

Jurisdiction	Menlo Park	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	60
	Non-Deed Restricted	21
Low	Deed Restricted	0
	Non-Deed Restricted	31
Moderate	Deed Restricted	0
	Non-Deed Restricted	26
Above Moderate		38
Total Units		176

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	12	57	29
2 to 4 units per structure	2	0	0
5+ units per structure	8	62	0
Accessory Dwelling Unit	1	57	39
Mobile/Manufactured Home	0	0	0
Total	23	176	68

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	95	176
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	25
Number of Proposed Units in All Applications Received:	701
Total Housing Units Approved:	36
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	2	2
SB 9 (2021) - Residential Lot Split	2	4
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	19	26
Discretionary	6	675

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	69
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Menlo Park	
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							0	2	133	7	0	1	558	701	36	0			
	71231110	595 HOBART STREET		PLN2024-00013	SFD	O	3/7/2024							2	2	2		NONE	No
	71394280	316 PRINCETON ROAD		PLN2024-00022	SFD	O	6/10/2024						1	1	2	2		NONE	No
	71362040	1460 BAY LAUREL DRIVE		PLN2024-00017	SFD	O	5/20/2024			1				1	2	2		NONE	No
	71212040	1401 SANTA CRUZ AVENUE		PLN2024-00024	SFD	O	7/5/2024		1					1	2	2		NONE	No
	71241010	801 HERMOSA WAY		PLN2024-00030	SFD	O	7/17/2024		1					1	2	2		NONE	No
	71405170	854 CAMBRIDGE AVENUE		BLD2024-00051	SFD	O	1/8/2024							1	1	1		NONE	No
	71405170	854 CAMBRIDGE AVENUE		BLD2024-00052	ADU	R	1/8/2024							1	1	1		NONE	No
	62370200	98 BEACON STREET		BLD2024-00075	ADU	R	1/9/2024							1	1	1		NONE	No
	62272560	260 SANTA MARGARITA AVENUE		BLD2024-00341	SFD	O	2/5/2024							1	1	1		NONE	No
	71231320	725 HOBART STREET		BLD2024-00357	SFD	O	2/6/2024							2	2	2		NONE	No
	71093290	1360 CRANE STREET		BLD2024-00442	ADU	R	2/15/2024							1	1	1		NONE	No
	71411400	752 COLLEGE AVENUE		BLD2024-00764	SFD	O	3/19/2024			1				1	2	2		NONE	No
	71173180	765 MAGNOLIA STREET		BLD2024-01033	SFD	O	4/15/2024			1				1	2	2		NONE	No
	71213250	1012 COTTON STREET		BLD2024-01108	ADU	R	4/23/2024							1	1	1		NONE	No
	71342040	1140 BAY LAUREL DRIVE		BLD2024-01115	SFD	O	4/24/2024			1				1	2	2		NONE	No

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Housing Development Applications Submitted

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Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
	71021100	1211 ELDER AVENUE		BLD2024-01260	SFD	O	5/8/2024				1			1	2	2		NONE	No
	71012220	1130 ORANGE AVENUE		BLD2024-01337	ADU	R	5/14/2024							1	1	1		NONE	No
	71392010	490 YALE ROAD		BLD2024-01554	SFD	O	6/6/2024							1	1	1		NONE	No
	71052140	1275 HERMOSA WAY		BLD2024-01688	SFD	O	6/18/2024				1			1	2	2		NONE	No
	71350120	1265 BAY LAUREL DRIVE		BLD2024-01978	SFD	O	7/15/2024							1	1	1		NONE	No
	63142040	2160 MENALTO AVENUE		BLD2024-02051	SFD	O	7/22/2024							1	1	1		NONE	No
	71370380	360 SAN MATEO DRIVE		BLD2024-02124	SFD	O	7/30/2024				1			1	2	2		NONE	No
	71364140	1481 MIDDLE AVENUE		BLD2024-02312	SFD	O	8/16/2024							1	1	1		NONE	No
	61326020	178 FELTON DRIVE		BLD2024-02371	ADU	R	8/22/2024							1	1	1		NONE	No
	62423040	80 WILLOW ROAD	WILLOW PARK	PLN2023-00049	MH	R	5/24/2024				133			532	665	0		NONE	No
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement									
1				2	3	4							5	6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	1	0	0	0	22		23
	71403280	440 UNIVERSITY DRIVE		PLN2022-00050 BLD2023-00239	ADU	R		1						4/4/2023	1
	62470060	795 WILLOW ROAD		PLN2022-00055	5+	R	60						2	5/15/2023	62
	63452390	1383 WOODLAND AVENUE		PLN2022-00057 BLD2023-01889	ADU	R			1					6/6/2023	1
	71014120	1350 DELFINO WAY		PLN2022-00058 BLD2023-03457	ADU	R			1					8/28/2023	1
	71042290	1340 HILLVIEW DRIVE		PLN2022-00060 BLD2023-00617	ADU	R			1					2/28/2023	1
	71342090	248 SAN MATEO DRIVE		PLN2023-00002 BLD2022-00385	ADU	R			1					6/27/2023	1
	62233170	711 CENTRAL AVENUE		PLN2023-00004 BLD2023-02776	ADU	R					1			8/28/2023	1
	71180050	1664 OAK AVENUE		PLN2023-00011 BLD2024-00006	ADU	R					1			11/13/2023	1
	71405170	854 CAMBRIDGE AVENUE		PLN2023-00012 BLD2024-00052	ADU	R					1			11/13/2023	1
	71383010	1310 BAY LAUREL DRIVE		PLN2023-00014 BLD2023-02791	SFD	O					1	1		8/28/2023	2
	71403200	848 COLLEGE AVENUE		PLN2023-00016 BLD2023-03399	ADU	R					1			11/13/2023	1
