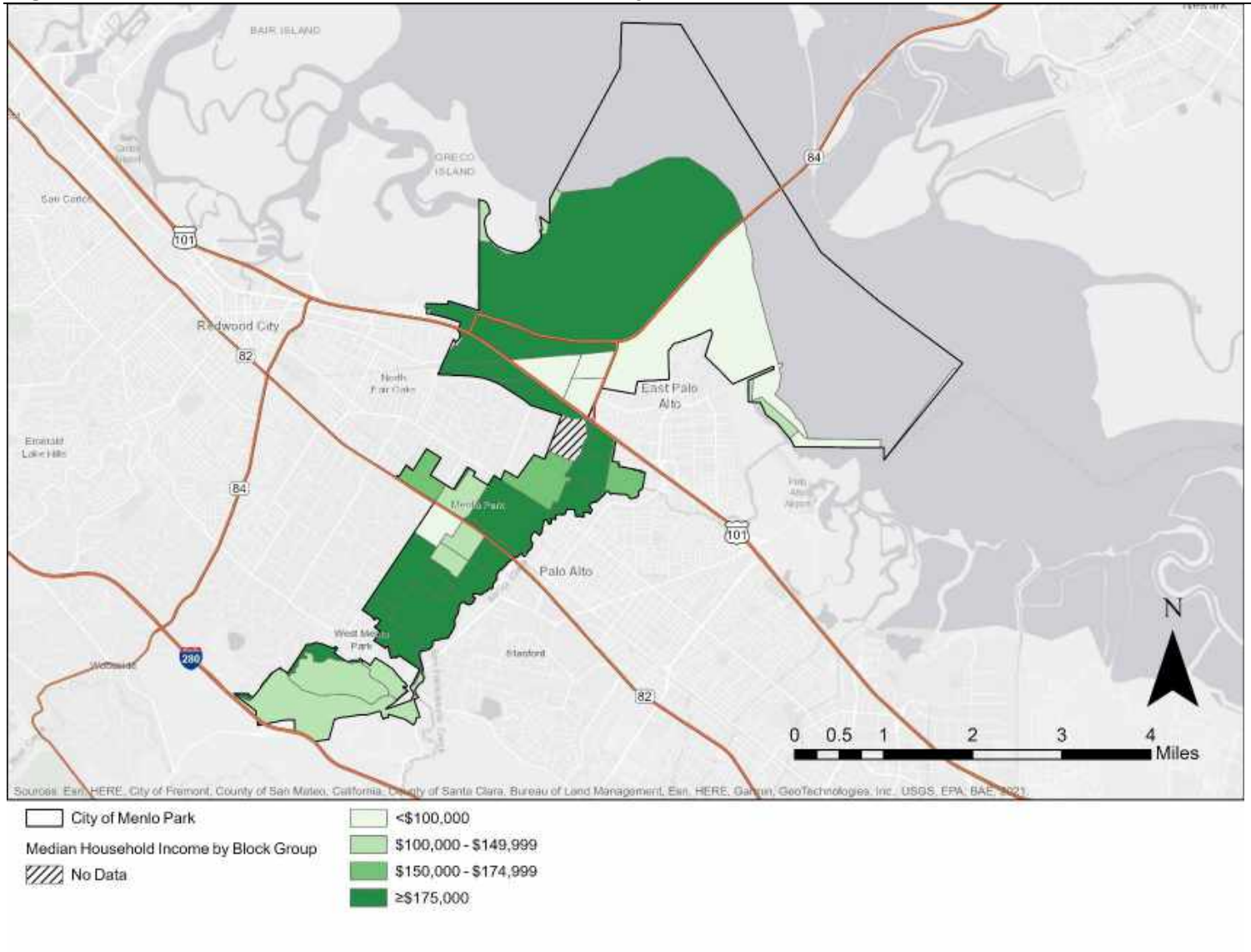
Note: Incomes are in 2019 dollars.

Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period, B19001 and S1903; BAE, 2021.

Figure 25 below shows the geographic distribution of households by median household income by block group in Menlo Park. The median ranges widely from $53,000 in a small Census block group to the east of 101 to over $250,000 in several block groups scattered throughout the city. The lowest median incomes are generally found in block groups north of 101 and in some cases extending into East Palo Alto, while the highest income block groups are scattered throughout the city. It should be noted that some of these block groups to the north of 101 shown with higher median incomes have very small numbers of households, meaning that the estimates are less reliable due to sampling error.

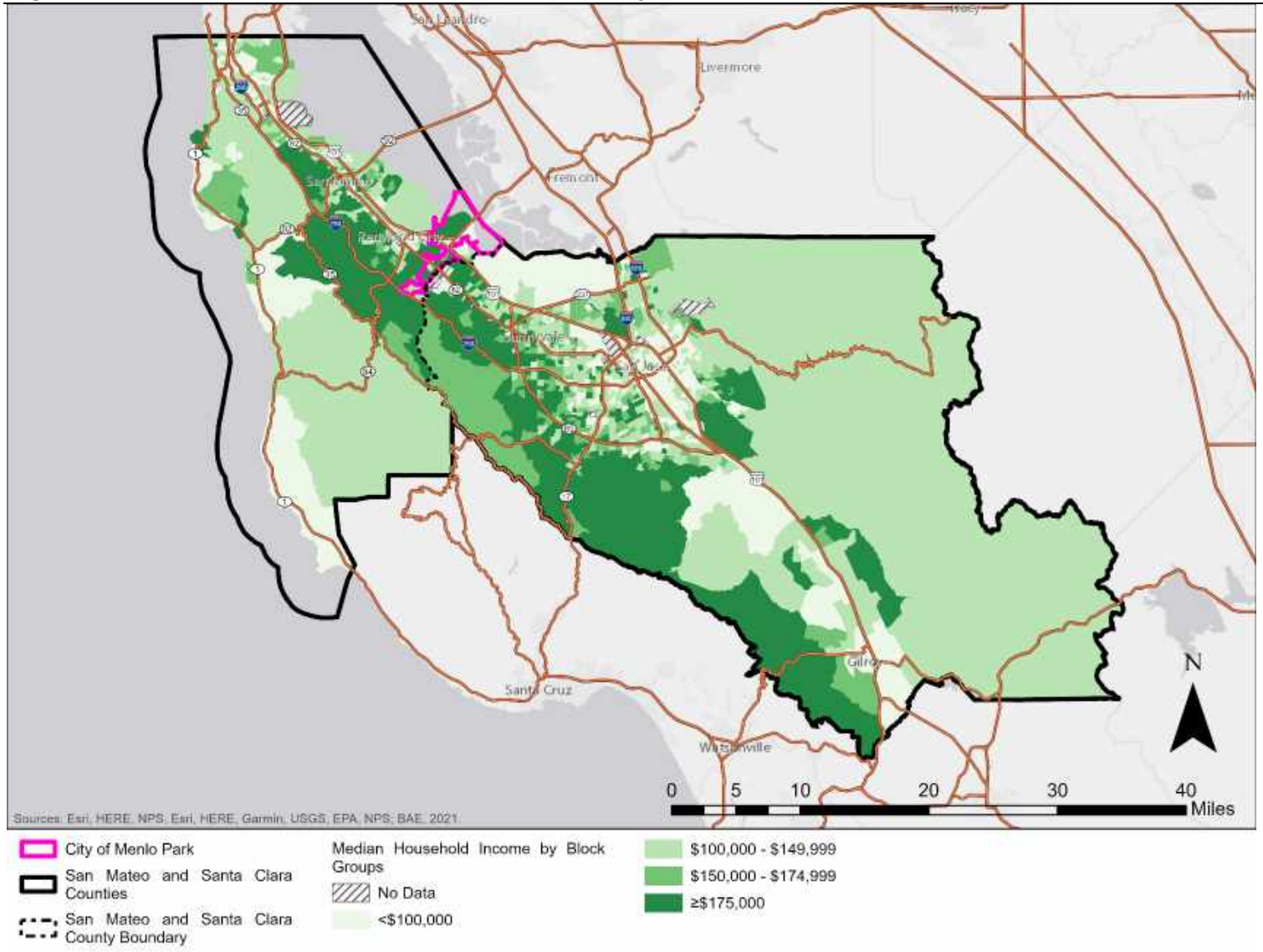
As illustrated in Figure 26, the San Mateo and Santa Clara County region shows a broad range of median annual household incomes by block group, ranging from $21,250 to over $250,000. The lower-income block groups tend to be located in more urbanized areas, with the highest incomes found in more suburban areas, such as Palo Alto, Los Altos, and Woodside.

Figure 25: Distribution of Median Household Income by Block Group, Menlo Park



Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period; BAE, 2021.

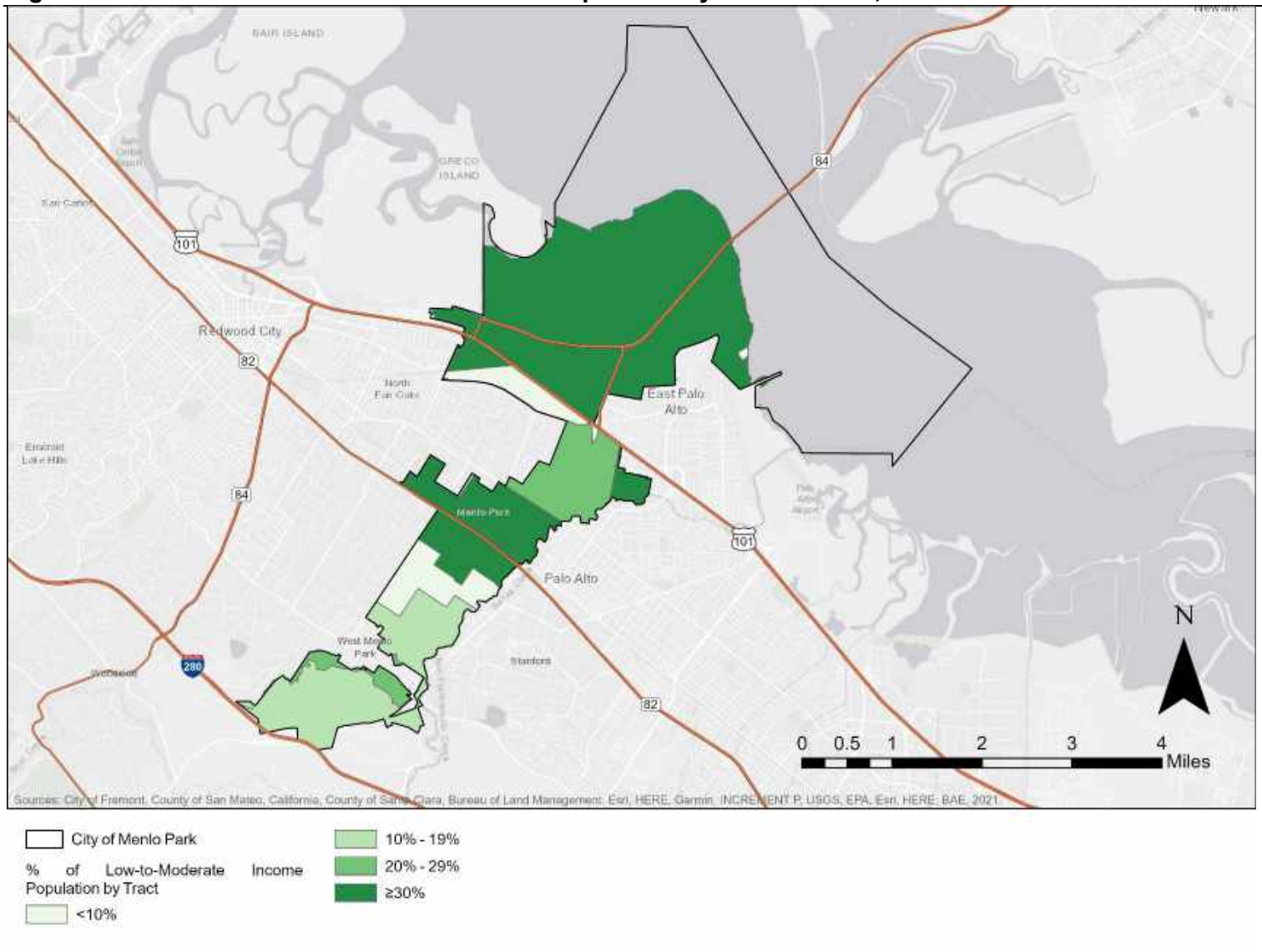
Figure 26: Distribution of Median Household Income by Block Group, San Mateo and Santa Clara Counties



Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period; BAE, 2021.

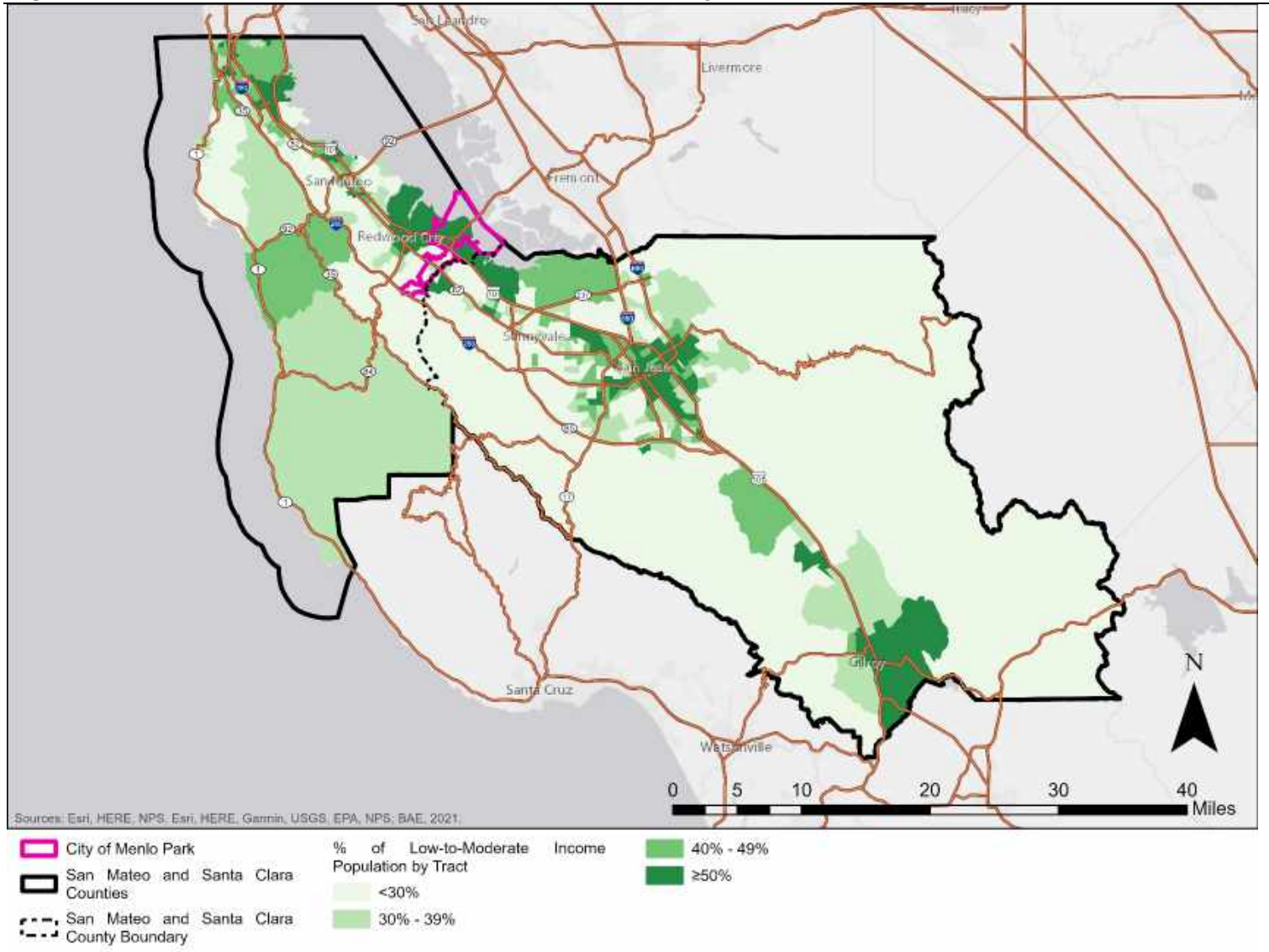
Figure 27 displays additional information regarding income levels in Menlo Park, showing the percentage of persons in low-to-moderate-income households by Census tract. The percentage by tract ranges from nine percent to 76 percent. The highest percentages can be found in the tracts in northern neighborhoods and tracts near East Palo Alto. The two-county region shows a broader range, with the percentage of persons in low-to-moderate-income households by tract ranging from two to 94 percent (see Figure 28).

Figure 27: Percent of Low to Moderate Income Population by Census Tract, Menlo Park



Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

Figure 28: Percent of Low to Moderate Income Population by Census Tract, San Mateo and Santa Clara Counties

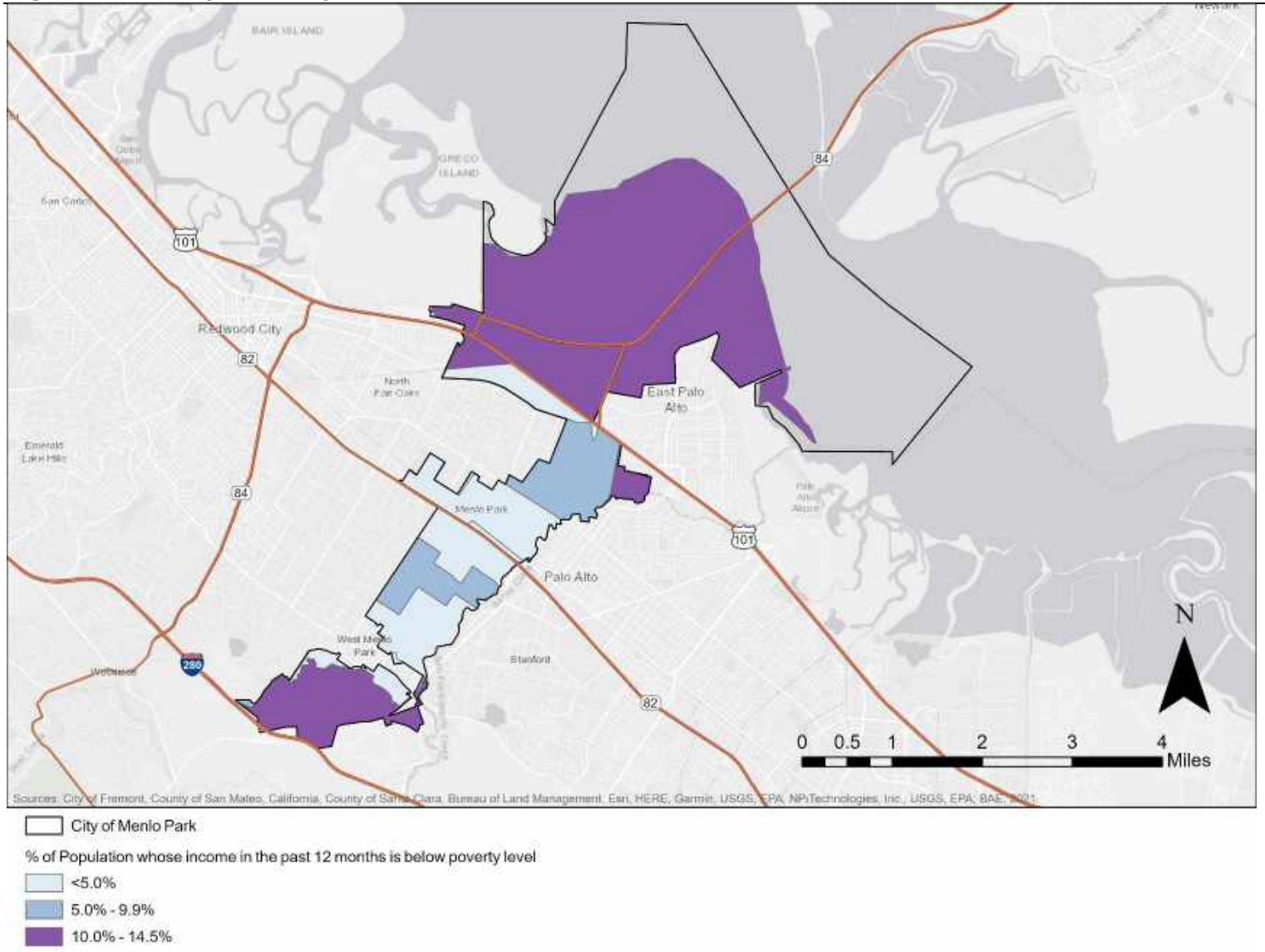


Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

Figure 29 shows poverty status by Census tract in Menlo Park. Although the population in poverty is limited, there are some persons living in poverty in Menlo Park, with the percentage by Census tract ranging from 2.8 percent to 14.5 percent. The highest concentrations are found in Census tracts in northern neighborhoods such as Belle Haven. In the region, the percent of the population living in poverty ranges from zero to 43.6 percent. The tracts with the highest concentrations are found in downtown San Jose (see Figure 30). There is also one tract with a relatively high rate of poverty near Stanford University, largely due to the significant student population present in that area.

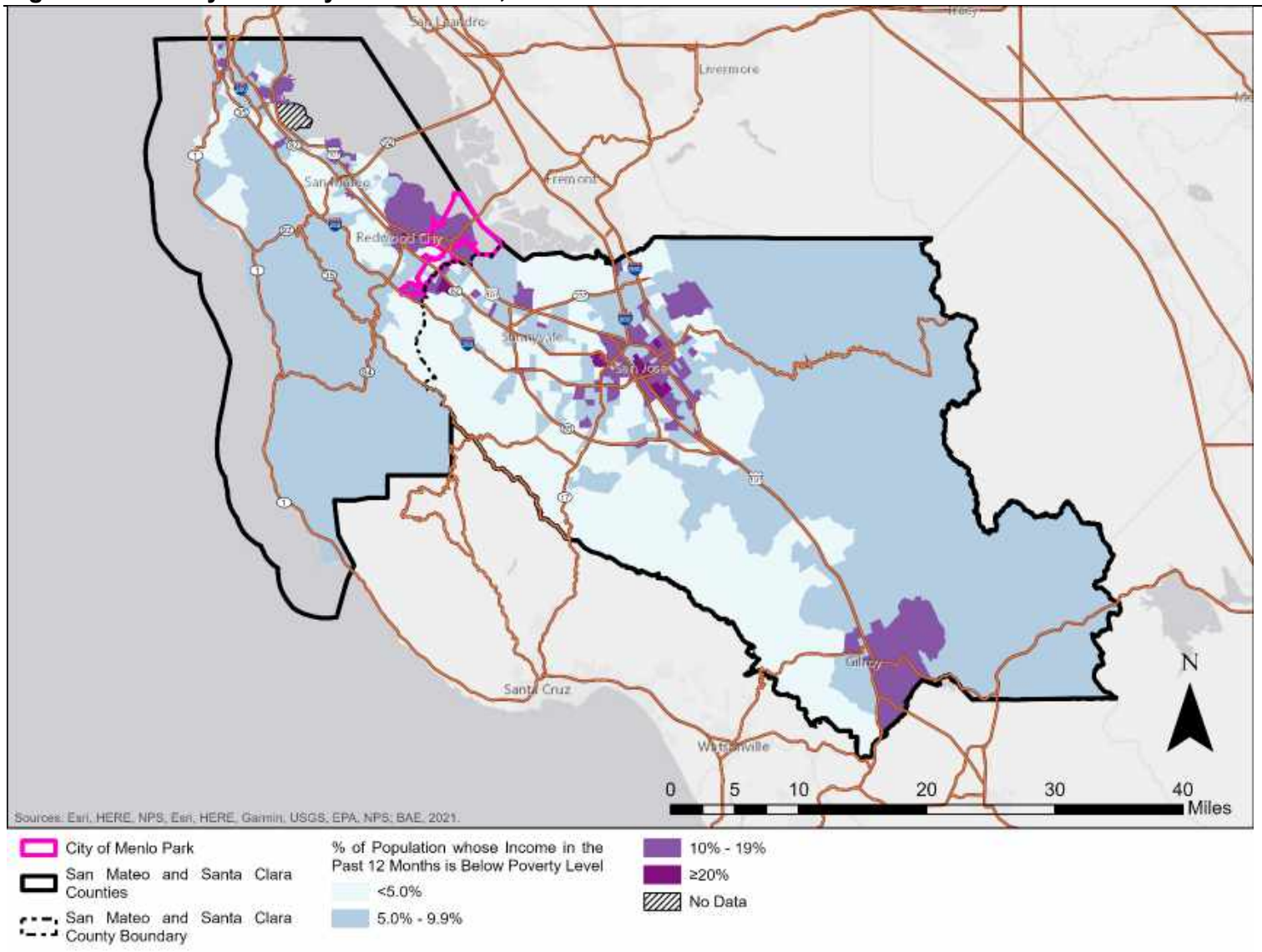
While it appears that an area in the northern part of the city with very high incomes also has some of the highest poverty, this is because the poverty data provided by HCD for this analysis is at the Census tract level, while the provided income data is at the smaller block group level. The tract contains four block groups; the single block group with a high median household income is the largest by area but has the smallest population. The high-income block group is largely non-residential and based on 2020 Census data has only 11 percent of the tract population. The other three block groups are in the Belle Haven neighborhood and together contain the remaining 89 percent of the population and have much lower household income levels, accounting for the high level of poverty in the overall tract despite the one block group having high incomes. This variation between the block groups is an example of the disparity in incomes within Menlo Park.

Figure 29: Poverty Status by Census Tract, Menlo Park



Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period; BAE, 2021.

Figure 30: Poverty Status by Census Tract, San Mateo and Santa Clara Counties

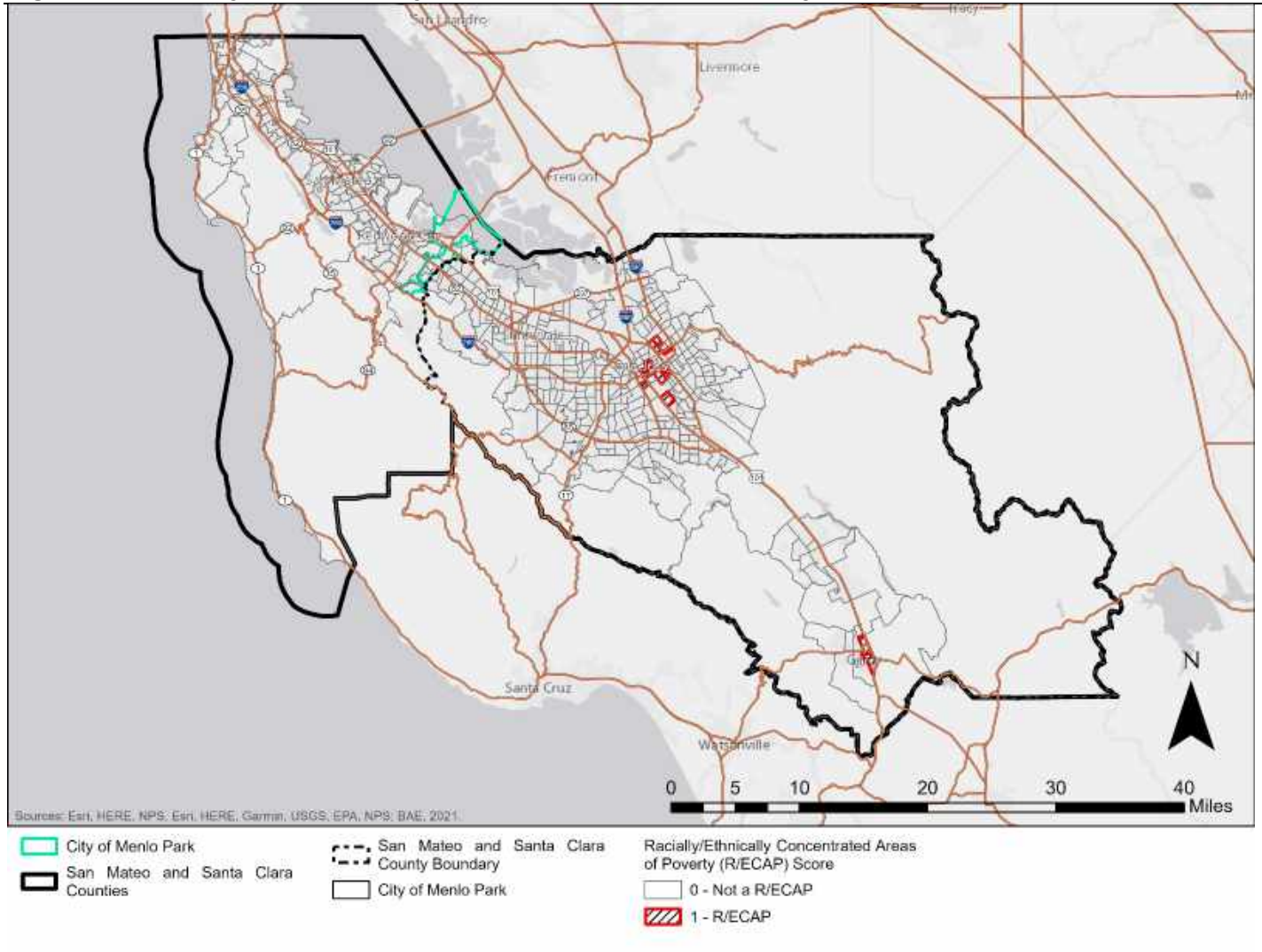


Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period; BAE, 2021.

Racially and Ethnically Concentrated Areas of Poverty

To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RCAPs and ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. The racial and ethnic concentration threshold requires that an RCAP or ECAP have a non-White population of 50 percent or more. The poverty test defines areas of "extreme poverty" as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. Based on these criteria, there are no R/ECAP areas in Menlo Park. There are a small number of R/ECAP areas in the larger two-county region in central San Jose and in Gilroy (see Figure 31).

Figure 31: Racially and Ethnically Concentrated Areas of Poverty, San Mateo and Santa Clara Counties



Sources: U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; HUD; BAE, 2020

While none of the tracts in Menlo Park or nearby meet the criteria for a R/ECAP, it should be noted that Menlo Park is adjacent to East Palo Alto, historically one of the more segregated and lower-income areas of San Mateo County. The nearby Belle Haven neighborhood in Menlo Park is physically separated from other neighborhoods in Menlo Park by Highway 101 and has historically been both racially segregated and lower-income. Table 7 reports the prevalence of poverty by race and ethnicity in the city between 2015 and 2019. The data show that many communities of color, namely Hispanics and Latinos, American Indians and Alaskan Natives, Other Pacific Islanders, and residents of two or more races, have poverty rates in excess of the citywide average of 7.6 percent.

Table 7: Poverty by Race and Ethnicity, City of Menlo Park, 2015-2019

Racial/Ethnic Group	Total Population	Total Below Poverty	Poverty Rate
White alone	22,776	1,340	5.9%
Black or African American alone	1,520	77	5.1%
American Indian and Alaska Native	243	176	72.4%
Asian alone	5,030	332	6.6%
Native Hawaiian/Other Pacific Islander	699	107	15.3%
Some other race alone	1,844	369	20.0%
Two or more races	1,664	165	9.9%
Total, All Races	**33,776**	**2,566**	**7.6%**
Hispanic or Latino	5,165	768	14.9%
Not Hispanic or Latino	28,611	1,798	6.3%
Total, All Ethnicities	**33,776**	**2,566**	**7.6%**

Note:
(a) Includes only those for whom poverty status was determined.

Sources: U.S. Census Bureau, ACS 2019 five-year sample period, S1701; BAE, 2021.

Racially and Ethnically Concentrated Areas of Affluence

R/ECAPs show one side of concentrations by race and wealth. On the other side are "areas of affluence" where affluent populations that are predominantly White are concentrated. HCD devised a measure which calls out Census tracts with relatively high concentrations of both White population and higher household incomes, as detailed in the HCD AFFH Data and Mapping Tool. These areas are designated as "Racially Concentrated Areas of Affluence," or RCAAs.

There are no RCAAs in Menlo Park or the larger San Mateo and Santa Clara Counties Region, due to a diverse enough population even in high income neighborhoods. However, there are income disparities in the city and the region, as indicated above in the discussion of household income and in Figure 25 and Figure 26 above. In general, higher incomes are found in the suburban areas with lower concentrations of minority populations, due in part to

historic patterns of discrimination in housing, education, and employment opportunities. However, in Menlo Park, the higher incomes in the northern part of the city may in part be due to formerly industrial and commercial properties being redeveloped into mixed-use commercial and residential uses.

Disparities in Access to Opportunity

AB 686 requires the Housing Element needs assessment to include an analysis of access to opportunities. To facilitate this assessment, HCD and the State Tax Credit Allocation Committee (TCAC) convened an independent group of organizations and research institutions under the umbrella of the California Fair Housing Task Force, which produces an annual set of Opportunity Maps. The maps identify areas within every region of the state "whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children."[11]

TCAC and HCD created these "Opportunity Maps," using reliable and publicly available data sources to derive 21 indicators to calculate Opportunity Index scores for Census tracts in each region of California. The TCAC/HCD Opportunity Map categorizes Census tracts into the following five groups based on the Opportunity Index scores:

- Highest Resource
- High Resource
- Moderate Resource/Moderate Resource (Rapidly Changing)
- Low Resource
- High Segregation & Poverty

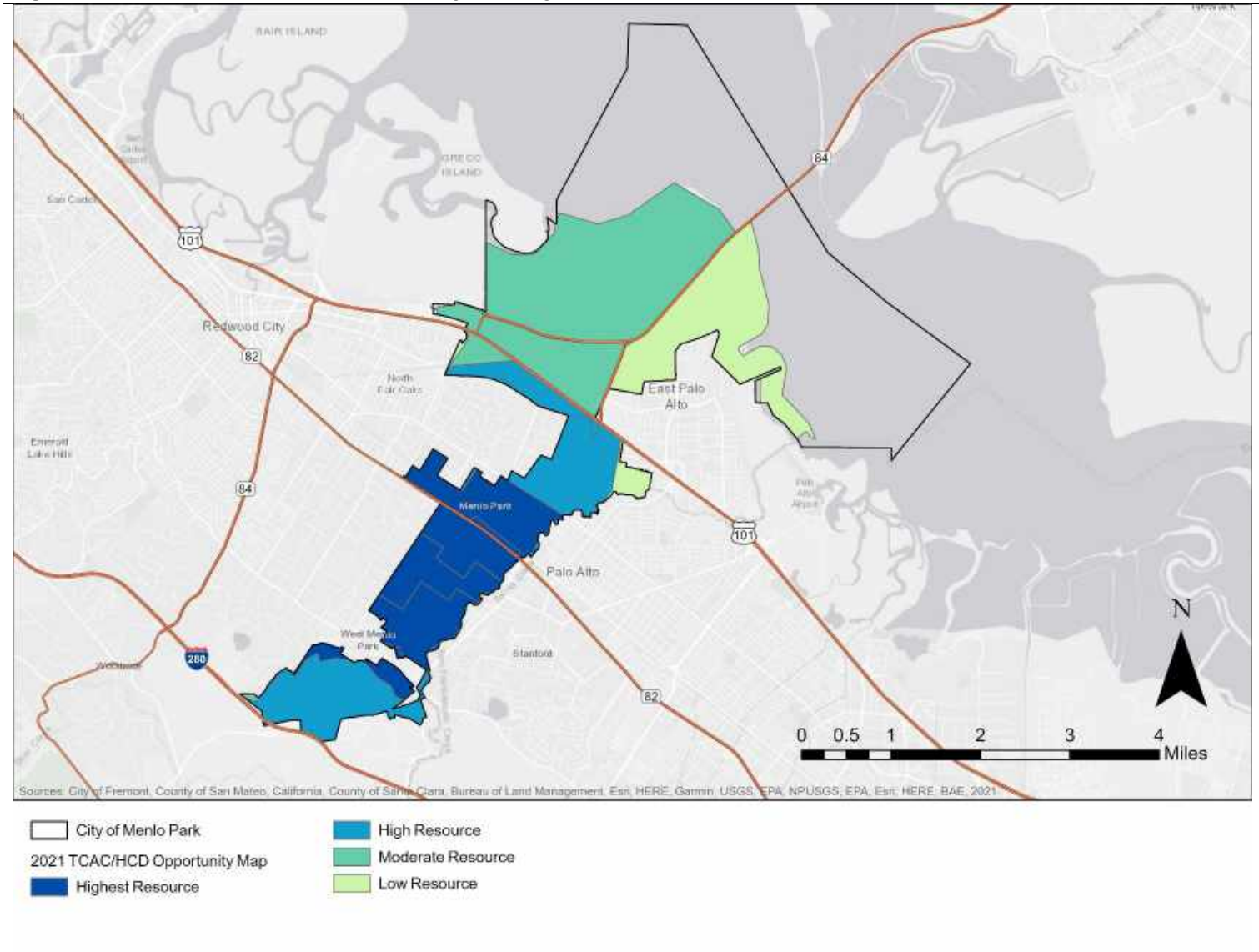
Before an area receives an Opportunity Index score, some Census tracts are filtered into the High Segregation & Poverty category. The filter identifies Census tracts where at least 30 percent of population is below the federal poverty line and there is a disproportionate share of households of color. After filtering out High Segregation and Poverty areas, the TCAC/HCD Opportunity Map allocates the 20 percent of tracts in each region with the highest relative Opportunity Index scores to the Highest Resource designation and the next 20 percent to the High Resource designation. The remaining non-filtered tracts are then evenly divided into Low Resource and Moderate Resource categories.

As illustrated in Figure 32, Menlo Park has no tracts with High Segregation and Poverty, but otherwise has tracts ranging across the other four categories. The highest resource tracts are largely concentrated in central neighborhoods. All of the neighborhoods north of Highway 101 are considered low or moderate resource tracts.

[11] California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map.* Available at: https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf

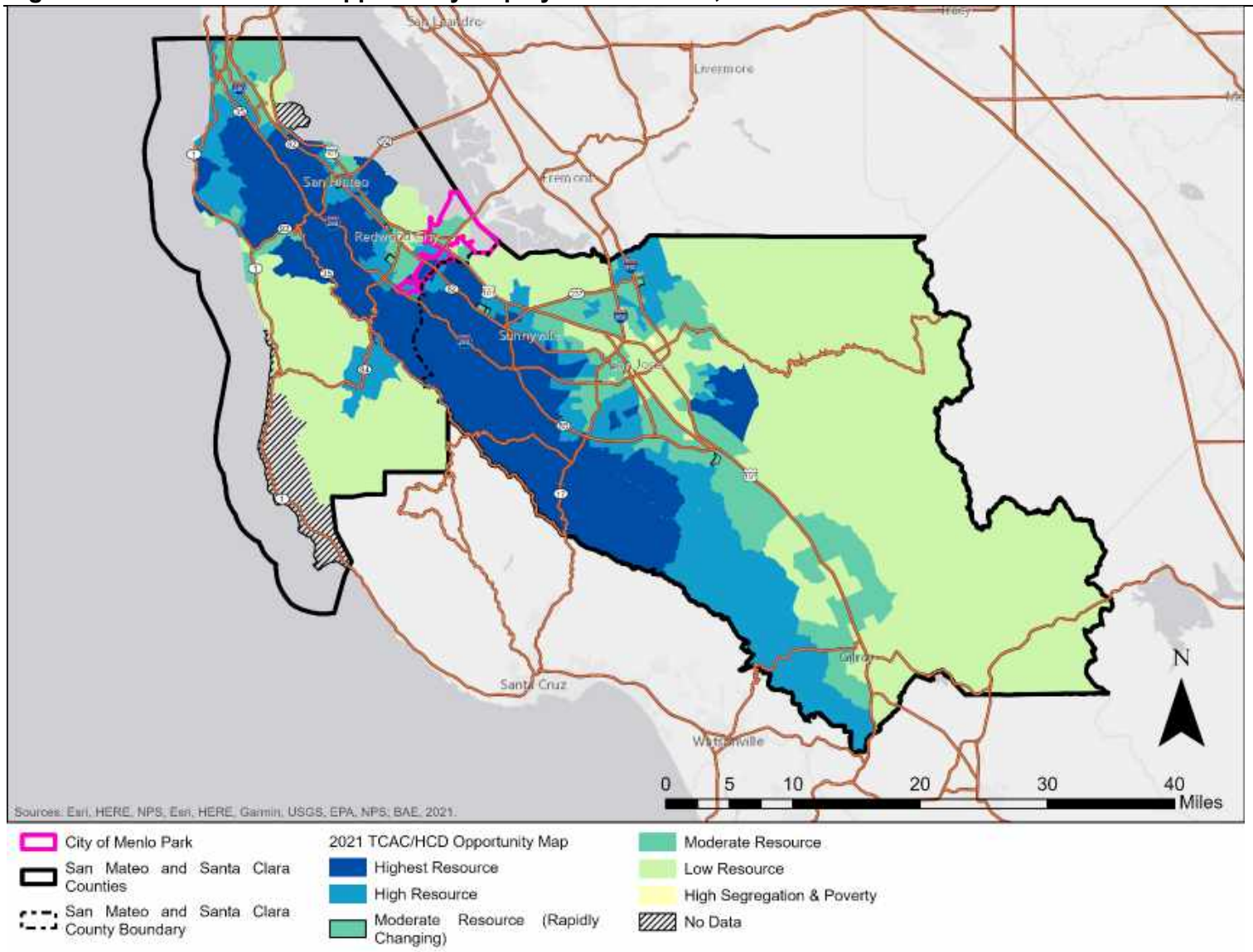
Tracts in San Mateo and Santa Clara County also cover a broad range of categories, although there is one tract with High Segregation and Poverty located in San Jose (see Figure 33). In Santa Clara County, the Highest Resource tracts are largely concentrated in western Santa Clara Valley cities such as Cupertino, Los Gatos, Saratoga, and Los Altos. In San Mateo County, there are high concentrations of Highest Resource tracts in the areas west of Highway 280 on the peninsula.

Figure 32: 2021 TCAC/HCD Opportunity Map by Census Tract, Menlo Park



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

Figure 33: 2021 TCAC/HCD Opportunity Map by Census Tract, San Mateo and Santa Clara Counties

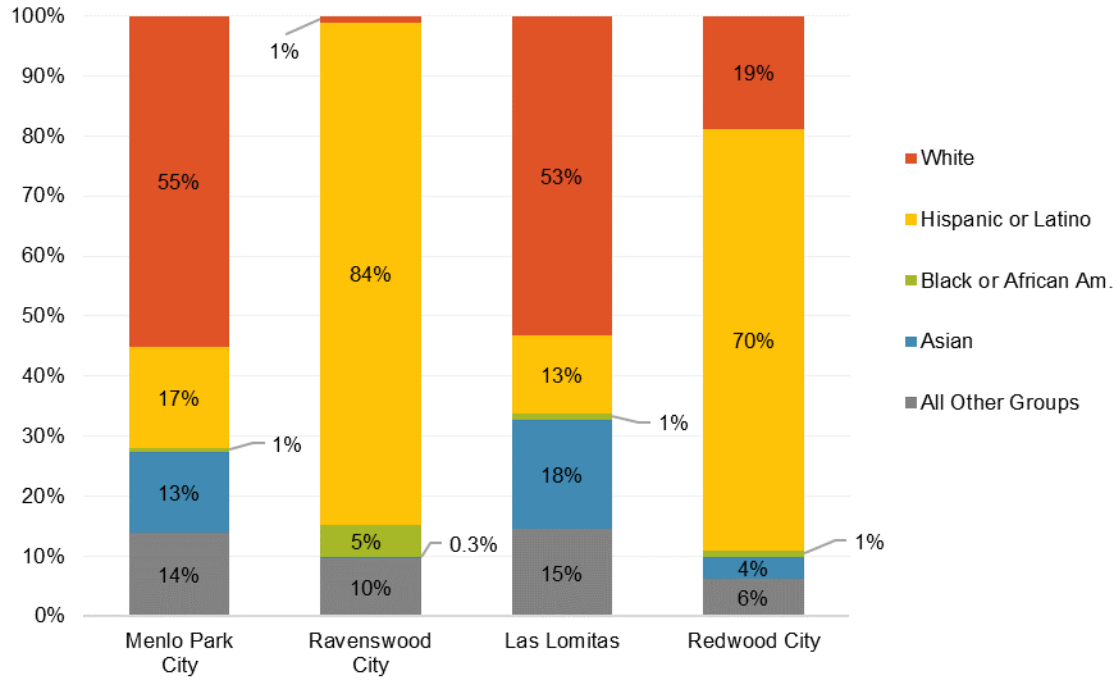


Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

Access to Education

Menlo Park is served by four elementary school districts and one high school district. Due to persistent segregation, past exclusionary policies and practices such as redlining and blockbusting, and economic factors, there are significant differences between Menlo Park's elementary school districts in their racial makeup. Figure 34 shows the significant racial and ethnic imbalances in student enrollment between the two districts serving southern and western Menlo Park - Menlo Park City Elementary School District and Las Lomitas Elementary School District, and the other two districts serving the city - the Ravenswood City Elementary School District, which serves northern Menlo Park neighborhoods such as Belle Haven and the City of East Palo Alto, and the Redwood City Elementary School District, which serves a small area of Menlo Park around the intersection of US 101 and Marsh Road. As shown, nearly all of the students enrolled in the Ravenswood district and over 80 percent of the students enrolled in the Redwood City district are non-White (see Figure 34). This is in sharp contrast to the student population in the Menlo Park and the Las Lomitas districts, which are majority White (55 percent and 53 percent, respectively). As shown below, 84 percent of the students enrolled in the Ravenswood district and 70 percent of those enrolled in the Redwood City district are Hispanic or Latino with White students making up just one percent of the total student enrollment in the Ravenswood district and 19 percent of the total enrollment in the Redwood City district as of the 2020-21 school year.

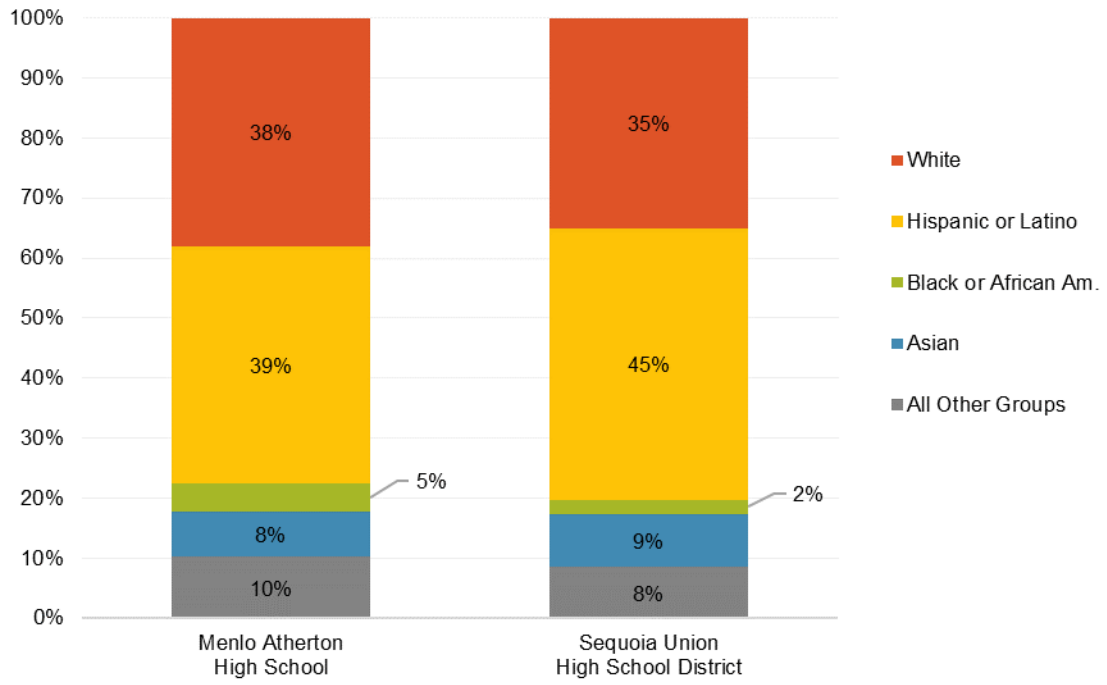
Figure 34: Student Enrollment by Race/Ethnicity for Elementary School Districts Serving Menlo Park, 2020-21



Sources: California Department of Education, Ed-Data; BAE, 2021.

Menlo Park, along with several other nearby communities encompassing nine K-8 school districts, is served by the Sequoia Union High School District. The high school principally serving Menlo Park is Menlo-Atherton High School, which also serves parts of other communities, including Atherton. The ethnic composition of Menlo-Atherton High School is similar to the overall district makeup, with White and Hispanic or Latino students combined accounting for over three-quarters of student enrollment, as shown in Figure 35.

Figure 35: Student Enrollment by Race/Ethnicity for Menlo-Atherton High School and Sequoia Union High School District, 2020-21



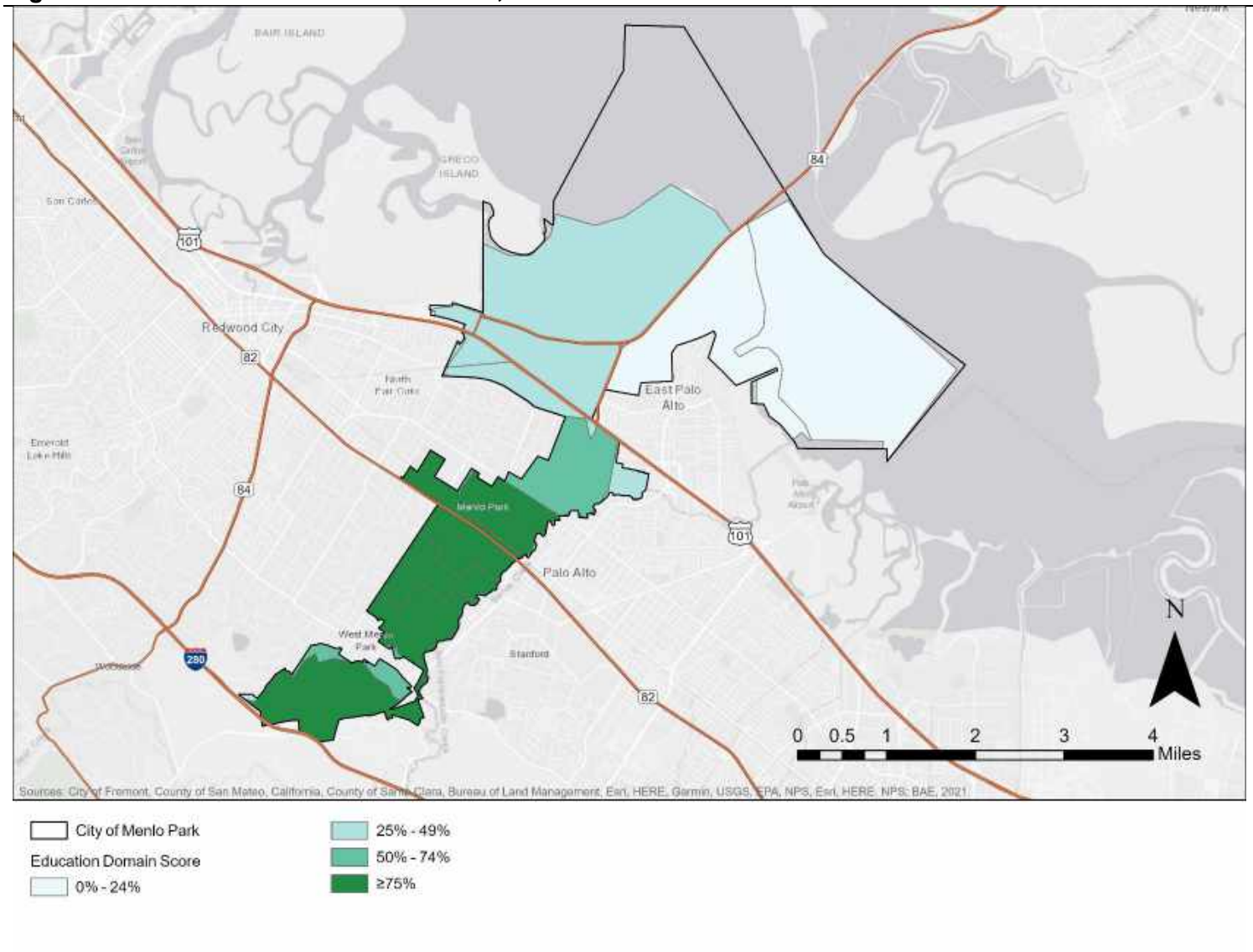
Sources: California Department of Education, Ed-Data; BAE, 2021.

One of the factors used to develop the Opportunity Index discussed previously is education. The Opportunity Index considers three education criteria in equal measure: math proficiency for 4th graders, reading proficiency for 4th graders, high school graduation rates, and the student poverty rate, to create an "Education Domain" score ranging from 0 to 100 percent for each Census tract (or in some cases, rural block group), with a higher score representing better educational opportunities.[12] Figure 36 shows the Education Domain scores for Menlo Park. The geographic distribution for the Education Domain score is very similar to the distribution for the overall Opportunity Index, with higher scores in central neighborhoods and

[12] The methodology for this can be found in https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf.