	71231320	725 HOBART STREET		PLN2023-00019 BLD2024-00357	ADU	R							1	11/13/2023	1
	55292270	143 DUNSMUIR WAY		BLD2022-01970	ADU	R									0
	55382150	1352 MADERA AVENUE		BLD2022-02622	ADU	R									0
	61390060	1545 LAUREL PLACE		BLD2022-01213	ADU	R									0
	61412020	1161 NOEL DRIVE		BLD2022-00048	ADU	R									0
	61412020	1161 NOEL DRIVE		BLD2022-00618	ADU	R									0
	62101180	780 IVY DRIVE		BLD2023-00249	ADU	R									0
	62211130	408 CHESTER STREET		BLD2023-00441	ADU	R									0
	62215150	316 GRAYSON COURT		BLD2022-03198	ADU	R									0
	62271200	280 SAN LUIS DRIVE		BLD2022-02681	ADU	R									0
	62331230	4 RUSSELL COURT		BLD2023-01810	ADU	R									0
	62412190	300 SHERWOOD WAY		BLD2023-02014	ADU	R									0
	63430230	188 ELLIOTT DRIVE, UNIT A		BLD2022-00836	ADU	R									0
	63441420	325 OCONNOR STREET		BLD2022-03286	ADU	R									0
	71021050	3 WILLIAM COURT		BLD2022-02540	ADU	R									0
	71022160	1220 N LEMON AVENUE		BLD2022-01928	ADU	R									0
	71042290	1340 HILLVIEW DRIVE		BLD2023-00617	ADU	R									0
	71051240	1170 MAY BROWN AVENUE		BLD2022-02851	ADU	R									0
	71211180	972 OLIVE STREET		BLD2022-02488	ADU	R									0

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1				2	3	4								5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
	71213170	1016 COTTON STREET		BLD2022-01745	ADU	R									0
	71252260	3 REYNA PLACE		BLD2022-03072	ADU	R									0
	71393050	317 PRINCETON ROAD		BLD2022-03380	ADU	R									0
	71393060	309 PRINCETON ROAD		BLD2022-02217	ADU	R									0
	71431110	848 HARVARD AVENUE		BLD2022-01981	ADU	R									0
	74092030	765 STANFORD AVENUE		PLN2023-00017	SFD	O							1	1/9/2024	1
	62352060	154 LAUREL AVENUE		PLN2023-00028	SFD	O							1	1/9/2024	1
	71392010	490 YALE ROAD		PLN2023-00034 BLD2024-01554	SFD	O							1	2/5/2024	1
	71411400	752 COLLEGE AVENUE		PLN2023-00013	SFD	O							1	2/6/2024	1
	62451050	341 LINFIELD DRIVE		PLN2023-00045	SFD	O							1	4/18/2024	1
	62233100	219 DURHAM STREET		PLN2023-00043	SFD	O							1	5/1/2024	1
	71103420	1220 HOOVER STREET		PLN2021-00059	5+	O			1				7	7/9/2024	8
	712311110	595 HOBART STREET		PLN2024-00013	SFD	O							1	8/12/2024	1
	71175030	805 EVERGREEN STREET		PLN2023-00047	SFD	O							1	8/13/2024	1
	71412370	736 PARTRIDGE AVENUE		PLN2023-00046	2 to 4	O							2	9/9/2024	2
	71394280	316 PRINCETON ROAD		PLN2024-00022	SFD	O							1	9/23/2024	1
	74092330	789 STANFORD AVENUE		PLN2023-00052	ADU	R							1	10/28/2024	1
	71362040	1460 BAY LAUREL DRIVE		PLN2024-00017 BLD2024-02358	SFD	O							1	10/28/2024	1
	71212040	1401 SANTA CRUZ AVENUE		PLN2024-00024	SFD	O							1	11/4/2024	1
	71241010	801 HERMOSA WAY		PLN2024-00030	SFD	O							1	11/19/2024	1
	62441110	152 EAST CREEK DRIVE		BLD2022-03308	SFD	O									0
	71112070	1980 SANTA CRUZ AVENUE		BLD2023-02260	ADU	R									0
	71382040	1280 BAY LAUREL DRIVE		BLD2023-02971	ADU	R									0
	71251020	845 SAN MATEO DRIVE		BLD2022-03027	SFD	O									0
	71180680	575 OLIVE STREET		BLD2022-01172	SFD	O									0
	71350100	1235 BAY LAUREL DRIVE		BLD2022-00392	SFD	O									0
	71213050	1001 HERMOSA WAY		BLD2023-02835	ADU	R									0
	71071060	1231 ARBOR ROAD		BLD2023-01566	ADU	R									0
	71071060	1231 ARBOR ROAD		BLD2023-01758	ADU	R									0

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	71051110	1250 HERMOSA WAY		BLD2023-00536	SFD	O									0
	62311600	167 MCKENDRY DRIVE		BLD2023-01884	SFD	O									0
	74342010	1065 CASCADE DRIVE		BLD2023-02164	SFD	O									0
	71361130	1585 BAY LAUREL DRIVE		BLD2023-02844	ADU	R									0
	71361130	1585 BAY LAUREL DRIVE		BLD2023-02880	SFD	O									0
	71342090	248 SAN MATEO DRIVE		BLD2022-03383	SFD	O									0
	71350010	99 SAN MATEO DRIVE		BLD2023-02905	ADU	R									0
	62522240	120 HANNA WAY		BLD2023-03195	ADU	R									0
	71201040	1700 BAY LAUREL DRIVE		BLD2023-02640	ADU	R									0
	71180310	520 GRACE DRIVE		BLD2023-03180	SFD	O									0
	74203010	2316 LOMA PRIETA LANE		BLD2023-03122	SFD	O									0
	62370200	98 BEACON STREET		BLD2024-00075	ADU	O									0
	71405170	854 CAMBRIDGE AVENUE		BLD2024-00051	SFD	O									0
	63462130	1990 BYERS DRIVE		BLD2023-02781	ADU	O									0
	71093290	1360 CRANE STREET		BLD2024-00442	ADU	O									0
	74182020	955 MONTE ROSA DRIVE		BLD2023-02679	SFD	O									0
	63425200	153 OAK COURT		BLD2023-00107	SFD	O									0
	74112110	2171 CLAYTON DRIVE		BLD2022-00675	SFD	O									0
	71224260	1147 WINDSOR WAY		BLD2022-03326	SFD	O									0
	71253240	900 WALLEA DRIVE		BLD2023-01847	SFD	O									0