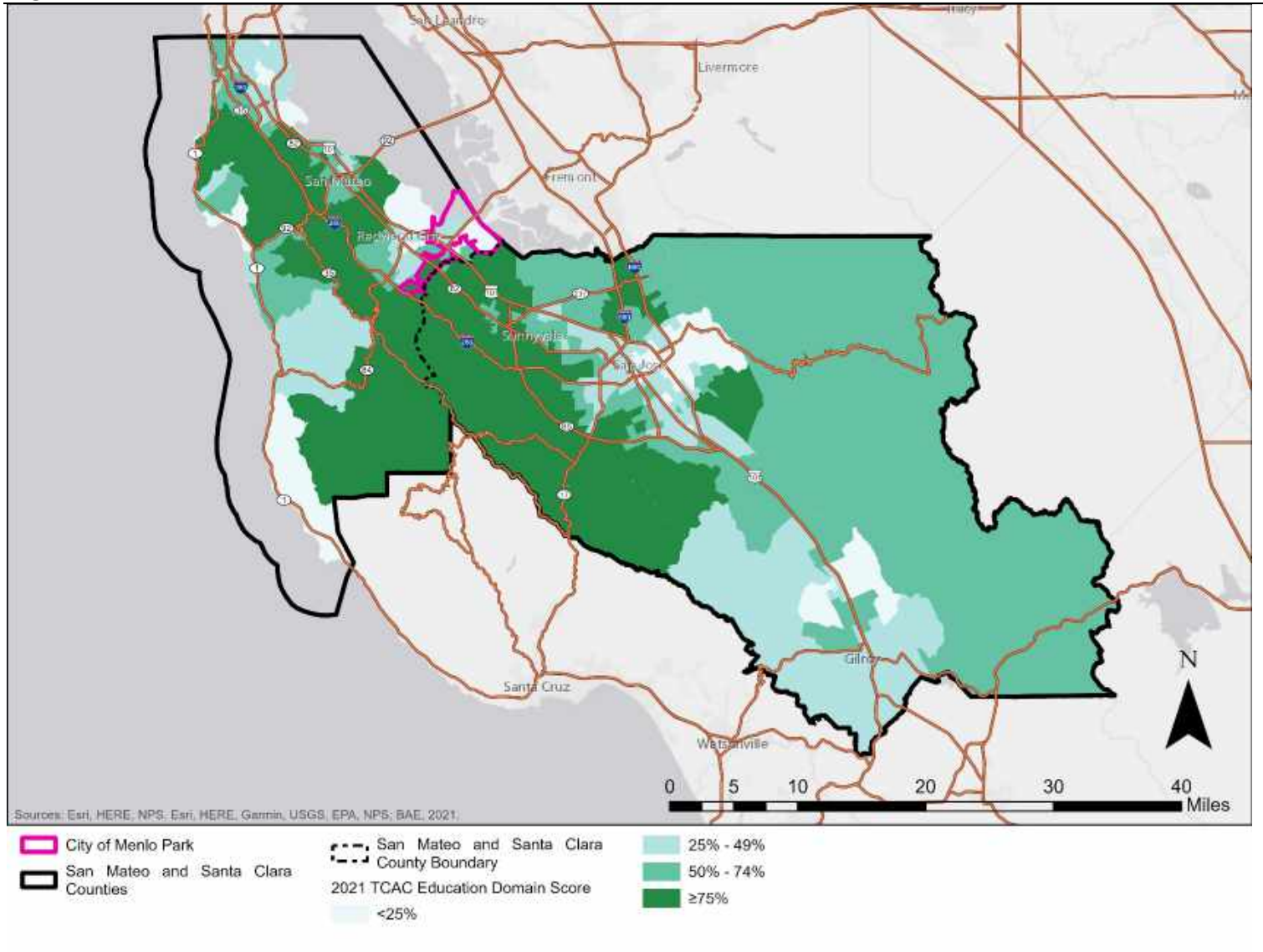
lower scores in northern neighborhoods. A comparison to the map showing proportions of non-White residents provided above (see Figure 1) shows a strong correlation between the Education Domain score and the proportion of non-White residents living in an area. As mentioned above, Menlo Park's northern neighborhoods are located within the Ravenswood City School District, which is predominately non-White and has a high share of students that are socioeconomically disadvantaged.

Figure 36: TCAC Education Domain Score, Menlo Park



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

Figure 37: TCAC Education Domain Score, San Mateo and Santa Clara Counties



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

Access to Employment

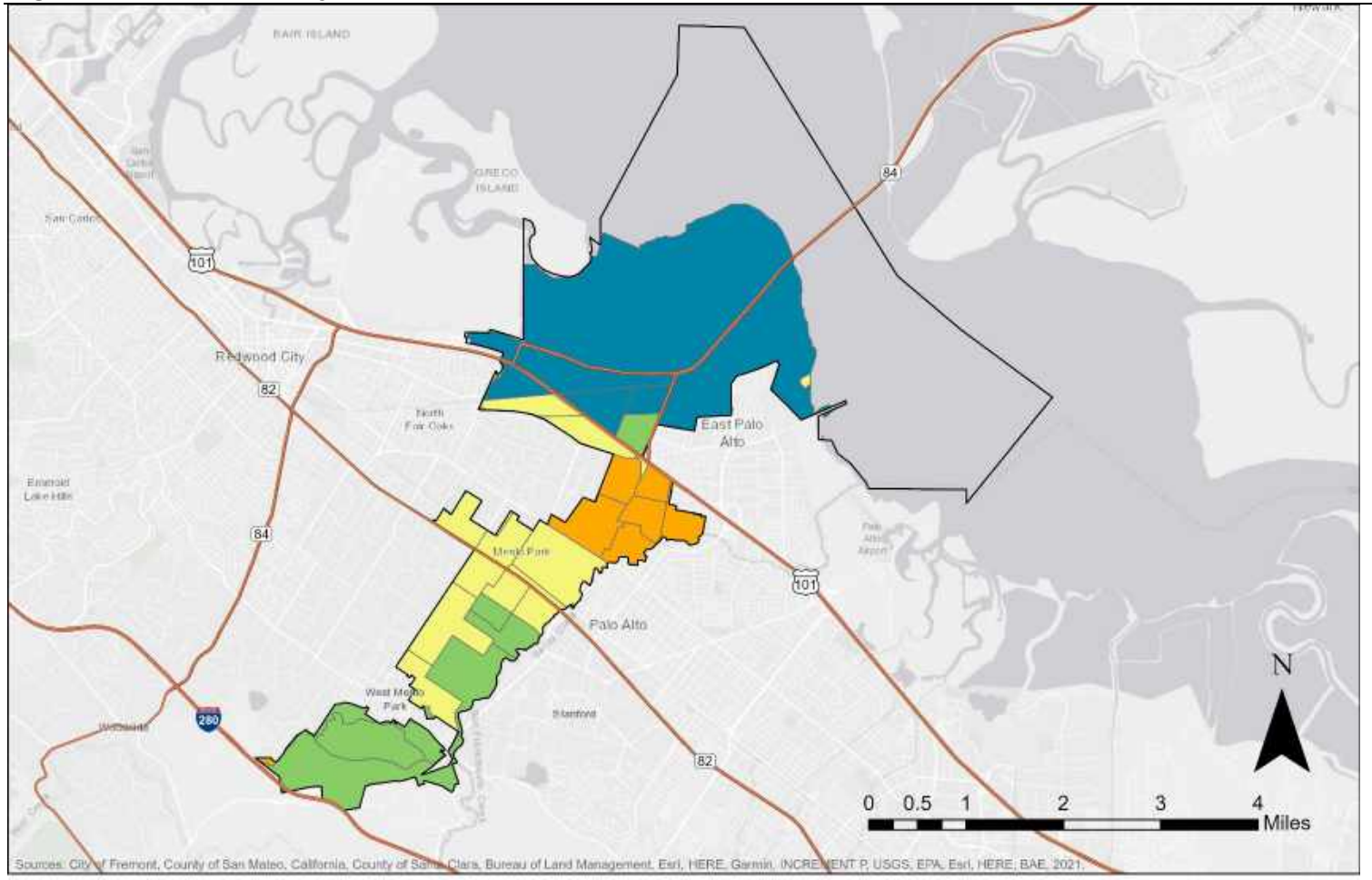
HUD has developed the Jobs Proximity Index as a way to measure access to employment opportunities. As stated by HUD:

> The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood (Census Block Group) as a function of its distance to all job locations within a CBSA [Core Based Statistical Area], with larger employment centers weighted more heavily.
>
> The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily. Values are percentile ranked with values ranging from 0 to 100. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.[13]

In Menlo Park, the highest Jobs Proximity Indexes are found in the northern part of the city. This area includes a high concentration of jobs in close proximity to northern Menlo Park residential areas (e.g., Belle Haven). However, the newer jobs in this area are often in high tech occupations and may not necessarily be an appropriate match for the current occupational skills of the area's long-term residents. With the exception of some largely unpopulated rural block groups, the high proximity indexes in the two-county region are clustered along Highway 101 from the north end of the region down through San Jose, particularly on the Bay side of Highway 101 (see Figure 39).

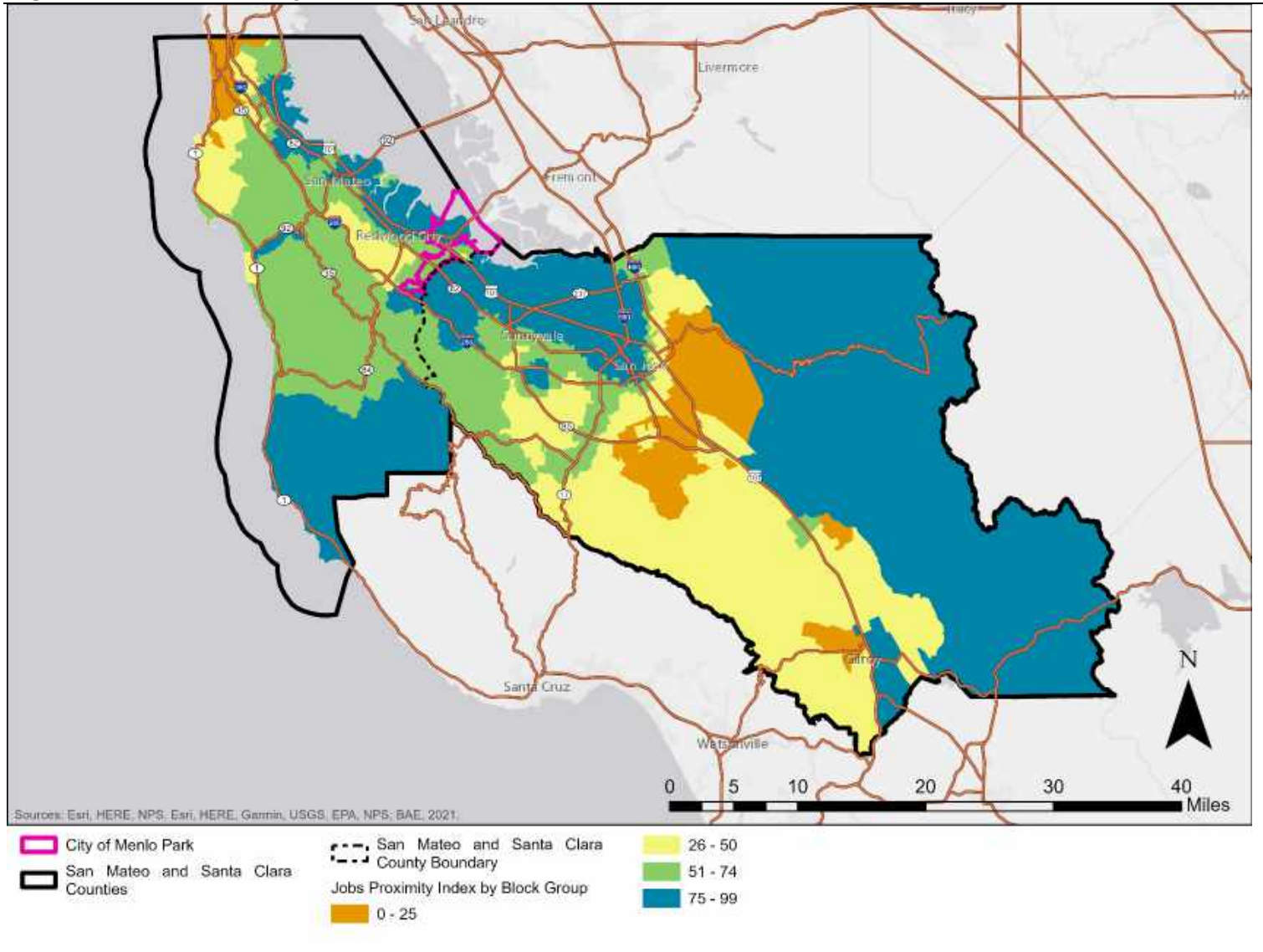
[13] https://hudgis-hud.opendata.arcgis.com/datasets/HUD::jobs-proximity-index/about. The index is currently based on U.S. Census Longitudinal Employer-Household Dynamics data from 2014.

Figure 38: Jobs Proximity Index Score, Menlo Park



Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

Figure 39: Jobs Proximity Index Score, San Mateo and Santa Clara Counties



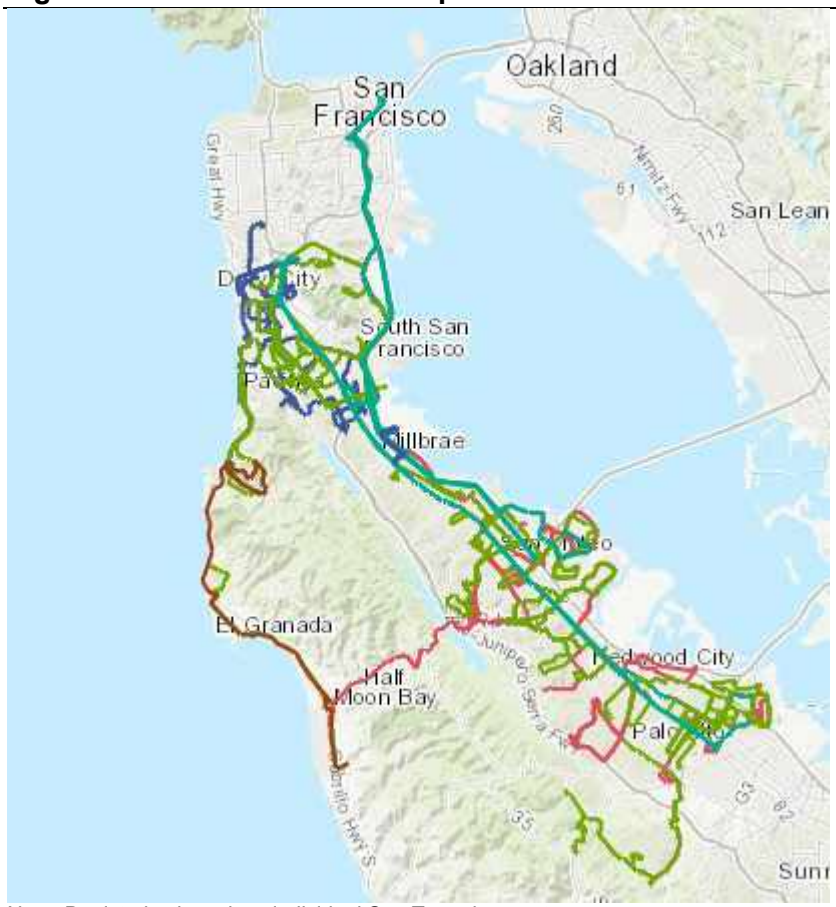
Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

Access to Transportation

Bus service for Menlo Park is provided by the San Mateo County Transit District (SamTrans). In addition to the individual bus routes shown in Figure 40, CalTrain provides commuter rail service extending from Gilroy to San Francisco, with a stop in Menlo Park. Combined, these services provide access from Menlo Park to regional job centers and allow in-commuters from throughout the region to access jobs within Menlo Park.

The 2017 San Mateo County Regional Assessment of Fair Housing highlighted several important transportation-related challenges impacting access to opportunities in San Mateo County. Major issues and barriers include incomplete sidewalk networks, inaccessible sidewalks, limited SamTrans operating hours, and long SamTrans paratransit pickup wait times. Many of these issues and barriers disproportionately impact persons with disabilities.

Figure 40: SamTrans Route Map

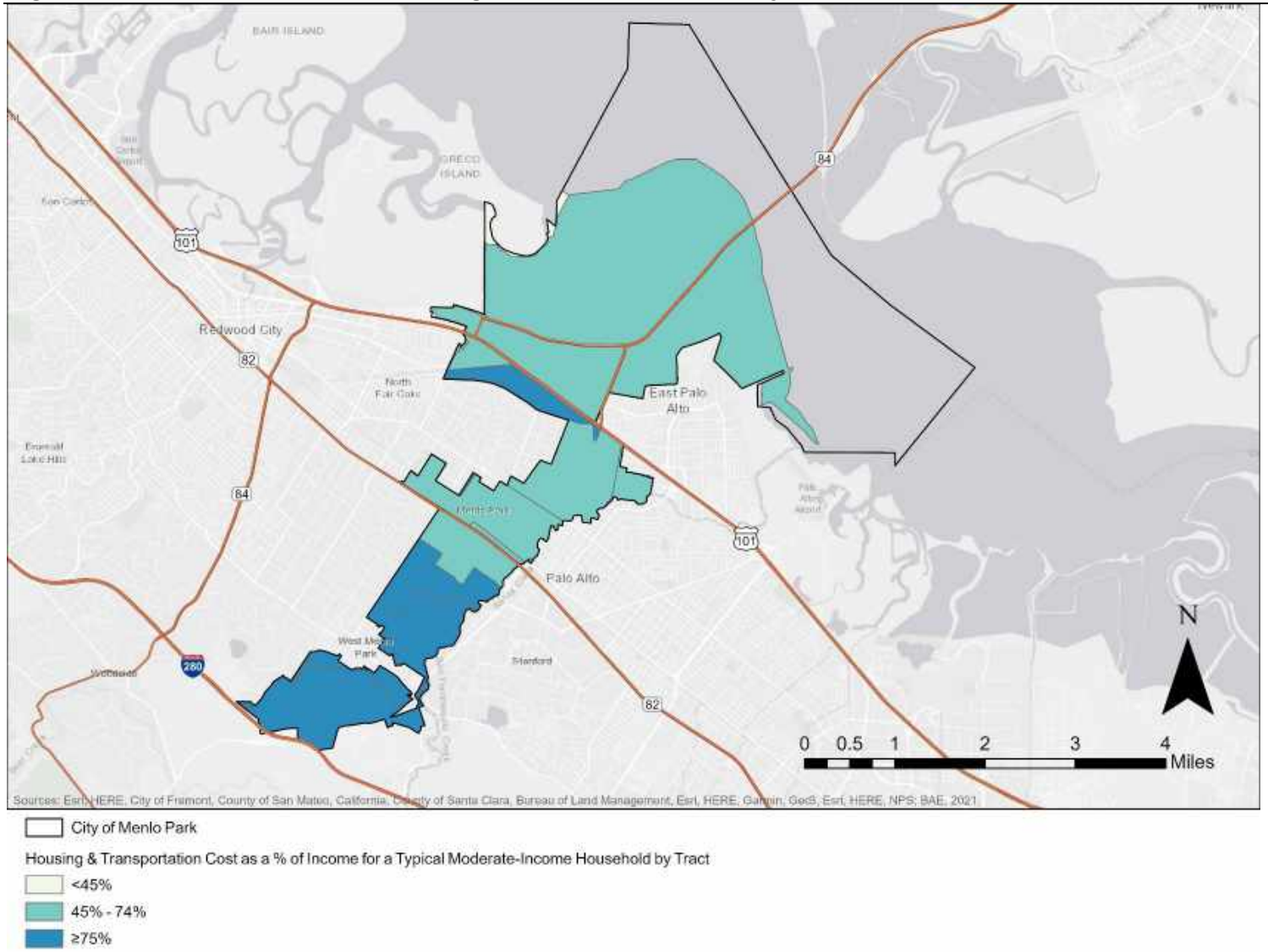


Note: Depicted colors show individual SamTrans bus routes.
Source: SamTrans

The Center for Neighborhood Technology (CNT)[14] has developed a metric, the H+T (Housing and Transportation) Index, that takes into account housing and transportation costs for a typical household. By this metric, in order to remain affordable, housing costs plus transportation costs should equal 45 percent or less of total household income. CNT estimates this burden at the Census tract level, so disparities in this total estimated cost can be seen at a local or a regional level. Based on CNT estimates, for all tracts in Menlo Park, the costs for housing plus transportation would be excessively high for what CNT calls a typical moderate-income household, as shown in Figure 41. This means that a household with an income in this range would, on average, be cost-burdened when considering combined housing and transportation costs. This is due in large part to high housing costs relative to the benchmarked typical moderate income household for the region rather than each tract's costs being compared to the income levels found specifically in that tract; as a result, areas such as Belle Haven with lower income levels show lower index scores due to lower housing costs relative to that typical moderate income level. There are very few areas in the region where a moderate-income household would have housing and transportation costs equal to or less than 45 percent of total household income. However, some relatively affordable areas exist to the south in San Jose and to the north in Redwood City. Regionwide, the areas with the highest housing and transportation cost burdens can be found in rural areas west of Menlo Park (see Figure 42). These areas are generally considered higher-income and less racially diverse.

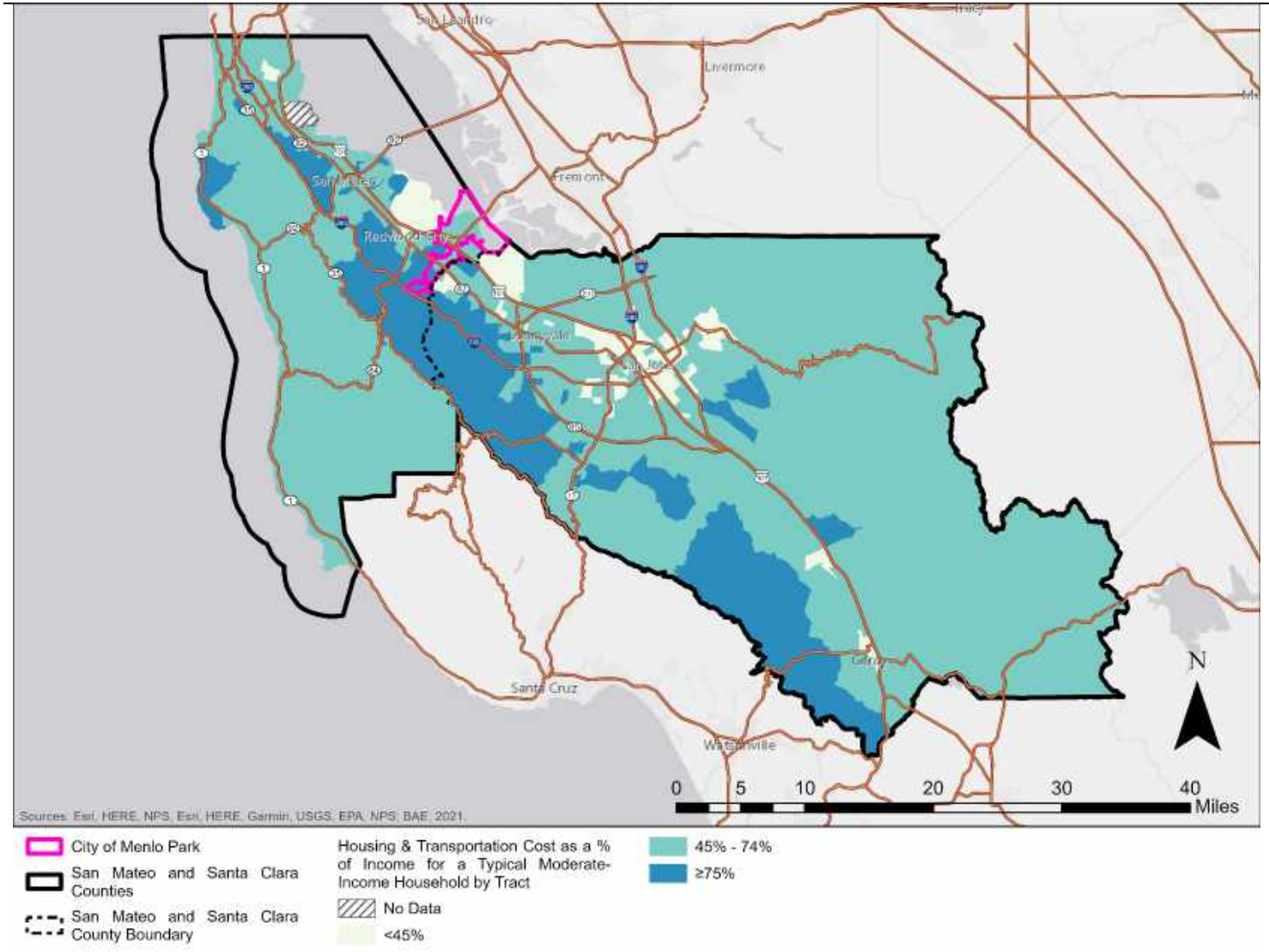
[14] https://htaindex.cnt.org/. For more on the methodology, see https://htaindex.cnt.org/about/HTMethods_2016.pdf.

Figure 41: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in Menlo Park



Source: Housing + Transportation Index, Center for Neighborhood Technology.

Figure 42: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in San Mateo and Santa Clara Counties



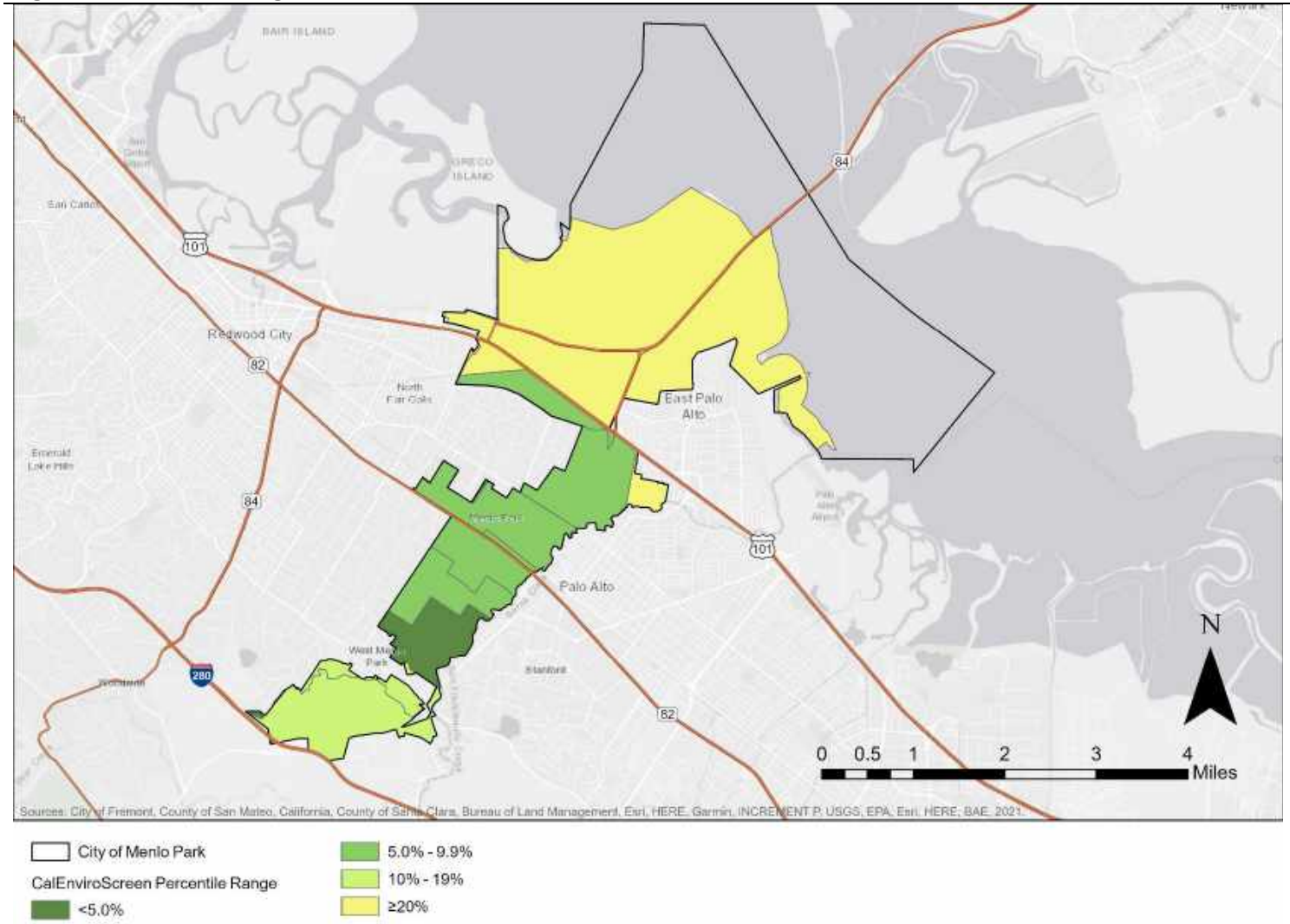
Source: Housing + Transportation Index, Center for Neighborhood Technology.

Access to a Clean Environment

CalEnviroScreen provides a methodology to assist in identifying whether a local community is disproportionately burdened by pollution. For every Census tract in the state, CalEnviroScreen produces a score using environmental, health, and socioeconomic information derived from government sources, with higher scores associated with a higher pollution burden. The original layer was developed by California's Office of Environmental Health Hazard Assessment on behalf of the California Environmental Protection Agency and released in early 2017.[15] The analysis here uses the draft CalEnviroScreen version 4.0, released in the first half of 2021. As shown in Figure 43, the highest scores (indicating higher pollution burden) in Menlo Park are found in northern neighborhoods north of Highway 101. Regionally, the highest scores also tend to be concentrated in neighborhoods near Highway 101. However, there are several tracts in the region with scores in the highest/worst quartile, indicating that these areas are disproportionately burdened with pollution. These highest-scoring tracts can be found in cities throughout the region, namely Gilroy, San Jose, East Palo Alto, Redwood City, San Bruno, and South San Francisco (see Figure 44).

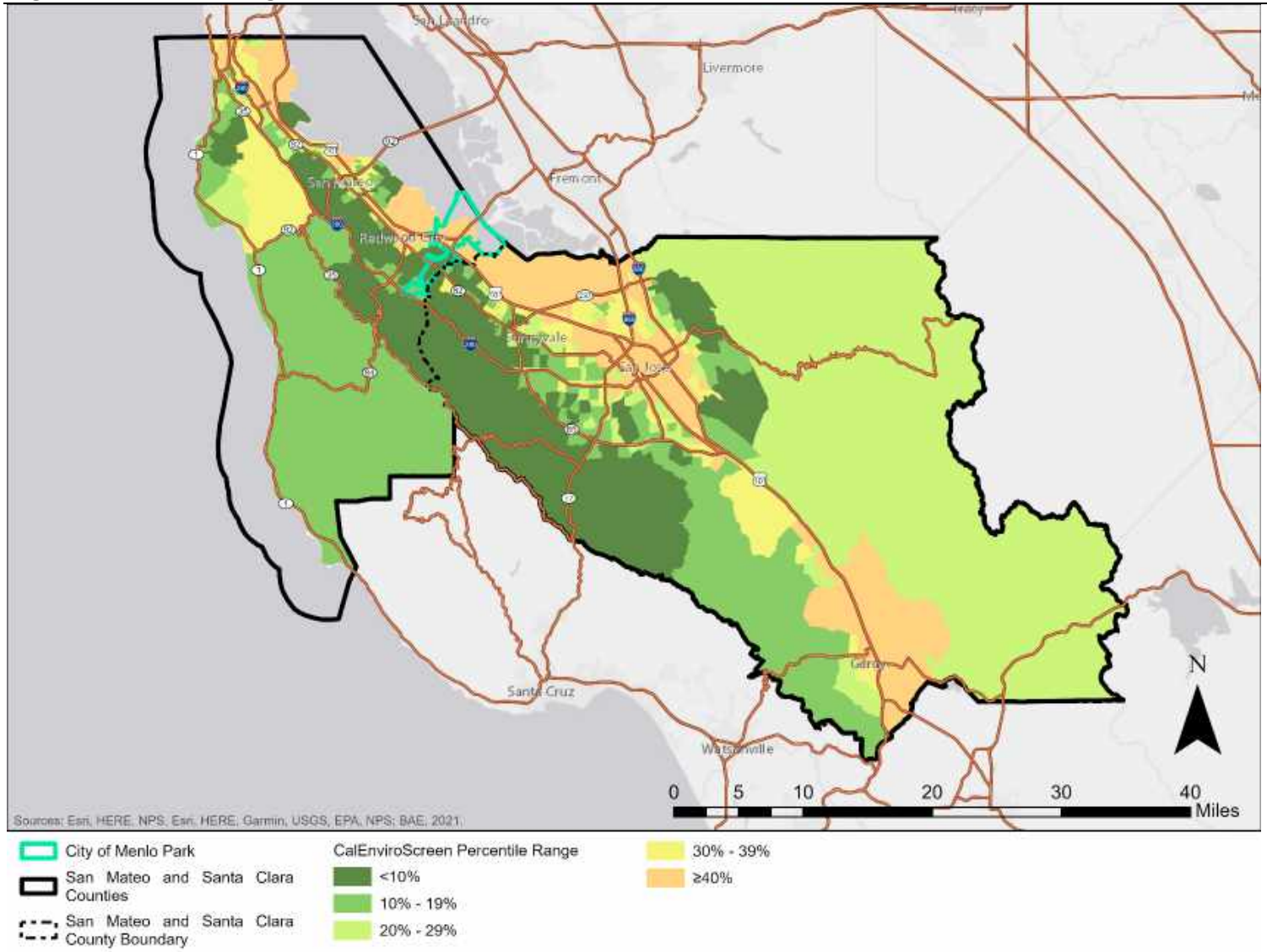
[15] For more information, see https://oehha.ca.gov/calenviroscreen.

Figure 43: Areas of High Pollution in Menlo Park



Source: DRAFT CalEnviroScreen Version 4.0.

Figure 44: Areas of High Pollution in San Mateo and Santa Clara Counties



Source: DRAFT CalEnviroScreen Version 4.0.

Disproportionate Housing Needs and Displacement Risk

The following section assesses the extent to which protected classes in Menlo Park, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement.

Minority Homeownership Rates

Rates of home ownership often vary widely by race and ethnicity, both within local jurisdictions and throughout larger regions. As shown in Table 8, 58 percent of all households in Menlo Park are homeowners. The homeownership rate is highest for non-Hispanic Whites, at 63 percent, and lowest for Hispanic householders, at 38 percent. Homeownership rates are similar for these two groups in the two-county region, where 65 percent of non-Hispanic White householders and 39 percent of Hispanic householders are homeowners. Although homeownership rates for Black households are higher in Menlo Park than in the entire region, the number of Black households in Menlo Park (401 households) is small relative to the total number of households in the city. These trends likely reflect a combination of economic factors and historic discrimination in the housing market in Menlo Park and the broader region.

Table 8: Distribution of Homeowners by Race/Ethnicity, Menlo Park and San Mateo and Santa Clara Counties

City of Menlo Park

Householder by Race	Household Tenure		Total Households	Ownership Rate
	Owner	Renter		
White Alone	5,367	3,487	8,854	61%
Non-Hispanic White Alone	*5,056*	*2,967*	*8,023*	*63%*
Black or African American Alone	211	190	401	53%
Asian Alone	996	758	1,754	57%
Some other race alone (a)	206	429	635	32%
Two or more races	116	146	262	44%
Total, All Races	**6,896**	**5,010**	**11,906**	**58%**
Hispanic or Latino	495	825	1,320	38%

San Mateo and Santa Clara Counties

Householder by Race	Household Tenure		Total Households	Ownership Rate
	Owner	Renter		
White Alone	292,001	185,848	477,849	61%
Non-Hispanic White Alone	*252,655*	*136,015*	*388,670*	*65%*
Black or African American Alone	7,747	15,123	22,870	34%
Asian Alone	181,128	116,583	297,711	61%
Some other race alone (a)	25,300	50,676	75,976	33%
Two or more races	13,472	15,880	29,352	46%
Total, All Races	**519,648**	**384,110**	**903,758**	**57%**
Hispanic or Latino	65,796	101,870	167,666	39%

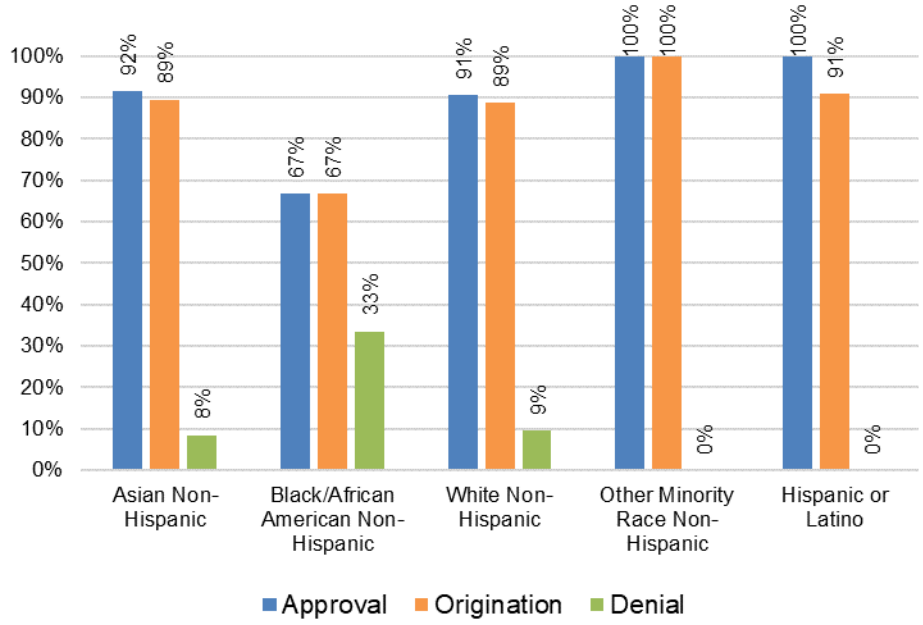
(a) Includes American Indian and Alaska Native Alone, Native Hawaiian and Other Pacific Islander Alone, and Some Other Race Alone. Categories with less than 100 households in Menlo Park were combined with Some Other Race Alone.

Sources: U.S. Census Bureau, American Community Survey, 2015-2019 5-year sample data, B25003A-I, BAE, 2021.

Mortgage Loan Approvals by Race/Ethnicity and Income

The inability to obtain a mortgage can be a barrier to home ownership; historically, minorities have tended to have more difficulty obtaining loans, creating a significant barrier to homeownership. An analysis of Home Mortgage Disclosure Act (HMDA) data for home purchase loan applications in Menlo Park in 2020 indicates that for most racial/ethnic groups, loan approval rates are very high, at over 90 percent (see Figure 45). The Black Non-Hispanic approval and origination rates appear low and are based on only three valid loan applications. This low application rate may be indicative of the effects of historic discrimination in home loan practices.

Figure 45: Disposition of Home Loans by Race/Ethnicity in Menlo Park, 2020



Notes:
Hispanic applicants include all persons claiming Hispanic origin regardless of race. Analysis includes only home purchase loans and excludes those originated by lenders not subject to HMDA. Excludes applications that were withdrawn and files that were closed due to incompleteness. Includes conventional, FHA, FSA/RHS, and VA home loans on 1-4 family single family dwellings by race and ethnicity of applicant. Applications with missing ethnicity data are excluded.

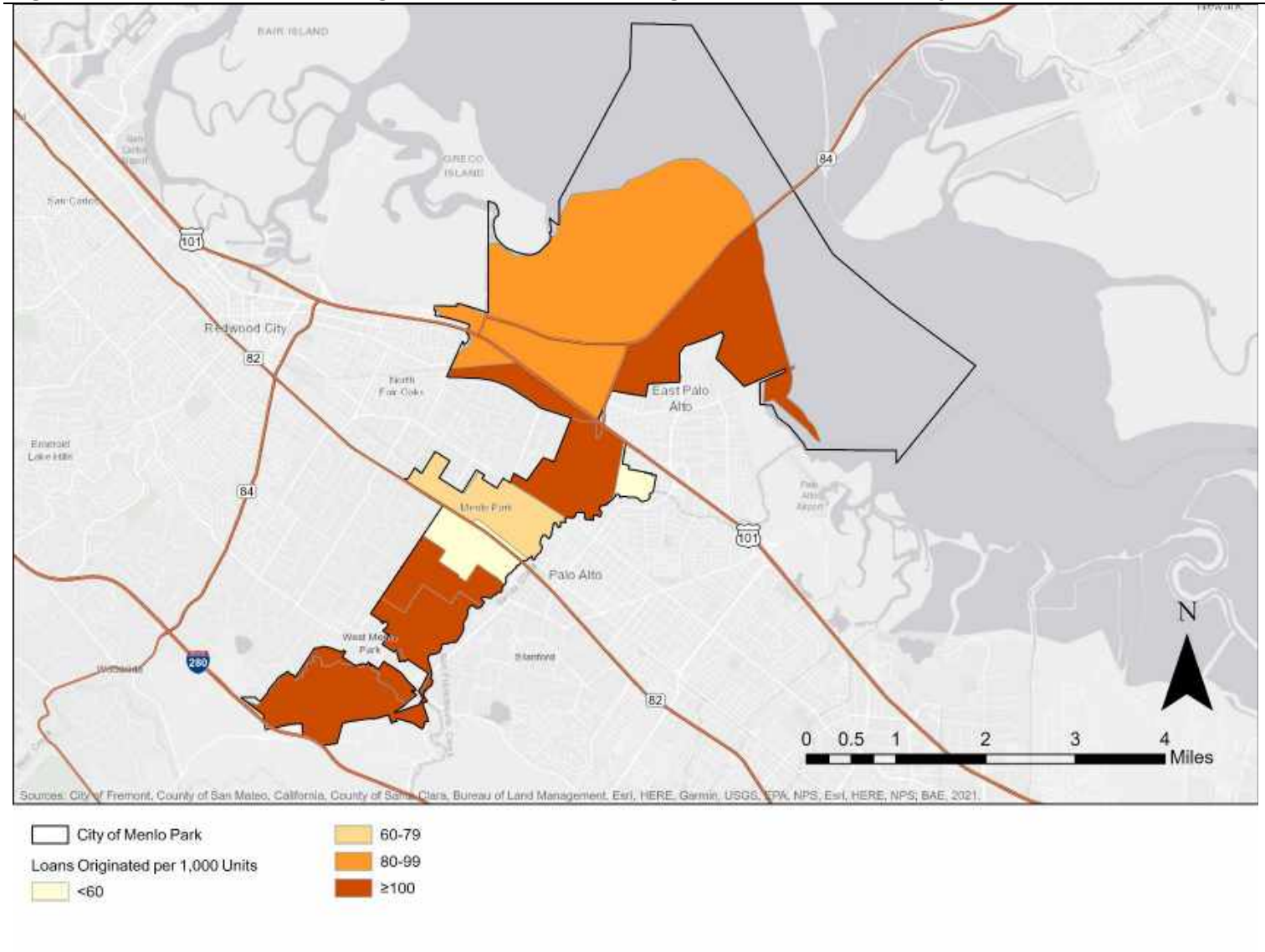
Sources: FFIEC, Home Mortgage Disclosure Act data; BAE, 2021.

Geography of Mortgage Lending

Figure 46 on the following page illustrates the geographic distribution of originated loans by Census tract in Menlo Park based on HMDA data for 2020. The highest rates of loan originations[16] (over 100 per 1,000 units) were found in multiple tracts throughout the city. There does not appear to be any correlation between concentrations of non-White households and loan origination rates in Menlo Park. In the two-county region, the highest loan origination rates tend to be in suburban areas to the south of San Jose, and south of San Francisco (see Figure 47).

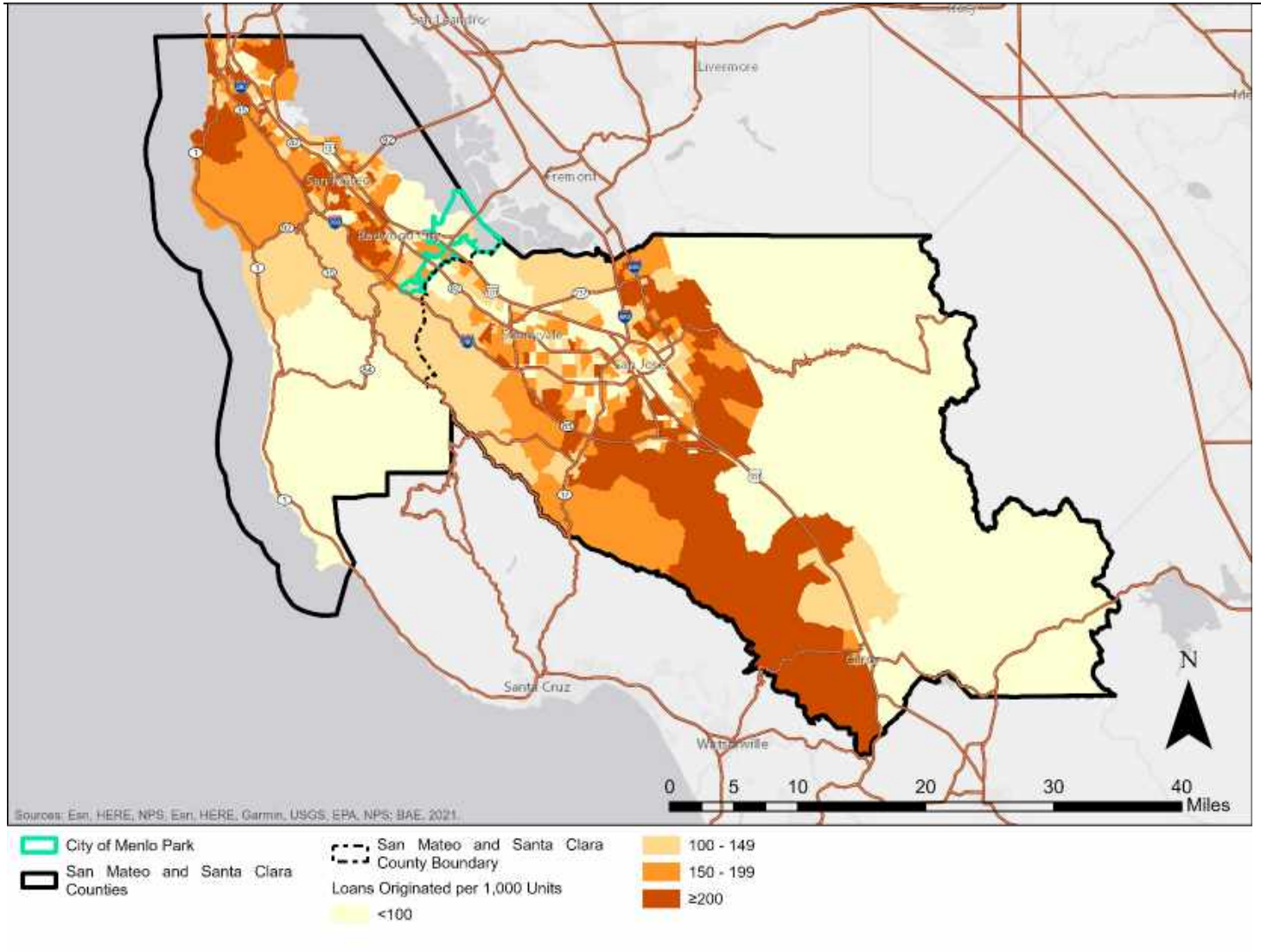
[16] "Loan origination" refers to the process that successfully creates a new home loan or mortgage.

Figure 46: Number of Loans Originated Per 1,000 Housing Units in Menlo Park by Census Tract, 2020



Sources: HMDA; BAE, 2021

Figure 47: Number of Loans Originated Per 1,000 Housing Units in San Mateo and Santa Clara Counties by Census Tract, 2020



Sources: HMDA; BAE, 2021

Prevalence of Housing Problems

Table 9 and Table 10 report the relative prevalence of one or more housing problems among households with incomes equal to, or less than, the area median by race and ethnicity. As defined for the American Community Survey (ACS), housing problems include lack of complete kitchen; lack of complete plumbing facility; more than one person per room; or cost burden greater than 30 percent of income. Households of a given racial or ethnic heritage are considered to have a disproportionately greater need for housing assistance if they experience housing problems at a significantly greater rate (ten percentage points or more) than do households within the same income level as a whole, regardless of race or ethnicity. The groups showing disproportionate housing problems at various income levels include Asian, American Indian, and Pacific Islander; however, for American Indians and Pacific Islanders, these findings are based on small numbers of households and the estimates are subject to significant sampling error.

Table 9: Housing Problems Rate by Race/Ethnicity, Menlo Park

	Percent of AMI				Total 100%
Race/Ethnicity	**0-30%**	**31-50%**	**51-80%**	**81-100%**	**or Lower**
White	84.5%	81.2%	63.2%	44.8%	70.6%
Black/African American	57.1%	65.2%	53.8%	0.0%	54.3%
Asian	75.8%	100.0%	81.8%	4.3%	66.9%
American Indian	100.0%	n.a.	0.0%	0.0%	66.7%
Pacific Islander	100.0%	n.a.	100.0%	100.0%	100.0%
Hispanic	84.6%	89.6%	63.3%	40.6%	72.7%
Subtotal, Housing Problems	**81.8%**	**83.1%**	**63.6%**	**39.0%**	**69.5%**
Average Rate +10%	*91.8%*	*93.1%*	*73.6%*	*49.0%*	*79.5%*

Notes:
Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceed the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

Severe housing problems as defined by the ACS include lack of complete kitchen, lack of complete plumbing facilities, more than 1.5 persons per room, or a cost burden greater than 50 percent of income. For severe housing problems, Asian, American Indian, Pacific Islander, and Hispanic populations showed a disproportionate presence of one or more severe housing problems in various lower income categories, but once again, the number of households in some of these groups in Menlo Park is small.

Table 10: Severe Housing Problems Rate by Race/Ethnicity, Menlo Park

Race/Ethnicity	Percent of AMI				Total 100% or Lower
	0-30%	30-50%	50-80%	80-100%	
White	68.3%	54.1%	25.8%	13.4%	42.5%
Black/African American	42.9%	65.2%	0.0%	0.0%	38.6%
Asian	75.8%	50.0%	45.5%	0.0%	47.5%
American Indian	100.0%	n.a.	0.0%	0.0%	66.7%
Pacific Islander	100.0%	n.a.	100.0%	100.0%	100.0%
Hispanic	73.8%	54.2%	40.0%	8.8%	49.2%
Subtotal, Housing Problems	**69.5%**	**57.6%**	**28.7%**	**10.3%**	**44.5%**
Average Rate +10%	*79.5%*	*67.6%*	*38.7%*	*20.3%*	*54.5%*

Notes:
Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceed the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

Housing Cost Burden

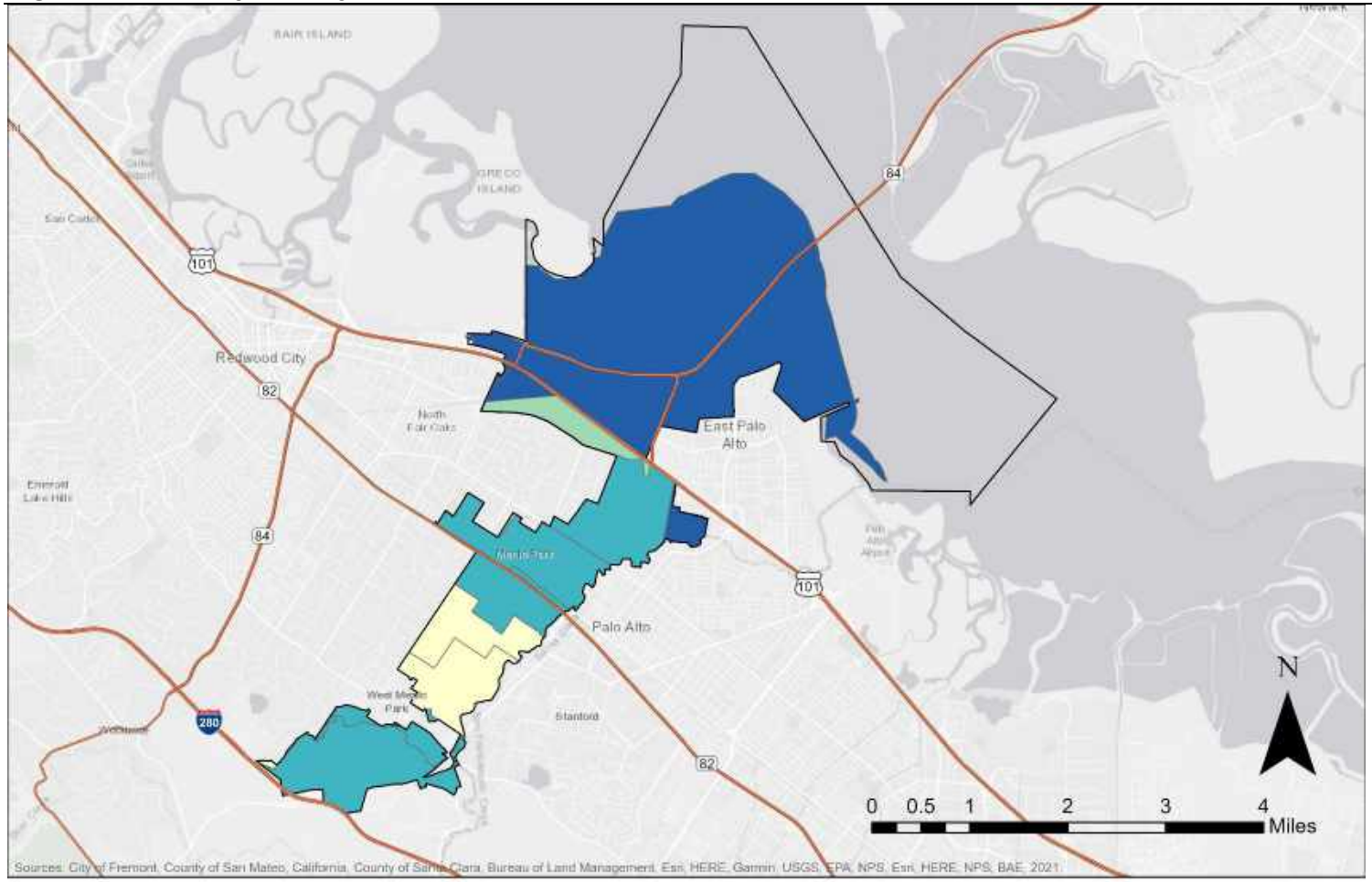
As described in the housing needs assessment section of the Housing Element, overpayment for housing is defined as a household paying more than 30 percent of its gross income on housing related expenses, such as rent, utilities, or mortgage payments. By this measure, 35 percent of all households in Menlo Park were cost-burdened during the 2015-2019 ACS survey period. This proportion is similar to that for San Mateo County overall and for the Bay Area. Slightly less than three-fourths of Menlo Park households earning less than 80 percent of the HUD Area Median Family Income (HAMFI) were cost-burdened, compared to only 14 percent of households with incomes at 80 percent of HAMFI and above.

Figure 48 shows the geographic distribution of overpayment for renters in Menlo Park and Figure 49 shows the geographic distribution of overpayment for homeowners in Menlo Park. Overall, 41 percent of renters overpaid for housing, and the proportion of renters who were overpaying for housing in 2019 ranged from zero percent to 68 percent by Census tract. The highest proportions were found in the northern portions of the city; two of the three tracts where over half of renter households were cost burdened included portions of East Palo Alto.

Approximately 31 percent of homeowners in Menlo Park were overpaying for housing, and the percentage of those overpaying by tract ranges from 23 percent to 47 percent, reflecting the high ownership housing costs in the city. Unlike the geographic pattern for renters, the highest proportion is in the southwestern-most tract, but the next two highest proportions are found in the two tracts in the northern part of the city on San Francisco Bay, one of which includes a portion of East Palo Alto.

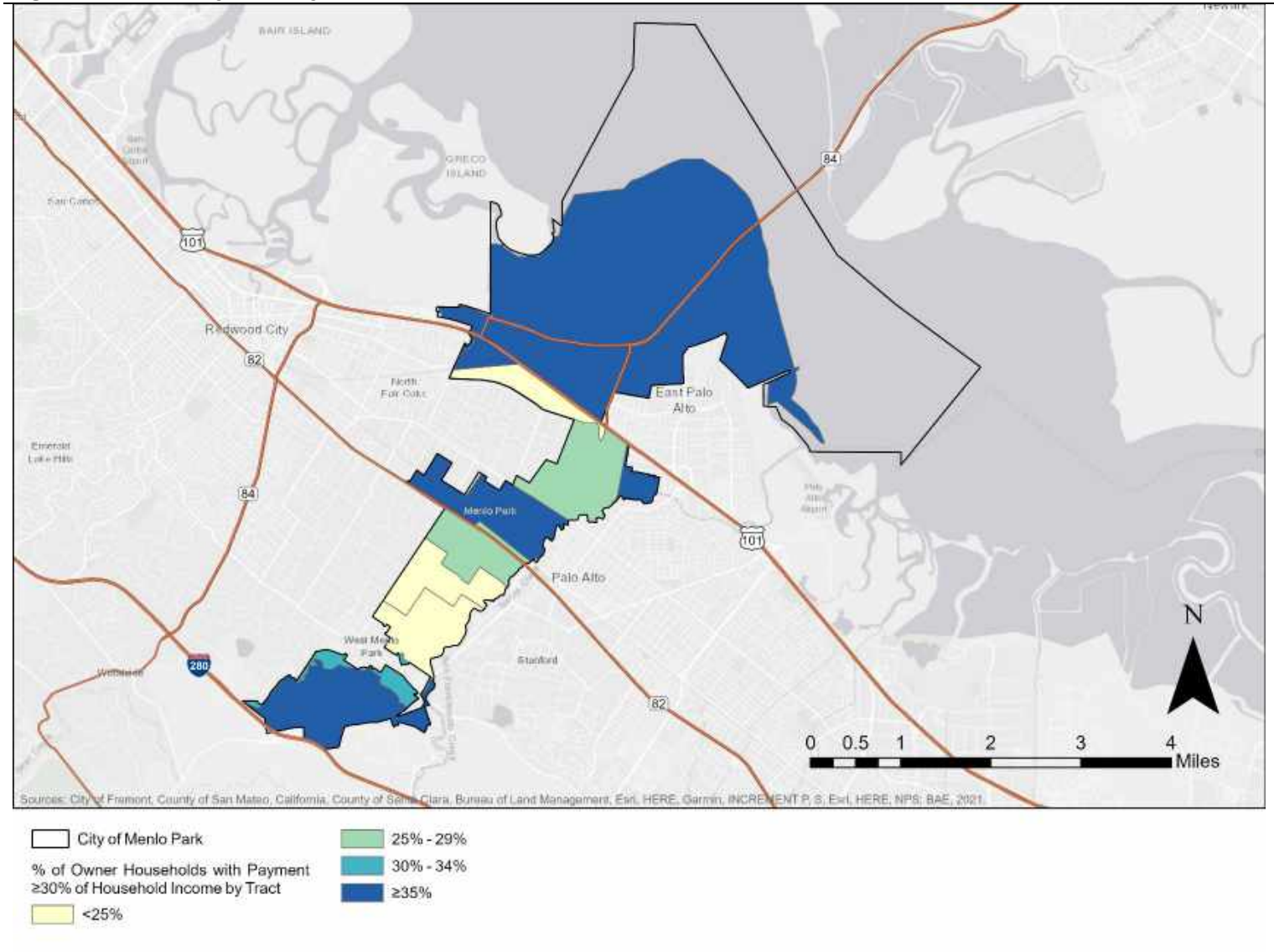
For the region, the proportion of renters overpaying for housing by Census tract ranged from zero percent to 80 percent, as shown in Figure 50 below. The highest proportions were found in urban areas throughout the two counties. For owners (see Figure 51) the proportions range from 43 to 71 percent, and the low proportions and high proportions were scattered across the two counties.

Figure 48: Overpayment by Renters, Menlo Park



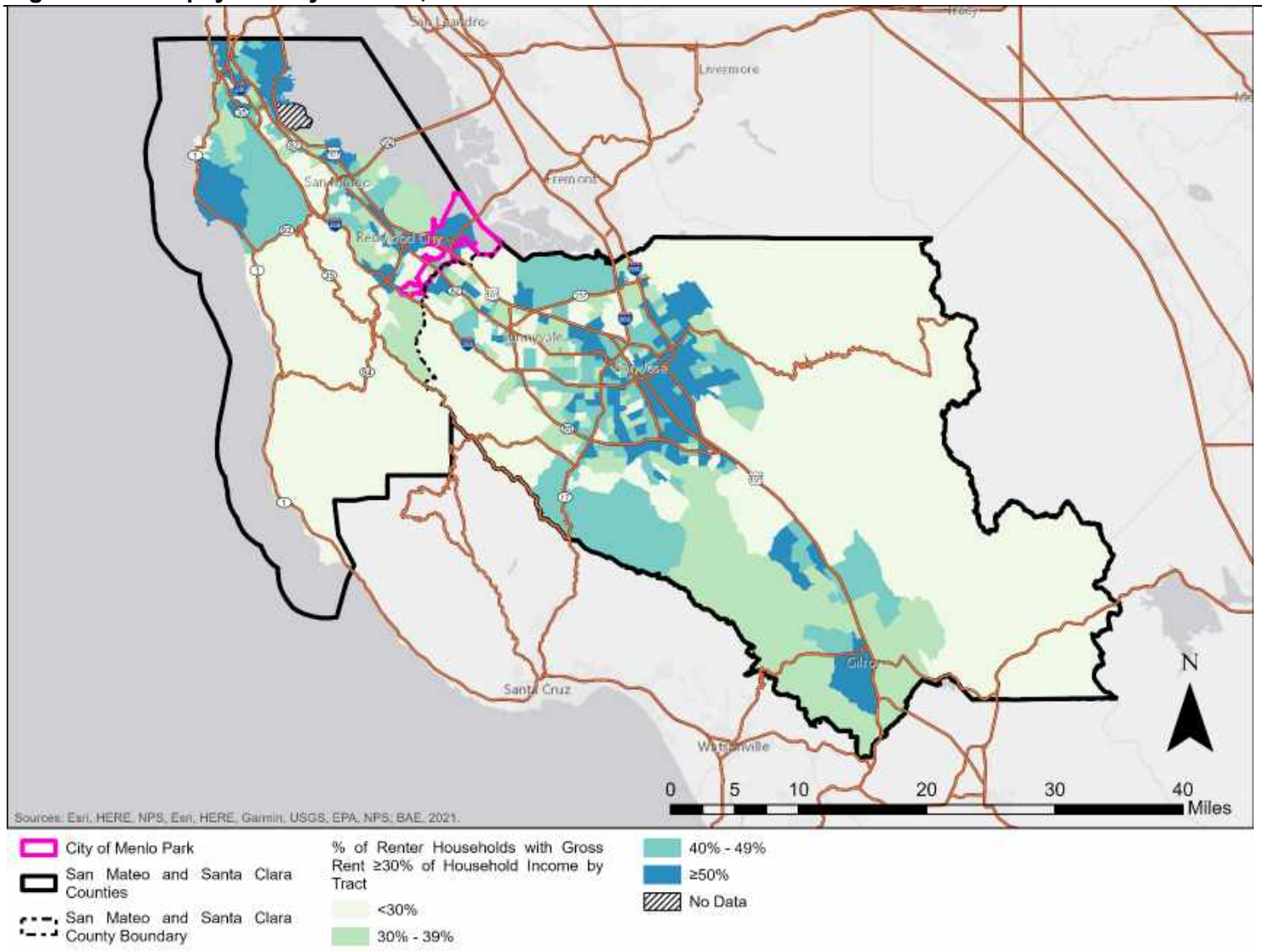
Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 49: Overpayment by Homeowners, Menlo Park



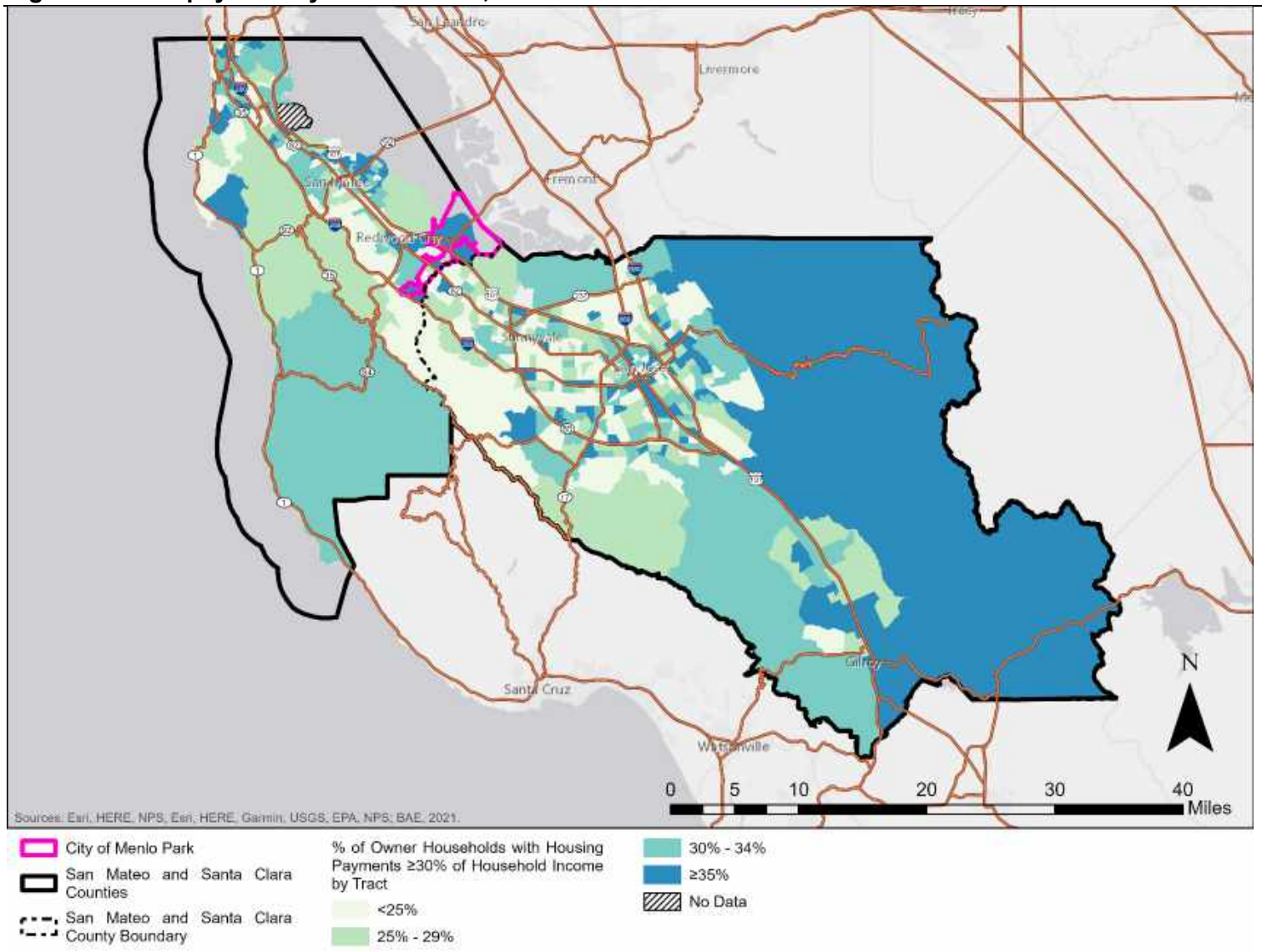
Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 50: Overpayment by Renters, San Mateo and Santa Clara Counties



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 51: Overpayment by Homeowners, San Mateo and Santa Clara Counties



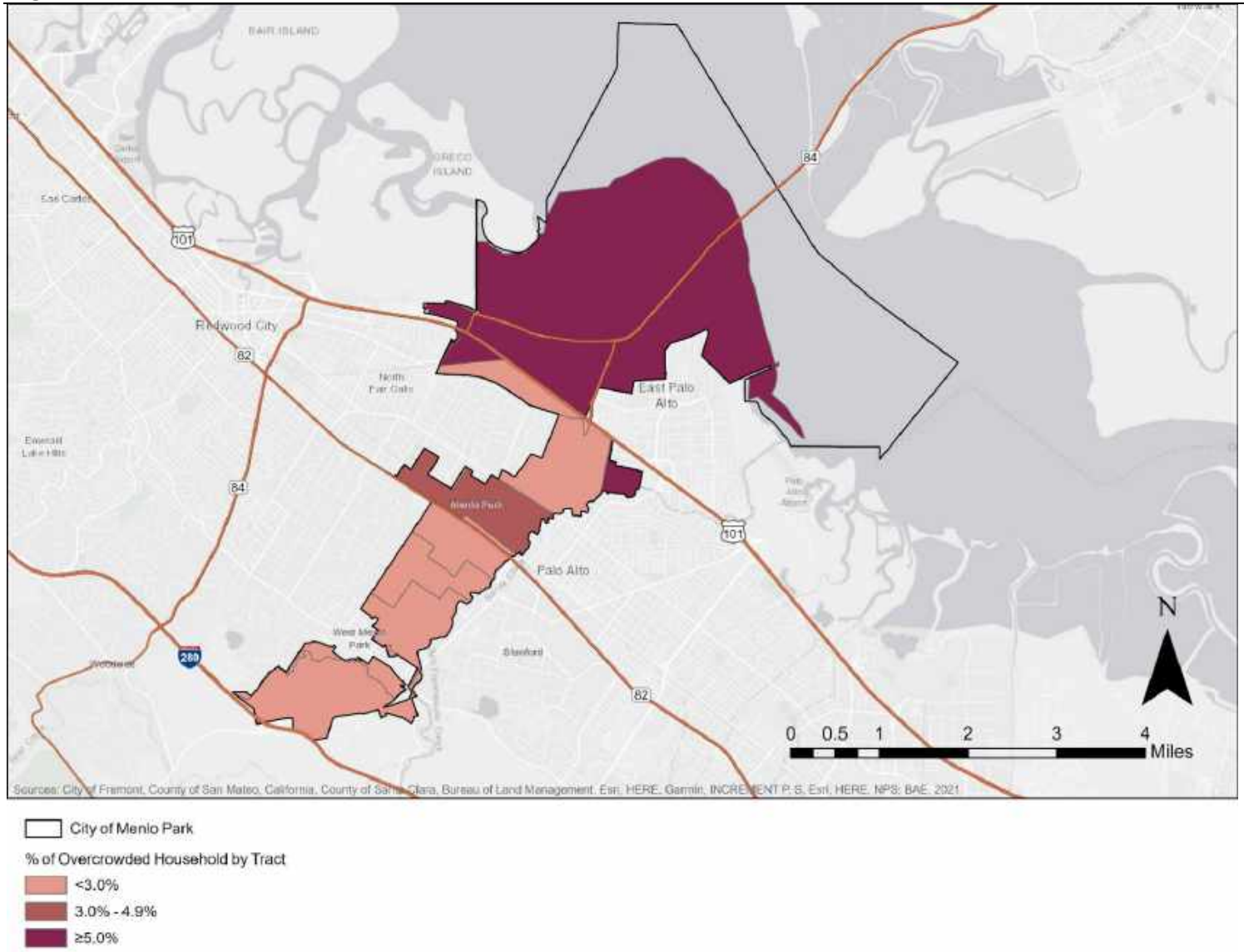
Source: U.S. Census American Community Survey, 2015-2019 data.

Overcrowded Households

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. For Menlo Park, the percent of households by tract that are overcrowded ranges from less than one percent to just below 30 percent. Three tracts, or 25 percent of the total, have a proportion of overcrowding above the statewide average of 8.2 percent. These three tracts are in the northern portion of the city, and two of the three most overcrowded tracts also include portions of East Palo Alto.

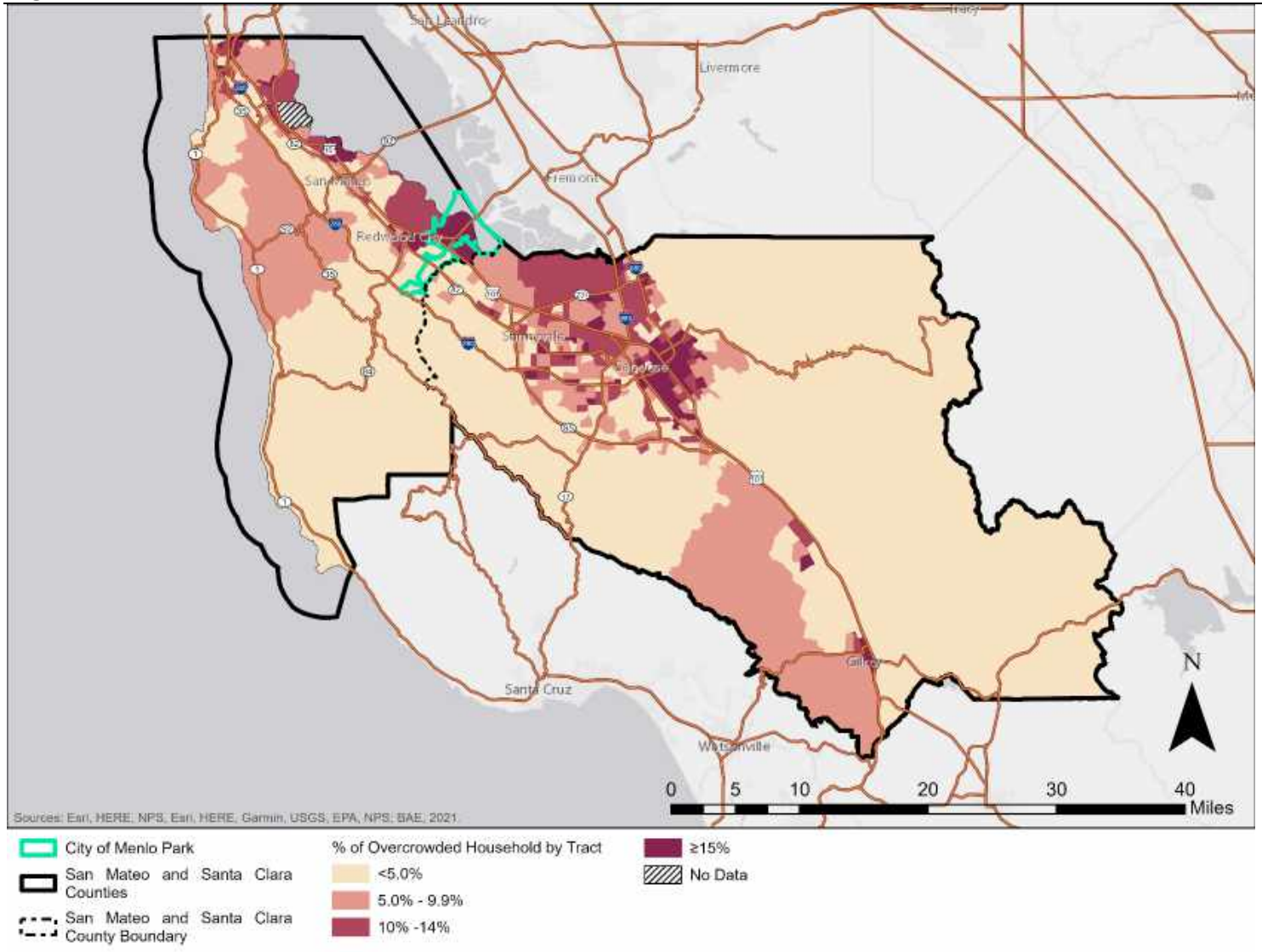
For the two-county region, the proportion of overcrowded households by tract ranges from zero to 41 percent. Of the populated tracts, 38 percent had a higher proportion of overcrowded households than the statewide average. Most of these tracts are in urban areas in the region, in both counties (see Figure 53). This is evidence that many households in the region likely cannot find and/or afford suitable housing.

Figure 52: Overcrowded Households, Menlo Park



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 53: Overcrowded Households, San Mateo and Santa Clara Counties



Source: U.S. Census American Community Survey, 2015-2019 data.

Resident Displacement

Table 11 reports the number of households by income level and tenure by housing cost burden. A household is considered to have a moderate housing cost burden if housing expenses exceed 30 percent of income, and to have a severe cost burden when housing expenses exceed 50 percent of income. Particularly for lower-income households, having housing costs that exceed 30 percent of household income often means that households are unable to afford housing while also meeting other basic needs such as food and healthcare. As shown in Table 11, there were an estimated 1,920 renter households in Menlo Park who earned less than 100 percent of HAMFI and paid more than 30 percent of income for housing between 2013 and 2017. These households are more likely than others to experience displacement as a result of increasing housing costs. Owner households are generally less susceptible to housing displacement because owners typically have a fixed mortgage payment, although low-income owner households may still experience displacement pressure if they lack the resources for upkeep and maintenance of their property or if they experience a reduction in income due to a job loss or other factors. The data in Table 11 indicates that there were an estimated 1,245 owner households with incomes at or below 100 percent of HAMFI and moderate or severe housing costs burden between 2013 and 2017.

As discussed above, non-White residents in Menlo Park are disproportionately likely to experience one or more housing problems (see Table 9 and Table 10) and to have lower incomes than the population overall, making these groups particularly vulnerable to displacement. Residents of Belle Haven and other neighborhoods that have historically contained larger minority and low income populations have been disproportionately impacted by recent growth and development in the area, especially by Meta (formerly Facebook), which is headquartered and has a growing presence in northern Menlo Park. "The Color of Law: Menlo Park Edition," as cited above in the discussion of historic patterns of racial discrimination, reports that local renter households are being forced out of their homes as investors purchase rental properties and raise rents. Additionally, new residential developments are attracting higher-paid tech workers to these areas which has implications for housing affordability and displacement.

Due in part to this trend and following settlement of litigation between East Palo Alto and Menlo Park, new development in Menlo Park is required to complete a housing needs assessment to estimate the impacts of new residential and commercial development on housing demand in the area. These studies consider the likely incomes of new workers and residents and their impact on the overall housing market, and whether the proposed projects would result in displacement of current local residents in Menlo Park and East Palo Alto.

Table 11: Housing Cost Burdens by Income Bracket and Tenure, City of Menlo Park, 2013-2017

	Renter Households		Owner Households		All Households	
Household Income Brackets (a)	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
HH Income <=30% HAMFI (b)	**840**	**100.0%**	**565**	**100.0%**	**1,405**	**100.0%**
With ≤ 30% Housing Cost Burden	130	15.5%	70	12.3%	200	14.2%
With > 30%, but ≤ 50% Cost Burden	75	8.9%	90	15.8%	165	11.7%
With > 50% Housing Cost Burden	600	71.4%	365	64.0%	965	68.4%
Not Computed (No or Negative Income)	35	4.2%	45	7.9%	80	5.7%
HH Income >30% to <=50% HAMFI (b)	**530**	**100.0%**	**380**	**100.0%**	**910**	**100.0%**
With ≤ 30% Housing Cost Burden	50	9.4%	100	26.3%	150	16.5%
With > 30%, but ≤ 50% Cost Burden	245	46.2%	90	23.7%	335	36.8%
With > 50% Housing Cost Burden	235	44.3%	190	50.0%	425	46.7%
HH Income >50% to <=80% HAMFI (b)	**1,050**	**100.0%**	**695**	**100.0%**	**1,745**	**100.0%**
With ≤ 30% Housing Cost Burden	375	35.7%	405	58.3%	780	44.7%
With > 30%, but ≤ 50% Cost Burden	480	45.7%	175	25.2%	655	37.5%
With > 50% Housing Cost Burden	195	18.6%	115	16.5%	310	17.8%
HH Income >80% to <=100% HAMFI	**370**	**100.0%**	**460**	**100.0%**	**830**	**100.0%**
With ≤ 30% Housing Cost Burden	285	76.0%	245	52.7%	530	63.1%
With > 30%, but ≤ 50% Cost Burden	80	21.3%	150	32.3%	230	27.4%
With > 50% Housing Cost Burden	10	2.7%	70	15.1%	80	9.5%
HH Income >100% HAMFI (b)	**2,155**	**100.0%**	**4,810**	**100.0%**	**6,965**	**100.0%**
With ≤ 30% Housing Cost Burden	2,020	93.7%	4,140	86.1%	6,160	88.4%
With > 30%, but ≤ 50% Cost Burden	135	6.3%	530	11.0%	665	9.5%
With > 50% Housing Cost Burden	0	0.0%	140	2.9%	140	2.0%
Total Households (b)	**4,950**	**100.0%**	**6,910**	**100.0%**	**11,860**	**100.0%**
With ≤ 30% Housing Cost Burden	2,860	57.8%	4,960	71.7%	7,820	65.9%
With > 30%, but ≤ 50% Cost Burden	1,015	20.5%	1,035	15.0%	2,050	17.3%
With > 50% Housing Cost Burden	1,040	21.0%	880	12.7%	1,920	16.2%
Not Computed (No or Negative Income)	35	0.7%	45	0.7%	80	0.7%

Notes:
(a) CHAS data reflect HUD-defined household income limits. HAMFI stands for HUD Area Median Family Income.
(b) Totals do not equal the sum of individual figures due to independent rounding.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

Fair Housing Issues and Contributing Factors

The following sections summarize known fair housing issues and their contributing factors, as identified through the fair housing assessment documented above. Where applicable, the discussion notes instances where protected classes are disproportionately impacted.

Issue: The harm caused by segregation is manifest in disproportionate housing needs and disparities in access to opportunities.

Contributing Factors: Menlo Park is a high opportunity environment that provides access to high-quality resident services, job opportunities, and good quality schools. However, due to

segregated housing conditions, there are significant geographical and racial disparities in access to opportunities. These disparities are evident through differences in poverty rates, homeownership rates, and housing problems.

Issue: The high cost of housing in Menlo Park disproportionately impacts special needs populations and non-White residents, who tend to have lower-incomes and therefore have a disproportionate need for affordable housing.

Contributing Factors: Many special needs populations and households that that tend to have low incomes, such as persons with disabilities, seniors on fixed incomes, and single parent households, are disproportionately impacted by the high housing costs in Menlo Park. Due to the high cost of housing, there are limited opportunities for lower income households to find housing units they can afford. There is also a significant shortage of accessible and affordable housing for residents with disabilities or other special housing needs, which further exacerbates housing problems for these groups. As a result, special needs populations and non-White residents tend to experience housing problems at higher rates, with high housing cost burden being perhaps the most common housing problem.

Issue: Transportation problems and challenges create barriers in access to opportunities, especially for residents with disabilities.

Contributing Factors: The Regional Assessment of Fair Housing identified several transportation-related issues potentially limiting access to opportunities such as employment, education, health care services, community amenities, and other public services. Transportation barriers and problems disproportionately impact persons with disabilities. At least in some cases, access to public transportation and/or alternative transportation infrastructure may present an impediment to fair housing choice for those who rely on such services/facilities to access employment, resident services, and educational opportunities.

Issue: High housing costs in Menlo Park have created a high housing cost burden for many residents, particularly low-income renters, which makes these households particularly vulnerable to displacement.

Contributing Factors: High housing cost burden, and the associated displacement risk, disproportionately impacts non-White residents, residents with disabilities, and other residents with special needs that tend to have lower incomes. Households are also vulnerable to displacement to the extent that high housing costs and a strong real estate market create an incentive for property owners to convert deed-restricted affordable units to market rate units, increase rents on market-rate rental properties, or convert existing affordable units to other uses. Displacement due to these changes has a disparate impact

on communities of color, seniors, people with disabilities, and other households that disproportionately rely on affordable units.

Prioritization of Contributing Factors

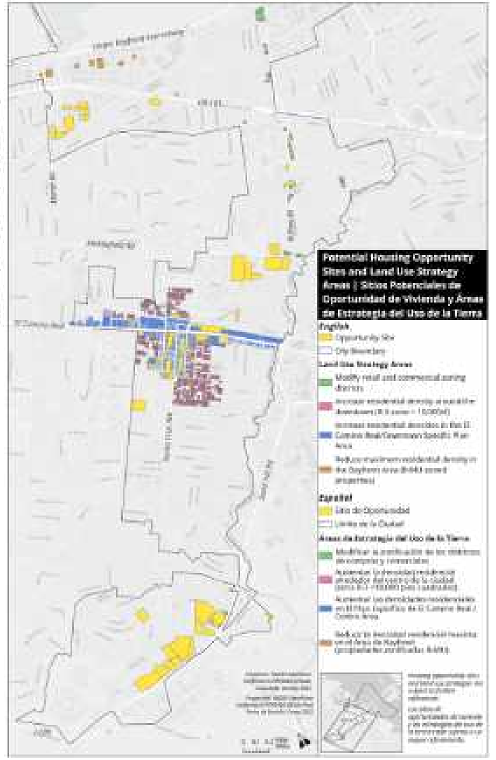
Housing Element law requires an identification and prioritization of contributing factors to fair housing issues based on the fair housing assessment above. This identification and prioritization must give the highest priority to factors that limit or deny fair housing choice or access to opportunity, or that negatively impact fair housing or civil rights.

In Menlo Park, segregation and disproportionate impacts occurring in Belle Haven and northern neighborhoods are the major contributing factors impeding fair housing choice and access to opportunity in the city. To address these fair housing issues, appropriate "place-based" strategies should be prioritized to direct resources into improving conditions for those in affected neighborhoods, while also protecting existing residents from displacement. Potential strategies may include:

- tenant protections and anti-displacement policies;
- programs to preserve existing affordable housing;
- focused transportation improvements to help residents access opportunity (e.g., jobs, schools, other services) in other nearby areas; and
- "mobility" strategies to ensure that existing residents in northern neighborhoods can have housing choices in other more balanced neighborhoods within the city.

Appendix 4-3
February 12, 2022 Community Meeting Notes

H1) Implementation Responsibilities
H2) Existing Housing and Neighborhoods
H3) Specialized Housing Needs
H4) Affordable Housing
H5) Equity
H6) Sustainable Housing
H7) Design of Housing



what lots are being rezoned? (particularly single family homes)

How to connect goals with site selection?

Look broadly at impacts -- don't operate in a vacuum

support redevelopment of commercial sites to allow housing

Concern about access, traffic and safety.

Preocupación por el acceso, el tráfico y la seguridad.

Flood park site: Complete Streets Commission looking at circulation.

Sitio del parque de inundaciones: La Comisión completa de calles está analizando la circulación.

Meta H1) RESPONSABILIDADES DE IMPLEMENTACIÓN
Continuar desarrollando la capacidad institucional del gobierno local y monitorear los logros para responder de manera efectiva a las necesidades de vivienda.

Goal 1: IMPLEMENTATION RESPONSIBILITIES
Continue to build local government institutional capacity and monitor accomplishments to effectively respond to housing needs.

How to prioritize these goals?

support increasing staffing for housing. Staffing plan?

Make sure we're working with other cities; broader approach

Interested in what a new staffing plan would look like and how can we make it a reality

Meta H2) VIVIENDAS Y BARRIOS EXISTENTES
Mantener, proteger y mejorar las viviendas y los vecindarios existentes.

Goal 2: EXISTING HOUSING AND NEIGHBORHOODS
Equitably maintain, Protect and Enhance Existing Housing and Neighborhoods.

How are impacts on schools being addressed?

¿Cómo se están considerando los impactos en las escuelas?

What metrics are you monitoring to ensure that we "maintain, protect, and enhance"? How will you know if you have succeeded or failed, objectively? The goal and points here are vague and there is no metric/measure to ensure accountability.

Concerns about crime.

Preocupaciones sobre el crimen.

Meta H3) NECESIDADES ESPECIALIZADAS DE VIVIENDA
Proporcionar Vivienda para Poblaciones con Necesidades Especiales que esté Coordinada con Servicios de Apoyo.

Goal 3: SPECIALIZED HOUSING NEEDS
Provide Housing for Special Needs Populations that is Coordinated with Support Services.

Support!

Apoyar!

Metrics? # of additional people who will be housed? How many local residents need housing, therefore what % of them could be served by this plan?

Meta H4) VIVIENDA ASEQUIBLE
Apoyar el desarrollo de una diversidad de tipos de vivienda para personas de todos los niveles de ingresos, en particular para hogares de ingresos extremadamente bajos, muy bajos y bajos.

Goal 4: AFFORDABLE HOUSING
Support the Development of a Diversity of Housing Types for People at All Income Levels, Particularly for Extremely Low-, Very Low-, and Low- Income Households.

Support!

Apoyar!

Workforce housing.

Vivienda para trabajadores.

Assessment of fair housing.

Evaluación de vivienda justa económica.

Meta H5) EQUIDAD
Garantizar el acceso equitativo a la vivienda.

Goal 5: EQUITY
Ensure Equitable Access to Housing.

Engage the community more.

Involucrar más a la comunidad.

State level?

Nivel del estado?

support tenant protections and emergency housing funds

+1

opportunities to involve people who work but don't live in MP

Meta H6) VIVIENDA SOSTENIBLE
Implementar Prácticas de Desarrollo de Vivienda Sostenible y Resiliente.

Goal 6: SUSTAINABLE HOUSING
Implement Sustainable and Resilient Housing Development Practices.

Net zero housing.

Vivienda Neta Cero.

make it easier to build infill housing

require all new bldgs to be as sustainable as possible

Meta H7) DISEÑO DE VIVIENDA
Apoyar el desarrollo de viviendas a través de procesos municipales sencillos que enfaticen el desarrollo de viviendas nuevas y bien diseñadas.

Goal 7: DESIGN OF HOUSING
Support Housing Development Through Straightforward City Processes that Emphasize Well-Designed New Housing Development.

Make sure sustainable building standards are met.

Asegúrese de que se cumplan los estándares de construcción sostenible.

concern about keeping the character of the city

support for changing parking

+1

fast tracking -- community needs to be involved

Appendix 4-4
Policy and Program Recommendations from the Golden Gate Regional Center and Housing Choices

SUBMISSION FOR MENLO PARK HOUSING ELEMENT 1.14.22

Introduction to Developmental Disabilities

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California's Developmental Disabilities Services Act and the U.S. Supreme Court's 1999 decision in *Olmstead v. L.C.,* people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Faster Growth than the General Population. Menlo Park is home to 167 people with developmental disabilities of whom 79 are adults and 88 are under age 18. This represents a 10% increase over the 153 people with developmental disabilities living in Menlo Park in 2014 when the 2015-2023 Housing Element was developed. The number of children with developmental disabilities declined by 5% during that period while the number of people 18 and older increased by 32%.

Table ___ Increase in People with Developmental Disabilities in Menlo Park

Age	2014	2021	% Change
Under age 18	93	88	-5%
18 and older	60	79	32%
Total	153	167	9%

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Menlo Park Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Menlo Park to the currently available data published in 2021 at the zip code level by the California Department of Developmental Services.

Growth in the Number of Adults with Developmental Disabilities Living in the Family Home. In 2021, 77.2% of Menlo Park adults with developmental disabilities lived in the home of parents or other guardians ("family home"), compared to 66.7% in 2014. The family home is now the largest and the fastest growing living arrangement for Menlo Park's adults with developmental disabilities. This reflects the reality that since the 2015-2023 Housing Element was developed, growth in Menlo Park's adult

population with developmental disabilities has outpaced opportunities to live in an affordable apartment with supportive services or in some type of licensed facility.

Table ___ Changes in Living Arrangements of Adults with Developmental Disabilities in Menlo Park

Adult Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	40	66.7%	61	77.2%	10.5%
Own apartment with supportive services	17	28.3%	16	20.3%	-8%
Licensed Facilities	2	3.3%	0	0%	-3.3%
Other (including homeless)	1	1.7%	2	2.5%	0.8%
Total Adults	**60**	100%	**79**	100%	

Note: The 2014 data were reported by Golden Gate Regional Center in the Menlo Park Housing Element for 2015 to 2023. The 2021 data are based on data published for zip code 94025 (may include some overlap with parts of unincorporated County) by the California Department of Developmental Services as of September 30, 2021. These data assume that all people with developmental disabilities under age 18 live in the family home, which is reasonable in that Menlo Park lacks licensed facilities for people with developmental disabilities.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Menlo Park adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities and will continue into the future. This trend has significant implications for housing needs among Menlo Park adults during the period of the 2023 to 2031 Housing Element.

Table __ Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total adults	2514	2764	10%

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental

disabilities age 62 and older grew by 35% (Table __). This is not due to migration of senior citizens with developmental disabilities to San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for people with developmental disabilities in Menlo Park. Longer life spans will also slow the pace of turnover in the county's limited supply of licensed care facilities, which will reduce opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. Unless Menlo Park addresses the housing needs of this part of its population, the countywide loss of supply of licensed care facilities increases the likelihood that Menlo Park adults with developmental disabilities will be forced out of the county when they lose the security of their parent's home.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly parent caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years in living in Menlo Park.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of under $1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in Menlo Park. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Menlo Park.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, Menlo Park can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide Menlo Park in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternative to segregated living and to counter the displacement of adults with developmental disabilities out of San Mateo County.
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed,** targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

Policy and Program Recommendations

Menlo Park has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Menlo Park has made no progress since its last Housing Element in creating housing for this population, and the number of Menlo Park adults with developmental disabilities living in their own apartment has actually declined even as the adult population grew. Menlo Park policies and programs that specifically incentivize inclusion of people with developmental disabilities (and other special needs populations) in affordable housing will help to prevent the displacement of these vulnerable residents out of the county when their parents pass away or become unable to provide housing and care.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 25 new Extremely Low and Acutely Low Income housing units for Menlo Park residents with developmental disabilities over

the period of the 2023 to 2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of Menlo Park shall monitor progress towards a quantitative goal of 25 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in high-cost Menlo Park. In creating guidelines for the scoring of any competitive request for proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of Menlo Park residents who are most difficult to house under existing state and federal housing finance programs--for example, by prioritizing proposals with a higher number of extremely low or acutely low income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

  Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the City of Menlo Park shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of extremely low or acutely low income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Offer Developers a Range of Affordability Options Under the Inclusionary Ordinance.** Most adults with developmental disabilities have incomes too low to satisfy minimum income requirements for the Very Low Income and Low Income units currently offered under the city's inclusionary ordinance and are effectively excluded from this housing option. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing a menu of options for including affordable units, for example, by setting a higher percentage of units priced at moderate income and a lower percentage of units set at acutely low income. Such a menu would address a broader range of

Menlo Park housing needs, while giving developers more options for meeting the inclusionary requirement.

Sample Language: The City of Menlo Park shall revise its inclusionary housing ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (moderate-income, low income, very low income, and extremely low income).

- **Local Density Bonus Priorities.** Like many state and federal housing finance programs, the state density bonus program incentivizes the production of housing at the Low and Very Low Income level. But in counties like San Mateo County, with the highest Area Median Income in the state, these incentives have the effect of making much of the available affordable housing out of reach for Menlo Park residents who are Extremely Low or Acutely Low Income and are thus unable to meet minimum income requirements or afford the rent assigned to the Very Low Income category. Menlo Park should add additional local incentives to the state density bonus law to make it more responsive to the impact of San Mateo County's high median income on the affordability of housing for Menlo Park residents who are Extremely Low or Acutely Low Income, including, for example, people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

  Sample Language: In addition to implementing the California density bonus statute, the City shall provide an additional local density bonus, incentives, or concessions for housing projects that include a percentage of the units for people at the Extremely Low or Acutely Low Income affordability level, including, for example, people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** The Menlo Park Affordable Housing Overlay Ordinance offers certain reduced parking options for developers depending on the number and size of affordable units offered. However, the AHO, the Menlo Park El Camino Real Specific Plan nor the Downtown Specific Plan adopts parking requirements for people with disabilities. Because most adults with developmental disabilities do not drive or own a car, the City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

  Sample Language: In the Affordable Housing Overlay Ordinance, the Menlo Park El Camino Real Specific Plan, and the Downtown Specific Plan, the City shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

Policy and Program Recommendations from the Golden Gate Regional Center and Housing Choices

- **Revise the Affordable Housing Overlay Ordinance to Incentivize Extremely Low and Acutely Low Income Units.** Above and beyond the density bonus guidelines mandated by state law, the City makes available additional concessions for developers who agree to provide more Low-Income and Very-Low income units than would be required under the state density bonus law. This ordinance provides no incentive for developers to house Menlo Park residents who are unable to income-qualify for Very Low Income units because they live on fixed incomes that have not kept pace with the consistent annual increases in the San Mateo County Area Median Income for the past 10 years. The city should better target the inducements of the Affordable Housing Overlay Ordinance to address the city's most difficult to achieve housing priorities, including the creation of more extremely low and acutely low income units or housing for special needs populations such as people with developmental and other disabilities who require coordinated onsite services of the Golden Gate Regional Center.

  Sample Language: The City of Menlo Park shall revise the Affordable Housing Overlay Ordinance to provide additional density, incentives, concessions or fee waivers that would enable the developer to address the city's most difficult to achieve housing priorities, including for example, by providing a greater number of extremely low and acutely low income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

  Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a forgivable loan program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels to people with developmental disabilities.

Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels to people with developmental disabilities who would benefit from coordinated housing support and other services provided by the Golden Gate Regional Center.

- **Affirmatively Further Fair Housing.** Not only is disability the highest-ranked source of Fair Housing complaints, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of housing discrimination and severe rent burden than either BIPOC without disabilities or whites with disabilities. Currently Menlo Park offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income units means that BIPOC--particularly those with disabilities--have been excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low and Acutely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Menlo Park and decrease displacement and homelessness for the most at-risk Menlo Park residents.

  Sample Language: The City of Menlo Park's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low and Acutely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

Appendix 4-5
21 Elements Resident Survey Analysis

AFFH Appendix.
Community Engagement

This section reports the findings from the resident survey conducted of San Mateo County residents to support the AFFH analysis of Housing Elements. It explores residents' housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. The survey also asks about residents' access to economic opportunity, captured through residents' reported challenges with transportation, employment, and K-12 education. The survey was offered in both English and Spanish.

The resident survey was available online, in both Spanish and English, in a format accessible to screen readers, and promoted through jurisdictional communications and social media and through partner networks. A total of 2,382 residents participated.

The survey instrument included questions about residents' current housing situation, housing, neighborhood and affordability challenges, healthy neighborhood indicators, access to opportunity, and experience with displacement and housing discrimination.

Explanation of terms. Throughout this section, several terms are used that require explanation.

- "Precariously housed" includes residents who are currently homeless or living in transitional or temporary/emergency housing, as well as residents who live with friends or family but are not themselves on the lease or property title. These residents may (or may not) make financial contributions to pay housing costs or contribute to the household in exchange for housing (e.g., childcare, healthcare services).
- "Disability" indicates that the respondent or a member of the respondent's household has a disability of some type—physical, mental, intellectual, developmental.
- "Single parent" are respondents living with their children only or with their children and other adults but not a spouse/partner.
- "Tenure" in the housing industry means rentership or ownership.
- "Large households" are considered those with five or more persons residing in a respective household.
- "Seriously Looked for Housing" includes touring or searching for homes or apartments, putting in applications or pursuing mortgage financing.

Sampling note. The survey respondents do not represent a random sample of the county or jurisdictions' population. A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey. The self-selected nature of the survey prevents the collection of a true random sample. Important insights and themes can still be gained from the survey results, however, with an understanding of the differences among resident groups and between jurisdictions and the county overall. Overall, the data provide a rich source of information about the county's households and their experience with housing choice and access to opportunity in the communities where they live.

Jurisdiction-level data are reported for cities with 50 responses or more. Response by jurisdiction and demographics are shown in the figure below. Overall, the survey received a very strong response from typically underrepresented residents including: people of color, renters, precariously housed residents, very low income households, households with children, large households, single parents, and residents with disabilities.

Figure 1.
Resident Survey Sample Sizes by Jurisdictions and Selected Characteristics

	County	Belmont	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Total Responses	**2,382**	**89**	**82**	**173**	**130**	**53**	**148**	**63**	**59**	**55**	**84**	**163**	**99**	**175**	**832**
Race/Ethnicity															
African American	134	5	7	4	9	8	10	6	4	4	5	14	4	17	15
Hispanic	397	7	9	14	26	27	13	8	1	8	12	59	13	31	149
Asian	500	18	9	26	43	6	32	6	8	13	14	11	19	23	249
Other Race	149	7	10	6	8	3	14	3	3	3	3	9	7	13	47
Non-Hispanic White	757	41	35	89	27	4	44	27	27	15	35	54	36	58	195
Tenure															
Homeowner	1,088	39	51	96	39	9	89	26	46	18	42	37	48	58	409
Renter	1,029	40	30	65	67	36	43	28	7	33	38	105	41	88	324
Precariously Housed	309	10	8	12	26	12	17	14	5	7	13	23	16	29	87
Income															
Less than $25,000	282	14	11	12	21	15	12	11	5	6	7	40	11	29	61
$25,000-$49,999	265	13	9	10	22	9	8	6	3	6	7	28	5	20	97
$50,000-$99,999	517	10	14	38	43	10	26	11	3	10	17	37	22	40	206
Above $100,000	721	38	24	69	16	8	64	12	30	14	32	31	40	40	251
Household Characteristics															
Children under 18	840	38	24	53	50	26	44	17	18	20	29	61	37	64	287
Large households	284	5	7	11	20	18	8	3	5	7	8	20	13	15	133
Single Parent	240	14	8	15	19	11	12	9	3	7	7	30	9	21	49
Disability	711	28	25	41	38	22	40	22	13	17	29	62	34	65	210
Older Adults (age 65+)	736	25	27	66	37	11	54	25	25	18	33	44	32	37	248

Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Primary Findings

The survey data present a unique picture of the housing choices, challenges, needs, and access to economic opportunity of San Mateo County residents.

Top level findings from residents' perspectives and experiences:

- The **limited supply of housing** that accommodates voucher holders presents several challenges. Specifically,
    - Eight out of 10 voucher holders represented by the survey find a landlord that accepts a housing voucher to be "difficult" or "very difficult."
    - According to the survey data, vouchers not being enough to cover the places residents want to live is a top impediment for residents who want to move in San Mateo County, as well as for African American, Asian, and Hispanic residents, households with children under 18, single parents, older adults, households with a member experiencing a disability, and several jurisdictions.
- **Low income is a barrier** to accessing housing. The impacts are highest for precariously housed respondents. large households, Hispanic households, and residents in Daly City and Redwood City.
- **Nearly 4 in 10 respondents who looked for housing experienced denial of housing.** African American/Black respondents, single parent households, precariously housed respondents, and households with income below $50,000 reported the highest denial rates.
- **1 in 5 residents have been displaced** from their home in the past five years. One of the main reasons cited for displacement was *the rent increased more than I could pay*. African American households, single parents, households that make less than $25,000, and precariously housed respondents reported the highest rates of displacement.
- For households with children that were displaced in the past five years, **60% of children in those households have changed schools.** The most common outcomes identified by households with children who have changed schools include *school is more challenging, they feel less safe at the new school,* and *they are in a worse school.*
- **Nearly 1 in 5 residents reported they have experienced discrimination** in the past five years. African American, single parent, and precariously housed respondents reported the highest rates of discrimination. The most common actions in response to discrimination cited by survey respondents were *Nothing/I wasn't sure what to do* and *Moved/found another place to live*.

- Of respondents reporting a disability, **about 25% report that their current housing situation does not meet their accessibility needs**. The three top greatest housing needs identified by respondents included installation of grab bars in bathroom or bench in shower, supportive services to help maintain housing, and ramps.

- On average, respondents are **fairly satisfied with their transportation situation**. Groups with the highest proportion of respondents somewhat or not at all satisfied with their transportation options included African American, single parents, precariously housed, and Brisbane respondents.

There are some housing, affordability, and neighborhood challenges unique to specific resident groups. These include:

- **Would like to move but can't afford it**—Most likely to be a challenge for Daly City, East Palo Alto, and Redwood City respondents, as well as Hispanic, renter, precariously housed, households making less than $50,000, and large household respondents.

- **My house or apartment isn't big enough for my family**—Most likely to be a challenge for East Palo Alto respondents, as well as Hispanic households, large and single parent households, and households with children under 18.

- **I'm often late on my rent payments**—Most likely to be a challenge for East Palo Alto and renter respondents, as well as households that make less than $25,000.

- **I can't keep up with my utility payments**—Most likely to be a challenge for East Palo Alto, Daly City, and San Mateo respondents, as well as African American and Hispanic respondents, single parent households, households with children under 18, and households that make less than $50,000.

- **Bus/rail does not go where I need to go or does not operate during the times I need—** Most likely to be a challenge for African American, precariously housed, single parent households, Brisbane and Pacifica respondents.

- **Schools in my neighborhood are poor quality—**Most likely to be a challenge for East Palo Alto, Redwood City, San Bruno and South San Francisco respondents, as well as Hispanic respondents and households with children under 18.

Resident Survey Findings

Of survey respondents who reported their race or ethnicity, nearly 40% of survey respondents identified as non-Hispanic White, followed by Asian (26%), Hispanic (20%), African American (7%), and Other Minority (8%) residents (Figure 2). Overall, 45% of the survey respondents were homeowners, followed by 42% of renter respondents. Thirteen percent of respondents reported they are precariously housed (Figure 3). Four in ten respondents reported having household income greater than $100,000. Nearly 30% of

respondents reported a household income between $50,000-99,999, followed by 15% of respondents who made between $25,000-49,999 and 16% of respondents making less than $25,000 (Figure 4).

The survey analysis also included selected demographic characteristics of respondents, including those with children under the age of 18 residing in their household, adults over the age of 65, respondents whose household includes a member experiencing a disability, those who live in large households, and single parents. Thirty five percent of respondents indicated they had children in their household, while 31% indicated they were older adults. Thirty percent of respondents indicated they or a member of their household experienced a disability, 12% of respondents reported having large households, and 10% were single parents (Figure 5).

Figure 2.
Survey Respondents by Race/Ethnicity

Note:

n=1,937; 535 respondents did not indicate their race or ethnicity.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

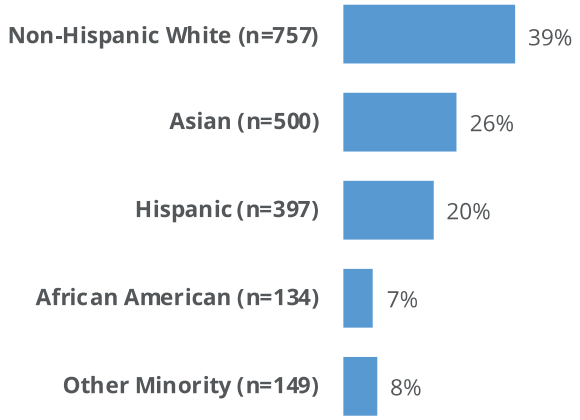


Figure 3.
Survey Respondents by Tenure

Note:

n=2,426.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

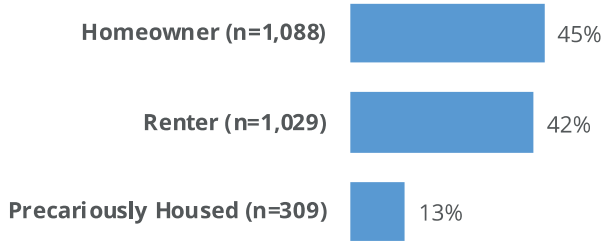


Figure 4.
Survey Respondents by Income

Note:

n=1,785.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

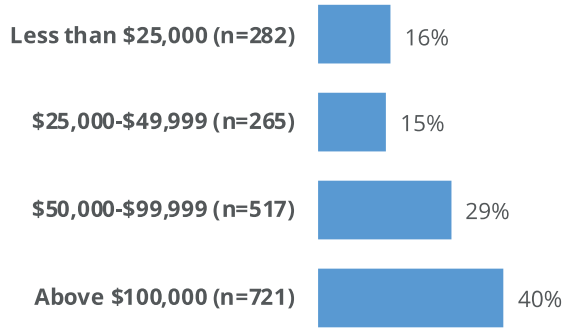
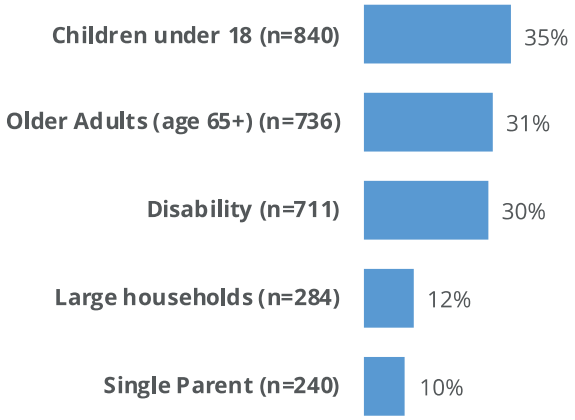


Figure 5.
Survey Respondents by Selected Household Characteristics

Note:
Denominator is total responses to the survey (n=2,382)

Source:
Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



Housing, Neighborhood and Affordability Challenges

Housing challenges: overall. Survey respondents were asked to select the housing challenges they currently experience from a list of 34 different housing, neighborhood, and affordability challenges. Figures 6a through 8c present the top 10 housing and neighborhood challenges and top 5 affordability challenges experienced by jurisdiction, race/ethnicity, tenure, income, and selected household characteristics.