	63453140	488 OAK COURT		BLD2023-02934	SFD	O									0
	63453140	488 OAK COURT		BLD2023-02937	SFD	O									0
	71213250	1012 COTTON STREET		BLD2024-01108	ADU	R									0
	71342040	1140 BAY LAUREL DRIVE		BLD2024-01115	SFD	O									0
	71012220	1130 ORANGE AVENUE		BLD2024-01337	ADU	R									0
	6227560	260 SANTA MARGARITA AVENUE		BLD2024-00341	SFD	O									0
	71364030	8 GARLAND PLACE		BLD2022-03379	SFD	O									0
	71072150	1076 SANTA CRUZ AVENUE		BLD2023-00089	SFD	O									0
	55331180	341 TERMINAL AVENUE		BLD2021-01911	SFD	O									0
	55302010	224 HEDGE ROAD		BLD2022-00669	SFD	O									0
	71052140	1275 HERMOSA WAY		BLD2024-01688	SFD	O									0

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	63142040	2160 MENALTO AVENUE		BLD2024-02051	SFD	O									0
	71173180	765 MAGNOLIA STREET		BLD2024-01033	SFD	O									0
	71021100	1211 ELDER AVENUE		BLD2024-01260	SFD	O									0
	61326020	178 FELTON DRIVE		BLD2024-02371	ADU	R									0
	63425590	1143 WOODLAND AVENUE		BLD2024-02371	ADU	R									0
	71350120	1265 BAY LAUREL DRIVE		BLD2024-01978	SFD	O									0
	71411400	752 COLLEGE AVENUE		BLD2024-00764	SFD	O									0
	71370380	360 SAN MATEO DRIVE		BLD2024-02124	SFD	O									0
	71044050	1340 COTTON STREET		BLD2022-03294	SFD	O									0
	71364140	1481 MIDDLE AVENUE		BLD2024-02312	SFD	O									0
	62354080	328 CENTRAL AVENUE		BLD2021-03255	ADU	R									0
	55294070	211 OAKHURST PLACE		BLD2023-01269	ADU	R									0
	63425060	1918 MENALTO AVENUE, UNIT A		BLD2023-03109	ADU	R									0
	62521160	100 RIORDAN PLACE		BLD2023-02560	ADU	R									0
	62215160	320 GRAYSON COURT		BLD2023-01030	ADU	R									0
	71232160	1460 MIDDLE AVENUE		BLD2023-00011	ADU	R									0
	63461040	1983 BYERS DRIVE		BLD2023-02884	ADU	R									0
	62454060	188 EAST CREEK DRIVE		BLD2023-02136	ADU	R									0
	71421040	113 PRINCETON ROAD		BLD2023-02470	ADU	R									0
	61021250	911 PEGGY LANE		BLD2024-00535	ADU	R									0
	71032200	24 HESKETH DRIVE		BLD2024-00160	ADU	R									0
	62305080	236 MARMONA DRIVE		BLD2023-02317	ADU	R									0
	71411320	678 COLLEGE AVENUE		BLD2023-03492	ADU	R									0
	71404060	865 COLLEGE AVENUE		BLD2024-00227	ADU	R									0
	71350100	1235 BAY LAUREL DRIVE		BLD2024-00229	ADU	R									0
	71370100	440 CLAIRE PLACE		BLD2023-03505	ADU	R									0
	62211090	919 ARNOLD WAY		BLD2024-01210	ADU	R									0
	62063060	1028 HOLLYBURNE AVENUE		BLD2024-00016	ADU	R									0
	63430210	172 ELLIOTT DRIVE		BLD2023-01940	ADU	R									0

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	71411370	728 COLLEGE AVENUE		BLD2023-03129	ADU	R									0
	61411130	1103 LAUREL STREET		BLD2024-00082	ADU	R									0
	61411140	1083 LAUREL STREET		BLD2024-00085	ADU	R									0
	61401400	450 OAK GROVE AVENUE		BLD2024-00093	ADU	R									0
	71020270	125 PINEVIEW LANE		BLD2024-00935	ADU	R									0
	62352180	117 POPE STREET		BLD2024-00238	ADU	R									0
	62035180	312 OAKWOOD PLACE		BLD2024-00238	ADU	R									0
	71191080	1600 BAY LAUREL DRIVE		BLD2023-03269	ADU	R									0
	62053050	1031 HENDERSON AVENUE		BLD2024-00267	ADU	R									0
	62091120	1138 SEVIER AVENUE #A		BLD2024-01662	ADU	R									0
	71041020	1465 VALPARAISO AVENUE		BLD2024-01697	ADU	R									0
	63463580	483 O'CONNOR STREET		BLD2024-00110	ADU	R									0
	71111370	1003 LOUISE STREET		BLD2024-01714	ADU	R									0
	55293250	121 BAY ROAD		BLD2024-02189	ADU	R									0
	62304210	209 MARMONA DRIVE		BLD2021-00480	SFD	O									0
	62331070	824 WOODLAND AVENUE		BLD2019-01759	SFD	O									0
	71180730	491 MIDDLE COURT		BLD2022-00966	SFD	O									0
	71222040	7 CHERYL PLACE		BLD2021-02611	SFD	O									0
	55293060	124 DUNSMUIR WAY		BLD2022-00415	SFD	O									0
	71132100	1895 OAKDELL DRIVE		BLD2019-01475	SFD	O									0
	71212180	958 HOBART STREET		BLD2019-01740	SFD	O									0
	71084050	933 MILLIE AVENUE		BLD2021-03293	SFD	O									0
	62304250	124 BLACKBURN AVENUE		BLD2021-02149	SFD	O									0
	62381030	510 POPE STREET		BLD2022-03067	SFD	O									0
	71111210	1017 LOUISE STREET		BLD2021-02989	SFD	O									0
	62272760	269 WILLOW ROAD		BLD2022-01003	SFD	O									0
	71043040	1221 COTTON STREET		BLD2022-00555	SFD	O									0
	6341070	2058 MENALTO AVENUE		BLD2018-01286	SFD	O									0
	62362130	309 LAUREL AVENUE		BLD2019-01462	SFD	O									0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement									
1				2	3	4								5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
	71175140	680 LEMON STREET		BLD2021-00104	SFD	O									0
	62367010	330 LAUREL AVENUE		BLD2021-02233	SFD	O									0
	74230260	980 MONTE ROSA DRIVE		BLD2021-02528	SFD	O									0
	74182070	905 MONTE ROSA DRIVE		BLD2022-02482	SFD	O									0
	62361050	333 POPE STREET		BLD2019-01722	SFD	O									0
	71432050	69 CORNELL ROAD		BLD2023-00092	SFD	O									0
	71370260	1 MAYWOOD LANE		BLD2021-02643	SFD	O									0
	74351020	2240 AVY AVENUE		BLD2021-02467	SFD	O									0
	74343080	950 CONTINENTAL DRIVE		BLD2022-00218	SFD	O									0
	62051100	1031 ALMANOR AVENUE, UNIT A		BLD2018-01413	ADU	R									0
	71175140	237 SANTA MARGARITA AVENUE		BLD2021-00104	ADU	R									0
	62282170	676 NASH AVENUE, UNIT A		BLD2021-01722	ADU	R									0
	71061160	1125 SAN MATEO DRIVE		BLD2022-00956	ADU	R									0
	62352290	108 LAUREL AVENUE		BLD2022-01306	ADU	R									0
	71221120	5 BOLTON PLACE #A		BLD2022-01901	ADU	R									0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name ⁺	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			60	21	0	31	0	26	38		176
71403280	440 UNIVERSITY DRIVE			1						11/22/2023	1
62470060	795 WILLOW ROAD		60						2	11/8/2024	62
63452390	1383 WOODLAND AVENUE					1				2/15/2024	1
71014120	1350 DELFINO WAY					1				4/1/2024	1
71042290	1340 HILLVIEW DRIVE					1				7/6/2023	1
71342090	248 SAN MATEO DRIVE					1				4/29/2024	1
62233170	711 CENTRAL AVENUE							1		3/20/2024	1
71180050	1664 OAK AVENUE							1		7/29/2024	1
71405170	854 CAMBRIDGE AVENUE							1		6/11/2024	1
71383010	1310 BAY LAUREL DRIVE							1	1	2/15/2024	2
71403200	848 COLLEGE AVENUE							1		10/13/2024	1
71231320	725 HOBART STREET								1	5/23/2024	1
55292270	143 DUNSMUIR WAY			1						1/10/2023	1
55382150	1352 MADERA AVENUE			1						6/27/2023	1
61390060	1545 LAUREL PLACE			1						7/26/2023	1
61412020	1161 NOEL DRIVE			1						2/28/2023	1
61412020	1161 NOEL DRIVE			1						2/28/2023	1
62101180	780 IVY DRIVE			1						6/26/2023	1
62211130	408 CHESTER STREET			1						7/31/2023	1
62215150	316 GRAYSON COURT			1						5/16/2023	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name ⁺	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
62271200	280 SAN LUIS DRIVE			1							6/22/2023	1
62331230	4 RUSSELL COURT			1							9/29/2023	1
62412190	300 SHERWOOD WAY						1				11/8/2023	1
63430230	188 ELLIOTT DRIVE, UNIT A						1				5/24/2023	1
63441420	325 OCONNOR STREET						1				6/13/2023	1
71021050	3 WILLIAM COURT						1				5/11/2023	1
71022160	1220 N LEMON AVENUE						1				2/17/2023	1
71042290	1340 HILLVIEW DRIVE						1				7/6/2023	1
71051240	1170 MAY BROWN AVENUE						1				7/6/2023	1
71211180	972 OLIVE STREET								1		3/2/2023	1
71213170	1016 COTTON STREET								1		7/21/2023	1
71252260	3 REYNA PLACE								1		5/2/2023	1
71393050	317 PRINCETON ROAD								1		5/16/2023	1
71393060	309 PRINCETON ROAD								1		1/4/2023	1
71431110	848 HARVARD AVENUE								1		8/28/2023	1
74092030	765 STANFORD AVENUE											0
62352060	154 LAUREL AVENUE											0
71392010	490 YALE ROAD			1						1	12/17/2024	2
71411400	752 COLLEGE AVENUE											0
62451050	341 LINFIELD DRIVE											0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name ⁺	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
62233100	219 DURHAM STREET											0
71103420	1220 HOOVER STREET											0
712311110	595 HOBART STREET											0
71175030	805 EVERGREEN STREET											0
71412370	736 PARTRIDGE AVENUE											0
71394280	316 PRINCETON ROAD											0
74092330	789 STANFORD AVENUE											0
71362040	1460 BAY LAUREL DRIVE			1						1	12/19/2024	2
71212040	1401 SANTA CRUZ AVENUE											0
71241010	801 HERMOSA WAY											0
62441110	152 EAST CREEK DRIVE									1	1/9/2024	1
71112070	1980 SANTA CRUZ AVENUE			1							1/9/2024	1
71382040	1280 BAY LAUREL DRIVE			1							1/29/2024	1
71251020	845 SAN MATEO DRIVE			1						1	2/2/2024	2
71180680	575 OLIVE STREET									1	2/13/2024	1
71350100	1235 BAY LAUREL DRIVE									1	3/1/2024	1
71213050	1001 HERMOSA WAY			1							3/5/2024	1
71071060	1231 ARBOR ROAD			1							3/26/2024	1
71071060	1231 ARBOR ROAD			1							3/26/2024	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name ⁺	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
71051110	1250 HERMOSA WAY			1						1	4/11/2024	2
62311600	167 MCKENDRY DRIVE									1	4/16/2024	1
74342010	1065 CASCADE DRIVE									1	4/16/2024	1
71361130	1585 BAY LAUREL DRIVE			1							4/24/2024	1
71361130	1585 BAY LAUREL DRIVE									1	4/25/2024	1
71342090	248 SAN MATEO DRIVE									1	4/29/2024	1