These responses allow a way to compare the jurisdictions to the county for housing challenges for which other types of data do not exist. In this analysis, "above the county"—shaded in light red or pink—is defined as the proportion of responses that is 25% higher than the overall county proportion. "Below the county"—shown in light blue—occurs when the proportion of responses is 25% lower than the overall county proportion.

As shown in Figure 6a, residents in Redwood City and East Palo Alto experience several housing challenges at a higher rate than the county overall. Conversely, Foster City and Hillsborough residents experience nearly all identified housing challenges at a lower rate than the county.

Notable trends in housing, neighborhood, and affordability challenges by geographic area include:

- Residents in Daly City, East Palo Alto, and Redwood City are less likely to move due to the lack of available affordable housing options.
- East Palo Alto, Redwood City, and San Mateo residents report living in housing that is too small for their families.
- Millbrae, Belmont, and Redwood City residents report being more reticent to request a repair to their unit in fear that their landlord will raise their rent or evict them.
- Nearly 1 in 5 Pacifica survey respondents report that their home or apartment is in bad condition.

- Brisbane and East Palo Alto residents are more likely to experience a landlord refusing to make repairs to their unit.
- Residents in Daly City and Millbrae are more likely to report that they don't feel safe in their neighborhood or building.
- Half Moon Bay and East Palo Alto respondents expressed the greatest need for assistance in taking care of themselves or their home.

When compared to the county overall, **the most common areas where respondents' needs were higher than the county overall** were:

- Overall, half of the jurisdictions' respondents reported *I need help taking care of myself/my home and can't find or afford to hire someone* at a higher rate than the county.
- Over 40% of jurisdictions' respondents reported a higher rate than the county for the following housing challenge: *My home/apartment is in bad condition.*
- Nearly 40% of jurisdictions' respondents reported a higher rate than the county for the following housing challenges: *My landlord refuses to make repairs despite my requests* and *I don't feel safe in my neighborhood/building.*

Figure 6a.
Top 10 Housing Challenges Experienced by Jurisdiction

25% Above County average

25% Below County average

Housing or Neighborhood Condition	County	Belmont	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Valid cases	2,159	82	73	158	118	49	135	59	50	53	79	151	93	163	738
I would like to move but I can't afford anything that is available/income too low	31%	27%	12%	20%	51%	41%	16%	25%	4%	32%	28%	43%	30%	38%	35%
My house or apartment isn't big enough for my family	20%	22%	11%	14%	24%	35%	10%	12%	4%	21%	11%	26%	20%	26%	21%
I worry that if I request a repair it will result in a rent increase or eviction	14%	21%	10%	13%	17%	14%	9%	10%	2%	23%	15%	20%	11%	15%	13%
My home/apartment is in bad condition	11%	15%	14%	9%	15%	12%	3%	7%	0%	11%	18%	14%	5%	15%	10%
My landlord refuses to make repairs despite my requests	6%	6%	14%	3%	5%	12%	4%	5%	2%	2%	9%	9%	5%	10%	5%
I live too far from family/ friends/my community	6%	6%	5%	4%	8%	4%	5%	8%	6%	6%	3%	8%	4%	7%	5%
I don't feel safe in my building/ neighborhood	6%	7%	5%	5%	13%	8%	0%	7%	6%	11%	10%	8%	3%	6%	3%
I need help taking care of myself/my home and can't find or afford to hire someone	5%	2%	7%	7%	7%	10%	2%	14%	2%	8%	9%	3%	4%	8%	4%
I have bed bugs/insects or rodent infestation	5%	10%	5%	4%	3%	16%	2%	3%	4%	6%	9%	11%	6%	4%	3%
The HOA in my neighborhood won't let me make changes to my house or property	4%	2%	5%	1%	3%	8%	11%	3%	2%	4%	5%	3%	3%	4%	2%
None of the above	42%	37%	48%	50%	20%	33%	55%	44%	76%	36%	47%	28%	45%	35%	46%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

The following two figures segment the answers by:

- Housing affordability challenges only; and
- Neighborhood challenges only.

Housing affordability challenges. As shown in Figure 6b, residents in San Mateo, Daly City, East Palo Alto, and Pacifica experience affordability challenges at a higher rate than the county overall. Conversely, Belmont, Hillsborough, Burlingame, and South San Francisco residents experience affordability challenges at a lower rate than the county.

The most significant geographic variations occur in:

- San Mateo city residents experience all five affordability challenges at a greater rate than the county overall. In addition to being less likely to pay utility bills or rent on time, San Mateo residents are more than twice as likely than the average county respondent to have bad credit or a history of eviction/foreclosure that impacts their ability to rent.
- East Palo Alto, San Mateo, and Daly City residents are most likely to experience difficulty paying utility bills.
- Residents in East Palo Alto and Redwood City are most likely to be late on their rent payments.
- Millbrae residents experience the greatest difficultly paying their property taxes among jurisdictions in San Mateo County.
- Respondents from Brisbane, Half Moon Bay, and Pacifica are also more likely to have trouble keeping up with property taxes.
- Daly City, City of San Mateo, and Redwood City respondents are more likely to have bad credit or an eviction history impacting their ability to rent.

Overall, over a third of jurisdictions' respondents experienced the following affordability challenges at a higher rate than the county: *I can't keep up with my property taxes* and *I have bad credit/history of evictions/foreclosure and cannot find a place to rent*.

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Figure 6b.
Top 5 Affordability Challenges Experienced by Jurisdiction

25% Above County average

25% Below County average

Affordability Challenges	County	Belmont	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Valid cases	2,130	83	73	157	115	51	134	58	50	50	77	147	93	160	728
I can't keep up with my utilities	10%	6%	5%	6%	15%	16%	5%	12%	4%	12%	8%	12%	9%	15%	9%
I'm often late on my rent payments	8%	6%	5%	6%	10%	20%	3%	7%	2%	8%	4%	12%	4%	11%	7%
I can't keep up with my property taxes	6%	2%	10%	4%	3%	2%	8%	10%	0%	16%	10%	3%	5%	9%	5%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	1%	4%	2%	13%	6%	0%	0%	2%	0%	5%	8%	4%	10%	2%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	2%	7%	3%	3%	2%	7%	3%	4%	4%	5%	3%	3%	6%	2%
None of the above	73%	73%	68%	80%	65%	59%	78%	66%	88%	64%	71%	70%	77%	63%	80%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Neighborhood challenges. As shown in Figure 6c, residents in East Palo Alto, Brisbane, Daly City, and Pacifica experience neighborhood challenges at a higher rate than the county. Burlingame and Foster City both experience neighborhood challenges at a lower rate than the county.

Hillsborough and Belmont residents report divergent experiences related to neighborhood challenges — respondents identified more challenges around neighborhood infrastructure and access to transit but fewer challenges around school quality and job opportunities.

There are a handful of jurisdictions who experience specific neighborhood challenges at a disproportionate rate compared to the county.

- For instance, East Palo Alto and Belmont residents experience neighborhood infrastructure issues (e.g., bad sidewalks, no lighting) more acutely than county residents overall.
- Brisbane residents experience transportation challenges in their neighborhoods.
- East Palo Alto, Redwood City, San Bruno, and South San Francisco experience challenges with school quality in their neighborhoods.
- Residents in Brisbane, Hillsborough, Pacifica, Belmont, and Half Moon Bay report the highest rates of difficulty accessing public transit.
- Daly City, Millbrae, San Mateo, and East Palo Alto residents were more likely to identify the lack of job opportunities available in their neighborhoods.

Over a third of jurisdictions' respondents experienced the following neighborhood challenges at a higher rate than the county: *I can't get to public transit/bus/light rail easily or safely.*

Figure 6c.
Top 5 Neighborhood Challenges Experienced by Jurisdiction

25% Above County average
25% Below County average

Neighborhood Challenges	County	Belmont	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Valid cases	2,079	80	72	153	116	48	130	56	53	46	75	145	91	151	712
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	31%	18%	13%	25%	40%	4%	18%	23%	20%	15%	21%	14%	12%	16%
Schools in my neighborhood are poor quality	15%	6%	18%	3%	17%	25%	4%	14%	2%	7%	13%	20%	20%	15%	20%
Bus/rail does not go where I need to go or does not operate during the times I need	15%	14%	24%	8%	14%	15%	21%	18%	9%	15%	24%	17%	14%	17%	10%
I can't get to public transit/bus/light rail easily or safely	14%	19%	29%	7%	9%	10%	14%	18%	25%	17%	21%	12%	13%	15%	10%
There are not enough job opportunities in the area	12%	9%	8%	7%	20%	17%	8%	14%	0%	20%	13%	11%	11%	18%	12%
None of the above	50%	41%	28%	69%	45%	33%	62%	46%	57%	50%	52%	41%	52%	52%	55%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Differences in needs by race and ethnicity and housing tenure. As shown in Figure 7a, and compared to the county overall:

- African American, Hispanic, and Other Race respondents, as well as Renters and those who are precariously housed experience several housing challenges at a higher rate than the county overall.
- Conversely, non-Hispanic White residents and homeowners are less likely to experience housing challenges.

Specifically,

- Black or African American residents are more than three times as likely to have a landlord not make a repair to their unit after a request compared to county residents overall. Renters, Hispanic, Other Race, and Precariously housed residents are also more likely to experience this challenge.
- African American, Asian, Hispanic, Renter, and Precariously Housed households are more likely to experience bed bugs or rodent infestation in their homes.
- African American, Other Race, Renter, and Precariously Housed households are also more likely to live further away from family, friends, and their community.
- African Americans are three times more likely than the average county respondent to be told by their HOA they cannot make changes to their house or property. Asian households are twice as likely to experience this challenge.
- Renter, Hispanic, and Other Race respondents are more likely to worry that if they request a repair it will result in a rent increase or eviction and to report that their homes are in bad condition.

Figure 7a.
Top 10 Housing Challenges Experienced by Race/Ethnicity and Tenure

25% Above County average
25% Below County average

Housing or Neighborhood Condition	County	African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Precariously Housed
Valid cases	2,159	132	489	392	144	734	986	974	301
I would like to move but I can't afford anything that is available/income too low	31%	30%	32%	50%	31%	20%	7%	48%	56%
My house or apartment isn't big enough for my family	20%	16%	21%	35%	22%	11%	12%	29%	18%
I worry that if I request a repair it will result in a rent increase or eviction	14%	17%	13%	23%	19%	11%	2%	28%	13%
My home/apartment is in bad condition	11%	12%	9%	16%	17%	10%	6%	17%	10%
My landlord refuses to make repairs despite my requests	6%	20%	7%	10%	10%	5%	2%	13%	10%
I live too far from family/ friends/my community	6%	15%	6%	6%	13%	6%	5%	8%	9%
I don't feel safe in my building/ neighborhood	6%	13%	6%	6%	9%	5%	4%	8%	7%
I need help taking care of myself/my home and can't find or afford to hire someone	5%	14%	7%	5%	6%	5%	5%	6%	11%
I have bed bugs/insects or rodent infestation	5%	14%	8%	7%	5%	4%	4%	9%	9%
The HOA in my neighborhood won't let me make changes to my house or property	4%	14%	8%	4%	3%	3%	5%	3%	7%
None of the above	42%	18%	37%	24%	38%	58%	68%	21%	13%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

The above trends are similar for the **most acute housing affordability challenges**. As shown in Figure 7b, African American and Hispanic households, as well as renters and those precariously housed, experience affordability challenges at a higher rate than the county overall. Non-Hispanic White residents and homeowners experience these same challenges at a lower rate than the county.

- African American residents experience all five affordability challenges at a greater rate than the county overall.
- In addition to being more likely to not pay utility bills or rent on time, African American residents are more than four times as likely than the average county respondent to have a Section 8 voucher and worry that their landlord will raise their rent more than the voucher payment.
- Along with African American residents, Hispanic households, renters, and precariously housed households are most likely to experience difficulty paying utility bills, as well as have bad credit or eviction/foreclosure history impacting their ability to find a place to rent.
- These groups, with the exception of those precariously housed, are also more likely to be late on their rent payments.

Figure 7b.
Top 5 Affordability Challenges Experienced by Race/Ethnicity and Tenure

25% Above County average
25% Below County average

Affordability Challenges	County	African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Precariously Housed
Valid cases	2,130	132	487	391	146	739	983	953	293
I can't keep up with my utilities	10%	22%	11%	17%	14%	5%	5%	15%	15%
I'm often late on my rent payments	8%	13%	6%	12%	12%	4%	1%	15%	8%
I can't keep up with my property taxes	6%	16%	8%	4%	5%	7%	9%	5%	14%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	5%	3%	8%	4%	2%	1%	6%	11%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	18%	5%	6%	7%	2%	2%	7%	8%
None of the above	73%	32%	70%	63%	64%	83%	84%	61%	54%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 7c, African American and precariously housed residents experience neighborhood challenges at a higher rate than the county. These two groups experience neighborhood issues related to transportation more acutely than county residents overall. In addition to Other Race respondents, they are also more likely to identify the lack of job opportunities in their respective neighborhoods.

Additionally, Hispanic residents are more likely to live in neighborhoods with poor performing schools than the average county respondent. Homeowners are also more likely to report that they cannot access public transit easily or safely.

Figure 7c.
Top 5 Neighborhood Challenges Experienced by Race/Ethnicity and Tenure

25% Above County average
25% Below County average

Neighborhood Challenges	County	African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Precariously Housed
Valid cases	2,079	133	486	389	146	737	975	918	284
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	14%	17%	19%	16%	18%	18%	15%	18%
Schools in my neighborhood are poor quality	15%	13%	18%	20%	17%	13%	18%	13%	13%
Bus/rail does not go where I need to go or does not operate during the times I need	15%	33%	16%	13%	17%	17%	17%	14%	24%
I can't get to public transit/bus/light rail easily or safely	14%	24%	15%	11%	16%	16%	18%	11%	19%
There are not enough job opportunities in the area	12%	22%	14%	12%	19%	9%	9%	15%	20%
None of the above	50%	23%	46%	48%	45%	53%	49%	51%	36%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Differences in needs by household status. As shown in Figure 8a, single parents, households making less than $50,000, households with children under 18 and households with a member experiencing a disability are more likely to experience housing challenges. Conversely, households making more than $100,000 experience nearly all specified housing challenges at a lower rate than the county.

Single parents experience all ten housing challenges at a greater rate than the county overall.

Households making less than $25,000 also experience every challenge at a higher rate, with the exception of *I worry that if I request a repair it will result in a rent increase or eviction.*

Households making less than $50,000, single parents, and households with children under 18 are more likely to experience the following challenges:

- My house or apartment isn't big enough for my family;
- My house or apartment is in bad condition;
- My landlord refuses to make repairs despite my request;
- I live too far from family/friends/my community;
- I don't feel safe in my building/neighborhood;
- I need help taking care of myself/my home and can't find or afford to hire someone; and
- I have bed bugs/insects or rodent infestation.

Households with a member experiencing a disability are also more likely to experience landlords refusing their requests to make repairs, living further away from family/friends/community, and not being able to find or afford someone to help take care of themselves or their homes. These households are also more likely to experience bed bugs, insects, or rodent infestation, as well as HOA restrictions impacting their ability to make changes to their home or property.

Additionally, large households have the highest proportion of respondents among the selected groups that would like to move but can't afford anything that is available.

Figure 8a.
Top 10 Housing Challenges Experienced by Income and Household Characteristics

25% Above County average
25% Below County average

Housing or Neighborhood Condition	County	Less than $25,000	$25,000-$49,999	$50,000-$99,999	Above $100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,159	280	260	505	701	827	278	240	701	709
I would like to move but I can't afford anything that is available/income too low	31%	47%	48%	37%	16%	35%	51%	40%	36%	25%
My house or apartment isn't big enough for my family	20%	25%	25%	23%	16%	34%	43%	32%	20%	13%
I worry that if I request a repair it will result in a rent increase or eviction	14%	16%	18%	19%	9%	19%	19%	28%	16%	11%
My home/apartment is in bad condition	11%	15%	20%	12%	6%	15%	17%	17%	12%	9%
My landlord refuses to make repairs despite my requests	6%	13%	13%	8%	2%	9%	8%	14%	10%	6%
I live too far from family/ friends/my community	6%	9%	9%	6%	5%	10%	5%	10%	8%	6%
I don't feel safe in my building/ neighborhood	6%	9%	9%	6%	3%	8%	4%	10%	7%	5%
I need help taking care of myself/my home and can't find or afford to hire someone	5%	9%	9%	5%	3%	7%	6%	12%	11%	6%
I have bed bugs/insects or rodent infestation	5%	10%	9%	5%	3%	9%	4%	15%	9%	6%
The HOA in my neighborhood won't let me make changes to my house or property	4%	7%	3%	4%	3%	7%	4%	11%	6%	5%
None of the above	42%	21%	21%	37%	61%	28%	26%	12%	32%	49%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 8b, households making less than $50,000, as well as large households, single parents, households with children under 18, and households with a member experience a disability, experience the most acute affordability challenges at a higher rate than the county overall. Households making more than $50,000 and adults over the age of 65 are less likely to experience affordability challenges.

Households making between $25,000-$50,000, single parents, and households with children under 18 experience all five affordability challenges at a greater rate than the average county respondent.

Of households experiencing major affordability issues, **single parent households are most acutely impacted.** These households are more than three times as likely to have a Section 8 voucher and fear their landlord will raise the rent impacting the viability of their voucher, more than twice as likely to miss utility payments and have bad credit/eviction or foreclosure history impacting their ability to rent, and twice as likely to have trouble keeping up with their property taxes.

Figure 8b.
Top 5 Affordability Challenges Experienced by Income and Household Characteristics

25% Above County average

25% Below County average

Affordability Challenges	County	Less than $25,000	$25,000-$49,999	$50,000-$99,999	Above $100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,130	276	260	509	703	830	279	239	699	716
I can't keep up with my utilities	10%	16%	16%	12%	3%	16%	14%	23%	15%	8%
I'm often late on my rent payments	8%	19%	16%	6%	1%	11%	12%	15%	11%	4%
I can't keep up with my property taxes	6%	7%	9%	8%	5%	9%	4%	12%	8%	7%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	8%	7%	4%	1%	5%	6%	10%	6%	3%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	11%	6%	4%	1%	7%	3%	14%	8%	5%
None of the above	73%	46%	56%	72%	90%	59%	70%	32%	59%	75%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 8c, households with children under 18, as well as single parents, households with a member experiencing a disability, and households making less than $25,000 are more likely to experience neighborhood challenges. These households are most likely to report that *the bus/rail does not go where I need to go or does not operate during the times I need.* In addition to households that make between $25,000-$100,000, these groups are more likely to identify the lack of job opportunities in their respective neighborhoods.

Households with children under 18 are more likely to live in neighborhoods with poor quality schools. Large households are more likely to report issues with neighborhood infrastructure (e.g., bad sidewalks, poor lighting) and households with a member experiencing a disability are more likely to report they cannot access public transit easily or safely.

Figure 8c.
Top 5 Neighborhood Challenges Experienced by Income and Household Characteristics

25% Above County average
25% Below County average

Neighborhood Challenges	County	Less than $25,000	$25,000-$49,999	$50,000-$99,999	Above $100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,079	273	259	503	709	824	277	234	692	714
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	17%	15%	18%	17%	19%	22%	16%	19%	14%
Schools in my neighborhood are poor quality	15%	17%	14%	11%	19%	24%	19%	17%	14%	9%
Bus/rail does not go where I need to go or does not operate during the times I need	15%	19%	16%	15%	16%	19%	11%	28%	19%	16%
I can't get to public transit/bus/light rail easily or safely	14%	15%	12%	14%	14%	15%	12%	15%	19%	17%
There are not enough job opportunities in the area	12%	21%	17%	16%	6%	17%	12%	19%	15%	11%
None of the above	50%	40%	45%	51%	53%	38%	48%	31%	41%	53%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience Finding Housing

This section explores residents' experience seeking a place to rent or buy in the county and the extent to which displacement—having to move when they do not want to move—is prevalent. For those respondents who seriously looked for housing in the past five years, this section also examines the extent to which respondents were denied housing to rent or buy and the reasons why they were denied.

Recent experience seeking housing to rent. Figure 9 presents the proportion of respondents who seriously looked to rent housing for the county, jurisdictions, and selected respondent characteristics, as well as the reasons for denial.

Over half of county respondents (56%) have seriously looked for housing in the past five years. The **most common reasons for denial** included:

- Landlord not returning the respondent's call (26%),
- Landlord told me the unit was available over the phone but when I showed up in person, it was no longer available (22%), and
- Landlord told me it would cost more because of my service or emotional support animal (14%).

Jurisdictions with the highest percentage of respondents who seriously looked for housing include Millbrae (74%), San Mateo (73%), and Redwood City (72%). While all three jurisdictions reported that *landlord not returning the respondent's call* was one of their main reasons for denial, 18% of Redwood City respondents identified *landlord told me they do not accept Section 8 vouchers* as a main reason for denial.

Among respondents by race/ethnicity, 80% of African American respondents reported that they had seriously looked for housing in the past five years while the lowest percentage of respondents who reported seriously looking for housing were non-Hispanic White (46%). The main reasons for denial experienced by African American respondents included *landlord told me the unit was available over the phone but when I showed up in person, it was no longer available* (39%), *landlord told me it would cost more because of my service or emotional support animal* (34%), and *landlord told me I couldn't have a service or emotional support animal* (28%).

Among respondents by tenure, renters (75%) and precariously housed (74%) respondents reported the highest rates of seriously looking for housing.

Among respondents by income, households making less than $25,000 (71%) had the highest rate. The main reasons for denial reported by these households were *landlord told me I couldn't have a service or emotional support animal* (36%) and *landlord told me it would cost more because of my service or emotional support animal* (30%).

Single parents (79%) and households with children under 18 (66%) also reported the highest percentage of those who seriously looked for housing in the past five years among the selected household characteristics respondent groups. In addition to sharing the top two reasons for denial with the county, 25% of single parent household respondents also reported they were denied housing because the *landlord told me I can't have a service or emotional support animal.*

Figure 9. If you looked seriously for housing to rent in San Mateo County in the past five years, were you ever denied housing?

		Reason for Denial									
	Overall Percent Seriously Looked for Housing	Landlord did not return calls and/or emails asking about a unit	Landlord said unit was available over phone, but when I showed up in person, it was no longer available	Landlord told me it would cost me more for my service or emotional animal	Landlord told me I can't have a service or emotional support animal	Landlord told me it would cost me more to rent because I have children	Landlord told me they don't rent to families with children	Landlord told me they do not accept Section 8 vouchers	Landlord told me they couldn't make changes to the apartment/ home for my disability	None of the Above	n
Jurisdiction											
County	56%	26%	22%	14%						45%	928
Belmont	62%	33%	27%							31%	49
Brisbane	59%		41%			22%				26%	27
Burlingame	48%	19%	23%							54%	57
Daly City	63%	33%	16%			16%				44%	61
East Palo Alto	58%	35%	30%							26%	23
Foster City	50%	12%		16%	14%					55%	51
Half Moon Bay	68%					17%	17%			48%	29
Hillsborough	42%		14%	29%	14%					57%	14
Milbrae	74%	25%	46%							36%	28
Pacifica	51%	16%	26%						16%	55%	31
Redwood City	72%	31%						18%		40%	99
San Bruno	57%			22%		22%				39%	36
San Mateo	73%	30%	34%							39%	98
South San Francisco	47%	24%	13%							56%	248
Race/Ethnicity											
African American	80%		39%	34%	28%					15%	101
Asian	56%	19%	29%							40%	199
Hispanic	63%	32%	22%							41%	230
Other Race	70%	29%	22%							45%	91
Non-Hispanic White	46%	29%	20%							48%	263
Tenure											
Homeowner	36%		25%						15%	54%	183
Renter	75%	29%	22%							43%	641
Precariously Housed	74%	23%	32%							26%	188
Income											
Less than $25,000	71%			30%	36%					29%	182
$25,000-$49,999	60%	39%	32%							27%	149
$50,000-$99,999	58%	24%		20%						45%	251
Above $100,000	48%	19%	14%							64%	216
Household Characteristics											
Children under 18	66%	30%	29%							33%	447
Large Households	60%	33%	19%			18%				44%	139
Single Parent	79%	25%	35%		25%					19%	173
Disability	63%	24%	24%							34%	386
Older Adults (age 65+)	48%	20%	29%							39%	282

Note: The "Percent Seriously Looked for Housing" column includes all respondents, not just those who indicated they rent.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Recent experience seeking housing to buy. Figure 10 presents the proportion of respondents who seriously looked to buy housing in the county, by jurisdiction, and selected respondent characteristics, as well as the reasons for denial. As noted above, 56% of county respondents have seriously looked for housing in the past five years.

The most common reasons for denial included:

- Real estate agent told me I would need to show I was prequalified with a bank (29%) and
- A bank would not give me a loan to buy a home (23%).

For the jurisdictions with the highest percentage of respondents who seriously looked for housing (Millbrae, San Mateo and Redwood City), all three cities shared the same top two reasons for denial as the county. Additionally, 21% of Millbrae respondents reported that *the real estate agent would not make a disability accommodation when I asked*.

For African American respondents who looked to buy housing in the last five years, the most common reason for denial was *the real estate agent would not make a disability accommodation when I asked* (47%). African Americans, along with Other Races, also most commonly reported that they needed a loan prequalification before real estate agents would work with them. While between 43-54% of respondents from other racial/ethnic groups reported they did not experience any reason for denial when seriously looking to buy housing over the past five years, 12% of African American respondents reported similarly.

Among respondents by income, the main reasons for denial for households making less than $25,000 were *the real estate agent told me I would need to show I was prequalified with a bank* (32%) and *real estate agent only showed me or only suggested homes in neighborhoods where most people were of my same race or ethnicity* (26%).

Among the selected housing characteristics category, single parent households and households with children under 18 reported shared the same top two reasons for denial as the county. Additionally, 36% of single parent household respondents reported that *the real estate agent would not make a disability accommodation when I asked*, as well as 25% of respondents over the age of 65.

Residents in Redwood City, Millbrae, and South San Francisco, as well as large households, also reported that *a bank or other lender charged me a high interest rate on my home loan* as a reason for denial.

Figure 10. If you looked seriously for housing to buy in San Mateo County in the past five years, were you ever denied housing?

		Reason for Denial						
	Percent Seriously Looked for Housing	The real estate agent told me I would need to show I was prequalified with a bank	A bank or other lender would not give me a loan to buy a home	The real estate agent would not make a disability accommodation when I asked	Only showed homes in neighborhoods where most people were same race/ethnicity	A bank or other lender charged me a high interest rate on my home loan	None of the Above	n
Jurisdiction								
County	56%	29%	23%				50%	870
Belmont	62%	21%			15%		35%	48
Brisbane	59%	36%			30%		42%	33
Burlingame	48%	22%	14%				61%	51
Daly City	63%	19%	27%				56%	52
East Palo Alto	58%	24%	33%				48%	21
Foster City	50%	25%	20%				49%	51
Half Moon Bay	68%	35%	23%	23%			50%	26
Hillsborough	42%	18%		23%			59%	22
Milbrae	74%	25%	29%	21%		21%	54%	28
Pacifica	51%	35%	35%				42%	31
Redwood City	72%	30%	22%			27%	50%	64
San Bruno	57%	14%	21%				62%	42
San Mateo	73%	40%	32%				38%	82
South San Francisco	47%	26%	18%			16%	57%	251
Race/Ethnicity								
African American	80%	40%	38%	47%			12%	89
Asian	56%	30%	25%				43%	223
Hispanic	63%	29%	28%				49%	174
Other Race	70%	36%	21%			21%	50%	90
Non-Hispanic White	46%	29%	23%				54%	250
Tenure								
Homeowner	36%	29%	17%				54%	332
Renter	75%	32%	27%				46%	467
Precariously Housed	74%	36%	36%	30%			30%	154
Income								
Less than $25,000	71%	32%	25%		26%		41%	131
$25,000-$49,999	60%	42%	40%				29%	106
$50,000-$99,999	58%	35%	30%				38%	216
Above $100,000	48%	22%	13%			10%	64%	296
Household Characteristics								
Children under 18	66%	33%	28%				40%	443
Large Households	60%	33%	25%			25%	49%	126
Single Parent	79%	38%	43%	36%			24%	143
Disability	63%	35%	26%				38%	330
Older Adults (age 65+)	48%	35%	29%	25%			38%	252

Note: The "Percent Seriously Looked for Housing" column includes all respondents, not just those who indicated they buy.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Denied housing to rent or buy. Figure 11 presents the proportion of those who looked and were denied housing to rent or buy for the county, jurisdictions, and selected respondent characteristics, as well as reason for denial. As shown, nearly 4 in 10 county respondents who looked for housing experienced denial of housing. African American/Black respondents, precariously housed respondents, households with income below $50,000, and single parent respondents have denial rates of 60% or higher. African American (79%) and single parent (74%) respondents report the highest rates of denial.

Among the reasons for denial:

- ***Income too low*** **was a major reason for denial for all groups** except homeowners and households with incomes above $100,000. Additionally, all jurisdictions report this as a common reason for being denied housing with the exception of Foster City, Hillsborough, and San Bruno.

- *Haven't established a credit history or no credit history* was also a common reason of denial for most groups. The impacts are higher for Asian, Hispanic and African American households, along with renter and precariously housed respondents, households with income below $50,000, and single parent households, households with children under 18, households with a member experiencing a disability, and several jurisdictions.

- Another top denial reason among certain groups is the *landlord didn't accept the type of income I earn (social security or disability benefit or child support)*. **Source of income was the most common reason for denial among African American households** (28%). Other groups with denial rates of 25% or higher for this specific issue include precariously housed respondents, single parent households, and households with a member experiencing a disability, as well as Foster City and San Bruno residents.

- *Bad credit* is another barrier for accessing housing, particularly for Hispanic and Other Race households, households with income between $50,000-$100,000, and large households. This also impacts East Palo Alto, San Mateo, Daly City, Redwood City, Burlingame, and South San Francisco residents at a higher rate.

Figure 11. If you looked seriously for housing to rent or buy in San Mateo County in the past five years, were you ever denied housing?

			Reason for Denial												
	Percent Denied Housing	Total n	Bad Credit	Eviction history	Income too low	Too many people in my household	Other renter/ applicant willing to pay more for rent	Haven't established a credit history/no credit history	Don't have a regular/ steady job/ consistent work history	Landlord didn't accept the type of income I earn (social security or disability)	Lack of stable housing record	Real or perceived sexual orientation or gender identity	I had/ have COVID	Foreclosure	n
Jurisdiction															
County	39%	1154	18%		44%		19%	21%							449
Belmont	52%	50			38%		27%	27%							26
Brisbane	42%	38			25%			19%				31%			16
Burlingame	30%	71	24%		29%										21
Daly City	49%	73	28%		53%		28%		19%						36
East Palo Alto	55%	29	38%		44%			25%							16
Foster City	30%	63							25%	40%	30%				19
Half Moon Bay	41%	34			29%			29%							14
Hillsborough	23%	22										40%			5
Millbrae	36%	33			67%	25%		33%					25%		12
Pacifica	38%	39			47%			27%	33%						15
Redwood City	41%	105	28%		63%	26%		26%							43
San Bruno	25%	51		31%						31%	38%				13
San Mateo	48%	112	30%		38%						28%				53
South San Francisco	30%	331	19%		58%		28%			17%					98
Race/Ethnicity															
African American	79%	107		25%	25%			25%		28%		27%			85
Asian	42%	281			38%			28%		21%		21%			117
Hispanic	49%	253	28%		60%		26%	26%							125
Other Race	43%	105	22%		49%		24%								45
Non-Hispanic White	31%	351			40%			19%	23%		25%				108
Tenure															
Homeowner	26%	348								24%	22%	23%			91
Renter	45%	687			48%		20%	24%							310
Precariously Housed	61%	208			42%			22%		25%					126
Income															
Less than $25,000	64%	199			47%			31%	29%						127
$25,000-$49,999	65%	158			48%			21%		20%	20%				103
$50,000-$99,999	38%	302	21%		51%	24%									114
Above $100,000	18%	346				27%	16%			20%				16%	64
Household Characteristics															
Children under 18	51%	558			42%			26%		19%					283
Large Households	43%	171	27%		64%	41%									74
Single Parent	74%	189			41%			27%		25%					138
Disability	54%	446			39%			21%		25%					239
Older Adults (age 65+)	44%	350			35%					22%		21%			153

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience using housing vouchers. It is **"difficult" or "very difficult" for eight out of 10 voucher holders to find a landlord that accepts a housing voucher** (Figure 13).

As shown in Figure 12, this is related to the amount of the voucher and current rents and the lack of supply (inability to find a unit in the allotted amount of time). Over half of voucher holders (53%) who experienced difficulty indicated the *voucher is not enough to cover the rent for places I want to live* and almost half of voucher holders (49%) who experienced difficulty indicated there is *not enough time to find a place to live before the voucher expires.*

Other significant difficulties using vouchers identified by respondents included *landlords have policies of not renting to voucher holders* (46%) and *can't find information about landlords that accept Section 8* (36%).

Among respondents by race/ethnicity, African American respondents had the greatest proportion of those with a housing choice voucher (60%). Of those respondents, 76% found it difficult to find a landlord that accepts a housing voucher. While 13% of Hispanic respondents have a housing voucher, 85% have found it difficult to use the voucher. Fourteen percent of Asian respondents have housing vouchers—nearly three quarters of these respondents reported that the *voucher is not enough to cover the rent for the places I want to live*.

Other groups of respondents with higher proportions of voucher utilization include single parent households (43%), precariously housed respondents (30%), and households with income below $25,000 (29%). For each of the aforementioned groups, more than 75% of their respective respondents reported difficulty in utilizing the housing choice voucher. The *voucher is not enough to cover the rent for places I want to live* was one of the main reasons cited for not using the voucher.

Figure 12.
Why is it difficult to use a housing voucher?

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

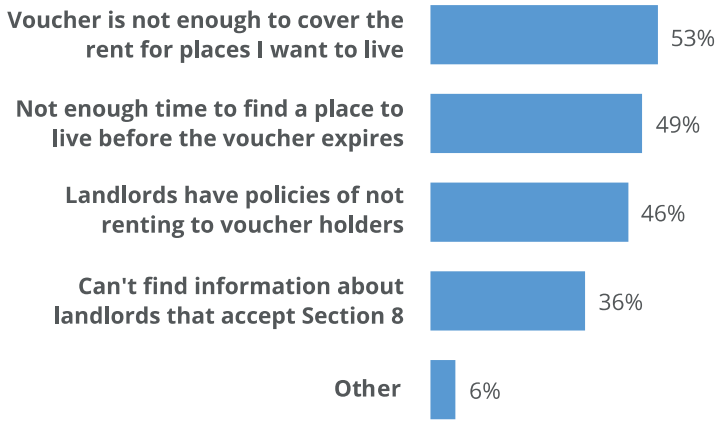


Figure 13. How difficult is it to find a landlord that accepts a housing voucher?

	Percent with a Housing Voucher	Not difficult	Somewhat difficult	Very difficult	n	Voucher is not enough to cover the rent for places I want to live	Not enough time to find a place to live before the voucher expires	Landlords have policies of not renting to voucher holders	Can't find information about landlords that accept Section 8	Other	n
Jurisdiction											
County	12%	18%	55%	27%	250	53%	49%	46%	36%	6%	203
Belmont	16%	14%	64%	21%	81	45%	64%	36%	27%	9%	11
Brisbane	22%	20%	73%	7%	15	50%	50%	42%	33%	0%	12
Burlingame	8%	0%	75%	25%	12	50%	50%	25%	8%	0%	12
Daly City	12%	14%	50%	36%	14	83%	25%	42%	17%	25%	12
East Palo Alto	14%	29%	57%	14%	7	20%	20%	40%	60%	0%	5
Foster City	12%	18%	47%	35%	17	47%	40%	27%	33%	7%	15
Half Moon Bay	19%	22%	56%	22%	9	71%	29%	29%	43%	14%	7
Hillsborough	8%	25%	75%	0%	4	67%	67%	33%	0%	0%	3
Milbrae	22%	50%	20%	30%	10	60%	40%	20%	40%	0%	5
Pacifica	11%	13%	50%	38%	8	86%	43%	43%	43%	0%	7
Redwood City	16%	13%	61%	26%	23	40%	50%	70%	45%	5%	20
San Bruno	12%	9%	64%	27%	11	40%	60%	50%	10%	10%	10
San Mateo	24%	24%	50%	26%	38	43%	54%	43%	39%	7%	28
South San Francisco	4%	11%	33%	56%	27	63%	50%	71%	63%	8%	24
Race/Ethnicity											
African American	60%	24%	60%	16%	82	55%	52%	40%	31%	6%	62
Asian	14%	23%	63%	14%	71	73%	44%	31%	31%	0%	55
Hispanic	13%	15%	40%	45%	53	58%	42%	51%	49%	11%	45
Other Race	19%	29%	50%	21%	28	55%	45%	65%	35%	5%	20
Non-Hispanic White	8%	14%	61%	25%	64	43%	61%	57%	38%	4%	56
Tenure											
Homeowner	8%	23%	59%	18%	78	58%	49%	42%	31%	0%	59
Renter	18%	19%	52%	30%	165	55%	52%	48%	43%	6%	134
Precariously Housed	30%	14%	66%	20%	86	57%	54%	35%	26%	7%	74
Income											
Less than $25,000	29%	17%	58%	25%	84	47%	41%	47%	37%	10%	70
$25,000-$49,999	18%	17%	52%	31%	48	63%	55%	63%	40%	5%	40
$50,000-$99,999	12%	23%	52%	26%	62	55%	55%	51%	37%	2%	49
Above $100,000	5%	20%	57%	23%	35	43%	61%	29%	32%	4%	28
Household Characteristics											
Children under 18	21%	20%	60%	20%	179	59%	51%	44%	35%	1%	143
Large Households	7%	20%	45%	35%	20	63%	56%	63%	56%	6%	16
Single Parent	43%	17%	58%	24%	103	62%	52%	38%	33%	2%	85
Disability	22%	18%	58%	24%	158	57%	52%	42%	29%	5%	129
Older Adults (age 65+)	17%	18%	63%	19%	123	56%	53%	44%	34%	3%	102

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Displacement. Figure 14 presents the proportion of residents who experienced displacement in the past five years, as well as the reason for displacement.

- Overall, 21% of survey respondents experienced displacement in the past five years. Among all survey respondents, the **main reason for displacement was rent increased more than I could pay** (29%).

- Respondents who are precariously housed have higher rates of recent displacement than homeowners or renters; this suggests that when displaced a unit these housing-insecure tenants are more likely to couch surf or experience homelessness for some period of time before securing a new place to live.

- Among respondents by race/ethnicity, **African American respondents reported the highest rate of displacement** (59%). The primary reason reported by African American respondents for their displacement was *housing was unsafe (e.g., domestic assault, harassment)*. Twenty eight percent also reported that they were *forced out for no reason*.

- Asian households, as well as homeowners, households that make less than $25,000, single parent households, households that include a member experiencing a disability, and Millbrae, Brisbane and Pacifica residents are also more likely than other respondents to have been displaced due to an unsafe housing situation (e.g., domestic assault, harassment).

- Additionally, Asian, precariously housed respondents, households making less than $25,000, single parent households, and Hillsborough residents are more likely than other respondents to have been displaced and not given a reason.

For respondents that had experienced displacements, they were asked to identify which city they moved from and which city they moved to. **The most common moves to and from cities included**:

- Moved within South San Francisco (28 respondents)
- Moved from outside San Mateo County to San Mateo (10 respondents)
- Moved from San Bruno to South San Francisco (9 respondents)
- Moved from Daly City to South San Francisco (9 respondents)
- Moved within Burlingame (8 respondents)

Figure 14. Displacement Experience and Reasons for Displacement

	Percent Displaced	Total n	Reason for Displacement													
			Rent increased more than I could pay	Personal/ relationship reasons	Landlord was selling the home/ apartment	Landlord wanted to move back in/move in family	Landlord wanted to rent to someone else	Landlord refused to renew my lease	Housing was unsafe (e.g., domestic assault, harassment)	Forced out for no reason	Health/medical reasons	I was behind on rent	Poor condition of property	Because of apartment rules	Utilities were too expensive/ shut off	Natural disaster/ flooding/ fire	n
Jurisdiction																	
County	21%	2066	29%	19%	18%												417
Belmont	26%	80	25%					25%						30%			20
Brisbane	24%	67				25%			31%			25%					16
Burlingame	22%	152	24%		30%	18%											33
Daly City	25%	115	35%	27%						31%							26
East Palo Alto	32%	50	20%	20%			20%										15
Foster City	11%	130			21%	21%				21%	43%						14
Half Moon Bay	31%	51			31%	25%											16
Hillsborough	12%	52				33%	33%			33%	33%		33%				6
Millbrae	27%	44					42%		33%		25%					25%	12
Pacifica	21%	75			31%				31%	31%							16
Redwood City	29%	146	31%									21%					42
San Bruno	25%	89	33%	29%					24%								21
San Mateo	37%	153	35%	31%							20%						54
South San Francisco	12%	712	42%	15%	16%												81
Race/Ethnicity																	
African American	59%	134				29%			30%	28%							79
Asian	22%	500				31%			22%	22%							109
Hispanic	29%	397	33%	22%									18%				115
Other Race	28%	149	54%						20%						24%		41
Non-Hispanic White	14%	757	27%	20%	31%												102
Tenure																	
Homeowner	8%	975		27%		25%			31%								75
Renter	34%	905	32%	18%	22%												292
Precariously Housed	48%	280	23%				24%			23%							132
Income																	
Less than $25,000	45%	282	28%	20%					20%	20%							127
$25,000-$49,999	30%	265	31%		19%							18%					78
$50,000-$99,999	22%	517	32%	22%	18%												115
Above $100,000	8%	721			27%	20%	23%										60
Household Characteristics																	
Children under 18	30%	840	27%			20%	19%										249
Large Households	20%	284	32%		19%								18%				57
Single Parent	55%	240				24%			24%	20%							131
Disability	34%	711	26%	20%			20%		20%								241
Older Adults (age 65+)	22%	736	23%	22%		22%											162

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Children changing schools after displacement. Overall, for households with children that were displaced in the past five years, **60% of children in those households have changed schools**. The most common outcomes reported among these respondents included *school is more challenging* (28%), *they feel less safe at the new school* (25%), and *they are in a worse school* (24%) (Figure 15).

Among respondents by race/ethnicity, non-Hispanic White households (44%) were the only subgroup to report that being displaced resulted in their children being in better schools. Of African American households that were displaced and have children, 87% reported that their children changed schools. Of these respondents, 32% reported that their children *feel safer at the new school* but also *have fewer activities.*

Among respondents by tenure, precariously housed (78%) and homeowner (74%) households had the highest proportion of children who changed schools. The most common outcomes for precariously housed households included *School is less challenging/they are bored* (35%) and their children *feel less safe at school* (34%). For homeowner households, 39% reported that *school is more challenging,* followed by 31% who reported that their children *feel less safe at school*.

Among respondents by selected household characteristics, older adult (77%), single parent (74%), households with a member experiencing a disability (70%), and households with children under 18 (67%) all reported high proportions of children who changed schools. The most common outcomes for these respondents included *School is more challenging* and *they feel less safe at the new school.*

Figure 15. Children Changing Schools and Outcomes, Displaced Households

	Percent of Children that Changed Schools	Total n	School change outcomes									
			School is less challenging/ they are bored	School is more challenging	They are in a better school	They are in a worse school	They feel less safe at the new school	They feel safer at the new school	They have fewer activities	They have more activities	Things are about the same	n
Jurisdiction												
County	60%	306		28%		24%	25%					183
Belmont	45%	20		33%		44%	33%					9
Brisbane	81%	16		38%			31%	31%				13
Burlingame	55%	22	33%	33%						33%		12
Daly City	41%	17	43%		29%		29%			29%		7
East Palo Alto	54%	13	43%	57%			29%					7
Foster City	62%	13								50%		8
Half Moon Bay	58%	12		43%			29%	29%	43%			7
Hillsborough	60%	5						67%				3
Milbrae	82%	11		33%		44%	44%	33%				9
Pacifica	91%	11				50%						10
Redwood City	52%	23			25%	33%		25%				12
San Bruno	67%	18	33%		33%		33%					12
San Mateo	66%	35	32%		32%							22
South San Francisco	36%	56		26%	26%						26%	19
Race/Ethnicity												
African American	87%	69	30%	30%				32%	32%			60
Asian	73%	91	27%	32%		32%	27%					66
Hispanic	49%	91		23%		30%	23%		25%			44
Other Race	65%	31		40%		30%	25%	25%				20
Non-Hispanic White	60%	60	28%	31%	44%		28%					36
Tenure												
Homeowner	74%	66		39%		29%	31%					49
Renter	58%	213	25%	30%			25%					122
Precariously Housed	78%	104	35%				34%		30%			80
Income												
Less than $25,000	65%	92	22%	32%			35%					60
$25,000-$49,999	66%	56	25%			28%		28%	25%			36
$50,000-$99,999	55%	85		30%	28%		23%					47
Above $100,000	59%	44	35%	31%		38%						26
Household Characteristics												
Children under 18	67%	237		32%		23%	25%					158
Large Households	45%	44		32%	26%						32%	19
Single Parent	74%	124		32%		28%	29%					92
Disability	70%	188	26%	28%			30%					132
Older Adults (age 65+)	77%	117		35%		29%	29%					89

Experience with housing discrimination. Overall, **19% of survey respondents felt they were discriminated against when they looked for housing** in the area.[1] As shown in Figure 16, African American respondents (62%), single parent households (44%) and precariously housed respondents (39%) are most likely to say they experienced housing discrimination. Residents with income above $100,000 and homeowners are least likely (11%).

Respondents who believed they experienced discrimination when looking for housing in the county reported when the discrimination occurred. Nearly half of respondents (45%) reported that the discrimination they experienced occurred between 2 and 5 years ago. Twenty eight percent of respondents reported that the discrimination occurred in the past year, 20% reported more than 5 years ago and 7% of respondents did not remember when the discrimination occurred.

How discrimination was addressed. Respondents who believed they experienced discrimination when looking for housing in the county were asked to describe the actions they took in response to the discrimination. Overall, the most common responses to discrimination experienced by survey respondents were *Nothing/I wasn't sure what to do* (42%), *Moved/found another place to live* (30%), and *Nothing/I was afraid of being evicted or harassed* (20%).

Among top responses for actions taken in response to experienced discrimination, every group reported *Nothing/I wasn't sure what to do* with the exception of African American and single parent households, as well as Brisbane and Hillsborough residents. Similarly, survey respondents from Foster City and Pacifica were the only groups not to include *Moved/found another place to live* among their top responses. African American and Asian households, as well as single parent households, were more likely than other groups to contact either a housing authority, local fair housing organization, or the California Department of Housing or Civil Rights to report their discrimination incident.

Reasons for discrimination. Respondents who believed they experienced discrimination when looking for housing in the county provided the reasons why they thought they were discriminated against. Note that the basis offered by residents is not necessarily protected by federal, state, or local fair housing law, as respondents could provide open-ended and multiple reasons why they thought they experienced discrimination.

Examples of how respondents described why they felt discriminated against, which they provided as open-ended responses to the survey, include:

[1] Note that this question applies to all respondents, not just those who seriously looked for housing in the past five years.

Appearance/Characteristics

- *"Because of my race and ethnicity"*
- *"[We] were given a subprime loan for home purchase for being Latinx, low-income and primarily Spanish-speaking; refinance last year was lower than expected."*
- *"It was clear my disability is the reason"*
- *"I have a child and a couple places told me they wouldn't rent to me due to my son."*
- *"The agent asked if I was a tech worker. When I said no, the agent said the place was just rented, even though it was on the listing as active."*
- *"I was approved for the unit and when they met my partner, who is Black, they said [the unit] was rented."*

Source of Income/Credit

- *"Income was through SSDI [social security disability insurance]"*
- *"The landlord wanted an excellent credit score…"*
- *"We were not able to provide all the requirement to rent, like SSN [social security number], income proof, employment, and we don't make enough income…"*
- *"They wanted someone with income from employment not due to disability."*
- *"I was discriminated against because of my race and the fact that I had Section 8 at the time. Being African American and having Section 8 made a lot of people feel like I wouldn't take care of their property."*
- *"I am currently being discriminated against due to my need with rental help and because two of us in our household have a need for an emotional support animal."*

Immigration status

- *Mi hermana llamo a los departamentos donde yo vivo y la manager le dijo que no había disponible pero no era verdad también le dijo que hablara inglés y le pidió seguro social pensando que no tenia y le dijo que tenía que ganar una cierta cantidad de dinero para poder rentar. (My sister called the apartments where I live and the manager told her that there was no one available but it was not true. She also told her to speak English and asked for social security thinking that she did not have it and told her that she had to earn a certain amount of money to be able to rent).*

Figure 16. Percent of respondents who felt they were discriminated against and how was it addressed

	Percent who felt they were discriminated against	In the past year	2 to 5 years ago	More than 5 years ago	Don't remember	n	Nothing/ I wasn't sure what to do	Moved/ found another place to live	Nothing/ I was afraid of being evicted/ harassed	Called/ emailed housing authority	Called/ emailed local fair housing organization	Called/ emailed California Department of Housing/ Civil Rights	Called/ emailed City office, County office, or human rights department/ agency	Filed a complaint	Other	n
Jurisdiction																
County	19%	28%	45%	20%	7%	357	42%	30%	20%							359
Belmont	21%	19%	56%	19%	6%	16	38%	38%	50%							16
Brisbane	22%	29%	36%	29%	7%	14		64%			21%		21%			14
Burlingame	14%	25%	50%	20%	5%	20	35%	25%		20%		20%				20
Daly City	15%	20%	40%	33%	7%	15	56%	25%	25%							16
East Palo Alto	29%	23%	54%	15%	8%	13	38%	38%	23%	23%						13
Foster City	18%	15%	40%	45%	0%	20	38%						24%	24%		21
Half Moon Bay	26%	27%	55%	9%	9%	11	27%	36%			36%					11
Hillsborough	15%	14%	71%	0%	14%	7		29%			57%					7
Milbrae	29%	36%	50%	7%	7%	14	31%	23%		38%		23%				13
Pacifica	21%	29%	36%	36%	0%	14	50%		21%	29%		21%			21%	14
Redwood City	24%	34%	34%	19%	13%	32	47%	26%	21%	21%						34
San Bruno	12%	30%	60%	0%	10%	10	50%	30%		30%	30%					10
San Mateo	30%	35%	45%	15%	5%	40	53%	26%	26%							38
South San Francisco	13%	30%	40%	23%	6%	82	59%	27%								83
Race/Ethnicity																
African American	62%	16%	59%	25%	0%	83		36%	29%	27%	26%	27%	24%			84
Asian	16%	24%	50%	20%	6%	82	28%	25%	29%	29%	24%	24%				83
Hispanic	27%	25%	42%	24%	8%	107	52%	27%								107
Other Race	30%	28%	47%	14%	12%	43	47%	30%	26%							43
Non-Hispanic White	12%	38%	41%	14%	7%	91	44%	27%	18%							91
Tenure																
Homeowner	11%	26%	46%	20%	7%	95	32%	29%	22%							96
Renter	28%	26%	47%	20%	6%	232	42%	32%	23%							232
Precariously Housed	39%	21%	54%	20%	4%	98	24%	28%		35%		26%				100
Income																
Less than $25,000	36%	29%	51%	11%	9%	100	39%	30%	25%							102
$25,000-$49,999	24%	31%	41%	22%	6%	64	42%	36%	25%	22%						64
$50,000-$99,999	19%	27%	45%	25%	3%	97	44%	29%			18%					97
Above $100,000	11%	28%	45%	21%	7%	76	45%	22%	16%	16%						76
Household Characteristics																
Children under 18	26%	21%	57%	15%	6%	216	36%	31%	26%							218
Large Households	19%	26%	52%	9%	13%	54	65%	24%	15%							55
Single Parent	44%	13%	65%	17%	5%	106		33%	32%	27%	26%	26%				107
Disability	33%	27%	48%	21%	4%	215	33%	30%		22%						219
Older Adults (age 65+)	20%	20%	51%	20%	8%	144	24%	34%	24%	24%						146

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience of persons with disabilities. Overall, 35% of respondents' households include a member experiencing a disability. Of these households, 26% said their housing does not meet their accessibility needs; 74% report that their current housing situation meets their needs. The three top greatest housing needs expressed by respondents included grab bars in bathroom or bench in shower (34%), supportive services to help maintain housing (33%), and ramps (26%). Other needs expressed by a substantial proportion of groups included *wider doorways, reserved accessible parking spot by the entrance,* and *more private space in the facility in which I live*.

Of respondents by jurisdiction, East Palo Alto (64%) has the lowest proportion of respondents with disabilities whose current housing situation meets their needs. Of these respondents, 63% indicated they needed supportive services to help maintain housing.