71350010	99 SAN MATEO DRIVE			1							4/29/2024	1
62522240	120 HANNA WAY			1							4/29/2024	1
71201040	1700 BAY LAUREL DRIVE			1							5/2/2024	1
71180310	520 GRACE DRIVE			1						1	5/21/2024	2
74203010	2316 LOMA PRIETA LANE			1						1	5/22/2024	2
62370200	98 BEACON STREET			1							5/23/2024	1
71405170	854 CAMBRIDGE AVENUE									1	6/11/2024	1
63462130	1990 BYERS DRIVE			1							6/21/2024	1
71093290	1360 CRANE STREET			1							6/21/2024	1
74182020	955 MONTE ROSA DRIVE			1						1	6/26/2024	2
63425200	153 OAK COURT									1	7/1/2024	1
74112110	2171 CLAYTON DRIVE									1	7/1/2024	1
71224260	1147 WINDSOR WAY			1						1	7/25/2024	2
71253240	900 WALLEA DRIVE			1						1	8/13/2024	2
63453140	488 OAK COURT						1			1	8/21/2024	2

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name ⁺	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
63453140	488 OAK COURT					1				1	8/21/2024	2
71213250	1012 COTTON STREET					1					8/22/2024	1
71342040	1140 BAY LAUREL DRIVE					1				1	9/16/2024	2
71012220	1130 ORANGE AVENUE					1					9/17/2024	1
6227560	260 SANTA MARGARITA AVENUE					1					9/24/2024	1
71364030	8 GARLAND PLACE					1				1	9/25/2024	2
71072150	1076 SANTA CRUZ AVENUE					1					9/25/2024	1
55331180	341 TERMINAL AVENUE					1					9/26/2024	1
55302010	224 HEDGE ROAD					1					9/26/2024	1
71052140	1275 HERMOSA WAY					1				1	10/17/2024	2
63142040	2160 MENALTO AVENUE					1					10/17/2024	1
71173180	765 MAGNOLIA STREET					1				1	10/22/2024	2
71021100	1211 ELDER AVENUE					1				1	10/22/2024	2
61326020	178 FELTON DRIVE					1					10/29/2024	1
63425590	1143 WOODLAND AVENUE					1					10/31/2024	1
71350120	1265 BAY LAUREL DRIVE					1					12/4/2024	1
71411400	752 COLLEGE AVENUE					1				1	12/6/2024	2
71370380	360 SAN MATEO DRIVE					1				1	12/11/2024	2
71044050	1340 COTTON STREET					1				1	12/17/2024	2
71364140	1481 MIDDLE AVENUE					1					12/20/2024	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name ⁺	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
62354080	328 CENTRAL AVENUE					1					2/5/2024	1
55294070	211 OAKHURST PLACE					1					2/16/2024	1
63425060	1918 MENALTO AVENUE, UNIT A					1					2/29/2024	1
62521160	100 RIORDAN PLACE					1					3/1/2024	1
62215160	320 GRAYSON COURT					1					3/7/2024	1
71232160	1460 MIDDLE AVENUE					1					4/2/2024	1
63461040	1983 BYERS DRIVE					1					4/2/2024	1
62454060	188 EAST CREEK DRIVE								1		4/17/2024	1
71421040	113 PRINCETON ROAD								1		4/18/2024	1
61021250	911 PEGGY LANE								1		4/24/2024	1
71032200	24 HESKETH DRIVE								1		5/14/2024	1
62305080	236 MARMONA DRIVE								1		5/29/2024	1
71411320	678 COLLEGE AVENUE								1		6/4/2024	1
71404060	865 COLLEGE AVENUE								1		6/18/2024	1
71350100	1235 BAY LAUREL DRIVE								1		6/20/2024	1
71370100	440 CLAIRE PLACE								1		7/1/2024	1
62211090	919 ARNOLD WAY								1		7/1/2024	1
62063060	1028 HOLLYBURNE AVENUE								1		7/9/2024	1
63430210	172 ELLIOTT DRIVE								1		7/10/2024	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name ⁺	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
71411370	728 COLLEGE AVENUE								1		7/10/2024	1
61411130	1103 LAUREL STREET								1		7/22/2024	1
61411140	1083 LAUREL STREET								1		7/22/2024	1
61401400	450 OAK GROVE AVENUE								1		7/22/2024	1
71020270	125 PINEVIEW LANE								1		7/24/2024	1
62352180	117 POPE STREET								1		8/1/2024	1
62035180	312 OAKWOOD PLACE								1		8/13/2024	1
71191080	1600 BAY LAUREL DRIVE								1		8/13/2024	1
62053050	1031 HENDERSON AVENUE								1		8/21/2024	1
62091120	1138 SEVIER AVENUE #A									1	9/12/2024	1
71041020	1465 VALPARAISO AVENUE									1	9/30/2024	1
63463580	483 O'CONNOR STREET									1	10/16/2024	1
71111370	1003 LOUISE STREET									1	11/6/2024	1
55293250	121 BAY ROAD									1	12/10/2024	1
62304210	209 MARMONA DRIVE											0
62331070	824 WOODLAND AVENUE											0
71180730	491 MIDDLE COURT											0
71222040	7 CHERYL PLACE											0
55293060	124 DUNSMUIR WAY											0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name ⁺	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
71132100	1895 OAKDELL DRIVE										0
71212180	958 HOBART STREET										0
71084050	933 MILLIE AVENUE										0
62304250	124 BLACKBURN AVENUE										0
62381030	510 POPE STREET										0
71111210	1017 LOUISE STREET										0
62272760	269 WILLOW ROAD										0
71043040	1221 COTTON STREET										0
6341070	2058 MENALTO AVENUE										0