The highest proportion of respondents by group reporting that they or a member of their household experiences a disability were African American (71%), households making less than $25,000 (59%), single parent households (58%), and precariously housed respondents (56%).

Figure 17. Respondents experiencing a disability and their top three greatest housing needs

	Percent of respondents with a disability	Current housing situation meeting needs	Total n	Grab bars in bathroom or bench in shower	Supportive services to help maintain housing	Ramps	Wider doorways	Reserved accessible parking spot by entrance	More private space in the facility in which I live	Service or emotional support animal allowed	Would like to live alone (not with a roommate)	Fewer restrictions/ more freedom	Alarm to notify if a non-verbal child leaves the home	Fire alarm/doorbell made accessible for person with hearing disability/deaf	Better navigation for person who is blind	n
Jurisdiction																
County	35%	74%	711	34%	33%	26%										171
Belmont	35%	89%	28	67%	67%											3
Brisbane	37%	72%	25	29%	29%		29%	29%								7
Burlingame	27%	80%	41	63%	50%		50%									8
Daly City	34%	68%	38		36%		36%		45%		36%					11
East Palo Alto	44%	64%	22		63%											8
Foster City	31%	83%	40		29%		29%									7
Half Moon Bay	45%	68%	22	29%								29%				7
Hillsborough	26%	100%	13													n/a
Milbrae	40%	82%	17	25%					25%	25%			25%	25%	25%	4
Pacifica	39%	93%	29				100%									2
Redwood City	42%	68%	62	33%	28%	28%			33%							18
San Bruno	40%	82%	34	50%		33%		33%								6
San Mateo	43%	72%	65	41%	47%					41%						17
South San Francisco	30%	68%	210	35%	28%	32%										57
Race/Ethnicity																
African American	71%	87%	95		40%		40%	33%								15
Asian	31%	77%	157	29%	34%	26%			26%							35
Hispanic	41%	70%	162	37%	54%				35%							46
Other Race	38%	71%	56	63%		50%	44%									16
Non-Hispanic White	32%	77%	241	33%		27%		21%								52
Tenure																
Homeowner	29%	82%	280	35%		37%		37%								43
Renter	39%	73%	347	41%	40%				27%							88
Precariously Housed	56%	71%	154		37%		26%				33%					43
Income																
Less than $25,000	59%	71%	167		42%				27%		23%					48
$25,000-$49,999	40%	67%	107		45%	45%	45%									31
$50,000-$99,999	35%	77%	180	43%	26%	24%										42
Above $100,000	23%	82%	167	52%		34%		41%								29
Household Characteristics																
Children under 18	35%	78%	293		40%		29%		32%							63
Large Households	35%	70%	99	41%	45%				34%							29
Single Parent	58%	81%	139		48%		28%		41%							29
Older Adults (age 65+)	46%	76%	337	44%	29%	30%										79

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Transportation. Over 80% of respondents indicated the type of transportation used most often is driving a personal vehicle. This share was relatively similar across the majority of jurisdictions and was the number one type of transportation used across all jurisdictions and demographic characteristics.

The groups with the lowest proportion of those who primarily drive included African American (40%), households making less than $25,000 (53%), single parents (57%), and precariously housed (57%) respondents.

As shown in Figure 18, on average respondents are fairly satisfied with their transportation situation. Those groups somewhat or not at all satisfied with their transportation options include African American (58%), Brisbane (51%), single parents (45%) and precariously housed (44%) respondents.

Figure 18.
Are you satisfied with your current transportation options?

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

	Entirely satisfied	Mostly satisfied	Somewhat unsatisfied	Not at all satisfied	n
Jurisdiction					
County	29%	45%	20%	6%	1,903
Belmont	21%	42%	27%	10%	78
Brisbane	17%	33%	38%	13%	64
Burlingame	32%	45%	21%	1%	139
Daly City	19%	52%	20%	8%	109
East Palo Alto	31%	36%	24%	9%	45
Foster City	29%	43%	20%	9%	115
Half Moon Bay	30%	35%	26%	9%	46
Hillsborough	50%	34%	14%	2%	44
Milbrae	30%	45%	13%	13%	40
Pacifica	28%	42%	15%	15%	65
Redwood City	30%	36%	27%	8%	142
San Bruno	23%	54%	19%	4%	81
San Mateo	29%	52%	14%	4%	134
South San Francisco	34%	48%	15%	3%	666
Race/Ethnicity					
African American	22%	21%	48%	10%	134
Asian	23%	49%	24%	4%	500
Hispanic	29%	43%	22%	7%	397
Other Race	29%	41%	21%	9%	149
Non-Hispanic White	32%	45%	17%	5%	757
Tenure					
Homeowner	31%	45%	18%	6%	905
Renter	27%	44%	23%	6%	834
Precariously Housed	20%	36%	35%	9%	254
Income					
Less than $25,000	22%	39%	29%	10%	282
$25,000-$49,999	25%	42%	26%	8%	265
$50,000-$99,999	28%	52%	16%	4%	517
Above $100,000	34%	44%	18%	4%	721
Household Characteristics					
Children under 18	25%	43%	25%	6%	840
Large Households	29%	50%	18%	4%	284
Single Parent	20%	36%	38%	7%	240
Disability	25%	40%	27%	8%	658
Older Adults (age 65+)	30%	43%	21%	6%	736

Solutions offered by residents. Respondents were asked a series of questions about how to improve their situations related to housing, employment, health, education and neighborhood.

Improve housing security. When asked what could improve a respondent's housing security, the top answers among respondents by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics were *none of the above* and *help me with a downpayment/purchase.*

The highest proportion of respondents among groups that selected *None of the above* includes:

- Hillsborough residents, 71%
- Owners, 65%
- Income greater than $100,000, 54%
- Foster City residents, 53%
- White, 51%
- Burlingame residents, 50%

The highest proportion of respondents among groups that selected *Help me with a downpayment or purchase* includes:

- Renters, 44%
- Large households, 42%
- Daly City residents, 41%
- Hispanic, 39%
- Precariously housed, 39%
- City of San Mateo residents, 37%

Other solutions to improve housing security identified by several different groups included *Help me with the housing search, help me pay rent each month,* and f*ind a landlord who accepts Section 8.* The highest proportion of respondents among groups that selected these solutions includes:

Help me with the housing search

- Precariously housed, 39%
- Income less than $25,000, 34%
- Income between $25,000-$50,000, 29%

- Half Moon Bay residents, 27%

Help me pay rent each month

- Income less than $25,000, 35%
- Single parent, 31%

Find a landlord who accepts Section 8

- Black or African American, 37%

Improve neighborhood situation. When asked what could improve a respondent's neighborhood situation, nearly every respondent group by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics identified *Better lighting.* Other solutions flagged by multiple respondent groups to improve their neighborhood situations includes *Improve street crossings* and *none of the above.*

The highest proportion of respondents among groups that selected *Better lighting* includes:

- East Palo Alto residents, 45%
- Millbrae residents, 45%
- Other race, 42%
- Daly City residents, 41%
- Hispanic, 40%
- Income between $25,000-$50,000, 40%
- Income between $50,000-$100,000, 40%

The highest proportion of respondents among groups that selected *Improve street crossings* includes:

- City of San Mateo residents, 34%
- Single parent, 31%

The highest proportion of respondents among groups that selected *None of the above* includes:

- Foster City residents, 37%
- Hillsborough residents, 36%
- Burlingame residents, 28%

Additionally, 42% of Millbrae respondents chose *Reduce crime,* 40% of Brisbane respondents chose *More stores to meet my needs,* and Belmont (34%) and Half Moon Bay (33%) respondents chose *Build more sidewalks.*

Improve health situation. When asked what could improve a respondent's health situation, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *Make it easier to exercise, More healthy food* and *None of the above.*

The highest proportion of respondents among groups that selected *Make it easier to exercise* includes:

- Redwood City residents, 48%
- Hispanic, 42%
- South San Francisco residents, 41%
- City of San Mateo residents, 41%
- Asian, 41%
- Renters, 40%

The highest proportion of respondents among groups that selected *More healthy food* includes:

- East Palo Alto residents, 48%
- Precariously Housed, 47%
- Single parent, 41%
- Daly City residents, 40%
- Income less than $25,000, 38%
- Black or African American, 37%
- Large Households, 37%

The highest proportion of respondents among groups that selected *None of the above* includes residents from:

- Hillsborough residents, 48%
- Burlingame residents, 47%
- Foster City residents, 42%
- White, 41%
- Owners, 39%

Additionally, African American (34%) and San Bruno (29%) respondents identified *Better access to mental health care* as a solution to help improve their health situations.

Improve job situation. When asked what could improve a respondent's employment situation, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *Increase wages* and *None of the above.*

The highest proportion of respondents among groups that selected *Increase wages* includes:

- Renters, 52%
- Single parents, 50%
- Hispanic, 49%
- Households with children, 49%
- Daly City residents, 49%
- Income between $50,000-$100,000, 49%
- Large households, 48%

The highest proportion of respondents among groups that selected *None of the above* includes:

- Hillsborough residents, 76%
- Owners, 58%
- White, 57%
- Over 65+, 53%
- Income greater than $100,000, 53%
- Foster City residents, 53%

Additionally, 29% of households with income less than $25K identified *Find a job near my apartment or house* as a solution to help improve their situation.

Improve education situation. When asked what could improve a respondent's education situation for their children, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *None of the above, Have more activities,* and *Stop bullying/crime/drug use at school.*

The highest proportion of respondents among groups that selected *None of the above* includes:

- Burlingame residents, 55%

- White, 52%
- Over 65+, 51%
- Hillsborough residents, 49%
- Foster City residents, 46%
- Brisbane residents, 45%

The highest proportion of respondents among groups that selected *Have more activities* includes:

- Single parent, 45%
- Households with children, 41%
- Large households, 41%
- Other race, 37%
- Daly City residents, 34%
- Hispanic, 34%

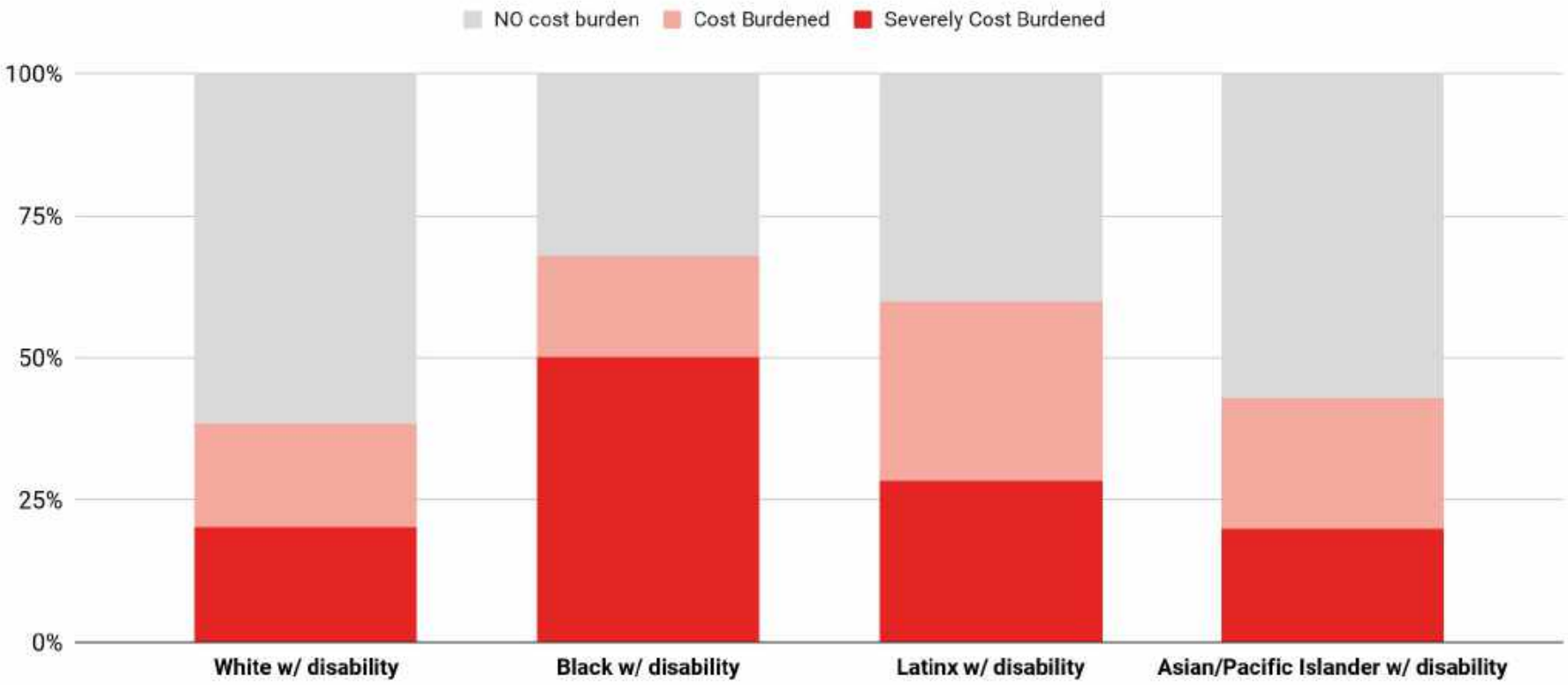
The highest proportion of respondents among groups that selected *Stop bullying/crime/drug use at school* includes:

- East Palo Alto residents, 38%
- Precariously housed, 31%
- Other race, 30%
- Redwood City residents, 29%
- Hispanic, 29%
- San Mateo residents, 28%

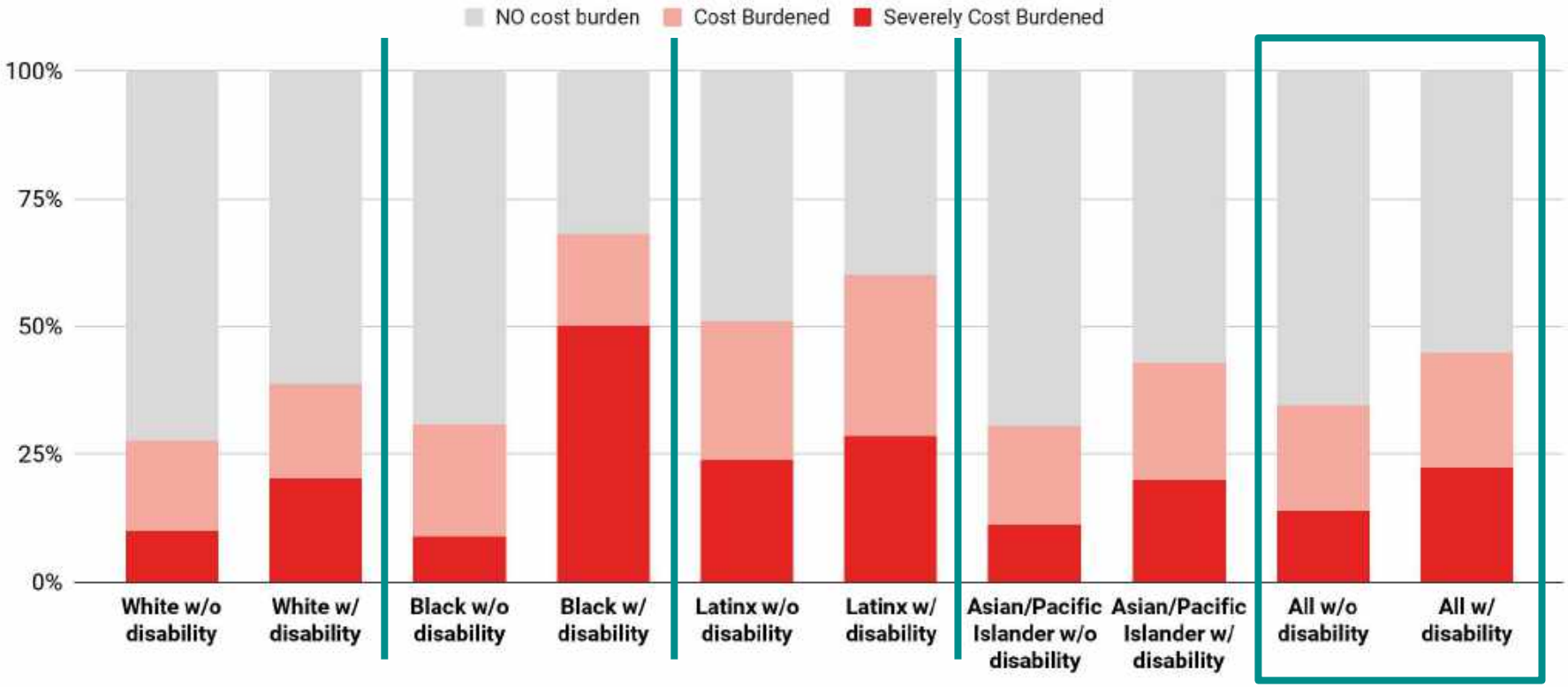
Additionally, 29% of Millbrae respondents identified *Have better teachers at their schools* as a means to improve the education situation in their respective households.

Appendix 4-6
Charts on Ethnicity/Race and Disabilities

Race/Ethnicity Disparities in Rent-Burden among San Mateo County Residents with Disabilities



All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities



Appendix 5-1
San Mateo County Constraints

BAIRD + DRISKELL

TO: Baird + Driskell

FROM: Century Urban, LLC

SUBJECT: San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research

DATE: April 7, 2022

Century | Urban has been engaged by Baird + Driskell to perform research on the development costs of certain residential prototypes in San Mateo and Santa Clara Counties as well as the unit mixes of residential projects delivered since 2013 in San Mateo County. The research findings shown below in Exhibits 1, 2, 3, and 4 are based on Century | Urban's recent work on other assignments as well as on third-party data sources, further detailed below, which Century | Urban considers credible but has not independently verified.

The estimated prototype project costs shown below reflect high-level averages and do not represent any specific project budget. Project costs vary by geography, topography, site conditions, finish level, entitlement and permit status, contractor type, and time among other factors. Key elements of the prototypes were provided by Baird + Driskell.

The San Mateo County unit mix results represent the data available to Century | Urban through its research and does not represent every project built in each market or market-level conclusions. However, the data does present over 100 projects and over 13,000 units and as such is informative with respect to the types and sizes of units built during the period surveyed.

With respect to the unit mix data, please note that a lack of data for a given city does not necessarily mean that no projects or units were built in that city, but rather that no relevant data was available for that city.

Land prices range substantially across the surveyed transactions. To convey the range of land costs reviewed, Century | Urban provided the averages of the bottom third of the land sales, the middle third, and the highest third. Further detail on the land sales that were available is reflected in Exhibits 3 and 4.

Research and Data Sources

The estimates shown below are based on data and sources including but not limited to: similar projects Century | Urban has underwritten and/or priced; specific project economics Century | Urban has reviewed; direct conversations with developers and cost estimators; database research including CoStar, MLS, Redfin, and title databases; online research sources including City and project websites; market reports compiled by real estate sales and research organizations; and, Century | Urban's general experience assessing residential project feasibility in the San Francisco Bay Area.

Single Family Home Land Price Data

To generate the single-family land values utilized in the development cost estimates, Century | Urban collected sales data for land lots totaling one acre or less which transacted over the past three years across the surveyed jurisdictions in San Mateo and Santa Clara counties. Over 250 data points were collected. The data does not include properties with existing homes or infrastructure that were redeveloped as new single-family homes, and the data for some cities is limited.

As the data collected is not comprehensive, summaries and averages may be valuable for reaching overall conclusions about the range of land prices in the counties, but they may or may not be representative of a given city's average or median land price or the land price for a given parcel. The table in Exhibit 3 should therefore be reviewed noting the limited number of data points for certain cities. Land prices vary substantially by location, topography, site conditions, shape of the parcel, neighboring uses, access, noise, and many other factors. In addition, completed sales are necessarily past transactions and may not represent the current state of the market and expected future land sale prices.

Multi Family Home Land Price Data

Century | Urban collected available multi family land sales data from 2013 to the present in San Mateo and Santa Clara counties. Over 65 data points were collected. In certain cases, the multi family projects designated for the sites have not been completed. In those cases, Century | Urban based unit counts based on approved or the reported number of units planned. The data includes both sites with for-rent and for-sale projects.

Similar to the single family data points, the available information is not comprehensive and is more informative at a county level. Summaries and averages by city may not be valuable for reaching definitive conclusions about a given city's average or median land price or the land price for a given parcel. Particularly in cities with a less than five data points, any given sale or set of sales could represent an outlier or outliers which may affect median and average calculations. As noted above, land prices vary substantially by location, topography, site conditions, shape of the parcel, neighboring uses, access, noise, and many other factors. In addition, completed sales are necessarily past transactions and may not represent the current state of the market and expected future land sale prices.

Exhibit 1: Total Development Cost: Single-family

Baird and Driskell

Total Development Costs - San Mateo and Santa Clara Counties

Large numbers rounded to nearest $'000 or nearest $'0,000

			Single Family Small		Single Family Large	
			Total	**$ / SF**	**Total**	**$ / SF**
Prototype Elements						
1)	Gross Residential Square Feet		2,600		5,000	
Hard Costs						
1)	Residential Hard Costs		$1,040,000	$400	$2,500,000	$500
2)	Site improvements and utilities					
3)	Grading and erosion control					
4)	Parking Hard Costs					
5)	Contingency	5%	$52,000	$20	$125,000	$25
Total Hard Costs			$1,092,000	$420	$2,625,000	$525
Soft Costs						
1)	Soft Costs	25.0%	$270,000	$104	$660,000	$132
2)	City Fees		$75,000	$29	$75,000	$15
3)	Soft Cost Contingency	5%	$20,000	$8	$40,000	$8
Total Soft Costs			$365,000	$133	$775,000	$147
	% of hard costs		*33%*		*30%*	
Land Costs			Total	Per SF Bldg	Total	Per SF Bldg
1)	Land Costs - San Mateo		$1,030,000	$396	$1,030,000	$206
2)	Land Costs - Santa Clara		$1,320,000	$508	$1,320,000	$264
Single Family Land Cost Range						
SFH Land - Lower Price Tier			$210,000	$81	$210,000	$42
SFH Land - Middle Price Tier			$730,000	$281	$730,000	$146
SFH Land - Higher Price Tier			$2,510,000	$965	$2,510,000	$502
Total Development Cost - San Mateo			$2,487,000	$949	$4,430,000	$878
Total Development Cost - Santa Clara			$2,777,000	$1,060	$4,720,000	$936
Total Development Cost by Range of Land Cost						
Single Family - Lower Land Price Tier			$1,667,000	$633	$3,610,000	$714
Single Family - Middle Land Price Tier			$2,187,000	$833	$4,130,000	$818
Single Family - Higher Land Price Tier			$3,967,000	$1,518	$5,910,000	$1,174

Exhibit 1: Total Development Cost: Multi-family

Baird and Driskell

Total Development Costs - San Mateo and Santa Clara Counties

Large numbers rounded to nearest $'000 or nearest $'0,000

			Multi-Family Small			Multi-Family Large		
			Total	$ / SF	$ / Unit	Total	$ / SF	$ / Unit
Prototype Elements								
1)	Gross Residential Square Feet		10,000			93,750		
2)	Parking Square Footage		3,750			40,000		
3)	Parking Type		Surface Lot			Standalone above grade		
4)	Units		10			100		
5)	Avg Net SF / Unit		850			750		
6)	Efficiency		85%			80%		
Hard Costs								
1)	Residential Hard Costs		$4,150,000	$415	$420,000	$39,840,000	$425	$400,000
2)	Site improvements and utilities		$605,000			$1,165,000		
3)	Grading and erosion control		$110,000			$335,000		
4)	Parking Hard Costs		$100,000	$28		$4,800,000	$120	
5)	Contingency	5%	$250,000	$21	$21,000	$2,310,000	$21	$20,000
Total Hard Costs			$5,215,000	$522	$521,500	$48,450,000	$517	$484,500
Soft Costs								
1)	Soft Costs	25.0%	$1,303,750	$130	$130,000	$12,110,000	$129	$120,000
2)	City Fees		$350,000	$35	$35,000	$2,800,000	$30	$28,000
3)	Soft Cost Contingency	5%	$80,000	$8	$8,000	$750,000	$8	$7,500
Total Soft Costs			$1,733,750	$165	$165,000	$15,660,000	$159	$148,000
	% of hard costs		*33%*			*32%*		
Land Costs			Total		Per Unit			Per Unit
1)	Land Costs - San Mateo		$1,000,000		$100,000	$10,000,000		$100,000
2)	Land Costs - Santa Clara		$600,000		$60,000	$6,000,000		$60,000
Range of Land Costs								
Apts/Condo- Lower Price Tier			$400,000		$40,000	$4,000,000		$40,000
Apts/Condo- Middle Price Tier			$800,000		$80,000	$8,000,000		$80,000
Apts/Condo- Higher Cost Tier			$1,600,000		$160,000	$16,000,000		$160,000
Total Development Cost - San Mateo			$7,948,750	$795	$786,500	$74,110,000	$791	$732,500
Total Development Cost - Santa Clara			$7,548,750	$755	$746,500	$70,110,000	$748	$692,500
Total Development Cost by Range of Land Cost								
Apts/Condo- Lower Land Price Tier			$7,348,750		$726,500	$68,110,000		$672,500
Apts/Condo- Middle Land Price Tier			$7,748,750		$766,500	$72,110,000		$712,500
Apts/Condo- Higher Land Price Tier			$8,548,750		$846,500	$80,110,000		$792,500

Exhibit 2: Unit Mixes – Number of Units by Unit Type and Unit Mix Percentages

San Mateo County Apartments

Number of Units		Unit Numbers						Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	25	936	1,639	888	124	56	3,643	26%	45%	24%	3%	2%
Existing	63	905	4,223	2,626	523	1	8,279	11%	51%	32%	6%	0%
Final Planning	3	328	19	75	33	7	462	71%	4%	16%	7%	2%
Under Construction	16	268	619	523	79	0	1,489	18%	42%	35%	5%	0%
Totals	**107**	**2,437**	**6,500**	**4,112**	**759**	**64**	**13,872**	**18%**	**47%**	**30%**	**5%**	**0%**

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	8	90	853	604	55	0	1,602	6%	53%	38%	3%	0%
San Mateo	19	228	734	715	154	1	1,832	12%	40%	39%	8%	0%
Redwood City	28	1,019	2,262	1,125	163	0	4,569	22%	50%	25%	4%	0%
Menlo Park	12	600	995	411	80	47	2,133	28%	47%	19%	4%	2%
Millbrae	3	147	151	133	23	0	454	32%	33%	29%	5%	0%
Foster City	5	12	367	302	83	0	764	2%	48%	40%	11%	0%
Burlingame	11	105	606	474	28	0	1,213	9%	50%	39%	2%	0%
Daly City	3	206	79	72	23	0	380	54%	21%	19%	6%	0%
San Carlos	7	0	101	84	88	9	282	0%	36%	30%	31%	3%
Half Moon Bay	2	0	149	21	2	0	172	0%	87%	12%	1%	0%
East Palo Alto	2	8	55	80	27	7	177	5%	31%	45%	15%	4%
San Bruno	4	4	119	62	14	0	199	2%	60%	31%	7%	0%
Belmont	1	18	25	21	17	0	81	22%	31%	26%	21%	0%
El Granada	1	0	3	6	0	0	9	0%	33%	67%	0%	0%
Pacifica	1	0	1	2	2	0	5	0%	20%	40%	40%	0%
Total	**107**	**2,437**	**6,500**	**4,112**	**759**	**64**	**13,872**	**18%**	**47%**	**30%**	**5%**	**0%**

San Mateo County Condominiums

Number of Units		Unit Numbers						Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	2	72	0	8	1	1	82	88%	0%	10%	1%	1%
Existing	12	0	46	293	194	0	533	0%	9%	55%	36%	0%
Final Planning	0	0	0	0	0	0	0					
Under Construction	1	0	0	10	0	0	10	0%	0%	100%	0%	0%
Total with Unit Mix Data	15	72	46	311	195	1	625	12%	7%	50%	31%	0%

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	1	0	40	57	0	0	97	0%	41%	59%	0%	0%
San Mateo	5	72	0	201	97	1	371	19%	0%	54%	26%	0%
Daly City	2	0	0	2	84	0	86	0%	0%	2%	98%	0%
San Carlos	1	0	3	8	9	0	20	0%	15%	40%	45%	0%
Menlo Park	1	0	0	15	0	0	15	0%	0%	100%	0%	0%
Burlingame	3	0	3	18	1	0	22	0%	14%	82%	5%	0%
Redwood City	1	0	0	10	0	0	10	0%	0%	100%	0%	0%
Half Moon Bay	1	0	0	0	4	0	4	0%	0%	0%	100%	0%
Brisbane	No data available											
Belmont	No data available											
Foster City	No data available											
Pacifica	No data available											
Total	**15**	**72**	**46**	**311**	**195**	**1**	**625**	**12%**	**7%**	**50%**	**31%**	**0%**

Exhibit 2: Unit Mixes – Unit Sizes

San Mateo County Apartments

Average Unit Sizes

	Studios	One	Two	Three	Four
Proposed	506	688	1,115	1,565	2,208
Existing	535	745	1,108	1,411	1,939
Final Planning					
Under Construction	508	708	1,081	1,413	
Total Data Available	**524**	**733**	**1,105**	**1,422**	**2,186**

	Studios	One	Two	Three	Four
South San Francisco	511	705	1,116	1,321	
San Mateo	590	769	1,109	1,436	1,939
Redwood City	546	756	1,125	1,421	
Menlo Park	538	692	1,062	1,434	1,782
Millbrae	475	656	1,147	1,369	
Foster City	579	716	1,088	1,402	
Burlingame	518	785	1,128	1,368	
Daly City	422	649	932	1,187	
San Carlos		774	1,206	1,520	2,303
Half Moon Bay		659	957	1,330	
East Palo Alto		530	795		
San Bruno	476	716	1,006	1,386	
Belmont					
El Granada		616	1,047		
Pacifica		1,750	900	1,100	

San Mateo County Condominiums

Average Unit Sizes

Insufficent data

Exhibit 3: Single Family Land Sale Data Summary

Single Family Home Land Sites up to 1 acre, last 3 years

		Available	Per Square Foot				Per Single Family Home			
County	City	Data Points	Min	Max	Median	Average	Min	Max	Median	Average
San Mateo County	Moss Beach	19	$14	$117	$64	$64	$125,000	$582,500	$375,000	$335,053
San Mateo County	Woodside	4	$10	$88	$24	$36	$150,000	$2,000,000	$377,250	$726,125
San Mateo County	South San Francisco	4	$33	$89	$59	$60	$165,000	$3,800,000	$431,000	$1,206,750
San Mateo County	Montara	12	$23	$269	$65	$79	$275,000	$1,750,000	$439,000	$533,917
San Mateo County	Half Moon Bay	33	$1	$324	$75	$91	$5,000	$2,300,000	$447,000	$514,455
San Mateo County	Pacifica	6	$14	$105	$70	$63	$300,000	$925,000	$447,500	$500,000
San Mateo County	Belmont	12	$2	$721	$56	$118	$55,000	$4,470,000	$495,000	$960,583
San Mateo County	East Palo Alto	5	$72	$135	$92	$100	$235,000	$3,550,000	$675,000	$1,379,600
San Mateo County	Redwood City	18	$6	$345	$129	$145	$50,000	$5,350,000	$825,000	$1,170,250
San Mateo County	Emerald Hills	2	$125	$132	$129	$129	$975,000	$980,000	$977,500	$977,500
San Mateo County	San Bruno	2	$179	$207	$193	$193	$560,000	$1,500,250	$1,030,125	$1,030,125
San Mateo County	San Carlos	11	$2	$405	$94	$126	$29,000	$2,980,000	$1,100,000	$1,214,455
San Mateo County	San Mateo	1	$500	$500	$500	$500	$1,500,000	$1,500,000	$1,500,000	$1,500,000
San Mateo County	Portola Valley	4	$47	$129	$58	$73	$1,325,000	$3,000,000	$1,578,000	$1,870,250
San Mateo County	Burlingame	1	$125	$125	$125	$125	$1,600,000	$1,600,000	$1,600,000	$1,600,000
San Mateo County	Menlo Park	3	$165	$591	$459	$405	$2,580,000	$6,500,000	$2,780,000	$3,953,333
San Mateo County	Millbrae	1	$239	$239	$239	$239	$3,080,500	$3,080,500	$3,080,500	$3,080,500
San Mateo County	Hillsborough	3	$85	$306	$116	$169	$3,050,000	$8,000,000	$4,000,000	$5,016,667
San Mateo County	Atherton	2	$147	$208	$178	$178	$2,500,000	$6,400,000	$4,450,000	$4,450,000
San Mateo County	Total	143	$1	$721	$84	$110	$5,000	$8,000,000	$510,000	$1,026,691
Santa Clara County	Los Gatos	15	$1	$251	$6	$50	$9,500	$3,250,000	$250,000	$716,237
Santa Clara County	Morgan Hill	11	$1	$495	$15	$79	$29,000	$1,365,000	$475,000	$490,533
Santa Clara County	San Jose	54	$12	$677	$75	$150	$32,000	$5,300,000	$925,000	$949,380
Santa Clara County	Campbell	8	$13	$897	$120	$194	$10,000	$1,500,000	$1,038,000	$975,000
Santa Clara County	Mountain View	3	$76	$271	$141	$163	$1,050,000	$2,300,000	$1,150,000	$1,500,000
Santa Clara County	Santa Clara	1	$169	$169	$169	$169	$1,275,000	$1,275,000	$1,275,000	$1,275,000
Santa Clara County	Sunnyvale	3	$167	$602	$214	$328	$1,080,000	$5,750,000	$1,345,000	$2,725,000
Santa Clara County	Cupertino	4	$47	$297	$197	$185	$872,000	$2,900,000	$2,175,000	$2,030,500
Santa Clara County	Monte Sereno	2	$61	$1,006	$534	$534	$2,142,714	$2,427,500	$2,285,107	$2,285,107
Santa Clara County	Saratoga	5	$61	$171	$74	$93	$1,380,000	$2,900,000	$2,640,000	$2,386,000
Santa Clara County	Palo Alto	7	$79	$584	$333	$323	$2,050,000	$4,000,000	$3,100,000	$2,965,000
Santa Clara County	Los Altos	5	$121	$352	$257	$235	$1,600,000	$7,250,000	$3,470,000	$3,723,600
Santa Clara County	Los Altos Hills	1	$99	$99	$99	$99	$3,995,000	$3,995,000	$3,995,000	$3,995,000
Santa Clara County	Total	119	$1	$1,006	$84	$157	$9,500	$7,250,000	$1,065,000	$1,320,556

The data in the table above represents the available single family home lot sales data points collected for this high-level survey. As the data is limited for certain cities, the specific, median, and average amounts per city may not be representative of a city's current median or average land costs or the city's land costs relative to other cities listed.

Exhibit 4: Multi Family Land Sale Data Summary

Multi Family Land Sites - Available Data

County	City	Available Data Points	Per Multi Family Unit Min	Max	Median	Average
San Mateo	San Mateo	3	$135,000	$180,000	$151,000	$155,000
San Mateo	San Carlos	4	$33,000	$333,000	$262,000	$222,000
San Mateo	Millbrae	2	$64,000	$92,000	$78,000	$78,000
San Mateo	Redwood City	6	$78,000	$400,000	$95,000	$157,000
San Mateo	South San Francisco	2	$44,000	$77,000	$61,000	$61,000
San Mateo	Burlingame	3	$59,000	$117,000	$73,000	$83,000
San Mateo	Menlo Park	3	$37,000	$98,000	$50,000	$62,000
San Mateo	Daly City	2	$29,000	$60,000	$45,000	$45,000
San Mateo	Pacifica	2	$117,000	$118,000	$117,000	$117,000
San Mateo	Belmont	1	$105,000	$105,000	$105,000	$105,000
San Mateo	Total	28	$29,000	$400,000	$95,000	$123,000
			County Weighted Average			$96,000
			Per Unit Land Amount Applied			$100,000

County	City	Available Data Points	Per Multi Family Unit Min	Max	Median	Average
Santa Clara	San Jose	17	$16,000	$125,000	$50,000	$52,000
Santa Clara	Gilroy	1	$44,000	$44,000	$44,000	$44,000
Santa Clara	Morgan Hill	1	$86,000	$86,000	$86,000	$86,000
Santa Clara	Campbell	3	$42,000	$184,000	$59,000	$95,000
Santa Clara	Santa Clara	6	$18,000	$146,000	$92,000	$83,000
Santa Clara	Sunnyvale	6	$55,000	$306,000	$238,000	$215,000
Santa Clara	Palo Alto	1	$73,000	$73,000	$73,000	$73,000
Santa Clara	Mountain View	4	$45,000	$736,000	$120,000	$256,000
Santa Clara	Los Altos	1	$513,000	$513,000	$513,000	$513,000
Santa Clara	Total	40	$16,000	$736,000	$60,000	$117,000
			County Weighted Average			$63,000
			Per Unit Land Amount Applied			$60,000

The data in the table above represents the available multi family home lot sales data points collected for this high-level survey. As the data is limited for certain cities, the specific, median, and average amounts per city may not be representative of a city's current median or average land costs or the city's land costs relative to other cities listed.

Appendix 7-1
Site Inventory

Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	Menlo Park
Housing Element Cycle	6th
Contact Information	
First Name	Deanna
Last Name	Chow
Title	Assistant Community Development Director
Email	DMChow@menlopark.gov
Phone	650-330-6733
Mailing Address	
Street Address	701 Laurel St.
City	Menlo Park
Zip Code	94025

Please be advised that the formatting of this appendix document is limited by the HCD-required Excel template used for document generation. Should you have questions about the contents of the Site Inventory, please contact City staff.

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Menlo Park	661-687 Partridge Avenue	94025	071413120	I	Medium Density Residential	R2	1	3	0.22	Residential: More Th	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	1	2
Menlo Park	661-687 Partridge Avenue	94025	071413110	I	Medium Density Residential	R2	1	3	0.22	Residential: SFR & D	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	661-687 Partridge Avenue	94025	071413100	I	Medium Density Residential	R2	1	3	0.22	Residential: Duplex	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	111 Independence Drive	94025	055236120		Bayfront Innovation Area	R-MU	20	30	1.08	Office: Single-Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	13	5	87	105
Menlo Park	141 Jefferson Drive (Menlo Park)	94025	055242030	J	Bayfront Innovation Area	R-MU	20	30	1.38	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	30	43	410	483
Menlo Park	141 Jefferson Drive (Menlo Park)	94025	055242050	J	Bayfront Innovation Area	R-MU	20	30	0.69	Warehouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	141 Jefferson Drive (Menlo Park)	94025	055242140	J	Bayfront Innovation Area	R-MU	20	30	2.76	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	141 Jefferson Drive (Menlo Park)	94025	055242060	J	Bayfront Innovation Area	R-MU	20	30	1.20	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	141 Jefferson Drive (Menlo Park)	94025	055242100	J	Bayfront Innovation Area	R-MU	20	30	1.38	Office: Single-Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	141 Jefferson Drive (Menlo Park)	94025	055242040	J	Bayfront Innovation Area	R-MU	20	30	0.69	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	115 Independence Drive (Menlo Park)	94025	055236190	K	Bayfront Innovation Area	R-MU	20	30	1.02	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	17	31	287	335
Menlo Park	115 Independence Drive (Menlo Park)	94025	055236010	K	Bayfront Innovation Area	R-MU	20	30	1.08	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	115 Independence Drive (Menlo Park)	94025	055236020	K	Bayfront Innovation Area	R-MU	20	30	0.93	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440300	L	Bayfront Innovation Area	R-MU	20	30	1.58	R&D Flex	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	195	117	1418	1730
Menlo Park	Facebook Willow Village	94025	055440040	L	Bayfront Innovation Area	R-MU	20	30	5.09	Warehouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440190	L	Bayfront Innovation Area	R-MU	20	30	1.66	Warehouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440340	L	Bayfront Innovation Area	R-MU	20	30	2.81	Office: Multi-Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440350	L	Bayfront Innovation Area	R-MU	20	30	2.71	Office: Multi-Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440260	L	Bayfront Innovation Area	R-MU	20	30	1.37	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440030	L	Bayfront Innovation Area	R-MU	20	30	5.90	Warehouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440090	L	Bayfront Innovation Area	R-MU	20	30	2.06	Office: Single-Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440050	L	Bayfront Innovation Area	R-MU	20	30	5.99	R&D Flex	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440330	L	Bayfront Innovation Area	R-MU	20	30	1.96	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440230	L	Bayfront Innovation Area	R-MU	20	30	3.52	R&D Flex	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440020	L	Bayfront Innovation Area	R-MU	20	30	4.95	Warehouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440320	L	Bayfront Innovation Area	R-MU	20	30	3.05	R&D Flex	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440110	L	Bayfront Innovation Area	R-MU	20	30	2.07	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440130	L	Bayfront Innovation Area	R-MU	20	30	1.47	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440210	L	Bayfront Innovation Area	R-MU	20	30	1.64	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440010	L	Bayfront Innovation Area	R-MU	20	30	6.68	Warehouse	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	Facebook Willow Village	94025	055440310	L	Bayfront Innovation Area	R-MU	20	30	1.98	R&D Flex	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	123 Independence Drive (Cohnreznick)	94025	055236240	M	Bayfront Innovation Area	R-MU	20	30	1.21	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	65	0	367	432
Menlo Park	123 Independence Drive (Cohnreznick)	94025	055236180	M	Bayfront Innovation Area	R-MU	20	30	1.19	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	123 Independence Drive (Cohnreznick)	94025	055236140	M	Bayfront Innovation Area	R-MU	20	30	1.04	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	123 Independence Drive (Cohnreznick)	94025	055236280	M	Bayfront Innovation Area	R-MU	20	30	2.39	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	123 Independence Drive (Cohnreznick)	94025	055236300	M	Bayfront Innovation Area	R-MU	20	30	2.57	Light Manufacturing	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	141 Jefferson Drive (Menlo Park)	94025	055242080		Bayfront Innovation Area	R-MU	20	30	2.58	R&D Flex	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	21	0	137	158
Menlo Park	555 Ravenswood Avenue (SRI Master Plan)	94025	062390660	N	Professional and Administrat	C1(X)	0	0	4.16	Professional Building	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	60	0	340	400
Menlo Park	555 Ravenswood Avenue (SRI Master Plan)	94025	062390670	N	Professional and Administrat	C1(X)	0	0	3.01	Professional Building	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	555 Ravenswood Avenue (SRI Master Plan)	94025	062390730	N	Professional and Administrat	C1(X)	0	0	2.32	Professional Building	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	555 Ravenswood Avenue (SRI Master Plan)	94025	062390780	N	Professional and Administrat	C1(X)	0	0	35.26	Professional Building	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0
Menlo Park	555 Ravenswood Avenue (SRI Master Plan)	94025	062390760	N	Professional and Administrat	C1(X)	0	0	18.45	Office: Multi-Story	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1 (Developable Acreage)	Optional Information 2 (AHO Density)	Optional Information 3 (Site Category)
Menlo Park	525 El Camino Real (Site #1)	94025	071332130	72	0	0	0	Shortfall of Sites	1.91	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	72	Non-Vacant	Parking Lot	1.91	55	El Camino-Dtwn
Menlo Park	1610 El Camino Real (Site #2)	94025	060344250	0	0	6	0	Shortfall of Sites	0.15	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	6	Non-Vacant	Office: Single-S	0.15	55	El Camino-Dtwn
Menlo Park	1620 El Camino Real (Site #2)	94025	060344240	0	0	16	0	Shortfall of Sites	0.42	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	w/ AHO	20	30	16	Non-Vacant	Office: Single-S	0.42	55	El Camino-Dtwn
Menlo Park	2500 Sand Hill Road (Site #3)	94025	074270240	0	89	0	0	Shortfall of Sites	5.50	Professional and Administra	C1C	Professional ar	C1C w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Carv
Menlo Park	2480 Sand Hill Road (Site #4)	94025	074270280	0	89	0	0	Shortfall of Sites	6.80	Professional and Administra	C1C	Professional ar	C1C w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Carv
Menlo Park	1100 Alma Street (Site #5)	94025	061412440	31	0	0	0	Shortfall of Sites	0.75	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	60	31	Non-Vacant	Office: Multi-St	0.745334044	60	El Camino-Dtwn
Menlo Park	1100 Alma Street (Site #5)	94025	061412430	0	0	13	0	Shortfall of Sites	0.31	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	60	13	Non-Vacant	Office: Multi-St	0.309879356	60	El Camino-Dtwn
Menlo Park	900 Santa Cruz Avenue (Site #6)	94025	071084220	0	0	17	0	Shortfall of Sites	0.44	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	17	Non-Vacant	Church	0.442017566	55	El Camino-Dtwn
Menlo Park	1111 University Drive (Site #6)	94025	071084200	0	0	15	0	Shortfall of Sites	0.39	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	15	Non-Vacant	Church	0.39172852	55	El Camino-Dtwn
Menlo Park	1187 University Drive (Site #6)	94025	071084090	0	0	14	0	Shortfall of Sites	0.37	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	14	Non-Vacant	Professional Bl	0.373457587	55	El Camino-Dtwn
Menlo Park	1155 University Drive (Site #6)	94025	071084110	0	0	13	0	Shortfall of Sites	0.34	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	13	Non-Vacant	Professional Bl	0.34302195	55	El Camino-Dtwn
Menlo Park	1177 University Drive (Site #6)	94025	071084100	0	0	11	0	Shortfall of Sites	0.28	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	11	Non-Vacant	Office: Multi-St	0.283016982	55	El Camino-Dtwn
Menlo Park	728 Willow Avenue (Site #7)	94025	062202050	0	0	8	0	Shortfall of Sites	0.19	Retail/Commercial	C4	Retail/Commer	C4 w/ AHO	0	30	8	Non-Vacant	Store & Reside	0.19	55	Non-Res W/Rede
Menlo Park	728 Willow Avenue (Site #7)	94025	062202060	0	0	6	0	Shortfall of Sites	0.13	Retail/Commercial	C4	Retail/Commer	C4 w/ AHO	0	30	6	Non-Vacant	Store	0.12795455	55	Non-Res W/Rede
Menlo Park	728 Willow Avenue (Site #7)	94025	062202210	0	0	5	0	Shortfall of Sites	0.11	Retail/Commercial	C4	Retail/Commer	C4 w/ AHO	0	30	5	Non-Vacant	Parking Lot	0.113583186	55	Non-Res W/Rede
Menlo Park	906 Willow Road (Site #8)	94025	062211170	0	0	19	0	Shortfall of Sites	0.44	Retail/Commercial	C4	Retail/Commer	C4 w/ AHO	0	30	19	Non-Vacant	Store & Office	0.435220121	55	Non-Res W/Rede
Menlo Park	906 Willow Road (Site #8)	94025	062211180	0	0	7	0	Shortfall of Sites	0.16	Retail/Commercial	C4	Retail/Commer	C4 w/ AHO	0	30	7	Non-Vacant	Store & Office	0.156663941	55	Non-Res W/Rede
Menlo Park	906 Willow Road (Site #8)	94025	062211050	0	0	10	0	Shortfall of Sites	0.23	Medium Density Residentia	R3	Medium Densit	R3 w/ AHO	1	30	10	Non-Vacant	Residential: Du	0.231803072	55	Non-Res W/Rede
Menlo Park	Between Chestnut and Curtis (Site #9)	94025	071284100	22	0	0	0	Shortfall of Sites	0.59	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	22	Non-Vacant	Parking Lot	0.59114738	55	Parking Lots
Menlo Park	Between Chestnut and Curtis (Site #9)	94025	071284080	0	0	4	0	Shortfall of Sites	0.10	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	4	Non-Vacant	Parking Lot	0.097553437	55	Parking Lots
Menlo Park	Between Crane and Chestnut (Site #10)	94025	071283140	38	0	0	0	Shortfall of Sites	1.00	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	38	Non-Vacant	Parking Lot	1.004346152	55	Parking Lots
Menlo Park	325 Sharon Park Drive (Site #11)	94025	074283100	45	0	0	0	Shortfall of Sites	7.00	Retail/Commercial	C2	Retail/Commer	C2 w/ AHO	0	30	45	Non-Vacant	Shopping Cent	1	55	Non-Res W/Carv
Menlo Park	345 Middlefield Road (Site #12)	94025	062390700	89	0	0	0	Shortfall of Sites	12.00	Public Facilities	PF	Public Facilitie	PF w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	3	55	Non-Res W/Carv
Menlo Park	345 Middlefield Road (Site #12)	94025	062421070	0	0	0	0	Shortfall of Sites	5.00	Public Facilities	PF	Public Facilitie	PF w/ AHO	0	30	0	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Carv
Menlo Park	1105 Valparaiso Avenue (Site #13)	94025	071071070	0	18	0	0	Shortfall of Sites	4.86	Very Low Density Residenti	RE	Very Low Dens	RE w/ AHO	1	30	18	Non-Vacant	Church	0.4	55	Religious Facilitie
Menlo Park	Lot between El Camino Real and Chestnut on wes	94025	071102400	86	0	0	0	Shortfall of Sites	2.28	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	86	Non-Vacant	Parking Lot	2.283508738	55	Parking Lots
Menlo Park	Lot between University and Crane on west side of	94025	071092290	75	0	0	0	Shortfall of Sites	1.99	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	75	Non-Vacant	Parking Lot	1.985753868	55	Parking Lots
Menlo Park	Lot between Evelyn and Crane (Site #16)	94025	071281160	38	0	0	0	Shortfall of Sites	1.00	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	38	Non-Vacant	Parking Lot	1.004367987	55	Parking Lots
Menlo Park	Lot between Curtis and Doyle (Site #17)	94025	071285160	38	0	0	0	Shortfall of Sites	1.00	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	38	Non-Vacant	Parking Lot	1.004359491	55	Parking Lots
Menlo Park	Lot behind Draegers (Site #18)	94025	071273160	23	0	0	0	Shortfall of Sites	0.62	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	23	Non-Vacant	Parking Lot	0.617022744	55	Parking Lots
Menlo Park	Lot off Oak Grove (Site #19)	94025	071094180	21	0	0	0	Shortfall of Sites	0.56	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	21	Non-Vacant	Parking Lot	0.556924223	55	Parking Lots
Menlo Park	275 Middlefield Road (Site #20)	94025	062422120	0	89	0	0	Shortfall of Sites	8.20	Professional and Administra	C1	Professional ar	C1 w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Carv
Menlo Park	350 Sharon Park Drive (Site #21)	94025	074281120	0	0	45	0	Shortfall of Sites	10.90	Medium Density Residentia	R3A(X)	Medium Densit	R3A(X) w/ AHO	1	50	45	Non-Vacant	Residential: Fiv	1	55	Underutilized Re
Menlo Park	85 Willow Road (Site #22)	94025	062422080	0	141	0	0	Shortfall of Sites	3.16	Professional and Administra	C1	Professional ar	C1 w/ AHO	0	30	141	Non-Vacant	Office: Single-S	3.160720105	55	Non-Res W/Rede
Menlo Park	200 Middlefield Road (Site #23)	94025	062271540	0	91	0	0	Shortfall of Sites	2.03	Professional and Administra	C1	Professional ar	C1 w/ AHO	0	30	91	Non-Vacant	Office: Multi-St	2.03345973	55	Non-Res W/Rede
Menlo Park	250 Middlefield Road (Site #24)	94025	062271010	0	91	0	0	Shortfall of Sites	2.03	Professional and Administra	C1	Professional ar	C1 w/ AHO	0	30	91	Non-Vacant	Office: Multi-St	2.029407803	55	Non-Res W/Rede
Menlo Park	8 Homewood Road (Site #25)	94025	062421010	0	90	0	0	Shortfall of Sites	2.01	Professional and Administra	C1	Professional ar	C1 w/ AHO	0	30	90	Non-Vacant	Office: Single-S	2.006958097	55	Non-Res W/Rede
Menlo Park	401 Burgess Road (Site #26)	94025	062390170	0	22	0	0	Shortfall of Sites	0.50	Professional and Administra	C1A	Professional ar	C1A w/ AHO	0	30	22	Non-Vacant	Office: Single-S	0.502258267	55	Non-Res W/Rede
Menlo Park	570 Willow Road (Site #27)	94025	062370420	0	45	0	0	Shortfall of Sites	1.01	Retail/Commercial	C4	Retail/Commer	C4 w/ AHO	0	30	45	Non-Vacant	Hospital	1.007621223	55	Non-Res W/Rede
Menlo Park	2200 Sand Hill Road (Site #28)	94025	074283070	0	94	0	0	Shortfall of Sites	2.11	Professional and Administra	C1(X)	Professional ar	C1(X) w/ AHO	0	30	94	Non-Vacant	Office: Multi-St	2.112889011	55	Non-Res W/Rede
Menlo Park	445 Burgess Drive (Site #29)	94025	062390200	0	0	18	0	Shortfall of Sites	0.40	Professional and Administra	C1A	Professional ar	C1A w/ AHO	0	30	18	Non-Vacant	Professional Bl	0.396009612	55	Non-Res W/Rede
Menlo Park	720 Menlo Avenue (Site #30)	94025	071284110	25	0	0	0	Shortfall of Sites	0.67	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	25	Non-Vacant	Supermarket	0.671961335	55	El Camino-Dtwn
Menlo Park	800 Oak Grove Avenue (Site #31)	94025	071091520	29	0	0	0	Shortfall of Sites	0.78	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	29	Non-Vacant	Financial	0.778780279	55	El Camino-Dtwn
Menlo Park	930 Santa Cruz Avenue (Site #32)	94025	071084140	23	0	0	0	Shortfall of Sites	0.62	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	23	Non-Vacant	Office: Single-S	0.615660915	55	El Camino-Dtwn
Menlo Park	1008 University Avenue (Site #33)	94025	071274140	21	0	0	0	Shortfall of Sites	0.56	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	21	Non-Vacant	Parking Lot	0.562457203	55	El Camino-Dtwn
Menlo Park	707 Menlo Road (Site #34)	94025	071288610	19	0	0	0	Shortfall of Sites	0.52	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	19	Non-Vacant	Office: Multi-St	0.518149961	55	El Camino-Dtwn
Menlo Park	1300 University Avenue (Site #35)	94025	071091310	19	0	0	0	Shortfall of Sites	0.50	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	30	19	Non-Vacant	Professional Bl	0.50024571	55	El Camino-Dtwn
Menlo Park	1377 El Camino Real (Site #36)	94025	071103490	31	0	0	0	Shortfall of Sites	0.82	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	31	Non-Vacant	Store	0.818374732	55	El Camino-Dtwn
Menlo Park	855 El Camino Real (Site #37)	94025	071331180	51	0	0	0	Shortfall of Sites	1.36	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	51	Non-Vacant	Shopping Cent	1.359013699	55	El Camino-Dtwn
Menlo Park	300 Sheridan Drive (Site #38)	94025	055303110	0	0	41	0	Shortfall of Sites	2.60	Low Density Residential	R1U	Low Density R	R3	1	20	41	Vacant	Vacant Land	2.6	20	Vacant Land
Menlo Park	2250 Avy Avenue (Site #39)	94025	074351100	0	13	0	0	Shortfall of Sites	3.94	Low Density Residential	R1S	Low Density R	R1S w/ AHO	1	30	13	Non-Vacant	Church	0.3	55	Religious Facilitie
Menlo Park	2650 Sand Hill Road (Site #40)	94025	074260740	0	22	0	0	Shortfall of Sites	4.14	Low Density Residential	R1S	Low Density R	R1S w/ AHO	1	30	22	Non-Vacant	Religious Facil	0.5	55	Religious Facilitie
Menlo Park	431 Burgess Drive (Site #41)	94025	062390190	0	0	11	0	Shortfall of Sites	0.24	Professional and Administra	C1A	Professional ar	C1A w/ AHO	0	30	11	Non-Vacant	Office: Multi-St	0.23761456	55	Non-Res W/Rede
Menlo Park	425 Burgess Drive (Site #42)	94025	062390180	0	0	11	0	Shortfall of Sites	0.24	Professional and Administra	C1A	Professional ar	C1A w/ AHO	0	30	11	Non-Vacant	Professional Bl	0.237603014	55	Non-Res W/Rede
Menlo Park	1149 El Camino Real (Site #43)	94025	071102130	22	0	0	0	Shortfall of Sites	0.54	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	60	22	Non-Vacant	Store	0.543757353	60	El Camino-Dtwn
Menlo Park	1436 El Camino Real (Site #44)	94025	061422350	26	0	0	0	Shortfall of Sites	0.69	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	26	Non-Vacant	Service Shop	0.688129542	55	El Camino-Dtwn
Menlo Park	796 Live Oak Avenue (Site #46)	94025	071288560	0	28	0	0	Shortfall of Sites	0.63	Medium Density Residentia	R3	Medium Densit	R3 w/ AHO	1	30	28	Non-Vacant	Residential: Fiv	0.631567405	55	Underutilized Re
Menlo Park	555 Willow Road (Site #47)	94025	062285300	0	0	19	0	Shortfall of Sites	0.42	Medium Density Residentia	R3	Medium Densit	R3 w/ AHO	1	30	19	Non-Vacant	Store	0.419656033	55	Underutilized Re
Menlo Park	700 El Camino Real (Site #48)	94025	071333200	82	0	0	0	Shortfall of Sites	6.20	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	60	82	Non-Vacant	Office: Multi-St	2	60	El Camino-Dtwn
Menlo Park	2722 Sand Hill Road (Site #49)	94025	074260750	0	0	89	0	Shortfall of Sites	10.93	Professional and Administra	C1A	Professional ar	C1A w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Carv
Menlo Park	600 Sharon Park Drive (Site #50)	94025	074282070	0	45	0	0	Shortfall of Sites	3.66	Medium Density Residentia	R3A(X)	Medium Densit	R3A(X) w/ AHO	1	50	45	Non-Vacant	Residential: Fiv	1	55	Underutilized Re
Menlo Park	959 El Camino Real (Site #51)	94025	071288210	0	0	4	0	Shortfall of Sites	0.11	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	4	Non-Vacant	Store	0.110537296	55	El Camino-Dtwn
Menlo Park	1246 El Camino Real (Site #52)	94025	061430070	0	0	8	0	Shortfall of Sites	0.22	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	50	8	Non-Vacant	Restaurant	0.216665461	55	El Camino-Dtwn
Menlo Park	1189 El Camino Real (Site #53)	94025	071102350	0	0	5	0	Shortfall of Sites	0.12	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	60	5	Non-Vacant	Store	0.122720516	60	El Camino-Dtwn
Menlo Park	607 Menlo Avenue (Site #54)	94025	071288190	0	0	8	0	Shortfall of Sites	0.22	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	8	Non-Vacant	Store & Office	0.21772095	55	El Camino-Dtwn
Menlo Park	1161 El Camino Real (Site #55)	94025	071102390	0	0	5	0	Shortfall of Sites	0.13	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	60	5	Non-Vacant	Indoor Recreat	0.132128388	60	El Camino-Dtwn
Menlo Park	1179 El Camino Real (Site #56)	94025	071102370	0	0	7	0	Shortfall of Sites	0.17	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	60	7	Non-Vacant	Store	0.172477376	60	El Camino-Dtwn
Menlo Park	761 El Camino Real (Site #57)	94025	071332080	0	0	11	0	Shortfall of Sites	0.30	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	11	Non-Vacant	Restaurant	0.29722418	55	El Camino-Dtwn
Menlo Park	751 El Camino Real (Site #58)	94025	071332090	0	0	11	0	Shortfall of Sites	0.30	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	11	Non-Vacant	Restaurant	0.297777301	55	El Camino-Dtwn
Menlo Park	905 El Camino Real (Site #59)	94025	071288580	0	0	12	0	Shortfall of Sites	0.33	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	40	12	Non-Vacant	Store & Office	0.330496104	55	El Camino-Dtwn
Menlo Park	335 Pierce Road (Site #60)	94025	062013170	0	0	6	0	Shortfall of Sites	0.13	Medium Density Residentia	R3	Medium Densit	R3 w/ AHO	1	30	6	Non-Vacant	Residential: Fo	0.12903749	55	Underutilized Re
Menlo Park	335 Pierce Road (Site #60)	94025	062013230	0	0	11	0	Shortfall of Sites	0.24	Medium Density Residentia	R3	Medium Densit	R3 w/ AHO	1	30	11	Non-Vacant	Vacant Land	0.241285637	55	Underutilized Re
Menlo Park	610 Santa Cruz Avenue (Site #61)	94025	071102140	0	0	13	0	Shortfall of Sites	0.32	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	60	13	Non-Vacant	Store & Office	0.32410593	60	El Camino-Dtwn
Menlo Park	550 Ravenswood Avenue (Site #62)	94025	061412160	0	0	17	0	Shortfall of Sites	0.42	El Camino Real/Downtown	SP-ECR-D (Subarea	El Camino Rea	SP-ECR-D (Sub	20	60	17	Non-Vacant	Supermarket	0.421027036	60	El Camino-Dtwn
Menlo Park	795 Willow Road (Site #64)	94025	062470060	60	0	0	0	Shortfall of Sites	90.00	Public Facilities	PF	Public Facilitie	PF w/ AHO	0	30	60	Non-Vacant	Hospital	2.1	55	Non-Res W/Carv
Menlo Park	3905 Bohannon Drive (Site #67)	94025	055253140	0	0	45	0	Shortfall of Sites	1.01	Bayfront Innovation Area	O	Bayfront Innov	O w/ AHO	0	30	45	Non-Vacant	Warehouse	1.013749579	55	Non-Res W/Rede
Menlo Park	3925 Bohannon Drive (Site #68)	94025	055253150	0	0	47	0	Shortfall of Sites	1.05	Bayfront Innovation Area	O	Bayfront Innov	O w/ AHO	0	30	47	Non-Vacant	Warehouse	1.050925627	55	Non-Res W/Rede
Menlo Park	4005 Bohannon Drive (Site #69)	94025	055253240	0	0	29	0	Shortfall of Sites	0.64	Bayfront Innovation Area	O	Bayfront Innov	O w/ AHO	0	30	29	Non-Vacant	Office: Single-S	0.643737804	55	Non-Res W/Rede
Menlo Park	4025 Bohannon Drive (Site #70)	94025	055253190	0	0	45	0	Shortfall of Sites	1.00	Bayfront Innovation Area	O	Bayfront Innov	O w/ AHO	0	30	45	Non-Vacant	Office: Single-S	0.996609718	55	Non-Res W/Rede