62362130	309 LAUREL AVENUE										0
71175140	680 LEMON STREET										0
62367010	330 LAUREL AVENUE										0
74230260	980 MONTE ROSA DRIVE										0
74182070	905 MONTE ROSA DRIVE										0
62361050	333 POPE STREET										0
71432050	69 CORNELL ROAD										0
71370260	1 MAYWOOD LANE										0
74351020	2240 AVY AVENUE										0
74343080	950 CONTINENTAL DRIVE										0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date</u> <u>Issued</u>	# of Units Issued Building Permits
62051100	1031 ALMANOR AVENUE, UNIT A										0
71175140	237 SANTA MARGARITA AVENUE										0
62282170	676 NASH AVENUE, UNIT A										0
71061160	1125 SAN MATEO DRIVE										0
62352290	108 LAUREL AVENUE										0
71221120	5 BOLTON PLACE #A										0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10							Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
			0	14	0	8	0	11	35		68	
71403280	440 UNIVERSITY DRIVE			1						10/7/2024	1	
62470060	795 WILLOW ROAD										0	
63452390	1383 WOODLAND AVENUE										0	
71014120	1350 DELFINO WAY										0	
71042290	1340 HILLVIEW DRIVE					1				5/1/2024	1	
71342090	248 SAN MATEO DRIVE										0	
62233170	711 CENTRAL AVENUE										0	
71180050	1664 OAK AVENUE										0	
71405170	854 CAMBRIDGE AVENUE										0	
71383010	1310 BAY LAUREL DRIVE										0	
71403200	848 COLLEGE AVENUE										0	
71231320	725 HOBART STREET										0	
55292270	143 DUNSMUIR WAY			1						9/18/2024	1	
55382150	1352 MADERA AVENUE			1						7/11/2024	1	
61390060	1545 LAUREL PLACE			1						8/20/2024	1	
61412020	1161 NOEL DRIVE			1						7/22/2024	1	
61412020	1161 NOEL DRIVE			1						7/17/2024	1	
62101180	780 IVY DRIVE			1						1/2/2024	1	
62211130	408 CHESTER STREET			1						12/3/2024	1	
62215150	316 GRAYSON COURT			1						2/15/2024	1	

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10							Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
62271200	280 SAN LUIS DRIVE			1							7/25/2024	1
62331230	4 RUSSELL COURT			1							6/3/2024	1
62412190	300 SHERWOOD WAY					1					5/14/2024	1
63430230	188 ELLIOTT DRIVE, UNIT A					1					6/20/2024	1
63441420	325 OCONNOR STREET					1					4/3/2024	1
71021050	3 WILLIAM COURT					1					11/12/2024	1
71022160	1220 N LEMON AVENUE					1					1/23/2024	1
71042290	1340 HILLVIEW DRIVE					1					5/1/2024	1
71051240	1170 MAY BROWN AVENUE					1					10/8/2024	1
71211180	972 OLIVE STREET							1			1/29/2024	1
71213170	1016 COTTON STREET							1			5/2/2024	1
71252260	3 REYNA PLACE							1			4/26/2024	1
71393050	317 PRINCETON ROAD							1			4/23/2024	1
71393060	309 PRINCETON ROAD							1			10/22/2024	1
71431110	848 HARVARD AVENUE							1			10/29/2024	1
74092030	765 STANFORD AVENUE											0
62352060	154 LAUREL AVENUE											0
71392010	490 YALE ROAD											0
71411400	752 COLLEGE AVENUE											0
62451050	341 LINFIELD DRIVE											0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10							Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
62233100	219 DURHAM STREET											0
71103420	1220 HOOVER STREET											0
712311110	595 HOBART STREET											0
71175030	805 EVERGREEN STREET											0
71412370	736 PARTRIDGE AVENUE											0
71394280	316 PRINCETON ROAD											0
74092330	789 STANFORD AVENUE											0
71362040	1460 BAY LAUREL DRIVE											0
71212040	1401 SANTA CRUZ AVENUE											0
71241010	801 HERMOSA WAY											0
62441110	152 EAST CREEK DRIVE											0
71112070	1980 SANTA CRUZ AVENUE									1	10/25/2024	1
71382040	1280 BAY LAUREL DRIVE											0
71251020	845 SAN MATEO DRIVE											0
71180680	575 OLIVE STREET											0
71350100	1235 BAY LAUREL DRIVE											0
71213050	1001 HERMOSA WAY									1	10/3/2024	1
71071060	1231 ARBOR ROAD									1	8/14/2024	1
71071060	1231 ARBOR ROAD									1	8/14/2024	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10							Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
71051110	1250 HERMOSA WAY											0
62311600	167 MCKENDRY DRIVE											0
74342010	1065 CASCADE DRIVE											0
71361130	1585 BAY LAUREL DRIVE											0
71361130	1585 BAY LAUREL DRIVE											0
71342090	248 SAN MATEO DRIVE											0
71350010	99 SAN MATEO DRIVE											0
62522240	120 HANNA WAY									1	7/2/2024	1
71201040	1700 BAY LAUREL DRIVE											0
71180310	520 GRACE DRIVE											0
74203010	2316 LOMA PRIETA LANE											0
62370200	98 BEACON STREET											0
71405170	854 CAMBRIDGE AVENUE											0