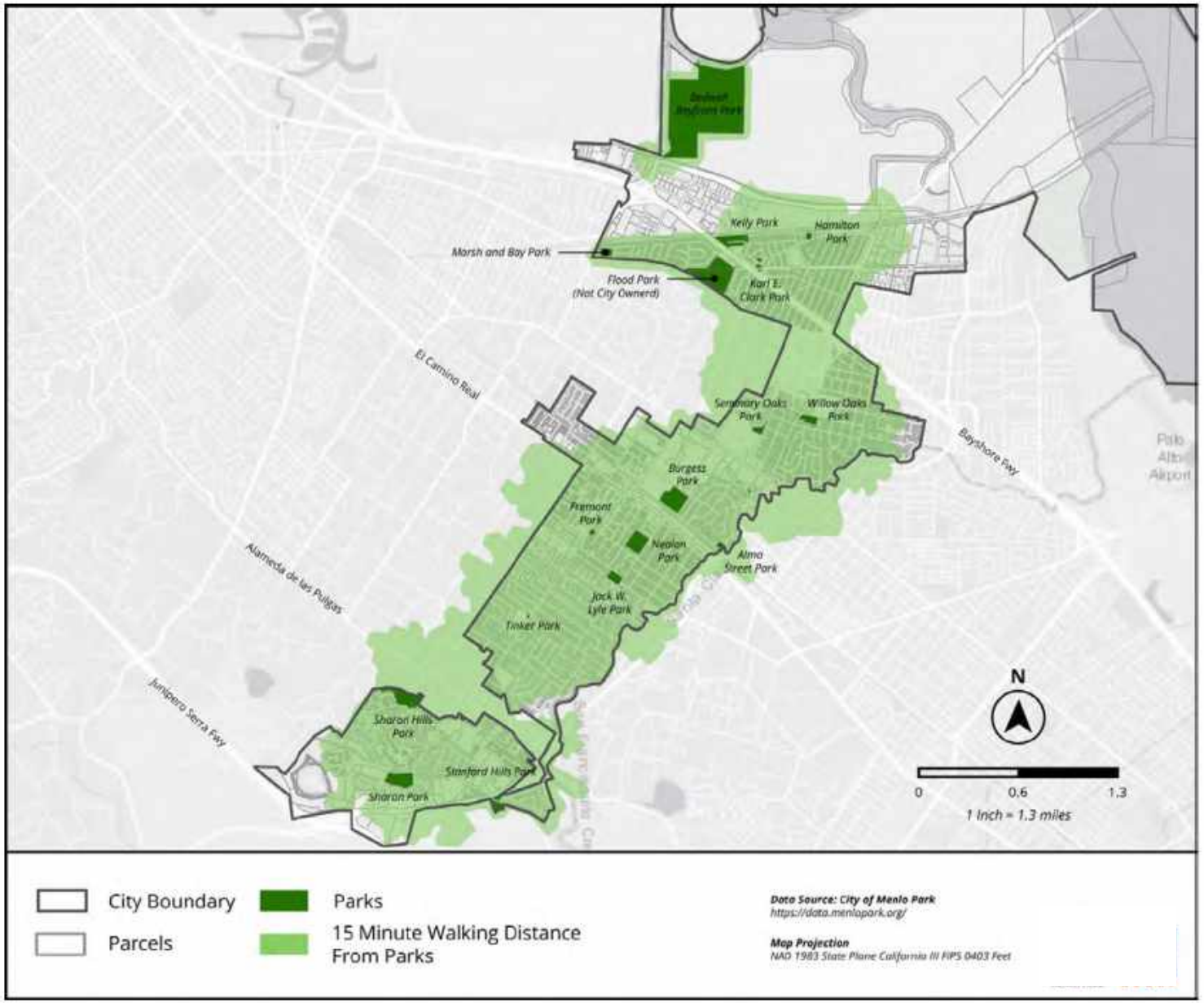
Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1 (Developable Acreage)	Optional Information 2 (AHO Density)	Optional Information 3 (Site Category)
Menlo Park	4055 Bohannon Drive (Site #71)	94025	055253030	0	0	77	0	Shortfall of Sites	1.72	Bayfront Innovation Area	O	Bayfront Innov	O w/ AHO	0	30	77	Non-Vacant	Warehouse	1.724133245	55	Non-Res W/Rede
Menlo Park	4060 Campbell Avenue (Site #72)	94025	055253200	0	0	37	0	Shortfall of Sites	0.82	Bayfront Innovation Area	O	Bayfront Innov	O w/ AHO	0	30	37	Non-Vacant	Warehouse	0.824582181	55	Non-Res W/Rede

Table C: Land Use, Table Starts in A2

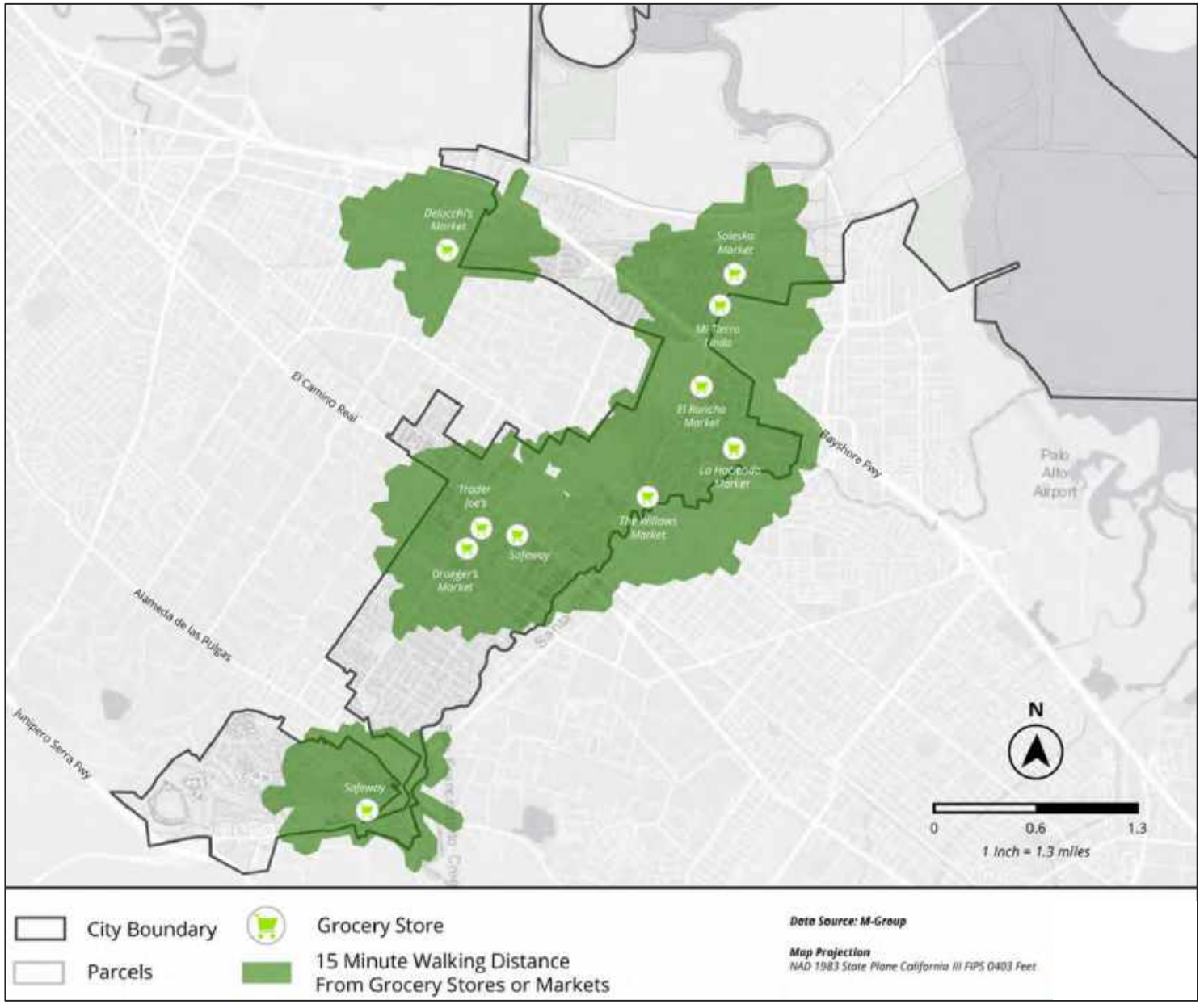
Zoning Designation (From Table A, Column G)	General Land Uses Allowed
C1	No permitted uses. Conditional uses are: Pro
C1(X)	No permitted uses. Conditional uses are: Pro
C1A	Permitted uses: Professional, administrative,
C1C	No permitted uses. Conditional uses are: Pro
C2	Permitted Uses: retail services; financial servi
C4	Permitted uses: retail stores, financial establi
O	Permitted uses: administrative and professio
PF	Permitted: public facilities
R1S	Permitted: Single family dwellings and accesc
R1U	Permitted: Single family dwellings and accesc
R2	Permitted: Single family dwellings and accesc
R3	Permitted: Single family dwellings and accesc
R3A(X)	Permitted: Single family dwellings and accesc
RE	Permitted: Single family dwellings and accesc
R-MU	Permitted uses: multiple dwellings; administr
SP-ECR-D	Mix of office, retail, residential; and transit us

Appendix 7-2
Affirmatively Furthering Fair Housing (AFFH) Maps

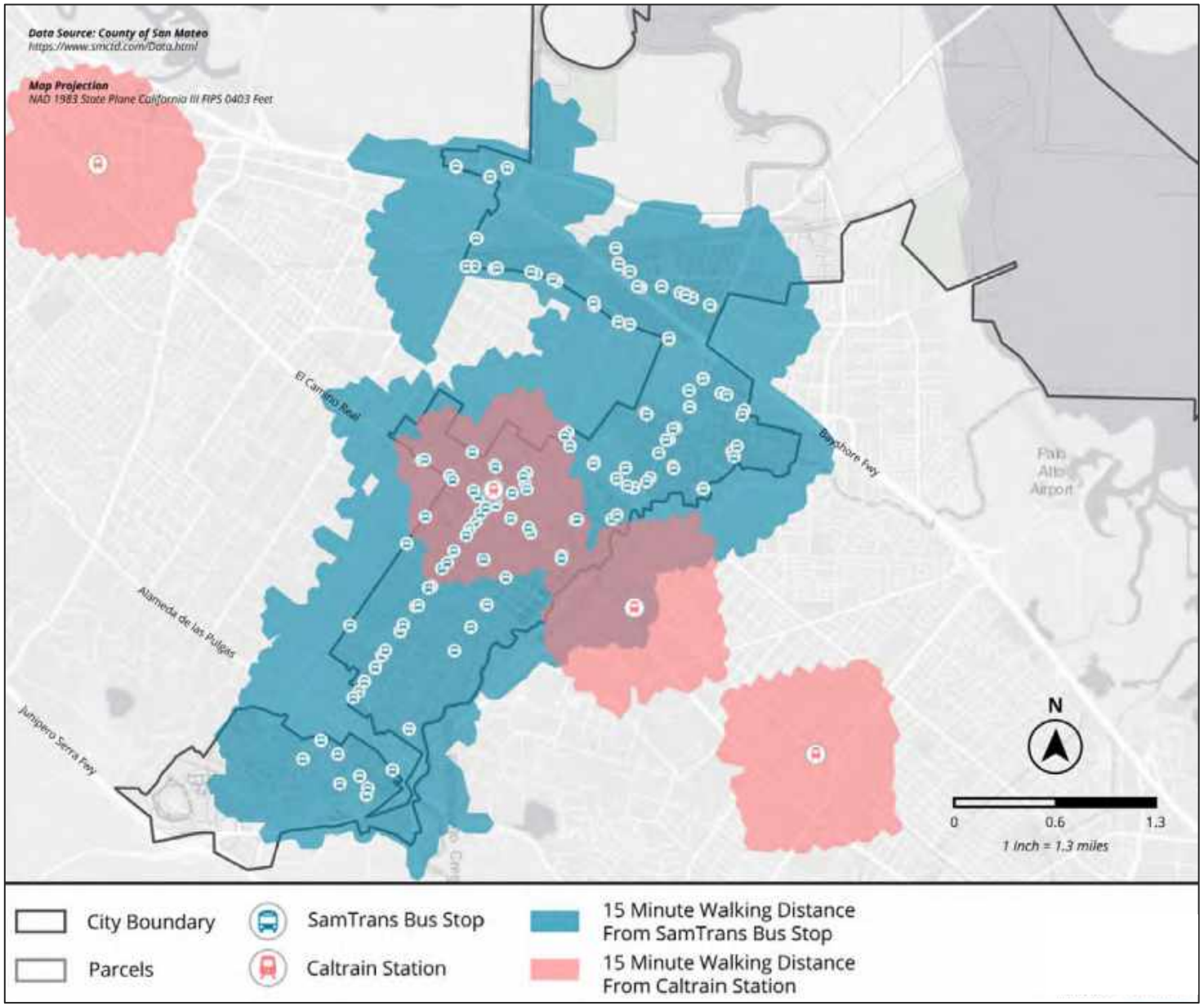
Fair Housing: Parks Access



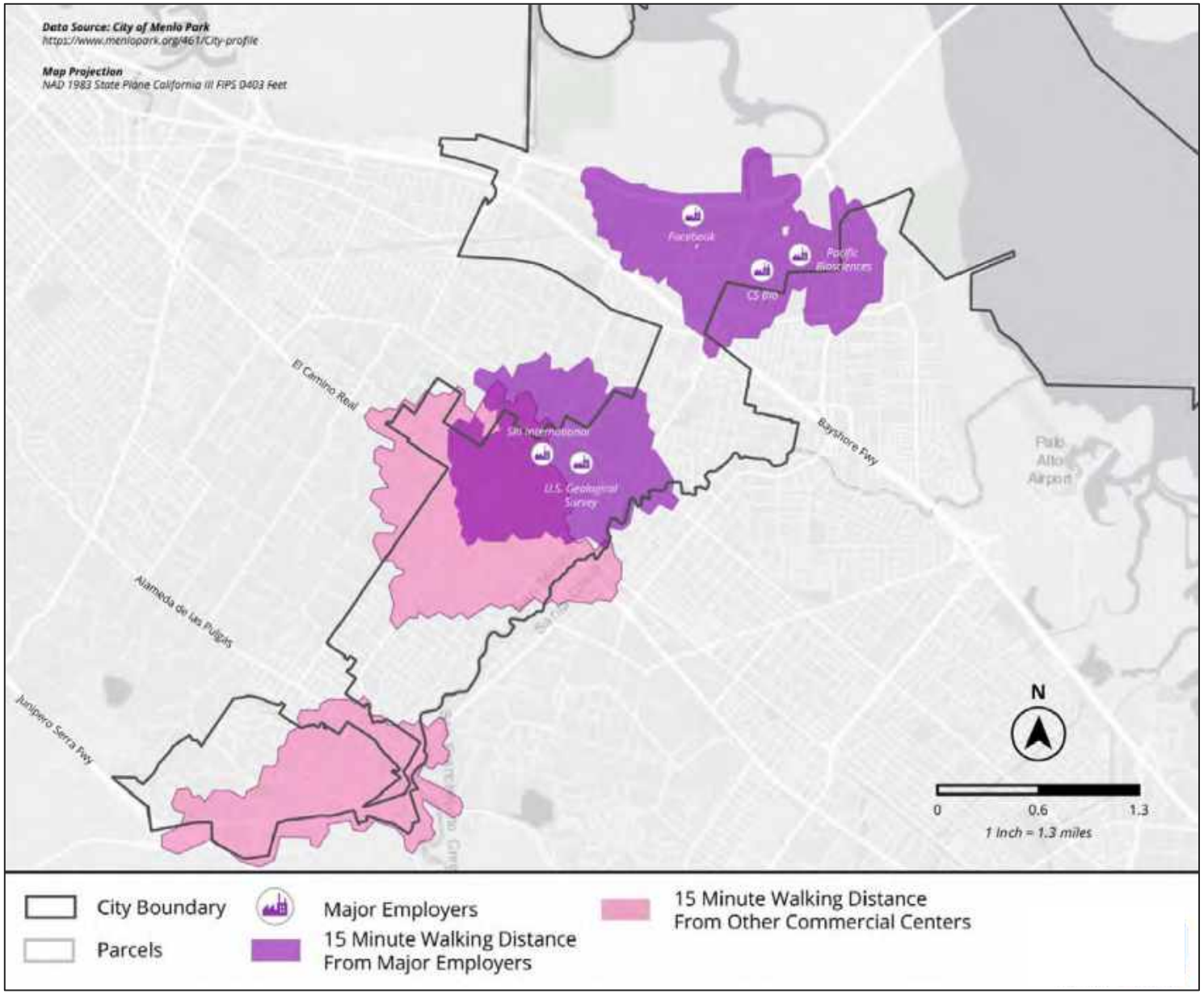
Fair Housing: Food Access



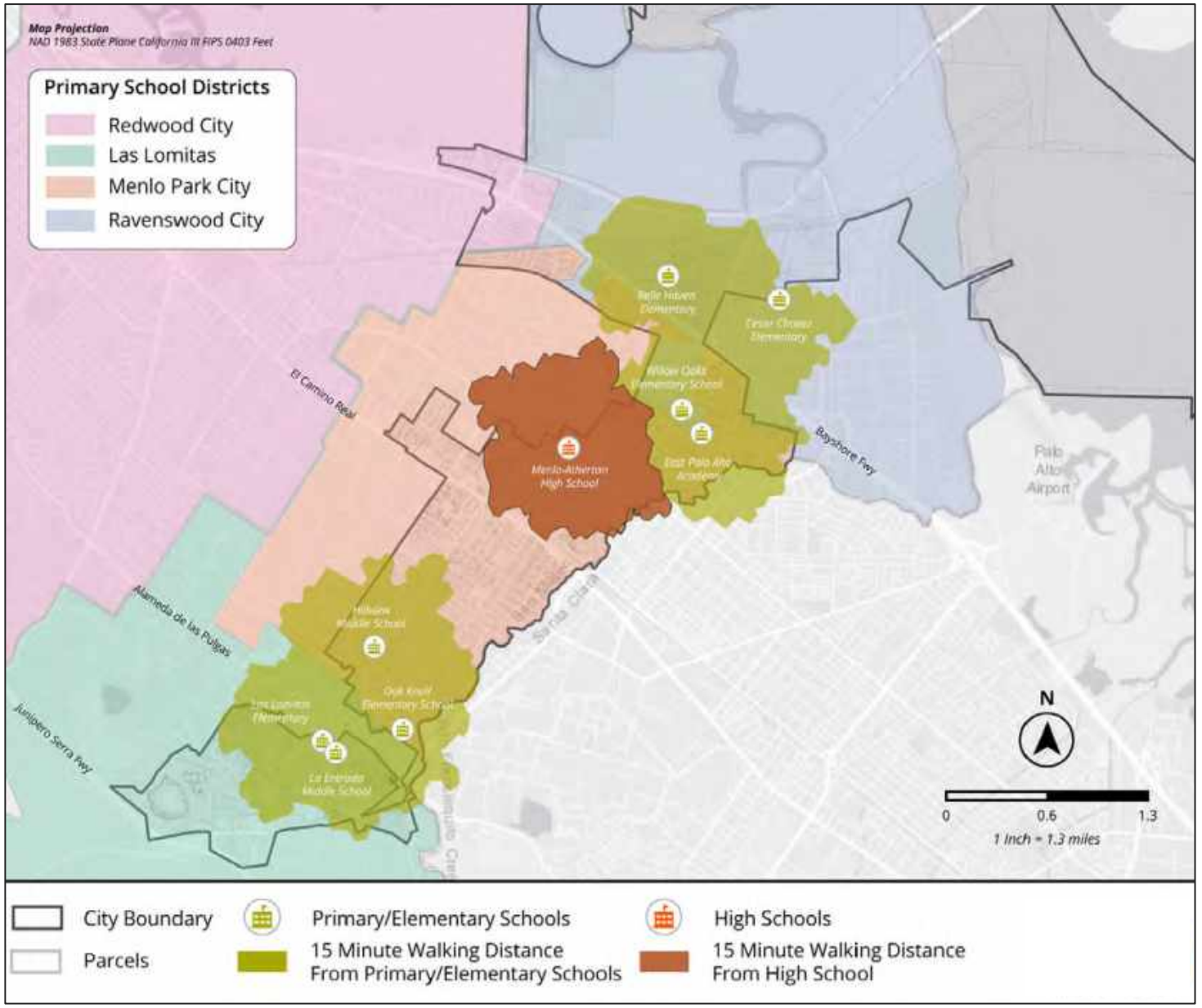
Fair Housing: Transit Access



Fair Housing: Employment Access



Fair Housing: School Access



Appendix 7-3
Development in Menlo Park

Address	Included Demolition	Previous Existing Use	Previous Existing SF	*units of measure*	Proposed Use	Proposed SF / Units	*units of measure*	Status	Project Location	Year	Status in Housing Element
3639 Haven Avenue	Yes	Light Industrial	77,308	SF	Residential	394	DU	Complete	East of US 101	2018	
777 Hamilton Avenue	Yes	Light Industrial	47,999	SF	Residential	195	DU	Complete	East of US 101	2018	
3645 Haven Avenue	Yes	Light Industrial	15,000	SF	Residential	146	DU	Complete	East of US 101	2018	
123 Independence Drive	Yes	Light Industrial	108,461	SF	Residential	432	DU	Proposed	East of US 101	2022	Pipeline Project
555 Willow Road	Yes	Office	1,400	SF	Residential	3	DU	Proposed	West Menlo/Downtown/El Camino Real	2022	Opportunity Site
1550 El Camino Real	No	Office (to remain)			Residential	8	DU	Proposed	West Menlo/Downtown/El Camino Real	2022	
1162 El Camino Real	Yes	Office/Retail	11,062	SF	Residential	9	DU	Under Construction	West Menlo/Downtown/El Camino Real	2022	
1345 Willow Road	Yes	Residential	82	DU	Residential	140	DU	Under Construction	East of US 101	2022	
409 Glenwood Avenue	Yes	Residential	3	DU	Residential	7	DU	Proposed	West Menlo/Downtown/El Camino Real	2022	
1220 Hoover Street	Yes	Residential	2	DU	Residential	8	DU	Proposed	West Menlo/Downtown/El Camino Real	2022	
612 College Avenue	Yes	Residential/Warehouse	1,1620 SF + 1 DU		Residential	4	DU	Complete	West Menlo/Downtown/El Camino Real	2019	
133 Encinal Avenue	Yes	Retail	6,116	SF	Residential	24	DU	Complete	West Menlo/Downtown/El Camino Real	2022	
1704 El Camino Real	Yes	Hotel	28	Rooms	Hotel	46	Rooms	Proposed	West Menlo/Downtown/El Camino Real	2022	
301 Constitution Drive	No				Hotel	40	Rooms	Proposed	East of US 101	2022	
949 El Camino Real	Yes	Cinema	4,172	SF	Live Entertainment Venue	10,854	SF	Complete	West Menlo/Downtown/El Camino Real	2022	
1400 El Camino Real	Yes	Gas Station	1,932	SF	Hotel	33,657	SF	Complete	West Menlo/Downtown/El Camino Real	2019	
150 Jefferson Drive	Yes	Light Industrial	43,986	SF	Education	40,000	SF	Complete	East of US 101	2022	
105-155 Constitution Drive	Yes	Office	133,690	SF	Office	495,052	SF	Complete	East of US 101	2022	
2111-2121 Sand Hill Road	No	Office and 1 DU to remain			Office	39,010	SF	Proposed	Sharon Heights/Sand Hill	2022	
151 Commonwealth Drive	Yes	Office/Light Industrial	237,858	SF	Office	259,920	SF	Complete	East of US 101	2018	
100-190 Independence Drive	Yes	Office/Light Industrial	63,360	SF	Hotel/Office	200,000	SF	Complete	East of US 101	2018	
301-309 Constitution Drive	Yes	Office/Light Industrial	511,687	SF	Hotel/Office	1,137,200	SF	Under Construction	East of US 101	2022	
1430 O'Brien Drive	Yes	Office/Light Industrial	65,952	SF	Office/Light Industrial/Retail	84,458	SF	Proposed	East of US 101	2022	
1125 O'Brien Drive	Yes	Office/Light Industrial	59,643	SF	Office/Retail	131,284	SF	Proposed	East of US 101	2022	
3723 Haven Avenue	Yes	Office/Light Industrial	13,700	SF	Hotel	58,027	SF	Proposed	East of US 101	2022	
1075 O'Brien Drive	Yes	Office/Light Industrial	26,715	SF	Office/Restaurant	104,486	SF	Proposed	East of US 101	2022	
995-1005 O'Brien Drive	Yes	Office/Light Industrial	90,631	SF	Office	234,157	SF	Proposed	East of US 101	2022	
1010-1026 Alma Street	Yes	Retail	10,272	SF	Office/Retail	25,480	SF	Complete	West Menlo/Downtown/El Camino Real	2022	
1350 Adams Court	No				Office/Light Industrial	260,400	SF	Proposed	East of US 101	2022	
162-164 Jefferson Drive	No				Office	249,500	SF	Proposed	East of US 101	2022	
2245 Avy Avenue	No				Education/Recreation	15,011	SF	Proposed	Sharon Heights/Sand Hill	2022	
40 Middlefield Road	No				Office	3,584	SF	Proposed	West Menlo/Downtown/El Camino Real	2022	
115 El Camino Real	Yes	Hotel	13	Rooms	Residential/Retail/Service	1,543 SF + 4 DU		Under Construction	West Menlo/Downtown/El Camino Real	2022	
141 Jefferson Drive	Yes	Industrial	108,411	SF	Residential/Retail	2,940 SF + 483 DU		Under Construction	East of US 101	2022	Pipeline Project
111 Independence Drive	Yes	Office	15,000	SF	Residential/Retail	746 SF + 105 DU		Proposed	East of US 101	2022	Pipeline Project
165 Jefferson Drive	Yes	Office	24,300	SF	Residential/Commerical	15,00SF + 158 DU		Proposed	West Menlo/Downtown/El Camino Real	2022	
333 Ravenswood Avenue	Yes	Office	1,095,719	SF	Residential/Office	1,095,719 SF + 400 DU		Proposed	West Menlo/Downtown/El Camino Real	2022	Pipeline Project
307-309 Constitution Drive	Yes	Office/Light Industrial	108,050	SF	N/A	-		-	East of US 101	2018	
1350 Willow Road	Yes	Office/Light Industrial	947,965	SF	Residential/Office/Retail/Hote	1,800,000 SF + 1,729 DU + 193 Rooms		Proposed	East of US 101	2022	Pipeline Project
110 Constitution Drive	Yes	Office/Light Industrial	64,832	SF	Residential/Office	36,427 + 335 DU		Under Construction	East of US 101	2022	Pipeline Project
1285 El Camino Real	Yes	Office/Retail	6,471	SF	Residential/Office/Retail	1,997 SF + 15 DU		Complete	West Menlo/Downtown/El Camino Real	2022	
506-556 Santa Cruz Avenue	Yes	Residential/Commercial	12,359 SF + 7 DU		Residential/Office/Retail	22,778 SF + 7 DU		Complete	West Menlo/Downtown/El Camino Real	2022	
201 El Camino Real	Yes	Residential/Commercial	5,949 SF + 4 DU		Residential/Retail	7,076 SF + 14 DU		Proposed	West Menlo/Downtown/El Camino Real	2022	
1125 Merrill Street	Yes	Residential/Commerical	1,887 SF + 1 DU		Residential/Office	4,366 SF + 2 DU		Proposed	West Menlo/Downtown/El Camino Real	2022	
650-660 Live Oak Avenue	Yes	Residential/Office	5,996 SF + 2 DU		Residential/Office	16,854 SF + 17 DU		Complete	West Menlo/Downtown/El Camino Real	2022	
500 El Camino Real	Yes	Retail	70,545	SF	Residential/Office/Retail	153,126 SF + 215 DU		Under Construction	West Menlo/Downtown/El Camino Real	2022	
1540 El Camino Real	Yes	Retail	23,536	SF	Residential/Office	40,759 SF + 27 DU		Under Construction	West Menlo/Downtown/El Camino Real	2022	
706-716 Santa Cruz Avenue	Yes	Retail	15,175	SF	Residential/Office/Retail	35,489 SF + 4 DU		Proposed	West Menlo/Downtown/El Camino Real	2022	
1300 El Camino Real	Yes	Retail/Service	10,000	SF	Residential/Office/Retail	221,600 SF + 183 DU		Under Construction	West Menlo/Downtown/El Camino Real	2022	
1275 El Camino Real	No				Residential/Office/Retail	9,937 SF + 3 DU		Under Construction	West Menlo/Downtown/El Camino Real	2022	
1021 Evelyn Street	No				Residential/Office	6,610 SF + 3 DU		Proposed	West Menlo/Downtown/El Camino Real	2022	

Appendix 7-4
Sample Affordable Housing Developments

Development Name	Address	City	County	Status	Units	Acres	Density (du/ac)	100% Affordable	Affordability Detail	Building Stories	Building Height (ft)	Parking	Overview
Gateway	1345 Willow Road	Menlo Park	San Mateo County	Under Construction	140	3.76	37	Yes	100% affordable	4	54	177	Gateway Apartments (Gateway) was a 130-unit apartment complex on the 1200 and 1300 block of Willow Road in Menlo Park. The property was originally built in the 1960s. It was purchased and lightly rehabbed in 1987 by MidPen Housing Corporation (MidPen), a regional non-profit developer. Given the age of the property, it is in significant need of revitalization. The 1200 block was the first phase of the revitalization and redeveloped as Sequoia Belle Haven, a 90 apartment community which completed construction in 2017. The 1300 block is the second phase and consists of 82 apartments. The property is 100% low-income housing, serving families in a mix of studios to 3-bedrooms. The City of Menlo Park rezoned the site in 2013, creating the potential to add an additional 61 units. MidPen explored various scenarios, and in 2017, the City Council approved a conceptual plan and funding commitment for up to a 141 unit community. Our proposed plan is for a 140 unit community, for a total of 58 net new apartments. Of the 140 new units, 82 will be for the returning households that have been temporarily relocated during construction. The redevelopment is projected to complete construction in summer 2023.
Crane Place	1331 Crane Street	Menlo Park	San Mateo County	Completed Development	93	0.94	99	Yes	100% affordable	4	-	Limited	Crane Place is a 93-unit complex for extremely low to moderate income adults ages 62 or older and persons with mobility impairments. There are 69 studio apartments and 24 one bedroom apartments. Ten of the units are barrier free apartments for persons with mobility impairments needing additional accessibility features. Crane Place has a community/recreation room, library, gift shop, and dining room. There is a laundry room equipped with coin operated machines. In order to assist residents to “age in place,” Crane Place offers the services of a Social Service Coordinator who works on site on weekdays.
Menlo Uptown	141 Jefferson Drive and 180-186 Constitution	Menlo Park	San Mateo County	Approved	483	4.83	100	No	73 affordable units (67 rental units and 6 for-sale	7	85	555 total spaces	The approved project will demolish three single-story industrial and office buildings with a total of110,356 square feet, and construct 483 dwelling units comprised of 441 multi-family rental units and 42 for-sale townhomes, and approximately 2,940 square feet of commercial space.
Menlo Portal	104 & 110 Constitution Drive & 115 Independence Drive	Menlo Park	San Mateo County	Approved	335	3.2	104	No	48 affordable units and 287 market-rate units	7	85	320 residential spaces (0.95 spaces per unit) and 94 non-residential spaces	The approved project will demolish the existing buildings containing a mix of office and industrial uses totaling approximately 64,832 square feet, and construct 335 dwelling units and approximately 34,499 square feet of commercial space, which includes approximately 1,600 square feet of commercial space with an additional approximately 2,190 square feet of outdoor spaces for use as a childcare center community amenity.
Menlo Flats	165 Jefferson Drive	Menlo Park	San Mateo County	Under Review	158	1.38	114	No	21 affordable units and 137 market-rate units	8	85	138 residential spaces (0.87 spaces per unit) and 38 non-residential spaces	The proposed project includes redevelopment of three parcels with approximately 158 multi-family dwelling units and approximately 15,000 square feet of commercial space comprised of approximately 13,400 square feet of office space and approximately 1,600 square feet of community amenities space. The project site currently contains an approximately 24,311-square-foot commercial office building that would be demolished.
111 Independence Drive	111 Independence Drive	Menlo Park	San Mateo County	Approved	105	0.92	114	No	14 affordable units and 91 market-rate units	8	84	104 residential spaces (0.99 spaces per unit) and 5 non-	The approved project includes demolition of an existing approximately 15,000 square-foot, single-story building and construction of 105 multi-family dwelling units and an approximately 746 square-foot café space in an eight story building.
Firehouse Square	1300 El Camino Real	Belmont	San Mateo County	Under Construction	81	1.24	65	No	66 affordable apartments and 15 market-rate townhouses	4	63	47 spaces for apartments (0.71 spaces per unit); 29 spaces for townhouses (1.93 spaces per unit); 76 total spaces for	The result of several long-range planning and visioning efforts by the City of Belmont and MidPen Housing, Firehouse Square is a vibrant, mixed-use affordable housing community along amenity-rich El Camino Real. Firehouse Square will provide 66 affordable (income-restricted) apartments for families and individuals, including those with supportive housing needs. The project also includes 15 market-rate townhouses and 3,750 square feet of commercial space. Development site is 1.24 total acres (0.72 acres for apartments and 0.52 acres for townhouses). Development density is 91 du/ac for apartments; 28 du/ac for townhouses; 65 du/ac for entire development.
The Village at Burlingame	Public Parking Lots F and N	Burlingame	San Mateo County	Under Construction	132	0.84	157	Yes	100% affordable	5	60	144 spaces for apartments (1.09 spaces per unit); 368 spaces for garage	The Village at Burlingame is approved for City of Burlingame Parking Lots F (150 Park Road) and N (160 Lorton Avenue), in downtown Burlingame just south of Howard Avenue. The project includes constructing a new, 5-story 132-unit affordable workforce and senior apartment development and public park on the site of Parking Lot F, and relocating the existing parking stalls to a proposed 5-level parking garage on Parking Lot N (78 workforce units and 54 senior units). The broad intent is for the units to be rented by people working in Burlingame, and Burlingame seniors. The development includes 5-story apartments (60 feet) and a 5-story garage (48 feet, open top floor).
Alma Point at Foster Square	790 Alma Lane	Foster City	San Mateo County	Completed Development	66	0.84	78	Yes	100% affordable	4	60	39 spaces (0.59 spaces per unit)	Foster Square is a new, age-qualified, mixed-use community “Town Center” in the heart of Foster City. Highly social, walkable and full of design-forward planning, Foster Square will feature homes and apartments, creative retail, parks, a public plaza, and 32,000 square feet of retail along 15 acres. The town center includes 155 senior assisted-living units; 200 age-restricted for-sale residences, and Alma Point at Foster Square, 66 affordable apartments developed by MidPen Housing. The community offers a continuum of care to address the high costs of living and health care for seniors with fixed incomes.
Arroyo Green	707 Bradford Street	Redwood City	San Mateo County	Completed Development	117	1.36	86	Yes	100% affordable	7	80	60 residential spaces (0.51 spaces per unit) and 16 non-residential spaces	Arroyo Green Apartments brings 117 affordable homes for seniors earning up to 50% of the Area Median Income to amenity-rich downtown Redwood City. Residents enjoy onsite amenities such as an open air rooftop courtyard with community gardening planters, barbecue, and tables and seating. Indoors, there is a computer lab, a game room and library, a fitness room, and two laundry rooms. Public benefit features of the development include a creekside trail that is open to the public and connect with a network of bay trails, as well as a ground-floor child care center that is operated by Foot Steps, a non-profit child care provider.
333 Main Street	333 Main Street	Redwood City	San Mateo County	Under Construction	125	1.62	77	Yes	100% affordable	7	78	182 spaces (1.46 spaces per unit)	353 Main Street will offer studio, one, and two-bedroom apartments that will be affordable to families making 80 percent or less of the San Mateo County Area Median Income. This seven-story contemporary community will complement the surrounding neighborhood with an interpretation of traditional styling, consistent with the diverse context existing in the city. The development will include a wide range of indoor and outdoor amenities, such as a second-story resident deck, an amenity deck complete with a play structure, a large community room, a homework center with computers, a fitness room, and laundry rooms.
Huxley Apartments	1355 El Camino Real	Redwood City	San Mateo County	Completed Development	137	0.76	180	No	Market-rate	7	92	153 spaces (1.12 spaces per unit)	Huxley Apartments is an 8-level, 137-unit multi-family residential development entailing one level of underground parking, one level of above ground parking, and six levels of for-rent apartments, located within the Downtown Precise Plan Area.
1409 El Camino Real	1409 El Camino Real	Redwood City	San Mateo County	Under Construction	350	1.64	213	No	35 affordable units and 315 market-rate units	8	82	441 spaces (1.26 spaces per unit)	Construction of an 8-story, 350-unit multi-family residential development (including 35 affordable units at the low income level), approximately 2,900 square feet of ground floor retail, and three levels of underground parking located within the Downtown Precise Plan Area.
Kiku Crossing	480 East 4th Avenue	San Mateo	San Mateo County	Under Construction	225	2.41	93	Yes	100% affordable	7	74	164 spaces (0.73 spaces per unit)	The current city-owned redevelopment sites consists of two parcels with a total of 235 surface parking stalls. The project proposes to utilize the provisions of Assembly Bill 1763, which allows for increased building height and density for housing developments located within a half-mile of a major transit stop and offering 100 percent of the total units to lower income households. The project consists of two buildings located on adjacent parcels: - A seven-story residential building comprised of 225 affordable rental units at 480 E. 4th Avenue. - A five-level, above-ground parking garage located at 400 E. 5th Avenue that will provide a minimum of 164 private residential parking stalls and 532 public parking stalls - The City Council selected MidPen Housing Corporation through a competitive RFP process in April 2018, to develop these sites.
1178 Sonora Court	1178 Sonora Court	Sunnyvale	Santa Clara County	Under Review	176	1.26	139	Yes	100% affordable	7	75	139 spaces (0.79 spaces per unit)	The project proposes to demolish an existing 19,440 square-foot, one-story industrial building and construct a 176-unit multi-family housing development within a seven-story building (five levels of housing on top of two levels of podium parking). The property is located directly next to the Lawrence Caltrain Station. The 1178 Sonora Court community is being developed by MidPen Housing in partnership with the City of Sunnyvale.
Eagle Park	1701 West El Camino Real	Mountain View	Santa Clara County	Completed Development	67	0.49	136	Yes	100% affordable	5	55	30 spaces (0.46 spaces per unit)	Eagle Park is a 67-unit affordable housing community that includes studios and one-bedrooms, with 30 units reserved for veterans. The site is a transit-friendly, walkable neighborhood with a mix of commercial and residential uses. Included amenities are three common roof decks, a community room, lounge, subgrade parking and bicycle storage, and resident storage lockers for each unit. Property management and supportive services are provided on site.
Wilton Court	3703 El Camino Real	Palo Alto	Santa Clara County	Under Construction	59	0.46	128	Yes	100% affordable	4	-	41 spaces (0.69 spaces per unit)	Wilton Court includes 56 studio and three one-bedroom apartments near to the California Avenue shopping district and public transit. Twenty-one apartments are set aside for adults with intellectual/developmental disabilities and supportive services will be provided.

Appendix 7-5
Site Sheets

Name: El Camino Real Safeway Parking Lot	Site #: 1

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SW)	APN: 071332130
Housing Currently Allowed: Yes	Address: 525 El Camino Real
Existing Use: Parking Lot	Total Area: 1.91 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $3,787,876	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $922,245	AFFH Score: 6	
Improvement-to-Total Value: .20	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **1.91 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**105**

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	72	0	0	0	**72**

Key Findings

Redevelopment Analysis:
Density bonuses up to 100 du/ac for 100-percent affordable development near transit will also incentivize housing development, particularly on a lot with low improvement value. The existing use, a parking lot for a commercial strip anchored by a Safeway grocery store, is not a substantial physical impediment to redevelopment as an 100-percent affordable housing development.

Jurisdiction's Past Experience Converting Uses:
There are no recent redevelopments of parking lots within Menlo Park, but general interest from affordable housing developers and market-rate developers.

Region-wide Market Trends and Conditions:
Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.
Site Conditions

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: 1620 El Camino Real: One-story Office and Personal Service	Site #: 2(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: NE-L)	APN: 060344250; 060344240
Housing Currently Allowed: Yes	Address: 1610 El Camino Real
Existing Use: Office: Single-Story	Total Area: .57 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $133,270	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $80,749	AFFH Score: 5	
Improvement-to-Total Value: .38	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.57 ac.**

HCD Density Data		
AHO Density: 55 du/ac :	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**31**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 22	Above Moderate: 0	Total Units: **22**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 2(R). In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use, a single-story commercial building and adjoining parking lot with low FAR on a site with most of its value locked into the land itself, is not a substantial physical impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 9,000 square feet off of El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Reuse Site
  - *Ministerial review if 20% lower-income households included*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 2500 Sand Hill Road: First Republic Bank	Site #: 3

Locator Map:	Street View:
	

Zoning: C1C	APN: 074270240
Housing Currently Allowed: No	Address: 2500 Sand Hill Road
Existing Use: Office: Multi-Story	Total Area: 5.50 ac.
Council District: 5	School District: Las Lomitas School District

Assessor Data	Development Typology Data	
Land Value: $7,138,179	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $8,586,977	AFFH Score: 4	
Improvement-to-Total Value: .55	Redevelopment Category: Site with Residential Carveout	
Year Built: 2011	Reuse Site: No	
Ownership: Privately Owned	Carveout: Yes	**Developable Area:** (A) **2.00 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**110**

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	89	0	0	**89**

Key Findings

Redevelopment Analysis:

The relatively underutilized parcels that make up this site have a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. This allows for the existing improvement value to be retained by the owner while they pursue alternative revenue streams in the underutilized site area, replacing functionally obsolete office structures, or otherwise vacant areas of parcels by contracting with affordable housing developers. There is not a substantial physical impediment to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Located near I-280
- Site is in area that has high connectivity and has seen increased developer interest in recent years.

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Adding a housing allowance increases land value of the property

Name: Quadrus Site	Site #: 4

Locator Map:	Street View:
	

Zoning: C1C	APN: 074270280
Housing Currently Allowed: No	Address: 2480 Sand Hill Road
Existing Use: Office: Multi-Story	Total Area: 6.80 ac.
Council District: 5	School District: Las Lomitas School District

Assessor Data	Development Typology Data	
Land Value: $107,685,406	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $86,077,012	AFFH Score: 4	
Improvement-to-Total Value: .44	Redevelopment Category: Site with Residential Carveout	
Year Built: 1987	Reuse Site: No	
Ownership: Privately Owned	Carveout: Yes	**Developable Area:** (A) **2.00 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	110

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	89	0	0	89

Key Findings

Redevelopment Analysis:

The relatively underutilized parcels that make up this site have a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. This allows for the existing improvement value to be retained by the owner while they pursue alternative revenue streams in the underutilized site area, replacing functionally obsolete office structures, or otherwise vacant areas of parcels by contracting with affordable housing developers. There is not a substantial physical impediment to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- *Located near 1-280*
- *Site is in area that has seen residential developer interest in recent years*

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Housing allowance increases land value of the property

Name: 1100 Alma Street: Two-Story Office and Parking Lot	Site #: 5(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SA E)	APN: 061412430; 061412440
Housing Currently Allowed: Yes	Address: 1100 Alma Street
Existing Use: Office: Multi-Story	Total Area: 1.06 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $390,448	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $1,020,406	AFFH Score: 6	
Improvement-to-Total Value: .72	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **1.06 ac.**

HCD Density Data		
AHO Density: 60 du/ac	**Assigned AHO Density:** (B)	60 du/ac
	Units at Assigned AHO Density: (A x B)	64

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 44 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **44**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 5(R). In addition, the ministerial review required for reuse sites with at least 20% affordable units will streamline review of development proposals. The existing use, a two-story commercial building and adjoining parking lot with low FAR is relatively obsolete. It is not a substantial physical impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 22,000 square feet off of El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following state law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- *Site is in area that has seen residential developer interest in recent years*
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
  - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: Church of the Pioneers Foundation	Site #: 6

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: DA)	APN: 071084100; 071084110; 071084090; 071084200; 071084220
Housing Currently Allowed: Yes	Address: 1177 University Drive
Existing Use: Office: Multi-Story	Total Area: 1.82 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $8,248,575	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $6,640,289	AFFH Score: 5	
Improvement-to-Total Value: .45	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **1.82 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	102

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit					
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0	Lower: Low: 0	Moderate: 70	Above Moderate: 0	Total Units: **70**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 6. In addition, the unique landowner situation where the site is owned by a religious foundation allows for unique housing opportunities dependent on the mission of the landowner. The existing use, single-story religious facilities, is relatively obsolete. It is not a substantial physical impediment to redevelopment into residential use with potential mixed use with non-profit or for-profit uses.

Jurisdiction's Past Experience Converting Uses:

There are no recent examples in Menlo Park of converting buildings owned by religious foundations into residential uses.

The existing building footprints on site #6 are approximately 17,000 square feet off of El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site is likely to develop with mostly above moderate income units, taking these housing development trends into account, with a few moderate income units.