63462130	1990 BYERS DRIVE											0
71093290	1360 CRANE STREET											0
74182020	955 MONTE ROSA DRIVE											0
63425200	153 OAK COURT											0
74112110	2171 CLAYTON DRIVE											0
71224260	1147 WINDSOR WAY											0
71253240	900 WALLEA DRIVE											0
63453140	488 OAK COURT											0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10							Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted				
63453140	488 OAK COURT											0
71213250	1012 COTTON STREET											0
71342040	1140 BAY LAUREL DRIVE											0
71012220	1130 ORANGE AVENUE											0
6227560	260 SANTA MARGARITA AVENUE											0
71364030	8 GARLAND PLACE											0
71072150	1076 SANTA CRUZ AVENUE											0
55331180	341 TERMINAL AVENUE											0
55302010	224 HEDGE ROAD											0
71052140	1275 HERMOSA WAY											0
63142040	2160 MENALTO AVENUE											0
71173180	765 MAGNOLIA STREET											0
71021100	1211 ELDER AVENUE											0
61326020	178 FELTON DRIVE											0
63425590	1143 WOODLAND AVENUE											0
71350120	1265 BAY LAUREL DRIVE											0
71411400	752 COLLEGE AVENUE											0
71370380	360 SAN MATEO DRIVE											0
71044050	1340 COTTON STREET											0
71364140	1481 MIDDLE AVENUE											0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10							Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
62354080	328 CENTRAL AVENUE											0
55294070	211 OAKHURST PLACE											0
63425060	1918 MENALTO AVENUE, UNIT A											0
62521160	100 RIORDAN PLACE											0
62215160	320 GRAYSON COURT											0
71232160	1460 MIDDLE AVENUE											0
63461040	1983 BYERS DRIVE											0
62454060	188 EAST CREEK DRIVE											0
71421040	113 PRINCETON ROAD											0
61021250	911 PEGGY LANE								1		12/12/2024	1
71032200	24 HESKETH DRIVE											0
62305080	236 MARMONA DRIVE											0
71411320	678 COLLEGE AVENUE											0
71404060	865 COLLEGE AVENUE											0
71350100	1235 BAY LAUREL DRIVE											0
71370100	440 CLAIRE PLACE											0
62211090	919 ARNOLD WAY											0
62063060	1028 HOLLYBURNE AVENUE								1		12/11/2024	1
63430210	172 ELLIOTT DRIVE											0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10							Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
71411370	728 COLLEGE AVENUE											0
61411130	1103 LAUREL STREET											0
61411140	1083 LAUREL STREET											0
61401400	450 OAK GROVE AVENUE								1		10/11/2024	1
71020270	125 PINEVIEW LANE											0
62352180	117 POPE STREET											0
62035180	312 OAKWOOD PLACE											0
71191080	1600 BAY LAUREL DRIVE											0
62053050	1031 HENDERSON AVENUE											0
62091120	1138 SEVIER AVENUE #A											0
71041020	1465 VALPARAISO AVENUE											0
63463580	483 O'CONNOR STREET											0
71111370	1003 LOUISE STREET											0
55293250	121 BAY ROAD											0
62304210	209 MARMONA DRIVE									1	2/1/2024	1
62331070	824 WOODLAND AVENUE									1	2/7/2024	1
71180730	491 MIDDLE COURT									1	2/22/2024	1
71222040	7 CHERYL PLACE									1	2/27/2024	1
55293060	124 DUNSMUIR WAY									1	3/6/2024	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name ⁺	10							11	12	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
71132100	1895 OAKDELL DRIVE									1	3/13/2024	1
71212180	958 HOBART STREET									1	3/15/2024	1
71084050	933 MILLIE AVENUE									1	3/28/2024	1
62304250	124 BLACKBURN AVENUE									1	4/3/2024	1
62381030	510 POPE STREET									1	4/18/2024	1
71111210	1017 LOUISE STREET									1	4/22/2024	1
62272760	269 WILLOW ROAD									1	4/23/2024	1
71043040	1221 COTTON STREET									2	6/3/2024	2
6341070	2058 MENALTO AVENUE									1	6/4/2024	1
62362130	309 LAUREL AVENUE									1	6/6/2024	1
71175140	680 LEMON STREET									2	7/25/2024	2
62367010	330 LAUREL AVENUE									1	8/6/2024	1
74230260	980 MONTE ROSA DRIVE									1	8/12/2024	1
74182070	905 MONTE ROSA DRIVE									2	8/26/2024	2
62361050	333 POPE STREET									2	9/3/2024	2
71432050	69 CORNELL ROAD									1	9/16/2024	1
71370260	1 MAYWOOD LANE									1	10/9/2024	1
74351020	2240 AVY AVENUE									2	10/16/2024	2
74343080	950 CONTINENTAL DRIVE									1	11/19/2024	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name ⁺	10							11	12	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
62051100	1031 ALMANOR AVENUE, UNIT A			1							3/6/2024	1
71175140	237 SANTA MARGARITA AVENUE			1							6/20/2024	1
62282170	676 NASH AVENUE, UNIT A								1		7/11/2024	1