Regulatory or Other Incentives:

- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 728 Willow Road	Site #: 7

Locator Map:	Street View:
	

Zoning: C4	APN: 062202210; 062202060; 062202050
Housing Currently Allowed: No	Address: 728 Willow Avenue
Existing Use: Parking Lot	Total Area: .43 ac.
Council District: 2	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $532,041	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $609,607	AFFH Score: 4	
Improvement-to-Total Value: .53	Redevelopment Category: Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.43 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	23

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	0	19	0	19

Key Findings

Redevelopment Analysis:

Allowing residential uses at relatively high density will incentivize parcel agglomeration and residential development on Site # 7. These parcels have a relatively low improvement value, and the uses could possibly be maintained in a mixed-use development underneath residential units. The existing use, single-story store, is relatively obsolete. It is not a substantial physical impediment to redevelopment into residential use with potential mixed use with commercial uses.

Jurisdiction's Past Experience Converting Uses:

The existing building footprints on site #7 are approximately 10,000 square feet off of Willow Road. There have been few redevelopments along Willow Road due to land use restrictions, but several conversions from retail into mixed-use including residential under 20,000sf:

- 133 Encinal Avenue (6,116 sf)
- 1300 El Camino Real (10,000 sf)
- 706 Santa Cruz Avenue (15,175 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along arterials and near major transit station. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

The site is suitable for moderate income housing due to the mixed-use nature of the small site and the interest of employers and jurisdictions in developing workforce housing near employment hubs such as the Veterans Affairs hospital and Menlo Park's major employers in the Bayshore. This site is likely to develop with mostly moderate income units, taking these housing development trends into account.

<u>Site Conditions</u>

- Common ownership allows for parcel merger
- Located near Major Transit Stop

Regulatory or Other Incentives:

- Commercial zoning modifications
    - *Allowing residential use increases land value for parcels previously zoned only for non-residential use*
- Higher-density mixed use
    - *Allows for increase in density and Floor-to-Area Ratio (FAR) above what was allowed as an agglomeration of non-residential parcels*

Findings for Council:

- Allowance of higher-density residential along arterial roads in non-residential area
- Increased density allowances will increase financial feasibility of housing development
- Location is in area with large amounts of recent residential developer interest

Name: 906 Willow Road	Site #: 8

Locator Map:	Street View:
	

Zoning: C4, R3	APN: 062211170; 062211180; 062211050
Housing Currently Allowed: No	Address: 906 Willow Road
Existing Use: Store & Office	Total Area: .83 ac.
Council District: 2	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $1,651,352	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $882,477	AFFH Score: 4	
Improvement-to-Total Value: .35	Redevelopment Category: Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	
Year Built: 1950	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.83 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	46

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%*	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 36	Above Moderate: 0	Total Units: **36**

Key Findings

Redevelopment Analysis:

Allowing residential uses at relatively high density will incentivize parcel agglomeration and residential development on Site # 8. These parcels have a relatively low improvement value, and the uses could possibly be maintained in a mixed-use development underneath residential units. The existing use, single-story store, is relatively obsolete. It is not a substantial physical impediment to redevelopment into residential use with potential mixed use with commercial uses.

*= Site 8 consists of three parcels under common ownership. Two are zoned C4 and one is zoned R3. In the Site Sheet, their Zoning Adjustment Factors are averaged.

Jurisdiction's Past Experience Converting Uses:

The existing building footprints on site #7 are approximately 10,000 square feet off of Willow Road. There have been few redevelopments along Willow Road due to land use restrictions, but several conversions from retail into mixed-use including residential under 20,000sf:

- 133 Encinal Avenue (6,116 sf)
- 1300 El Camino Real (10,000 sf)
- 706 Santa Cruz Avenue (15,175 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along arterials and near major transit stops. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

The site is suitable for moderate income housing due to the mixed-use nature of the small site and the interest of employers and jurisdictions in developing workforce housing near employment hubs such as the Veterans Affairs hospital and Menlo Park's major employers in the Bayshore. This site is likely to develop with mostly moderate income units, taking these housing development trends into account.

<u>Site Conditions</u>

- Common ownership allows for parcel merger
- Located near Major Transit Stop

Regulatory or Other Incentives:

- Commercial zoning modifications
    - *Allowing residential use increases land value for parcels previously zoned only for non-residential use.*
- Higher-density mixed use
    - *Allows for increase in density and Floor-to-Area Ratio (FAR) above what was allowed as an agglomeration of non-residential parcels*

Findings for Council:

- Allowance of higher-density residential along arterial roads in non-residential area
- Increased density allowances will increase financial feasibility of housing development
- Location is in area with large amounts of recent residential developer interest

Name: Parking Plaza 7 (adjacent to Trader Joe's)	Site #: 9

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: D)	APN: 071284100; 071284080
Housing Currently Allowed: Yes	Address: Between Chestnut and Curtis
Existing Use: Parking Lot	Total Area: .69 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 6	
Improvement-to-Total Value: .00	Redevelopment Category: Parking Lot	
Year Built: None Given	Reuse Site: No	
Ownership: Public (City)	Carveout: No	**Developable Area:** (A) **.69 ac.**

HCD Density Data		
AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**38**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 26 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **26**

Key Findings

Redevelopment Analysis:

Utilizing City-owned parking lots for affordable housing development, as proposed on Site #9, is a demonstrated method of leveraging assets to produce residential units. Once the city clears title to the parking lots (there may be underlying easements), the land can be donated or leased to an affordable-housing developer.

Specific Plan Area modifications and the Affordable Housing Overlay Zone allow for increased density in this area and remove the existing unit cap. The landowner (the City of Menlo Park) has a strong interest to redevelop this site for housing. This, combined with the limited improvement value of the parking lot, demonstrates that there is not a substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:

There have been no recent conversions from City-owned parking lots into residential uses in Menlo Park's history.

Region-wide Market Trends and Conditions:

Several jurisdictions in San Mateo and western Santa Clara County have redeveloped downtown parking lots into affordable housing, notably Redwood City and the City of San Mateo. Eliminating land cost significantly increases the financial viability of affordable housing. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Owned by City of Menlo Park

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Possible Land Trust/Long-Term Lease
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- Landowner (City of Menlo Park) has strong interest in redevelopment
- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Parking Plaza 6 (behind Wells Fargo)	Site #: 10

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: D)	APN: 071283140
Housing Currently Allowed: Yes	Address: Between Crane and Chestnut
Existing Use: Parking Lot	Total Area: 1.00 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 6	
Improvement-to-Total Value: .00	Redevelopment Category: Parking Lot	
Year Built: None Given	Reuse Site: No	
Ownership: Public (City)	Carveout: No	**Developable Area:** (A) **1.00 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	55

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	38	0	0	0	38

Key Findings

Redevelopment Category: Parking Lot

Redevelopment Analysis:

Utilizing City-owned parking lots for affordable housing development, as proposed on Site #9, is a demonstrated method of leveraging assets to produce residential units. Once the city clears title to the parking lots (there may be underlying easements), the land can be donated or leased to an affordable-housing developer.

Specific Plan Area modifications and the Affordable Housing Overlay Zone allow for increased density in this area and remove the existing unit cap. The landowner (the City of Menlo Park) has a strong interest to redevelop this site for housing. This, combined with the limited improvement value of the parking lot, demonstrates that there is not a substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:

There have been no recent conversions from City-owned parking lots into residential uses in Menlo Park's history.

Region-wide Market Trends and Conditions:

Several jurisdictions in San Mateo and western Santa Clara County have redeveloped downtown parking lots into affordable housing, notably Redwood City and the City of San Mateo. Eliminating land cost significantly increases the financial viability of affordable housing. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

Site Conditions

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Owned by City of Menlo Park

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Possible Land Trust/Long-Term Lease
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- Landowner (City of Menlo Park) has strong interest in redevelopment
- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Sharon Heights Shopping Center	Site #: 11

Locator Map:	Street View:
	

Zoning: C2	APN: 074283100
Housing Currently Allowed: No	Address: 325 Sharon Park Drive
Existing Use: Shopping Center	Total Area: 7.00 ac.
Council District: 5	School District: Las Lomitas School District

Assessor Data	Development Typology Data	
Land Value: $1,542,379	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $2,961,411	AFFH Score: 5	
Improvement-to-Total Value: .66	Redevelopment Category: Site with Residential Carveout	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: Yes	**Developable Area:** (A) **1.00 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**55**

Adjustment Factors

Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**172%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	45	0	0	0	**45**

Key Findings

Redevelopment Analysis:

The relatively underutilized parcels that make up this site have a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. This allows for the existing improvement value to be retained by the owner while they pursue alternative revenue streams in the underutilized site area, replacing functionally obsolete office structures, or otherwise vacant areas of parcels by contracting with affordable housing developers. The existing structure are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near 1-280
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses*

Findings for Council:

- Controlling entity and its use is not affected
- Housing allowance increases land value of the property

Name: USGS Site	Site #: 12

Locator Map:	Street View:
	

Zoning: PF	APN: 062421070; 062390700
Housing Currently Allowed: No	Address: 345 Middlefield Road
Existing Use: Office: Multi-Story	Total Area: 17.00 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 5	
Improvement-to-Total Value: .00	Redevelopment Category: Site with Residential Carveout	
Year Built: None Given	Reuse Site: No	
Ownership: Public (Federal Gov't.)	Carveout: Yes	**Developable Area:** (A) **5.00 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	110

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%*	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 89 Low:	Moderate: 0	Above Moderate:	Total Units: 89

Key Findings

Redevelopment Analysis:

Site #12 is currently up for auction by the United States Geological Survey. City Council has discussed setting aside a portion of the site, up to 10 acres in size, to be used for a school, subject to further analysis and discussion with the new owner and the school district. A mixed-use development similar to the adjacent SRI International Campus would add new housing near Burgess Park and Downtown. The carveout allows 5 acres of residential development on the site, which will likely be split between an affordable income development on 2 acres and a market rate development on 3 acres. Based on conversations between City staff and prospective buyers, the purchaser will partner with an affordable housing developer on the housing portion of the site.
*=The "Affordability" adjustment factor is modified based on this 2-acre/3-acre split.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road. The SRI International Campus redevelopment, one of the "Pipeline" projects, is in preliminary stages, but will is projected to retain office while adding 400 units.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site currently up for auction

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Potential new owner could develop a site master plan that includes housing
- Housing allowance increases land value of the property

Name: Church of Jesus Christ of Latter-day Saints	Site #: 13(C)

Locator Map:	Street View:
	

Zoning: RE	APN: 071071070
Housing Currently Allowed: Yes	Address: 1105 Valparaiso Avenue
Existing Use: Church	Total Area: 4.86 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $486,950	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $2,006,266	AFFH Score: 4	
Improvement-to-Total Value: .80	Redevelopment Category: Religious Facility	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: AB 1851	**Developable Area:** (A) **.40 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**22**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: / Low: 18	Moderate: 0	Above Moderate: 0	Total Units: **18**

Key Findings

Redevelopment Analysis:

AB 1851 allows for development of housing on a portion of a religious facility's parking lot. This "Yes in God's Backyard" bill allows interested religious facilities to develop housing in line with the faith community's mission. Site 13(C), like many religious facilities in the region, has a large parking lot that could support a contracting affordable housing partner to develop residential units. There is not a substantial physical impediment to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are no recent examples in Menlo Park of converting buildings owned by religious facilities into residential uses. AB 1851 was passed in 2020.

Region-wide Market Trends and Conditions:

There are numerous examples of this law working as intended throughout California, including in San Jose at the Cathedral of Faith. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- AB1851 allows for residential development

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Located near downtown Menlo Park
    - *Site is in area that has seen residential developer interest in recent years*

Findings for Council:

- Controlling entity and its use is not affected
- Landowner could redevelop with a site master plan that includes housing

Name: Parking Plaza 1 (between El Camino Real and Chestnut)	Site #: 14

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: D)	APN: 071102400
Housing Currently Allowed: Yes	Address: Lot between El Camino Real and Chestnut on west side of Santa Cruz
Existing Use: Parking Lot	Total Area: 2.28 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 6	
Improvement-to-Total Value: .00	Redevelopment Category: Parking Lot	
Year Built: None Given	Reuse Site: No	
Ownership: Public (City)	Carveout: No	**Developable Area:** (A) **2.28 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**126**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 86 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **86**

Key Findings

Redevelopment Analysis:

Utilizing City-owned parking lots for affordable housing development, as proposed on Site #14, is a demonstrated method of leveraging assets to produce residential units. Once the city clears title to the parking lots (there may be underlying easements), the land can be donated to an affordable-housing developer for a long-term lease that allows for residential development.

Specific Plan Area modifications and the Affordable Housing Overlay Zone allow for increased density in this area and remove the existing unit cap. The landowner (the City of Menlo Park) has a strong interest to redevelop this site for housing. This, combined with the limited improvement value of the parking lot, demonstrates that there is not a substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:

There have been no recent conversions from City-owned parking lots into residential uses in Menlo Park's history.

Region-wide Market Trends and Conditions:

Several jurisdictions in San Mateo and western Santa Clara County have redeveloped downtown parking lots into affordable housing, notably Redwood City and the City of San Mateo. Eliminating land cost significantly increases the financial viability of affordable housing. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Owned by City of Menlo Park

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Possible Land Trust/Long-Term Lease
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- Landowner (City of Menlo Park) has strong interest in redevelopment
- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Parking Plaza 3 (between University and Crane)	Site #: 15

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: D)	APN: 071092290
Housing Currently Allowed: Yes	Address: Lot between University and Crane on west side of Santa Cruz
Existing Use: Parking Lot	Total Area: 1.99 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 5	
Improvement-to-Total Value: .00	Redevelopment Category: Parking Lot	
Year Built: None Given	Reuse Site: No	
Ownership: Public (City)	Carveout: No	**Developable Area:** (A) **1.99 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**109**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 75 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **75**

Key Findings

Redevelopment Analysis:

Utilizing City-owned parking lots for affordable housing development, as proposed on Site #15, is a demonstrated method of leveraging assets to produce residential units. Once the city clears title to the parking lots (there may be underlying easements), the land can be donated to an affordable-housing developer for a long-term lease that allows for residential development.

Specific Plan Area modifications and the Affordable Housing Overlay Zone allow for increased density in this area and remove the existing unit cap. The landowner (the City of Menlo Park) has a strong interest to redevelop this site for housing. This, combined with the limited improvement value of the parking lot, demonstrates that there is not a substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:

There have been no recent conversions from City-owned parking lots into residential uses in Menlo Park's history.

Region-wide Market Trends and Conditions:

Several jurisdictions in San Mateo and western Santa Clara County have redeveloped downtown parking lots into affordable housing, notably Redwood City and the City of San Mateo. Eliminating land cost significantly increases the financial viability of affordable housing. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Owned by City of Menlo Park

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Possible Land Trust/Long-Term Lease
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- Landowner (City of Menlo Park) has strong interest in redevelopment
- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Parking Plaza 5 (between Evelyn and Crane)	Site #: 16

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: D)	APN: 071281160
Housing Currently Allowed: Yes	Address: Lot between Evelyn and Crane
Existing Use: Parking Lot	Total Area: 1.00 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 6	
Improvement-to-Total Value: .00	Redevelopment Category: Parking Lot	
Year Built: None Given	Reuse Site: No	
Ownership: Public (City)	Carveout: No	**Developable Area:** (A) **1.00 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**55**

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	38	0	0	0	**38**

Key Findings

Redevelopment Analysis:

Utilizing City-owned parking lots for affordable housing development, as proposed on Site #16, is a demonstrated method of leveraging assets to produce residential units. Once the city clears title to the parking lots (there may be underlying easements), the land can be donated or leased to an affordable-housing developer.

Specific Plan Area modifications and the Affordable Housing Overlay Zone allow for increased density in this area and remove the existing unit cap. The landowner (the City of Menlo Park) has a strong interest to redevelop this site for housing. This, combined with the limited improvement value of the parking lot, demonstrates that there is not a substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:

There have been no recent conversions from City-owned parking lots into residential uses in Menlo Park's history.

Region-wide Market Trends and Conditions:

Several jurisdictions in San Mateo and western Santa Clara County have redeveloped downtown parking lots into affordable housing, notably Redwood City and the City of San Mateo. Eliminating land cost significantly increases the financial viability of affordable housing. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Owned by City of Menlo Park

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Possible Land Trust/Long-Term Lease
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- Landowner (City of Menlo Park) has strong interest in redevelopment
- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Parking Plaza 8 (between Curtis and Doyle)	Site #: 17

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: D)	APN: 071285160
Housing Currently Allowed: Yes	Address: Lot between Curtis and Doyle
Existing Use: Parking Lot	Total Area: 1.00 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 6	
Improvement-to-Total Value: .00	Redevelopment Category: Parking Lot	
Year Built: None Given	Reuse Site: No	
Ownership: Public (City)	Carveout: No	**Developable Area:** (A) **1.00 ac.**

HCD Density Data		
AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**55**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 38 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: 38

Key Findings

Redevelopment Analysis:

Utilizing City-owned parking lots for affordable housing development, as proposed on Site #17, is a demonstrated method of leveraging assets to produce residential units. Once the city clears title to the parking lots (there may be underlying easements), the land can be donated or leased to an affordable-housing developer.

Specific Plan Area modifications and the Affordable Housing Overlay Zone allow for increased density in this area and remove the existing unit cap. The landowner (the City of Menlo Park) has a strong interest to redevelop this site for housing. This, combined with the limited improvement value of the parking lot, demonstrates that there is not a physical substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:

There have been no recent conversions from City-owned parking lots into residential uses in Menlo Park's history.

Region-wide Market Trends and Conditions:

Several jurisdictions in San Mateo and western Santa Clara County have redeveloped downtown parking lots into affordable housing, notably Redwood City and the City of San Mateo. Eliminating land cost significantly increases the financial viability of affordable housing. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Owned by City of Menlo Park

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Possible Land Trust/Long-Term Lease
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- Landowner (City of Menlo Park) has strong interest in redevelopment
- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Parking Plaza 4 (behind Draeger's)	Site #: 18

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: D)	APN: 071273160
Housing Currently Allowed: Yes	Address: Lot behind Draegers
Existing Use: Parking Lot	Total Area: .62 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 6	
Improvement-to-Total Value: .00	Redevelopment Category: Parking Lot	
Year Built: None Given	Reuse Site: No	
Ownership: Public (City)	Carveout: No	**Developable Area:** (A) **.62 ac.**

HCD Density Data		
AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**34**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 23 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **23**

Key Findings

Redevelopment Analysis:

Utilizing City-owned parking lots for affordable housing development, as proposed on Site #18, is a demonstrated method of leveraging assets to produce residential units. Once the city clears title to the parking lots (there may be underlying easements), the land can be donated or leased to an affordable-housing developer.

Specific Plan Area modifications and the Affordable Housing Overlay Zone allow for increased density in this area and remove the existing unit cap. The landowner (the City of Menlo Park) has a strong interest to redevelop this site for housing. This, combined with the limited improvement value of the parking lot, demonstrates that there is not a substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:

There have been no recent conversions from City-owned parking lots into residential uses in Menlo Park's history.

Region-wide Market Trends and Conditions:

Several jurisdictions in San Mateo and western Santa Clara County have redeveloped downtown parking lots into affordable housing, notably Redwood City and the City of San Mateo. Eliminating land cost significantly increases the financial viability of affordable housing. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Owned by City of Menlo Park

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Possible Land Trust/Long-Term Lease
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- Landowner (City of Menlo Park) has strong interest in redevelopment
- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Parking Plaza 2 (off Oak Grove)	Site #: 19

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: D)	APN: 071094180
Housing Currently Allowed: Yes	Address: Lot off Oak Grove
Existing Use: Parking Lot	Total Area: .56 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 6	
Improvement-to-Total Value: .00	Redevelopment Category: Parking Lot	
Year Built: None Given	Reuse Site: No	
Ownership: Public (City)	Carveout: No	**Developable Area:** (A) **.56 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**31**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 21 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **21**

Key Findings

Redevelopment Analysis:

Utilizing City-owned parking lots for affordable housing development, as proposed on Site #19, is a demonstrated method of leveraging assets to produce residential units. Once the city clears title to the parking lots (there may be underlying easements), the land can be donated or leased to an affordable-housing developer.

Specific Plan Area modifications and the Affordable Housing Overlay Zone allow for increased density in this area and remove the existing unit cap. The landowner (the City of Menlo Park) has a strong interest to redevelop this site for housing. This, combined with the limited improvement value of the parking lot, demonstrates that there is not a substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:

There have been no recent conversions from City-owned parking lots into residential uses in Menlo Park's history.

Region-wide Market Trends and Conditions:

Several jurisdictions in San Mateo and western Santa Clara County have redeveloped downtown parking lots into affordable housing, notably Redwood City and the City of San Mateo. Eliminating land cost significantly increases the financial viability of affordable housing. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Owned by City of Menlo Park

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Possible Land Trust/Long-Term Lease
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- Landowner (City of Menlo Park) has strong interest in redevelopment
- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: 275 Middlefield Road: Office (Dermira) on Linfield	Site #: 20

Locator Map:	Street View:
	

Zoning: C1	APN: 062422120
Housing Currently Allowed: No	Address: 275 Middlefield Road
Existing Use: Office: Multi-Story	Total Area: 8.20 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $90,064,977	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $97,838,442	AFFH Score: 5	
Improvement-to-Total Value: .52	Redevelopment Category: Site with Residential Carveout	
Year Built: 1990	Reuse Site: No	
Ownership: Privately Owned	Carveout: Yes	**Developable Area:** (A) **2.00 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**110**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 89	Moderate: 0	Above Moderate: 0	Total Units: **89**

Key Findings

Redevelopment Analysis:
Site #20 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. This allows for the existing improvement value to be retained by the owner while they pursue alternative revenue streams in the underutilized site area, replacing functionally obsolete office structures, or otherwise vacant areas of parcels by contracting with affordable housing developers. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses: There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions: "Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Site is in area that has high connectivity to downtown and along Middlefield.

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
  - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Buildings face obsolescence and could be part of a potential redevelopment
- Housing allowance increases land value of the property

Name: Sharon Green Apartments	Site #: 21

Locator Map:	Street View:
	

Zoning: R3A(X)	APN: 074281120
Housing Currently Allowed: Yes	Address: 350 Sharon Park Drive
Existing Use: Residential: Five or More Units	Total Area: 10.90 ac.
Council District: 5	School District: Las Lomitas School District

Assessor Data	Development Typology Data	
Land Value: $88,585,337	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $97,334,507	AFFH Score: 5	
Improvement-to-Total Value: .52	Redevelopment Category: Underutilized Residential	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: Yes	**Developable Area:** (A) **1.00 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**55**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 45	Above Moderate: 0	Total Units: **45**

Key Findings

Redevelopment Analysis:

Site #21 is a higher-density residential site that has additional capacity for residential units. The Affordable Housing Overlay Zone (AHOZ) would allow additional density on this site at a mix of income levels. Density bonuses that do not require demolition can support increased density while limiting redevelopment costs, incentivizing increased units on an existing site. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There is one example of residential expansion in Menlo Park, at 1345 Willow Road. A 2022 proposal augmented that site from 82 to 140 dwelling units.

Region-wide Market Trends and Conditions:

Strong residential demand has led to increased densities throughout the region. Residential developers have looked to their jurisdictions for incentives to increase densities and expand revenue streams, with several residential expansions occurring in the market.

<u>Site Conditions</u>

- Located near 1-280
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Allowable expanded density
    - *Allows for additional density without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Housing allowance increases land value of the property

Name: 85 Willow Road: Office on SW corner of Middlefield	Site #: 22

Locator Map:	Street View:
	

Zoning: C1	APN: 062422080
Housing Currently Allowed: No	Address: 85 Willow Road
Existing Use: Office: Single-Story	Total Area: 3.16 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $35,039,284	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $24,424,442	AFFH Score: 5	
Improvement-to-Total Value: .41	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **3.16 ac.**

HCD Density Data

AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**174**

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	141	0	0	**141**

Key Findings

Redevelopment Analysis:

Site #22 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. This project could be part of a redeveloped multi-use Middlefield Road, where sites from Ravenswood Avenue to Willow Road are redeveloped. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Site is in area that has high connectivity to downtown and along Middlefield.

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Housing allowance increases land value of the property

Name: 200 Middlefield Road: Office on Santa Margarita	Site #: 23

Locator Map:	Street View:
	

Zoning: C1	APN: 062271540
Housing Currently Allowed: No	Address: 200 Middlefield Road
Existing Use: Office: Multi-Story	Total Area: 2.03 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $24,122,428	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $32,531,304	AFFH Score: 5	
Improvement-to-Total Value: .57	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: 2013	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **2.03 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	112

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	91	0	0	91

Key Findings

Redevelopment Analysis:

Site #23 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. This project could be part of a redeveloped multi-use Middlefield Road, where sites from Ravenswood Avenue to Willow Road are redeveloped. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Site is in area that has high connectivity to downtown and along Middlefield.

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Housing allowance increases land value of the property

Name: 250 Middlefield Road: Office on Santa Monica	Site #: 24

Locator Map:	Street View:
	

Zoning: C1	APN: 062271010
Housing Currently Allowed: No	Address: 250 Middlefield Road
Existing Use: Office: Multi-Story	Total Area: 2.03 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $6,816,160	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $6,241,350	AFFH Score: 5	
Improvement-to-Total Value: .48	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **2.03 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	112

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 91	Moderate: 0	Above Moderate: 0	Total Units: **91**

Key Findings

Redevelopment Analysis:

Site #24 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. This project could be part of a redeveloped multi-use Middlefield Road, where sites from Ravenswood Avenue to Willow Road are redeveloped. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Site is in area that has high connectivity to downtown and along Middlefield.

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Housing allowance increases land value of the property

Name: 8 Homewood Place: Office (Quantifind) on Linfield	Site #: 25

Locator Map:	Street View:
	

Zoning: C1	APN: 062421010
Housing Currently Allowed: No	Address: 8 Homewood Road
Existing Use: Office: Single-Story	Total Area: 2.01 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $4,329,001	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $3,017,046	AFFH Score: 5	
Improvement-to-Total Value: .41	Redevelopment Category: Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **2.01 ac.**

HCD Density Data		
AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	110

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 90	Moderate: 0	Above Moderate: 0	Total Units: 90

Key Findings

Redevelopment Analysis:

Site #25 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. This project could be part of a redeveloped multi-use Middlefield Road, where sites from Ravenswood Avenue to Willow Road are redeveloped. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Site is in area that has high connectivity to downtown and along Middlefield.
- Site is near Major Transit Stop

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Housing allowance increases land value of the property

Name: 401 Burgess Drive: Professional Service on Laurel	Site #: 26

Locator Map:	Street View:
	

Zoning: C1A	APN: 062390170
Housing Currently Allowed: No	Address: 401 Burgess Road
Existing Use: Office: Single-Story	Total Area: .50 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,873,977	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $1,419,098	AFFH Score: 7	
Improvement-to-Total Value: .33	Redevelopment Category: Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	
Year Built: 1961	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.50 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**28**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 22	Moderate: 0	Above Moderate: 0	Total Units: **22**

Key Findings

Redevelopment Analysis:

Site #26 may be obsolete and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. This project could be part of a redeveloped multi-use Burgess Drive, leveraging the assets contained in Menlo Park's largest park. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Located near Caltrain stop
- Site is in area that has high connectivity to downtown and along Burgess Drive

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Housing allowance increases land value of the property

Name: Menlo Park Surgical Hospital	Site #: 27

Locator Map:	Street View:
	

Zoning: C4	APN: 062370420
Housing Currently Allowed: No	Address: 570 Willow Road
Existing Use: Hospital	Total Area: 1.01 ac.
Council District: 2	School District: Ravenswood City School District

Assessor Data	Development Typology Data	
Land Value: $5,681,317	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $1,893,767	AFFH Score: 4	
Improvement-to-Total Value: .25	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **1.01 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	55

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 45	Moderate: 0	Above Moderate: 0	Total Units: 45

Key Findings

Redevelopment Analysis:

Site #27 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Located on Willow Road, a major arterial with high potential for redevelopment
- Parcel currently for sale by owner

Regulatory or Other Incentives:

- Commercial zoning modifications
    - *Allowing residential use increases land value for parcels previously zoned only for non-residential use.*
- Higher-density mixed use
    - *Allows for increase in density and Floor-to-Area Ratio (FAR) above what was allowed as an agglomeration of non-residential parcels*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Allowance of higher-density residential along arterial roads in non-residential area
- Increased density allowances will increase financial feasibility of housing development
- Location is in area with recent residential developer interest

Name: 2200 Sand Hill Road: Office (Westly Group) on Sharon Park	Site #: 28

Locator Map:	Street View:
	

Zoning: C1(X)	APN: 074283070
Housing Currently Allowed: No	Address: 2200 Sand Hill Road
Existing Use: Office: Multi-Story	Total Area: 2.11 ac.
Council District: 5	School District: Las Lomitas School District

Assessor Data	Development Typology Data	
Land Value: $434,783	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $2,842,169	AFFH Score: 5	
Improvement-to-Total Value: .87	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **2.11 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**116**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 94	Moderate: 0	Above Moderate: 0	Total Units: **94**

Key Findings

Redevelopment Analysis:

The relatively underutilized site has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. This allows for the existing improvement value to be retained by the owner while they pursue alternative revenue streams in the underutilized site area, replacing functionally obsolete office structures, or otherwise vacant areas of parcels by contracting with affordable housing developers. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near I-280
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Housing allowance increases land value of the property

Name: 445 Burgess Drive: Stanford Blood Center	Site #: 29

Locator Map:	Street View:
	

Zoning: C1A	APN: 062390200
Housing Currently Allowed: No	Address: 445 Burgess Drive
Existing Use: Professional Building	Total Area: .40 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $688,708	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $1,017,054	AFFH Score: 7	
Improvement-to-Total Value: .60	Redevelopment Category: Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	
Year Built: 1955	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.40 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**22**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 18	Above Moderate: 0	Total Units: **18**

Key Findings

Redevelopment Analysis:

Site #29 may be obsolete and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with housing developers. This project could be part of a redeveloped multi-use Burgess Drive, leveraging the assets contained in Menlo Park's largest park. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Located near Caltrain stop
- Site is in area that has high connectivity to downtown and along Burgess Drive

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Housing allowance increases land value of the property

Name: Trader Joe's Downtown	Site #: 30

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: D)	APN: 071284110
Housing Currently Allowed: Yes	Address: 720 Menlo Avenue
Existing Use: Supermarket	Total Area: .67 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,383,421	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $474,461	AFFH Score: 6	
Improvement-to-Total Value: .17	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.67 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**37**

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	25	0	0	0	**25**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site 29. The existing use, a Trader Joe's, is not a substantial impediment to redevelopment with residential use. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are no recent redevelopments of grocery stores within Menlo Park.

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station in downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: 800 Oak Grove Avenue: Comerica Bank	Site #: 31

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: DA)	APN: 071091520
Housing Currently Allowed: Yes	Address: 800 Oak Grove Avenue
Existing Use: Financial	Total Area: .78 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,832,855	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $2,995,326	AFFH Score: 5	
Improvement-to-Total Value: .51	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) .78 ac.

HCD Density Data		
AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	43

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 29 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: 29

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #31. The existing use, a Trader Joe's, is not a substantial physical impediment to redevelopment with residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 9,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station in downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

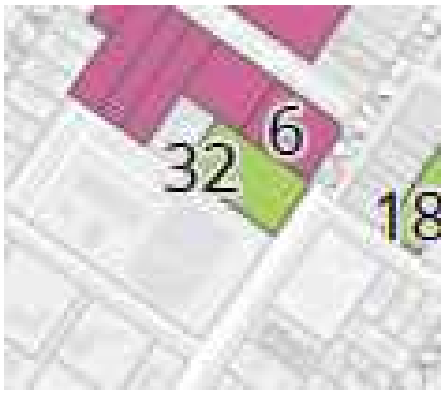
Regulatory or Other Incentives:

- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: 930 Santa Cruz: One-story Office	Site #: 32

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: DA)	APN: 071084140
Housing Currently Allowed: Yes	Address: 930 Santa Cruz Avenue
Existing Use: Office: Single-Story	Total Area: .62 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $317,106	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $271,785	AFFH Score: 5	
Improvement-to-Total Value: .46	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.62 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**34**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 23 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **23**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #32. The existing use, an office, is not a substantial physical impediment to redevelopment with residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 6,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station in downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Draeger's Parking Lot Downtown	Site #: 33

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: DA)	APN: 071274140
Housing Currently Allowed: Yes	Address: 1008 University Avenue
Existing Use: Parking Lot	Total Area: .56 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,330,219	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $318,245	AFFH Score: 6	
Improvement-to-Total Value: .12	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) .56 ac.

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	31

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	21	0	0	0	21

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #33. The existing use, a parking lot for a Draeger's grocery store, is not a substantial physical impediment to residential redevelopment.

Jurisdiction's Past Experience Converting Uses:

There are no recent redevelopments of parking lots within Menlo Park, but strong interest from outreach to affordable housing developers and market-rate developers.

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. Affordable housing developers are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

Site Conditions

- Located near Caltrain station in downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

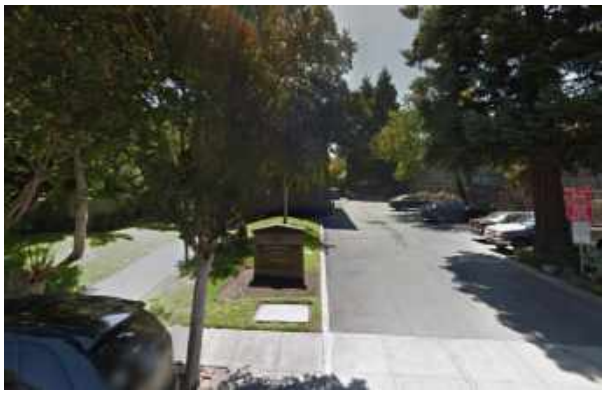
Regulatory or Other Incentives:

- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Parking lot has low improvement value
- Location is in area with large amounts of recent residential developer interest

Name: 707 Menlo Avenue: Real Estate Office	Site #: 34

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: DA)	APN: 071288610
Housing Currently Allowed: Yes	Address: 707 Menlo Road
Existing Use: Office: Multi-Story	Total Area: .52 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,504,295	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $1,490,649	AFFH Score: 6	
Improvement-to-Total Value: .37	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) .52 ac.

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	28

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 19 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: 19

Key Findings

Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #34. The existing use, a professional services office, is not a substantial physical impediment to redevelopment with residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 6,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station in downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: 1300 University Avenue: Dental office	Site #: 35

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: DA)	APN: 071091310
Housing Currently Allowed: Yes	Address: 1300 University Avenue
Existing Use: Professional Building	Total Area: .50 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $5,760,034	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $1,134,240	AFFH Score: 5	
Improvement-to-Total Value: .16	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.50 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**28**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 19 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **19**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #35. The existing use, a professional services office, is not a substantial physical impediment to redevelopment with residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 6,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station in downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Compass Real Estate on El Camino Real	Site #: 36

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: NW)	APN: 071103490
Housing Currently Allowed: Yes	Address: 1377 El Camino Real
Existing Use: Store	Total Area: .82 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,458,033	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $2,005,095	AFFH Score: 6	
Improvement-to-Total Value: .45	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.82 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**45**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 31 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **31**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #36. The existing use, a professional services office, is not a substantial physical impediment to redevelopment with residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 9,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station in downtown Menlo Park along El Camino Real
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Victoria Station	Site #: 37

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SW)	APN: 071331180
Housing Currently Allowed: Yes	Address: 855 El Camino Real
Existing Use: Shopping Center	Total Area: 1.36 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $9,670,024	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $1,706,472	AFFH Score: 6	
Improvement-to-Total Value: .15	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **1.36 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	75

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 51 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: 51

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #37. Density bonuses up to 100 du/ac for 100-percent affordable development near transit will also incentive housing development, particularly on a lot with low improvement value. The existing use, a professional services office, is not a substantial physical impediment to redevelopment with 100-percent affordable residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 6,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near Caltrain station in downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*

Findings for Council:

- AHOZ increases viability of 100-percent affordable housing
- Ministerial review allows for streamlined approval
- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: Ravenswood School District Site on Sheridan	Site #: 38

Locator Map:	Street View:
	

Zoning: R1U	APN: 055303110
Housing Currently Allowed: Yes	Address: 300 Sheridan Drive
Existing Use: Vacant	Total Area: 2.60 ac.
Council District: 2	School District: Ravenswood City School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $ 0	AFFH Score: 1	
Improvement-to-Total Value: .00	Redevelopment Category: Vacant Land	
Year Built: Vacant	Reuse Site: No	
Ownership: Public (School District)	Carveout: No	**Developable Area:** (A) **2.60 ac.**

HCD Density Data		
AHO Density: 20 du/ac	**Assigned Density (no AHO):** (B)	20 du/ac
	Units at Assigned Density: (A x B)	50

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 41	Above Moderate: 0	Total Units: 41

Key Findings

Redevelopment Analysis:
Utilizing publicly-owned vacant land for affordable housing development, as proposed on Site #38, is a demonstrated method of leveraging assets to produce residential units. The landowner (Ravenswood City School District) has a strong stated interest to redevelop this site for housing. This, combined with the limited improvement value of the vacant land, demonstrates that there is not a substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:
There have been no recent conversions from publicly-owned land into residential uses in Menlo Park's history.

Region-wide Market Trends and Conditions:
Several jurisdictions in San Mateo and western Santa Clara County have redeveloped publicly-available vacant land into housing.

Site Conditions

- Located in residential area near US-101
- Site is in area that has seen residential developer interest in recent years
- Only vacant opportunity site
- Site has preliminary development proposal

Regulatory or Other Incentives:

- Rezoning to allow 20 du/ac

Findings for Council:

- Landowner (Ravenswood City School District) has strong stated interest in redevelopment
- Vacant site under public ownership has ripe conditions for redevelopment

Name: St. Denis Catholic Church	Site #: 39(C)

Locator Map:	Street View:
	

Zoning: R1S	APN: 074351100
Housing Currently Allowed: Yes	Address: 2250 Avy Avenue
Existing Use: Church	Total Area: 3.94 ac.
Council District: 5	School District: Las Lomitas School District

Assessor Data	Development Typology Data	
Land Value: $267,937	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $1,316,721	AFFH Score: 5	
Improvement-to-Total Value: .83	Redevelopment Category: Religious Facility	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: AB 1851	**Developable Area:** (A) **.30 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	17

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 13	Moderate: 0	Above Moderate: 0	Total Units: 13

Key Findings

Redevelopment Analysis:

AB 1851 allows for development of housing on a portion of a religious facility's parking lot. This "Yes in God's Backyard" bill allows interested religious facilities to develop housing in line with the faith community's mission. Site 39(C), like many religious facilities in the region, has a large parking lot that could support a contracting affordable housing partner to develop residential units. The existing buildings are not a substantial physical impediment to redevelopment into residential use.

Jurisdiction's Past Experience Converting Uses:

There are no recent examples in Menlo Park of converting buildings owned by religious facilities into residential uses. AB 1851 was passed in 2020.

Region-wide Market Trends and Conditions:

There are numerous examples of this law working as intended throughout California, including in San Jose at the Cathedral of Faith. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

Site Conditions

- Located near I-280
- Site is in area that has seen residential developer interest in recent years
- AB1851 allows for residential development

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Landowner could redevelop with a site master plan that includes housing

Name: St. Bede's Episcopal Church	Site #: 40(C)

Locator Map:	Street View:
	

Zoning: R1S	APN: 074260740
Housing Currently Allowed: Yes	Address: 2650 Sand Hill Road
Existing Use: Religious Facility	Total Area: 4.14 ac.
Council District: 5	School District: Las Lomitas School District

Assessor Data	Development Typology Data	
Land Value: $597,639	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $4,716,688	AFFH Score: 2	
Improvement-to-Total Value: .89	Redevelopment Category: Religious Facility	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: AB 1851	**Developable Area:** (A) **.50 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	28

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	22	0	0	22

Key Findings

Redevelopment Analysis:

AB 1851 allows for development of housing on a portion of a religious facility's parking lot. This "Yes in God's Backyard" bill allows interested religious facilities to develop housing in line with the faith community's mission. Site 39(C), like many religious facilities in the region, has a large parking lot that could support a contracting affordable housing partner to develop residential units. The existing buildings are not a substantial physical impediment to redevelopment into residential use.

However, the owner of this site, St. Bede's Episcopal, has expressed a disinterest in developing housing on this site.

Jurisdiction's Past Experience Converting Uses:

There are no recent examples in Menlo Park of converting buildings owned by religious facilities into residential uses. AB 1851 was passed in 2020.

Region-wide Market Trends and Conditions:

There are numerous examples of this law working as intended throughout California, including in San Jose at the Cathedral of Faith. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located near I-280
- Site is in area that has seen residential developer interest in recent years
- AB1851 allows for residential development

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Landowner could redevelop with a site master plan that includes housing

Name: 431 Burgess Drive	Site #: 41

Locator Map:	Street View:
	

Zoning: C1A	APN: 062390190
Housing Currently Allowed: No	Address: 431 Burgess Drive
Existing Use: Office: Multi-Story	Total Area: .24 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,332,178	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $2,787,239	AFFH Score: 7	
Improvement-to-Total Value: .54	Redevelopment Category: Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.24 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**13**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 11	Above Moderate: 0	Total Units: **11**

Key Findings

Redevelopment Analysis:

Site #41 may be obsolete and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with housing developers. This project could be part of a redeveloped multi-use Burgess Drive, leveraging the assets contained in Menlo Park's largest park. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Located near Caltrain stop
- Site is in area that has high connectivity to downtown and along Burgess Drive

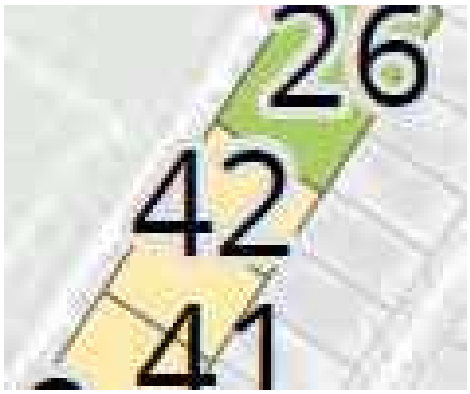
Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Housing allowance increases land value of the property

Name: 425 Burgess Drive: Peninsula Smiles	Site #: 42

Locator Map:	Street View:
	

Zoning: C1A	APN: 062390180
Housing Currently Allowed: No	Address: 425 Burgess Drive
Existing Use: Professional Building	Total Area: .24 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $625,702	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $255,967	AFFH Score: 7	
Improvement-to-Total Value: .29	Redevelopment Category: Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.24 ac.**

HCD Density Data		
AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**13**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 11	Above Moderate: 0	Total Units: **11**

Key Findings

Redevelopment Analysis:

Site #42 may be obsolete and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with housing developers. This project could be part of a redeveloped multi-use Burgess Drive, leveraging the assets contained in Menlo Park's largest park. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Located near Caltrain stop
- Site is in area that has high connectivity to downtown and along Burgess Drive

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Housing allowance increases land value of the property

Name: Sultana Mediterranean	Site #: 43(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SA W)	APN: 071102130
Housing Currently Allowed: Yes	Address: 1149 El Camino Real
Existing Use: Store	Total Area: .54 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $825,570	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $194,963	AFFH Score: 6	
Improvement-to-Total Value: .19	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.54 ac.**

HCD Density Data		
AHO Density: 60 du/ac	**Assigned AHO Density:** (B)	**60 du/ac**
	Units at Assigned AHO Density: (A x B)	**33**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 22 / Low: 0	Moderate: 0	Above Moderate: 0	Total Units: **22**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 43(R). In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use, a single-story commercial building and adjoining parking lot with low FAR on a site with most of its value locked into the land itself, is not a substantial impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 11,000 square feet on El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
  - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development.

Name: Ducky's Car Wash	Site #: 44(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: NE)	APN: 061422350
Housing Currently Allowed: Yes	Address: 1436 El Camino Real
Existing Use: Service Shop	Total Area: .69 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,543,111	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $567,969	AFFH Score: 5	
Improvement-to-Total Value: .18	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.69 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**38**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 26	Above Moderate: 0	Total Units: **26**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 44(R). In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use, a single-story commercial building and adjoining parking lot with low FAR on a site with most of its value locked into the land itself, is not a substantial impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 11,000 square feet on El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

Site Conditions

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
    - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 796 Live Oak Avenue: One-story Residential	Site #: 46(R)

Locator Map:	Street View:
	

Zoning: R3	APN: 071288560
Housing Currently Allowed: Yes	Address: 796 Live Oak Avenue
Existing Use: Residential: Five or More Units	Total Area: .63 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $240,065	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $73,058	AFFH Score: 6	
Improvement-to-Total Value: .23	Redevelopment Category: Underutilized Residential	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.63 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**35**

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	28	0	0	28

Key Findings

Redevelopment Analysis:

Increased housing allowance in the R3 area will incentivize residential development on Site #46(R). The existing use, a single residence with most of its value locked into the land itself, is not a substantial impediment to redevelopment into multi-family residential use. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There is one example of residential expansion in Menlo Park, at 1345 Willow Road. A 2022 proposal augmented that site from 82 to 140 dwelling units.

Region-wide Market Trends and Conditions:

Strong residential demand has led to increased densities throughout the region. Residential developers have looked to their jurisdictions for incentives to increase densities and expand revenue streams, with several residential expansions occurring in the market.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Allowable expanded density
    - *Allows for additional density without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Housing allowance increases land value of the property

Name: Menlo BBQ	Site #: 47

Locator Map:	Street View:
	

Zoning: R3	APN: 062285300
Housing Currently Allowed: Yes	Address: 555 Willow Road
Existing Use: Store	Total Area: .42 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $117,150	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $167,385	AFFH Score: 4	
Improvement-to-Total Value: .59	Redevelopment Category: Underutilized Residential	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.42 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**23**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 19	Above Moderate: 0	Total Units: **19**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the R3 area will incentivize residential development on Site #47(R). The landowner is currently interested in redevelopment, and the increased density allowed by the Affordable Housing Overlay Zone to 30 du/ac will incentivize multi-family residential development. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There is one example of residential expansion in Menlo Park, at 1345 Willow Road. A 2022 proposal augmented that site from 82 to 140 dwelling units.

Region-wide Market Trends and Conditions:

Strong residential demand has led to increased densities throughout the region. Residential developers have looked to their jurisdictions for incentives to increase densities and expand revenue streams, with several residential expansions occurring in the market.

<u>Site Conditions</u>

- Located on Willow Road, a major arterial with high potential for redevelopment
- Land owner is interested in residential redevelopment

Regulatory or Other Incentives:

- Allowable expanded density
  - *Allows for additional density without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Current landowner interested in higher-density redevelopment while retaining restaurant use
- Housing allowance increases land value of the property

Name: Big 5 Shopping Center	Site #: 48(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SE)	APN: 071333200
Housing Currently Allowed: Yes	Address: 700 El Camino Real
Existing Use: Office: Multi-Story	Total Area: 6.20 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $6,164,996	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $14,653,253	AFFH Score: 6	
Improvement-to-Total Value: .70	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: Yes	**Developable Area:** (A) **2.00 ac.**

HCD Density Data		
AHO Density: 60 du/ac	**Assigned AHO Density:** (B)	60 du/ac
	Units at Assigned AHO Density: (A x B)	120

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 82	Moderate: 0	Above Moderate: 0	Total Units: 82

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 48(R). In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use, a single-story commercial building and adjoining parking lot with low FAR on a site with most of its value locked into the land itself, is not a substantial impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use. The property owner of this site has expressed that they are not interested in residential development.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 11,000 square feet on El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
  - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 2700-2770 Sand Hill Road: Parking lot on west side of lot	Site #: 49

Locator Map:	Street View:
	

Zoning: C1A	APN: 074260750
Housing Currently Allowed: No	Address: 2722 Sand Hill Road
Existing Use: Office: Multi-Story	Total Area: 10.93 ac.
Council District: 5	School District: Las Lomitas School District

Assessor Data	Development Typology Data	
Land Value: $176,813,000	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $68,757,000	AFFH Score: 2	
Improvement-to-Total Value: .28	Redevelopment Category: Site with Residential Carveout	
Year Built: 1993	Reuse Site: No	
Ownership: Privately Owned	Carveout: Yes	**Developable Area:** (A) **2.00 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	110

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 89	Above Moderate: 0	Total Units: 89

Key Findings

Redevelopment Analysis:

The relatively underutilized parcels that make up this site have a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. This allows for the existing improvement value to be retained by the owner while they pursue alternative revenue streams in the underutilized site area, replacing functionally obsolete office structures, or otherwise vacant areas of parcels by contracting with affordable housing developers. The existing structures are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

Site Conditions

- Located near I-280
- Site is in area that has high connectivity and has seen increased developer interest in recent years.

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Housing allowance increases land value of the property

Name: Seven Oaks Apartments	Site #: 50

Locator Map:	Street View:
	

Zoning: R3A(X)	APN: 074282070
Housing Currently Allowed: Yes	Address: 600 Sharon Park Drive
Existing Use: Residential: Five or More Units	Total Area: 3.66 ac.
Council District: 5	School District: Las Lomitas School District

Assessor Data	Development Typology Data	
Land Value: $722,553	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $4,713,779	AFFH Score: 5	
Improvement-to-Total Value: .87	Redevelopment Category: Underutilized Residential	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: Yes	**Developable Area:** (A) **1.00 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**55**

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	0	45	0	**45**

Key Findings

Redevelopment Analysis:

Site #50 is a higher-density residential site that has additional capacity for residential units. The Affordable Housing Overlay Zone (AHOZ) would allow additional density on this site at a mix of income levels. Density bonuses that do not require demolition can support increased density while limiting redevelopment costs, incentivizing increased units on an existing site. The existing residential units are not substantial physical impediments to develop an additional residential use on the site.

Jurisdiction's Past Experience Converting Uses:

There is one example of residential expansion in Menlo Park, at 1345 Willow Road. A 2022 proposal augmented that site from 82 to 140 dwelling units.

Region-wide Market Trends and Conditions:

Strong residential demand has led to increased densities throughout the region. Residential developers have looked to their jurisdictions for incentives to increase densities and expand revenue streams, with several residential expansions occurring in the market.

<u>Site Conditions</u>

- Located near I-280
- Site is in area that has high connectivity and has seen increased developer interest in recent years.

Regulatory or Other Incentives:

- Allowable expanded density
    - *Allows for additional density without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Housing allowance increases land value of the property

Name: 959 El Camino Real	Site #: 51

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SW)	APN: 071288210
Housing Currently Allowed: Yes	Address: 959 El Camino Real
Existing Use: Store	Total Area: .11 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,483,666	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $928,707	AFFH Score: 7	
Improvement-to-Total Value: .27	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.11 ac.**

HCD Density Data

AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**6**

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	0	4	0	**4**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #51. Redevelopment is much more likely if this parcel is combined with adjacent small parcels. The existing use is not a substantial physical impediment to redevelopment with residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 4,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: 1246 El Camino Real	Site #: 52

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: NE-R)	APN: 061430070
Housing Currently Allowed: Yes	Address: 1246 El Camino Real
Existing Use: Restaurant	Total Area: .22 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $3,152,323	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $131,346	AFFH Score: 6	
Improvement-to-Total Value: .04	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.22 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**12**

Adjustment Factors

Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	0	8	0	**8**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #52. Redevelopment is much more likely if this parcel is combined with adjacent small parcels. The existing use is not a substantial physical impediment to redevelopment with residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 4,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: 1189 El Camino Real	Site #: 53(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SA W)	APN: 071102350
Housing Currently Allowed: Yes	Address: 1189 El Camino Real
Existing Use: Store	Total Area: .12 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $1,225,150	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $531,243	AFFH Score: 6	
Improvement-to-Total Value: .30	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.12 ac.**

HCD Density Data		
AHO Density: 60 du/ac	**Assigned AHO Density:** (B)	60 du/ac
	Units at Assigned AHO Density: (A x B)	7

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 5	Above Moderate: 0	Total Units: 5

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 53(R). Redevelopment is much more likely if this parcel is combined with adjacent small parcels. In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use is on a site with most of its value locked into the land itself, is not a substantial physical impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 2,000 square feet on El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 607 Menlo Avenue	Site #: 54(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SW)	APN: 071288190
Housing Currently Allowed: Yes	Address: 607 Menlo Avenue
Existing Use: Store & Office	Total Area: .22 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $892,955	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $61,953	AFFH Score: 7	
Improvement-to-Total Value: .06	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: 1946	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.22 ac.**

HCD Density Data		
AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	12

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 8	Above Moderate: 0	Total Units: 8

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 54(R). Redevelopment is much more likely if this parcel is combined with adjacent small parcels. In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use is on a site with most of its value locked into the land itself, is not a substantial physical impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 1,000 square feet on El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
    - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 1161 El Camino Real	Site #: 55(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SA W)	APN: 071102390
Housing Currently Allowed: Yes	Address: 1161 El Camino Real
Existing Use: Indoor Recreation	Total Area: .13 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $209,165	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $90,128	AFFH Score: 6	
Improvement-to-Total Value: .30	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.13 ac.**

HCD Density Data		
AHO Density: 60 du/ac	**Assigned AHO Density:** (B)	60 du/ac
	Units at Assigned AHO Density: (A x B)	8

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 5	Above Moderate: 0	Total Units: 5

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 55(R). Redevelopment is much more likely if this parcel is combined with adjacent small parcels. In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use is on a site with most of its value locked into the land itself, is not a substantial physical impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 3,000 square feet on El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
  - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 1179 El Camino Real	Site #: 56(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SA W)	APN: 071102370
Housing Currently Allowed: Yes	Address: 1179 El Camino Real
Existing Use: Store	Total Area: .17 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $178,924	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $29,186	AFFH Score: 6	
Improvement-to-Total Value: .14	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.17 ac.**

HCD Density Data

AHO Overlay Density: 60 du/ac	**Assigned AHO Density:** (B)	60 du/ac
	Units at Assigned AHO Density: (A x B)	10

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	0	7	0	7

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 56(R). Redevelopment is much more likely if this parcel is combined with adjacent small parcels. In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use is on a site with most of its value locked into the land itself, is not a substantial physical impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 3,000 square feet on El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
  - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 761 El Camino Real	Site #: 57

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SW)	APN: 071332080
Housing Currently Allowed: Yes	Address: 761 El Camino Real
Existing Use: Restaurant	Total Area: .30 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $216,754	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $176,678	AFFH Score: 6	
Improvement-to-Total Value: .45	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: 1968	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **30 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55du/ac
	Units at Assigned AHO Density: (A x B)	16

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	0	11	0	11

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #57. Redevelopment is much more likely if this parcel is combined with adjacent small parcels. The existing use is not a substantial physical impediment to redevelopment with residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 3,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
    - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: 751 El Camino Real	Site #: 58

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SW)	APN: 071332090
Housing Currently Allowed: Yes	Address: 751 El Camino Real
Existing Use: Restaurant	Total Area: .30 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $646,906	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $654,508	AFFH Score: 6	
Improvement-to-Total Value: .50	Redevelopment Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) .30 ac.

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	16

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 11	Above Moderate: 0	Total Units: 11

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site #57. Redevelopment is much more likely if this parcel is combined with adjacent small parcels. The existing use is not a substantial physical impediment to redevelopment with residential use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 3,000 square feet in Menlo Park's Downtown. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential in Menlo Park's Downtown/El Camino Real Specific Plan Area:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco.

Site Conditions

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years

Regulatory or Other Incentives:

- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Removal of Specific Plan Area cap allows site to reach higher capacity
- Location is in area with large amounts of recent residential developer interest

Name: 905 El Camino Real	Site #: 59(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SW)	APN: 071288580
Housing Currently Allowed: Yes	Address: 905 El Camino Real
Existing Use: Store & Office	Total Area: .33 ac.
Council District: 4	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $1,277,940	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $851,954	AFFH Score: 7	
Improvement-to-Total Value: .40	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.33 ac.**

HCD Density Data		
AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**18**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 12	Above Moderate: 0	Total Units: **12**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 59(R). Redevelopment is much more likely if this parcel is combined with adjacent small parcels. In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use is on a site with most of its value locked into the land itself, is not a substantial physical impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 5,000 square feet on El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
  - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 335 Pierce Road	Site #: 60

Locator Map:	Street View:
	

Zoning: R3	APN: 062013170; 062013230
Housing Currently Allowed: Yes	Address: 335 Pierce Road
Existing Use: Residential: Fourplex	Total Area: .37 ac.
Council District: 1	School District: Ravenswood City School District

Assessor Data	Development Typology Data	
Land Value: $2,110,733	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $798,360	AFFH Score: 4	
Improvement-to-Total Value: .27	Redevelopment Category: Underutilized Residential	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.37 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**20**

Adjustment Factors

Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**90%**	**100%**	**100%**	**95%**	**81%**

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	0	17	0	**17**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the R3 area will incentivize residential development on Site # 60. The landowner is currently interested in redevelopment, and the increased density allowed by the Affordable Housing Overlay Zone to 30 du/ac will incentivize multi-family residential development. The existing structures are not substantial physical impediments to redevelopment into a more intense residential use.

Jurisdiction's Past Experience Converting Uses:

There is one example of residential expansion in Menlo Park, at 1345 Willow Road. A 2022 proposal augmented that site from 82 to 140 dwelling units.

Region-wide Market Trends and Conditions:

Strong residential demand has led to increased densities throughout the region. Residential developers have looked to their jurisdictions for incentives to increase densities and expand revenue streams, with several residential expansions occurring in the market. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located in residential area near US-101
- Site is in area that has seen residential developer interest in recent years
- Site has preliminary development proposal

Regulatory or Other Incentives:

- Allowable expanded density
  - *Allows for additional density without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Controlling entity and its use is not affected
- Current landowner interested in higher-density redevelopment
- Housing allowance increases land value of the property

Name: 610 Santa Cruz Avenue	Site #: 61(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SA W)	APN: 071102140
Housing Currently Allowed: Yes	Address: 610 Santa Cruz Avenue
Existing Use: Store & Office	Total Area: .32 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $1,630,435	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $1,903,267	AFFH Score: 6	
Improvement-to-Total Value: .54	Redevelopment Category: El Camino Real/Downtown Specific Plan (El Camino Real)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.32 ac.**

HCD Density Data		
AHO Overlay Density: 60 du/ac	**Assigned AHO Density:** (B)	60 du/ac
	Units at Assigned AHO Density: (A x B)	19

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	80%	100%	100%	90%	68%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 13	Above Moderate: 0	Total Units: 13

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 61(R). Redevelopment is much more likely if this parcel is combined with adjacent small parcels. In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use is on a site with most of its value locked into the land itself, is not a substantial physical impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use.

Jurisdiction's Past Experience Converting Uses:

The existing office building is approximately 5,000 square feet on El Camino Real. In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
  - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 550 Ravenswood Avenue	Site #: 62(R)

Locator Map:	Street View:
	

Zoning: SP-ECR-D (Subarea: SA E)	APN: 061412160
Housing Currently Allowed: Yes	Address: 550 Ravenswood Avenue
Existing Use: Supermarket	Total Area: .42 ac.
Council District: 3	School District: Menlo Park Elementary School District

Assessor Data	Development Typology Data	
Land Value: $439,022	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $410,300	AFFH Score: 7	
Improvement-to-Total Value: .48	Redevelopment Category: Category: El Camino Real/Downtown Specific Plan (Downtown)	
Year Built: None Given	Reuse Site: Yes	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.42 ac.**

HCD Density Data		
AHO Density: 60 du/ac	**Assigned AHO Density:** (B)	**60 du/ac**
	Units at Assigned AHO Density: (A x B)	**25**

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	**80%**	**100%**	**100%**	**90%**	**68%**

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 17	Above Moderate: 0	Total Units: **17**

Key Findings

Redevelopment Analysis:

Increased housing allowance in the Specific Plan Area and density allowances in this subarea in particular will incentivize residential development on Site # 62(R). Redevelopment is much more likely if this parcel is combined with adjacent small parcels. In addition, the ministerial review required for reuse sites with 20% affordable units will streamline review of development proposals. The existing use is on a site with most of its value locked into the land itself, is not a substantial physical impediment to redevelopment into residential use with potential mixed commercial, office, or personal service use.

Jurisdiction's Past Experience Converting Uses:

In 2022, there were three conversions of office or a mix of office and retail and personal service into residential along El Camino Real in Menlo Park:

- 1162 El Camino Real (11,062 sf)
- 1285 El Camino Real (6,471 sf)
- 1540 El Camino Real (23,536 sf)

The parcel next to Site 62(R) has recently redeveloped with office and retail.

Region-wide Market Trends and Conditions:

Conversations with housing developers and reports from economic analysts demonstrate an increased demand for, and development of, residential uses along the El Camino Real corridor from San Jose to South San Francisco. In the 5th Cycle Housing Element, there was a high rate of above-moderate housing development, and this trend will likely continue in the 6th Cycle. This site could develop with 20% affordable units following State law requirements for a reuse site, which would allow for ministerial review of the development.

<u>Site Conditions</u>

- Located near Caltrain station and downtown Menlo Park
- Site is in area that has seen residential developer interest in recent years
- Site was identified in prior Housing Element (Reuse Site)

Regulatory or Other Incentives:

- Ministerial Review for reuse sites with 20% affordable units
  - *Allows for reduced timelines, no CEQA requirements, and reduced fees*
- Specific Plan Area modifications
  - *The specific unit cap is eliminated, which eases reaching the site's maximum density; Densities are also increased throughout the Specific Plan Area*
- Affordable Housing Overlay Zone (AHOZ)
  - *increased density for 100% affordable housing*
  - *ministerial review*
  - *CEQA exemption*
  - *fee waivers*

Findings for Council:

- Location is in area with large amounts of recent residential developer interest
- Ministerial review allows for streamlined approval
- Removal of the housing unit production cap and other incentives in Specific Plan Area will encourage residential development
- Increased density allowances will increase financial feasibility of housing development

Name: 795 Willow Road	Site #: 64

Locator Map:	Street View:
	

Zoning: PF	APN: 062470060
Housing Currently Allowed: No	Address: 795 Willow Road
Existing Use: Hospital	Total Area: 90.00 ac.
Council District: 2	School District: Ravenswood City School District

Assessor Data	Development Typology Data	
Land Value: $ 0	Within ½ Mile of Major Transit Stop: Yes	
Improvement Value: $ 0	AFFH Score: 0	
Improvement-to-Total Value: .00	Redevelopment Category: Site with Residential Carveout	
Year Built: None Given	Reuse Site: No	
Ownership: Public (Federal Gov't.)	Carveout: Yes	**Developable Area:** (A) **2.10 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	**55 du/ac**
	Units at Assigned AHO Density: (A x B)	**60***

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	61	0	0	0	60

Key Findings

Redevelopment Analysis:

Utilizing publicly-owned vacant land for affordable housing development, as proposed on Site #64, is a demonstrated method of leveraging assets to produce residential units. The Affordable Housing Overlay Zone allow for increased density in this area. The landowner (Veterans' Affairs) has a strong interest to redevelop this portion of the site for housing. There is not a substantial physical impediment to develop an additional residential use on the site.

*= The US Dept. of Veterans Affairs is entering into an Enhanced Use Lease agreement with MidPen to develop a 61-unit building in the southeast quadrant of the Menlo Park VA Campus along Willow Road. See second page of the Site Sheet.

Jurisdiction's Past Experience Converting Uses:

There have been no recent conversions from publicly-owned land into residential uses in Menlo Park's history. The VA has developed affordable housing projects on its property and on adjacent properties recently.

Region-wide Market Trends and Conditions:

Several jurisdictions in San Mateo and western Santa Clara County have redeveloped publicly-available vacant land into housing. In focus group discussions, affordable housing developers stated they are concentrating their efforts on properties that are near transit and amenities and in areas rated as High Resource or above by the Tax Credit Allocation Committee such as this one.

<u>Site Conditions</u>

- Located on major arterial
- Site is in area that has seen residential developer interest in recent years
- Site has landowner interest and a preliminary development proposal

Regulatory or Other Incentives:

- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Landowner (Veterans' Affairs) has strong interest in redevelopment
- Underutilized site under public ownership has ripe conditions for redevelopment

Name: 3905 Bohannon Drive	Site #: 67

Locator Map:	Street View:
	

Zoning: O	APN: 055253140
Housing Currently Allowed: No	Address: 3905 Bohannon Drive
Existing Use: Warehouse	Total Area: 1.01 ac.
Council District: 2	School District: Redwood City Elementary School District

Assessor Data	Development Typology Data	
Land Value: $832,842	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $1,117,632	AFFH Score: 4	
Improvement-to-Total Value: .57	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **1.01 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	56

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 45	Above Moderate: 0	Total Units: **45**

Key Findings

Redevelopment Analysis:

Site #67 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. There is not a substantial physical impediment to develop an additional residential use on the site.

The site's zoning, O, is similar to the M-2 zoning that was changed to R-MU by Connect Menlo. The zoning change could lead to site redevelopment similar to that seen in the area covered by Connect Menlo.

Jurisdiction's Past Experience Converting Uses:

There are three projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.
In addition, there are several projects in the pipeline of Menlo Park development through Connect Menlo, which converted M-2 zoning to R-MU. This is a similar zoning change to the one considered over O zoning by the Affordable Housing Overlay Zone.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Site is zoned similar to recent rezoning that has spurred residential redevelopment

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Development conditions are similar to those in Connect Menlo
- Housing allowance increases land value of the property

Name: 3925 Bohannon Drive	Site #: 68

Locator Map:	Street View:
	

Zoning: O	APN: 055253150
Housing Currently Allowed: No	Address: 3925 Bohannon Drive
Existing Use: Warehouse	Total Area: 1.05 ac.
Council District: 2	School District: Redwood City Elementary School District

Assessor Data	Development Typology Data	
Land Value: $2,839,565	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $1,528,992	AFFH Score: 4	
Improvement-to-Total Value: .35	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **1.05 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	58

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0	Lower: Low: 0	Moderate: 47	Above Moderate: 0	Total Units: **47**

Key Findings

Redevelopment Analysis:

Site #68 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. There is not a substantial physical impediment to develop an additional residential use on the site.

The site's zoning, O, is similar to the M-2 zoning that was changed to R-MU by Connect Menlo. The zoning change could lead to site redevelopment similar to that seen in the area covered by Connect Menlo.

Jurisdiction's Past Experience Converting Uses:

There are three recent projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.
In addition, there are several projects in the pipeline of Menlo Park development through Connect Menlo, which converted M-2 zoning to R-MU. This is a similar zoning change to the one considered over O zoning by the Affordable Housing Overlay Zone.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Site is zoned similar to recent rezoning that has spurred residential redevelopment

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Development conditions are similar to those in Connect Menlo
- Housing allowance increases land value of the property

Name: 4005 Bohannon Drive	Site #: 69

Locator Map:	Street View:
	

Zoning: O	APN: 055253240
Housing Currently Allowed: No	Address: 4005 Bohannon Drive
Existing Use: Office: Single-Story	Total Area: .64 ac.
Council District: 2	School District: Redwood City Elementary School District

Assessor Data	Development Typology Data	
Land Value: $1,371,488	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $1,873,255	AFFH Score: 4	
Improvement-to-Total Value: .58	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: 1978	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.64 ac.**

HCD Density Data		
AHO Overlay Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	35

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 29	Above Moderate: 0	Total Units: 29

Key Findings

Redevelopment Analysis:

Site #69 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. There is not a substantial physical impediment to develop an additional residential use on the site.

The site's zoning, O, is similar to the M-2 zoning that was changed to R-MU by Connect Menlo. The zoning change could lead to site redevelopment similar to that seen in the area covered by Connect Menlo.

Jurisdiction's Past Experience Converting Uses:

There are three recent projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.

In addition, there are several projects in the pipeline of Menlo Park development through Connect Menlo, which converted M-2 zoning to R-MU. This is a similar zoning change to the one considered over O zoning by the Affordable Housing Overlay Zone.

Region-wide Market Trends and Conditions:

“Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Site is zoned similar to recent rezoning that has spurred residential redevelopment

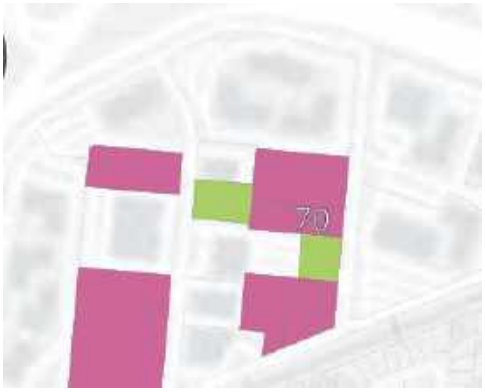
Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Development conditions are similar to those in Connect Menlo
- Housing allowance increases land value of the property

Name: 4025 Bohannon Drive	Site #: 70

Locator Map:	Street View:
	

Zoning: O	APN: 055253190
Housing Currently Allowed: No	Address: 4025 Bohannon Drive
Existing Use: Office: Single-Story	Total Area: 1.00 ac.
Council District: 2	School District: Redwood City Elementary School District

Assessor Data	Development Typology Data	
Land Value: $7,630,000	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $1,870,000	AFFH Score: 4	
Improvement-to-Total Value: .20	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **1.00 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	55

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	0	45	0	**45**

Key Findings

Redevelopment Analysis:

Site #70 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. There is not a substantial physical impediment to develop an additional residential use on the site.

The site's zoning, O, is similar to the M-2 zoning that was changed to R-MU by Connect Menlo. The zoning change could lead to site redevelopment similar to that seen in the area covered by Connect Menlo.

Jurisdiction's Past Experience Converting Uses:

There are three recent projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.
In addition, there are several projects in the pipeline of Menlo Park development through Connect Menlo, which converted M-2 zoning to R-MU. This is a similar zoning change to the one considered over O zoning by the Affordable Housing Overlay Zone.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Site is zoned similar to recent rezoning that has spurred residential redevelopment

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Development conditions are similar to those in Connect Menlo
- Housing allowance increases land value of the property

Name: 4055 Bohannon Drive	Site #: 71

Locator Map:	Street View:
	

Zoning: O	APN: 055253030
Housing Currently Allowed: No	Address: 4055 Bohannon Drive
Existing Use: Warehouse	Total Area: 1.72 ac.
Council District: 2	School District: Redwood City Elementary School District

Assessor Data	Development Typology Data	
Land Value: $596,471	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $811,463	AFFH Score: 4	
Improvement-to-Total Value: .58	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **1.72 ac.**

HCD Density Data		
AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	95

Adjustment Factors					
Land Use Controls: (C)	**Realistic Capacity:** (D)	**Infrastructure:** (E)	**Environmental:** (F)	**Typical Densities:** (G)	**Total Adjustment:** (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit				
Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low: 0 / Low: 0	Moderate: 77	Above Moderate: 0	Total Units: **77**

Key Findings

Redevelopment Analysis:

Site #71 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. There is not a substantial physical impediment to develop an additional residential use on the site.

The site's zoning, O, is similar to the M-2 zoning that was changed to R-MU by Connect Menlo. The zoning change could lead to site redevelopment similar to that seen in the area covered by Connect Menlo.

Jurisdiction's Past Experience Converting Uses:

There are three recent projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.
In addition, there are several projects in the pipeline of Menlo Park development through Connect Menlo, which converted M-2 zoning to R-MU. This is a similar zoning change to the one considered over O zoning by the Affordable Housing Overlay Zone.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Site is zoned similar to recent rezoning that has spurred residential redevelopment

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

- Buildings face obsolescence and could be part of a potential redevelopment
- Development conditions are similar to those in Connect Menlo
- Housing allowance increases land value of the property

Name: 4060 Campbell Avenue	Site #: 72

Locator Map:	Street View:
	

Zoning: O	APN: 055253200
Housing Currently Allowed: No	Address: 4060 Campbell Avenue
Existing Use: Warehouse	Total Area: .82 ac.
Council District: 2	School District: Redwood City Elementary School District

Assessor Data	Development Typology Data	
Land Value: $202,764	Within ½ Mile of Major Transit Stop: No	
Improvement Value: $362,842	AFFH Score: 4	
Improvement-to-Total Value: .64	Redevelopment Category: Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	
Year Built: None Given	Reuse Site: No	
Ownership: Privately Owned	Carveout: No	**Developable Area:** (A) **.82 ac.**

HCD Density Data

AHO Density: 55 du/ac	**Assigned AHO Density:** (B)	55 du/ac
	Units at Assigned AHO Density: (A x B)	45

Adjustment Factors

Land Use Controls: (C)	Realistic Capacity: (D)	Infrastructure: (E)	Environmental: (F)	Typical Densities: (G)	Total Adjustment: (C x D x E x F x G)
95%	90%	100%	100%	95%	81%

HCD Credit

Unit Allocation (A x B x C x D x E x F x G)	Lower: Very Low:	Lower: Low:	Moderate:	Above Moderate:	Total Units:
	0	0	37	0	37

Key Findings

Redevelopment Analysis:

Site #72 is relatively underutilized and has a low Floor-to-Area Ratio (FAR), as proscribed by commercial zoning requirements. The overlay zone allows for development of housing on the underutilized or parking portions of the site. Site redevelopment would allow the site owner to replace functionally obsolete office structures while improving otherwise vacant areas of parcels by contracting with affordable housing developers. There is not a substantial physical impediment to develop an additional residential use on the site.

The site's zoning, O, is similar to the M-2 zoning that was changed to R-MU by Connect Menlo. The zoning change could lead to site redevelopment similar to that seen in the area covered by Connect Menlo.

Jurisdiction's Past Experience Converting Uses:

There are three recent projects in Menlo Park where residential is added to a commercial site:

- 1275 El Camino Real
- 1550 El Camino Real
- 1021 Evelyn Street

The policies in the 6th Cycle Housing Element newly allow residential development in commercial areas outside of the Downtown/El Camino Real Specific Plan Area and Bayfront. There is one recent office redevelopment in outside of these areas in Menlo Park, at 2111 Sand Hill Road.
In addition, there are several projects in the pipeline of Menlo Park development through Connect Menlo, which converted M-2 zoning to R-MU. This is a similar zoning change to the one considered over O zoning by the Affordable Housing Overlay Zone.

Region-wide Market Trends and Conditions:

"Horizontal mixed use", with combined office and residential, is growing in popularity in the market area where commercial parcels that were obligated to be constructed at low Floor-to-Area Ratio (FAR) due to zoning restrictions are taking advantage of increased allowed densities to add mixed uses.

<u>Site Conditions</u>

- Site is zoned similar to recent rezoning that has spurred residential redevelopment

Regulatory or Other Incentives:

- Allowable horizontal mixed-use
    - *Allows for additional or alternative revenue streams without affecting existing improvements and uses.*
- Affordable Housing Overlay Zone (AHOZ)
    - *increased density for 100% affordable housing*
    - *ministerial review*
    - *CEQA exemption*
    - *fee waivers*

Findings for Council:

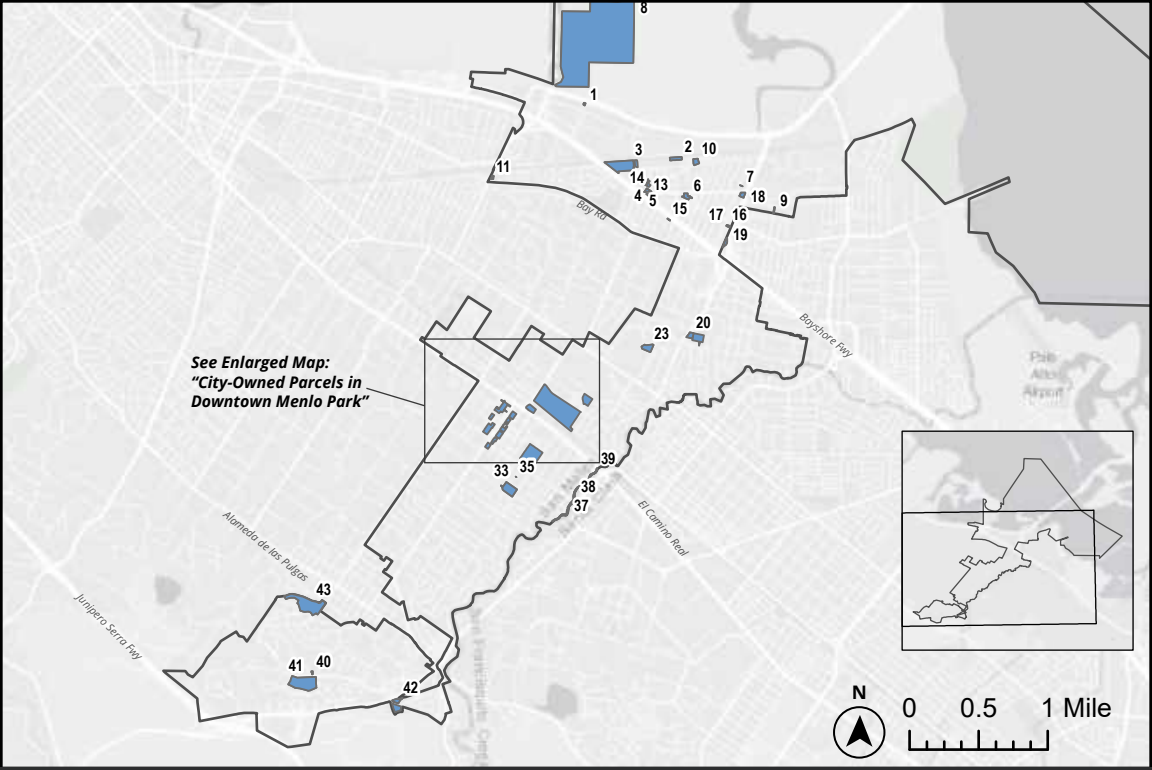
- Buildings face obsolescence and could be part of a potential redevelopment
- Development conditions are similar to those in Connect Menlo
- Housing allowance increases land value of the property

Appendix 7-6
City-Owned Parcels in Menlo Park

Map Reference Number	Assessor Parcel Number (APN)	Size (Acres)	Address	Description	Site Characteristics	Constraints
1	55234010	0.12	1221 Chrysler Dr	Chrysler Pump Station	Used for pump station	In Use
2	55260240	1.02	1467 Chilco St	Menlo Park Fire District - Station 77	Fire Station	In Use
3	55280040	7.80	100 Terminal Ave	Menlo Park Community Campus and Kelly Park	Community Center and Park	In Use
3	55280050	0.57	100 Terminal Ave	Parking Lot adjacent to Kelly Park	Parking Lot	Used for adjacent park (including pool and community center)
4	55325140	0.12	Market Pl	Karl E. Clark Park	Park	In Use
4	55325220	0.19	Market Pl	Karl E. Clark Park	Park	In Use
4	55325230	0.35	Market Pl	Karl E. Clark Park	Park	In Use
5	55351080	0.18	Hill Ave	Belle Haven Community Garden	Garden	In Use
6	55363330	0.92	410 Ivy Dr	Belle Haven Child Development Center	Child Care Center	In Use
7	55383520	0.01	1318 Carlton Ave	Right-of-Way between Soleska Market and Carlton Ave	2ft-wide Right-of-Way	Right-of-Way too slender to build
8	55400490	164.22	1600 Marsh Rd	Bedwell Bayfront Park	Park	In Use - adjacent to marshland
9	55434030	0.11	1080 O'Brien Dr	Menalto Rd Right-of-Way	20ft-wide Right-of-Way	Right-of-Way too slender to build
10	55480480	0.92	550 Hamilton Ave	Hamilton Park	Park	In Use
11	61011010	0.20	2 Bay Rd	Marsh and Bay Park	Park	In Use
12	61443010	1.51	1000 El Camino Real	Office building at corner of El Camino Real and Ravenswood Ave	Office building next to two arterials	Office building with long term lease
13	62015040	0.12	401 Pierce Rd	Parking Lot for Boys + Girls Club of Peninsula	Small site used for parking	In Use - part of lease
14	62015050	0.41	410 Ivy Dr	Boys and Girls Club of the Peninsula	Community Center run by non-profit	In Use
15	62052320	0.03	1052 Almanor Ave	Right-of-Way at Almanor Ave and Van Buren Rd	10ft-wide Right-of-Way	Right-of-Way too slender to build
16	62093240	0.07	1177 Willow Rd	Narrow Lot on Willow near Newbridge St	Used as housing	In Use
17	62093250	0.07	1175 Willow Rd	Narrow Lot on Willow near Newbridge St	Used as housing	In Use
18	62103640	0.66	1283 Willow Rd	Vacant Lot at Willow and Ivy Dr	Vacant	None apparent
19	62120010	0.52	NW corner of Willow Rd and Bayshore Rd	Vacant lot at Willow and Bayshore Rd	Vacant	Located in City of East Palo Alto
20	62320250	0.88	490 Willow Rd	Willow Oaks Park	Park	In Use
20	62320320	2.62	490 Willow Rd	Willow Oaks Park	Park	In Use
21	62390560	2.35	333 Burgess Dr	Corporation Yard	Corporation Yard for equipment	In Use
22	62390600	29.40	701 Laurel St	Burgess Center (Civic Center, Park, etc.)	Civic Center with Library, Children's Center, City Hall, Police Station, and Burgess Park	In Use
23	62460050	1.89	299 Santa Monica Ave	Seminary Oaks Park	Park	In Use
24	71092290	1.99	University Dr at Oak Grove Ave	Parking Lot P3	Parking Lot	In use as surface parking; overhead utility lines
25	71094180	0.56	Oak Grove Ave at Crane St	Parking Lot P2	Parking Lot	In use as surface parking
26	71102400	2.28	Oak Grove Ave south of El Camino Real	Parking Lot P1	Parking Lot	In use as surface parking; overhead utility lines
27	71272590	0.63	Santa Cruz Ave at University Dr	Fremont Park	Park	In use
28	71273160	0.62	Santa Cruz Ave at Evelyn St	Parking Lot P4	Parking Lot	In use as surface parking; portion of plaza is privately owned; overhead utility lines
29	71281160	1.00	Santa Cruz Ave at Crane St	Parking Lot P5	Parking Lot	In use as surface parking; overhead utility lines
30	71283140	0.76	Santa Cruz Ave at Chestnut St	Parking Lot P6	Parking Lot	In use as surface parking; portion of plaza is privately owned; overhead utility lines
31	71284080	0.10	Santa Cruz Ave at Chestnut St	SE Corner of Parking Lot P7	Parking Lot	In use as surface parking; overhead utility lines
31	71284100	0.59	Santa Cruz Ave at Curtis St	Parking Lot P7	Parking Lot	In use as surface parking; overhead utility lines
32	71285160	1.00	Santa Cruz Ave	Parking Lot P8	Parking Lot	In use as surface parking; overhead utility lines
33	71291320	3.75	640 Fremont St	Jack W. Lyle Park	Park and Adult Care Center	In Use
34	71301190	0.00	End of Roble Ave	Sliver of Right-of-Way at end of Roble Ave	0ft Right-of-Way	Right-of-Way too slender to build
35	71302160	0.00	End of Alice Ln	Sliver of Right-of-Way at end of Alice Ln	0ft Right-of-Way	Right-of-Way too slender to build
36	71312230	9.00	800 Middle Ave	Nealon Park	Park, Senior Center, and Pre-School	In Use
37	71426010	0.47	Creek Dr at Arbor Rd	Southernmost end of San Francisquito Creek	Creek in a ravine	Too slender and steep to build
38	71427010	0.57	Creek Dr at Yale Rd	Middle section of San Francisquito Creek	Creek in a ravine	Too slender and steep to build
39	71435010	0.52	Creek Dr at El Camino Real	Northernmost section of San Francisquito Creek before El Camino Real	Creek in a ravine	Too slender and steep to build
40	74230420	0.09	920 Sharon Park Dr	Sharon Heights Pump Station	Water pump station	In Use
41	74262190	9.99	1100 Monte Rosa Dr	Sharon Park	Park	In Use
42	74321120	0.81	2400 Branner Dr	Stanford Hills Park	Park	In Use
42	74324010	1.55	2400 Branner Dr	Stanford Hills Park	Park	In Use
43	74560999	11.83	Altschul Ave at Valparaiso Ave	Sharon Hills Park	Park	In Use

Source: City of Menlo Park Open Data (Updated October 14, 2021)

Notes: Alma Street Park is located on a portion of public right-of-way continuing off of Alma Street and is not technically a parcel; as such, it does not appear in this list. Tinker Park is part of Hillview School owned by the Menlo Park City School District; as such, it does not appear on this list. Acreages are approximations.There are a total of 49 City-owned parcels in Menlo Park. Where parcel descriptions are similar, map reference numbering for six parcels has been combined for ease of map navigation, resulting in 43 map reference numbers.



City-Owned Parcels in Menlo Park

City Boundary

City-Owned Parcel

Projection: NAD83 StatePlane California III FIPS 0403 (US Feet)

City-Owned Parcels in Downtown Menlo Park

City Boundary

City-Owned Parcel

Projection: NAD83 StatePlane California III FIPS 0403 (US Feet)

Appendix 7-7
Housing Opportunity Sites and Redevelopment Factors

Menlo Park 2023-2031 Housing Element

Housing Opportunity Sites and Redevelopment Factors

Housing Opportunity Sites and Redevelopment Factors

The following tables describe the parcels that make up Menlo Park's 69 housing opportunity sites and how they relate to recent residential development in Menlo Park and the surrounding area.

Both tables include descriptive information about the site/development and development trends. The table concerning housing opportunity sites also includes redevelopment factors and incentives.

Descriptive Information

Housing Opportunity Sites

This table lists the following:

- APN
- Site Number
- Address
- Existing Use
- Typology (as described in Chapter 7)

Recent Residential Redevelopment

This table lists the following:

- Project Name (if Applicable)
- City where development is located
- Address of development
- Prior Use (before residential development)
- Land Use Designation
- Zoning District
- Units Proposed
- Proposed Density (Dwelling Units per Acre, or DU/AC)
- Maximum Allowed Density in the Zoning District (Dwelling Units per Acre, or DU/AC)
- Percentage of Maximum Allowed Density That is Proposed (many projects take advantage of State or local density bonuses to develop at higher than maximum allowed density. Developments that are at less than 100% in this column are often mixed-use developments that have a nonresidential component of the building envelope)

Development Trends

(A) Nonresidential Development

Whether the site has seen/can see residential development on a previously nonresidential use (such as an industrial or commercial site).

(B) Intensification of Residential Use

Whether the site has seen/can see increased residential development on a previously residential use.

(C) Mixed-Use Development Proposed or Eligible

Whether the site has used/can use a mix of residential and nonresidential land uses.

(D) Residential Development Alongside Previously Existing Nonresidential Use

Whether the site has used/can use horizontal mixed use, putting new residential adjacent to existing nonresidential use on the same parcel. This strategy is key for the “Carveout" sites in the Site Inventory.

(E) Transit-Oriented Development Eligible

Whether transit-oriented development incentives have been/can be used to increase the site’s attractiveness to developers.

(F) Lot Consolidation

Whether lot consolidation has been/will be used to facilitate redevelopment.

Redevelopment Factors (Housing Opportunity Sites only)

(G) Improvement over Land Value Ratio < 1.0

Whether the assessed improvement value of the parcel is less than the parcel's assessed land value, which indicates underutilization.

(H) Existing Building 30 years old or more

Whether the existing building is 30 years old or more, or a vacant lot. For the majority of housing opportunity sites in Menlo Park, there is no exact information on the age of the existing building. Therefore, an educated estimate is provided instead.

(I) Existing Max. FAR ≤ 0.5

Whether the existing maximum floor area ratio (square footage of building divided by square footage of parcel size) is less than or equal to 0.5.

Incentives (Housing Opportunity Sites only)

(J) Density Increase

Quantified increase in maximum allowed density, when using the City's Affordable Housing Overlay (allowing a maximum density of 55 dwelling units per acre) after it is updated as part of this Housing Element. Certain parcels in the El Camino Real/Downtown Specific Plan Area currently have a maximum allowed density of 60 dwelling units per acre, and will maintain this maximum density.

(K) High/Highest Resource Area

Whether the site is in a High/Highest Resource Area according to 2022 TCAC Opportunity maps, which increases the parcel's attractiveness for tax credit allocation.

(L) Half-Mile from Major Transit Stop

Whether the site is within a half-mile from a major transit stop and thus eligible for state and local residential development incentives.

Key:

Development Trends: A: Nonresidential Redevelopment; B: Intensification of Residential Use; C: Mixed-Use Development Proposed/Eligible; D: Residential Development Alongside Nonresidential; E: Transit-Oriented Development Eligible; F: Lot Consolidation

Redevelopment Factors: G: Improvement over Land Value Ratio < 1.0 (if Improvement Value N/A i.e. City-owned, then G given); H: Existing Building 30 years old or more (or vacant lot); I: Existing Max. FAR ≤ 0.5

Incentives: J: % density increase from previous maximum density, including AHO; K: High/Highest Opportunity Resource Area (2022); L: Half-mile from major transit stop

APN	Site No.	Address	Existing Use	Typology	Development Trends						Redev. Factors			Incentives		
					A	B	C	D	E	F	G	H	I	J	K	L
071332130	1	525 El Camino Real	Parking Lot	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E					38%	K	L
060344250	2(R)	1610 El Camino Real	Office: Single-Story	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E	F		H		83%	K	L
060344240	2(R)a	1620 El Camino Real	Office: Single-Story	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E	F		H		83%	K	L
074270240	3	2500 Sand Hill Road	Office: Multi-Story	Site with Residential Carveout	A		C	D			G		I	83%	K	
074270280	4	2480 Sand Hill Road	Office: Multi-Story	Site with Residential Carveout	A		C	D				H	I	83%	K	
061412440	5(R)	1100 Alma Street	Office: Multi-Story	El Camino Real/Downtown Specific Plan (Downtown)			C		E	F	G	H		0%	K	L
061412430	5(R)a	1100 Alma Street	Office: Multi-Story	El Camino Real/Downtown Specific Plan (Downtown)			C		E	F		H		0%	K	L
071084220	6	900 Santa Cruz Avenue	Church	El Camino Real/Downtown Specific Plan (Downtown)			C		E	F	G	H		83%	K	L
071084200	6a	1111 University Drive	Church	El Camino Real/Downtown Specific Plan (Downtown)			C		E	F	G	H		83%	K	L
071084090	6b	1187 University Drive	Professional Building	El Camino Real/Downtown Specific Plan (Downtown)			C		E	F		H		83%	K	L
071084110	6c	1155 University Drive	Professional Building	El Camino Real/Downtown Specific Plan (Downtown)			C		E	F		H		83%	K	L
071084100	6d	1177 University Drive	Office: Multi-Story	El Camino Real/Downtown Specific Plan (Downtown)			C		E	F		H		83%	K	L
062202050	7	728 Willow Avenue	Store & Residence	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C		E	F	G	H	I	83%	K	L
062202060	7a	728 Willow Avenue	Store	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C		E	F		H	I	83%	K	L
062202210	7b	728 Willow Avenue	Parking Lot	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C		E	F		H	I	83%	K	L
062211170	8	906 Willow Road	Store & Office	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C		E	F		H	I	83%	K	L
062211180	8a	906 Willow Road	Store & Office	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C		E	F		H	I	83%	K	L
062211050	8b	906 Willow Road	Residential: Duplex	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)		B			E	F		H	I	83%	K	L
071284100	9	Between Chestnut and Curtis	Parking Lot	Parking Lot			C		E	F	G	H		38%	K	L
071284080	9a	Between Chestnut and Curtis	Parking Lot	Parking Lot			C		E	F	G	H		38%	K	L
071283140	10	Between Crane and Chestnut	Parking Lot	Parking Lot			C		E		G	H		38%	K	L
074283100	11	325 Sharon Park Drive	Shopping Center	Site with Residential Carveout	A		C	D			G	H	I	83%	K	
062390700	12	345 Middlefield Road	Office: Multi-Story	Site with Residential Carveout	A		C	D		F	G	H	I	83%	K	
062421070	12a	345 Middlefield Road	Office: Multi-Story	Site with Residential Carveout	A		C	D		F	G	H	I	83%	K	
071071070	13(C)	1105 Valparaiso Avenue	Church	Religious Facility		B					G	H	I	83%	K	
071102400	14	Lot between El Camino Real and Chestnut on west side of Santa Cruz	Parking Lot	Parking Lot			C		E		G	H		38%	K	L
071092290	15	Lot between University and Crane on west side of Santa Cruz	Parking Lot	Parking Lot			C		E		G	H		38%	K	L
071281160	16	Lot between Evelyn and Crane	Parking Lot	Parking Lot			C		E		G	H		38%	K	L
071285160	17	Lot between Curtis and Doyle	Parking Lot	Parking Lot			C		E		G	H		38%	K	L
071273160	18	Lot behind Draegers	Parking Lot	Parking Lot			C		E		G	H		38%	K	L
071094180	19	Lot off Oak Grove	Parking Lot	Parking Lot			C		E		G	H		38%	K	L
062422120	20	275 Middlefield Road	Office: Multi-Story	Site with Residential Carveout	A		C	D			G	H	I	83%	K	
074281120	21	350 Sharon Park Drive	Residential: Five or More Units	Underutilized Residential		B					G	H	I	10%	K	
062422080	22	85 Willow Road	Office: Single-Story	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C					H	I	83%	K	
062271540	23	200 Middlefield Road	Office: Multi-Story	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C				G		I	83%	K	
062271010	24	250 Middlefield Road	Office: Multi-Story	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C						I	83%	K	
062421010	25	8 Homewood Road	Office: Single-Story	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C						I	83%	K	
062390170	26	401 Burgess Road	Office: Single-Story	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C		E			H	I	83%	K	L
062370420	27	570 Willow Road	Hospital	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C					H	I	83%	K	
074283070	28	2200 Sand Hill Road	Office: Multi-Story	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C				G	H	I	83%	K	
062390200	29	445 Burgess Drive	Professional Building	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C		E		G	H	I	83%	K	L
071284110	30	720 Menlo Avenue	Supermarket	El Camino Real/Downtown Specific Plan (Downtown)			C		E					38%	K	L
071091520	31	800 Oak Grove Avenue	Financial	El Camino Real/Downtown Specific Plan (Downtown)			C		E		G	H		83%	K	L
071084140	32	930 Santa Cruz Avenue	Office: Single-Story	El Camino Real/Downtown Specific Plan (Downtown)			C		E			H		83%	K	L
071274140	33	1008 University Avenue	Parking Lot	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E			H		83%	K	L
071288610	34	707 Menlo Road	Office: Multi-Story	El Camino Real/Downtown Specific Plan (Downtown)			C		E			H		83%		L
071091310	35	1300 University Avenue	Professional Building	El Camino Real/Downtown Specific Plan (Downtown)			C		E			H		83%		L
071103490	36	1377 El Camino Real	Store	El Camino Real/Downtown Specific Plan (Downtown)			C		E			H		38%	K	L
071331180	37	855 El Camino Real	Shopping Center	El Camino Real/Downtown Specific Plan (Downtown)			C		E			H		38%	K	L
055303110	38	300 Sheridan Drive	School	Vacant Land		B					G	H	I	175%	K	
074351100	39(C)	2250 Avy Avenue	Church	Religious Facility		B					G		I	83%	K	
074260740	40(C)	2650 Sand Hill Road	Religious Facility	Religious Facility		B					G	H	I	83%	K	
062390190	41	431 Burgess Drive	Office: Multi-Story	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C		E		G	H	I	83%	K	L

Key:

Development Trends: A: Nonresidential Redevelopment; B: Intensification of Residential Use; C: Mixed-Use Development Proposed/Eligible; D: Residential Development Alongside Nonresidential; E: Transit-Oriented Development Eligible; F: Lot Consolidation

Redevelopment Factors: G: Improvement over Land Value Ratio < 1.0 (if Improvement Value N/A i.e. City-owned, then G given); H: Existing Building 30 years old or more (or vacant lot); I: Existing Max. FAR ≤ 0.5

Incentives: J: % density increase from previous maximum density, including AHO; K: High/Highest Opportunity Resource Area (2022); L: Half-mile from major transit stop

APN	Site No.	Address	Existing Use	Typology	Development Trends						Redev. Factors			Incentives		
					A	B	C	D	E	F	G	H	I	J	K	L
062390180	42	425 Burgess Drive	Professional Building	Non-Residential Parcels with Complete Redevelopment (Half-Mile from Major Transit Stop)	A		C		E			H	I	83%		L
071102130	43(R)	1149 El Camino Real	Store	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E			H		0%	K	L
061422350	44(R)	1436 El Camino Real	Service Shop	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E			H		38%	K	L
071288560	46(R)	796 Live Oak Avenue	Residential: Five or More Units	Underutilized Residential					E			H		83%	K	L
062285300	47	555 Willow Road	Store	Underutilized Residential		B					G	H	I	83%	K	
071333200	48(R)	700 El Camino Real	Office: Multi-Story	El Camino Real/Downtown Specific Plan (El Camino Real)		B			E		G	H		0%	K	L
074260750	49	2722 Sand Hill Road	Office: Multi-Story	Site with Residential Carveout	A		C	D				H	I	83%		
074282070	50	600 Sharon Park Drive	Residential: Five or More Units	Underutilized Residential		B					G	H	I	10%	K	
071288210	51	959 El Camino Real	Store	El Camino Real/Downtown Specific Plan (Downtown)			C		E			H		38%	K	L
061430070	52	1246 El Camino Real	Restaurant	El Camino Real/Downtown Specific Plan (Downtown)			C		E			H		10%	K	L
071102350	53(R)	1189 El Camino Real	Store	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E			H		0%	K	L
071288190	54(R)	607 Menlo Avenue	Store & Office	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E			H		38%	K	L
071102390	55(R)	1161 El Camino Real	Indoor Recreation	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E			H		0%	K	L
071102370	56(R)	1179 El Camino Real	Store	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E			H		0%	K	L
071332080	57	761 El Camino Real	Restaurant	El Camino Real/Downtown Specific Plan (Downtown)			C		E			H		38%	K	L
071332090	58	751 El Camino Real	Restaurant	El Camino Real/Downtown Specific Plan (Downtown)			C		E		G	H		38%	K	L
071288580	59(R)	905 El Camino Real	Store & Office	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E			H		38%	K	L
062013170	60	335 Pierce Road	Residential: Fourplex	Underutilized Residential		B				F		H	I	83%		
062013230	60a	335 Pierce Road	Vacant Land	Underutilized Residential		B				F	G	H	I	83%		
071102140	61(R)	610 Santa Cruz Avenue	Store & Office	El Camino Real/Downtown Specific Plan (El Camino Real)			C		E		G	H		0%	K	L
061412160	62(R)	550 Ravenswood Avenue	Supermarket	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)			C		E					0%	K	L
062470060	64	795 Willow Road	Hospital	Site with Residential Carveout	A		C	D	E		G	H	I	83%		L
055253140	67	3905 Bohannon Drive	Warehouse	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C				G	H		83%		
055253150	68	3925 Bohannon Drive	Warehouse	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C					H		83%		
055253240	69	4005 Bohannon Drive	Office: Single-Story	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C				G	H		83%		
055253190	70	4025 Bohannon Drive	Office: Single-Story	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C							83%		
055253030	71	4055 Bohannon Drive	Warehouse	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C				G	H		83%		
055253200	72	4060 Campbell Avenue	Warehouse	Non-Residential Sites with Complete Redevelopment (Further than a Half-Mile from Major Transit Stop)	A		C				G	H		83%		

Key:

Development Trends: A: Nonresidential Redevelopment; B: Intensification of Residential Use; C: Mixed-Used Development Proposed/Eligible; D: Residential Development Alongside Nonresidential; E: Transit-Oriented Development (Near transit and using incentives); F: Lot Consolidation

Project Name (if Applicable)	City	Address	Prior Use	Land Use Designation	Zoning	Units Proposed	Proposed Density (DU/AC)	Max. Allowed Density (DU/AC)	% of Max Density	Development Trends					
										A	B	C	D	E	F
Pipeline Projects (Table 7-5)															
661-687 Partridge Avenue	Menlo Park	661 Partridge Avenue	Residential: More Than 1 Detached Living Units	Medium Density Residential	R2	2	3	3	101%		B				F
111 Independence Drive	Menlo Park	111 Independence Drive	Office: Single-Story	Bayfront Innovation Area	R-MU	105	97	30	324%	A		C			F
141 Jefferson Drive (Menlo Uptown)	Menlo Park	180 Constitution Drive	Light Manufacturing	Bayfront Innovation Area	R-MU	483	60	30	199%	A		C			F
115 Independence Drive (Menlo Portal)	Menlo Park	115 Independence	Light Manufacturing	Bayfront Innovation Area	R-MU	335	111	30	369%	A		C			F
Willow Village (Meta)	Menlo Park	1380 Willow Road	R&D Flex	Bayfront Innovation Area	R-MU	1,729	31	30	102%	A		C			F
123 Independence Drive (Sobrato)	Menlo Park	123 Independence Drive	Light Manufacturing	Bayfront Innovation Area	R-MU	432	51	30	171%	A		C			F
165 Jefferson Drive (Menlo Flats)	Menlo Park	165 Jefferson Drive	R&D Flex	Bayfront Innovation Area	R-MU	158	61	30	204%	A		C			
SRI Master Plan	Menlo Park	333 Ravenswood Avenue	Professional Building	Professional and Administrative Offices	C1(X)	400	6	18.5	34%	A		C			F
Sample Affordable Housing Developments (Appendix 7-4, excluding Pipeline Projects)															
Gateway	Menlo Park	1345 Willow Road	Residential: Single Family	High Density Residential	R4S(AHO)	140	37	40	93%		B				
Crane Place	Menlo Park	1331 Crane Street	Retirement Home	Retirement Living Units District	RLU(X)	93	99	97	102%		B				
Menlo Portal	Menlo Park	104 & 110 Constitution Drive & 115 Independence Drive	Office/Light Industrial	Bayfront Innovation Area	R-MU-B	335	104	50	208%	A		C			F
Firehouse Square	Belmont	1300 El Camino Real	Vacant	Village Core	VC	81	65	N/A	N/A			C			
The Village at Burlingame	Burlingame	Public Parking Lots F and N	Parking Lot	Howard Mixed Use	HMU	132	157	N/A	N/A	A		C			F
Alma Point at Foster Square	Foster City	790 Alma Lane	Vacant	Civic Center	C-M/PD/SHO	66	78	35	189%			C			
Arroyo Green	Redwood City	707 Bradford Street	Parking Lot	Mixed Use - Downtown	P	117	86	N/A	N/A	A		C		E	
333 Main Street	Redwood City	353 Main Street	Industrial	Mixed Use - Corridor	P	125	77	60	208%	A		C		E	
Huxley Apartments	Redwood City	1305 El Camino Real	Commercial	Mixed Use - Downtown	P	137	180	N/A	N/A	A		C		E	
1409 El Camino Real	Redwood City	1409 El Camino Real	Vet	Mixed Use - Downtown	P	350	213	N/A	N/A	A		C		E	
Kiku Crossing	San Mateo	480 East 4th Avenue	Parking Lot	Central Business Support	CBD/S	225	93	50	186%	A		C		E	
1178 Sonora Court	Sunnyvale	1178 Sonora Court	Industrial	Flexible Mixed Use I Zoning District	MXD1	176	139	45	309%	A		C		E	
Eagle Park	Mountain View	1701 West El Camino Real	Commercial	Village Center	P	67	136	80	170%	A		C		E	
Wilton Court	Palo Alto	3703 El Camino Real	Commercial	Neighborhood Commercial	CN	59	128	20	640%	A		C		E	
Selected Other Developments in San Mateo and Santa Clara County															
Edgewood Plaza	Palo Alto	2170 W Bayshore Road	Commercial	Neighborhood Commercial	CN	10	11	20	53%	A		C	D		
Villagio	Cupertino	20187 Civic Park Lane	Commercial	General Commercial and Residential	P(CG, Res)	150	69	25	275%	A		C	D	E	
210-260 View Street	Mountain View	210 View Street	Commercial	View/Hope Street Residential Transition Area	P(19)	8	14	40	34%	A		C	D		
The Village Residences	Mountain View	555 San Antonio Road	Commercial	Mixed Use Center Subarea	P(40)	331	163	80	204%	A		C	D	E	
Broadway Plaza	Redwood City	1401 Broadway	Commercial	Mixed Use Corridor - Gateway Broadway	MUC-GB	518	37	60	61%	A		C	D		
12370 Saratoga-Sunnyvale	Saratoga	12370 Saratoga Sunnyvale Road	Commercial	Commercial Neighborhood	CN	20	7	20	37%	A		C	D		
Raines Terrace	Sunnyvale	Raines Terrace	Auto Dealer	El Camino Real Corridor	ECR	113	19	36	52%	A		C	D		
Recent Residential Development in Menlo Park (Appendix 7-3, excluding non-residential and sites identified as pipeline projects or opportunity sites)															
	Menlo Park	3639 Haven Avenue	Light Industrial	High Density Residential	R4S(AHO)	394	40	30	134%	A					
	Menlo Park	777 Hamilton Avenue	Light Industrial	High Density Residential	R4S	195	30	30	100%	A					
	Menlo Park	3645 Haven Avenue	Light Industrial	High Density Residential	R4S(AHO)	146	30	30	100%	A					
	Menlo Park	1550 El Camino Real	Office (to remain)	Specific Plan Area	SP-ECR-D	8	6	25	24%	A		C	D	E	
	Menlo Park	1162 El Camino Real	Office/Retail	Specific Plan Area	SP-ECR-D	9	45	50	90%	A		C		E	
	Menlo Park	409 Glenwood Avenue	Residential	Medium Density Residential	R3	7	19	30	65%		B				
	Menlo Park	1220 Hoover Street	Residential	Medium Density Residential	R3	8	32	30	107%		B				
	Menlo Park	612 College Avenue	Residential/Warehouse	Specific Plan Area	SP-ECR-D	4	24	25	94%		B	C		E	
	Menlo Park	133 Encinal Avenue	Retail	Specific Plan Area	SP-ECR-D	24	14	20	71%	A		C		E	
	Menlo Park	115 El Camino Real	Hotel	Specific Plan Area	SP-ECR-D	4	19	25	76%	A		C		E	
	Menlo Park	1285 El Camino Real	Office/Retail	Specific Plan Area	SP-ECR-D	15	25	25	100%	A		C		E	
506 Santa Cruz Avenue	Menlo Park	506-556 Santa Cruz Avenue	Residential/Commercial	Specific Plan Area	SP-ECR-D	7	11	50	23%			C		E	F
	Menlo Park	201 El Camino Real	Residential/Commercial	Specific Plan Area	SP-ECR-D	14	36	25	144%			C		E	
	Menlo Park	1125 Merrill Street	Residential/Commerical	Specific Plan Area	SP-ECR-D	2	13	50	27%			C		E	
SIX 50 LIVE	Menlo Park	650-660 Live Oak Avenue	Residential/Office	Specific Plan Area	SP-ECR-D	17	24	25	96%			C		E	F
Middle Plaza	Menlo Park	500 El Camino Real	Retail	Specific Plan Area	SP-ECR-D	215	26	40	64%			C		E	
1540 El Camino Real	Menlo Park	1540 El Camino Real	Retail	Specific Plan Area	SP-ECR-D	27	25	25	98%			C		E	
	Menlo Park	706-716 Santa Cruz Avenue	Retail	Specific Plan Area	SP-ECR-D	4	7	25	30%			C		E	
Springline	Menlo Park	1300 El Camino Real	Retail/Service	Specific Plan Area	SP-ECR-D	183	29	32	91%			C		E	
1275 El Camino Real	Menlo Park	1275 El Camino Real	Theater	Specific Plan Area	SP-ECR-D	3	14	25	55%			C		E	
1021 Evelyn	Menlo Park	1021 Evelyn Street	Vacant	Specific Plan Area	SP-ECR-D	3	12	25	46%	A		C		E	