71061160	1125 SAN MATEO DRIVE							1			4/9/2024	1
62352290	108 LAUREL AVENUE			1							6/18/2024	1
71221120	5 BOLTON PLACE #A							1			2/27/2024	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes	
13	14	15	16	17	18	19	20	21	22	23	24	25					
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
			0							48							
71403280	440 UNIVERSITY DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
62470060	795 WILLOW ROAD		0	NONE	Y	Other	Other	Project on Veterans Affairs Medical Center campus for 100% affordable development, received City NOFA funding	1000								100-percent affordable housing project located on the Menlo Park Veterans Affairs Medical Campus. 60 very-low-income restricted units and 2 non-income-restricted managers units.
63452390	1383 WOODLAND AVENUE		0	NONE	Y	Other		Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
71014120	1350 DELFINO WAY		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
71042290	1340 HILLVIEW DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
71342090	248 SAN MATEO DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
62233170	711 CENTRAL AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71180050	1664 OAK AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71405170	854 CAMBRIDGE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71383010	1310 BAY LAUREL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									New single-family residence and ADU on a vacant lot.
71403200	848 COLLEGE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71231320	725 HOBART STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 10 percent of total ADUs allocated towards Above Moderate-Income									
55292270	143 DUNSMUIR WAY		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
55382150	1352 MADERA AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
61390060	1545 LAUREL PLACE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
61412020	1161 NOEL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
61412020	1161 NOEL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
62101180	780 IVY DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
62211130	408 CHESTER STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
62215150	316 GRAYSON COURT		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
62271200	280 SAN LUIS DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
62331230	4 RUSSELL COURT		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			13	14	15	Housing with Financial Assistance and/or Deed Restrictions		18	19	Demolished/Destroyed Units			Density Bonus				25
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
62412190	300 SHERWOOD WAY		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
63430230	188 ELLIOTT DRIVE, UNIT A		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
63441420	325 OCONNOR STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
71021050	3 WILLIAM COURT		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
71022160	1220 N LEMON AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
71042290	1340 HILLVIEW DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
71051240	1170 MAY BROWN AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low-Income									
71211180	972 OLIVE STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71213170	1016 COTTON STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71252260	3 REYNA PLACE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71393050	317 PRINCETON ROAD		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71393060	309 PRINCETON ROAD		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71431110	848 HARVARD AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
74092030	765 STANFORD AVENUE		0	NONE	Y					1	Demolished	O					
62352060	154 LAUREL AVENUE		0	NONE	Y					1	Demolished	O					
71392010	490 YALE ROAD		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income		1	Demolished	O					New single-family residence (discretionary approval) and attached ADU (ministerial approval)
71411400	752 COLLEGE AVENUE		0	NONE	Y					1	Demolished	O					
62451050	341 LINFIELD DRIVE		0	NONE	Y					1	Demolished	O					
62233100	219 DURHAM STREET		0	NONE	Y					1	Demolished	O					
71103420	1220 HOOVER STREET		0	NONE	Y	Other	INC, DB		55	2	Demolished	R	10.0%	3	Development Standards Modification	Yes	Project utilized state density bonus law
712311110	595 HOBART STREET		0	NONE	Y					1	Demolished	O					
71175030	805 EVERGREEN STREET		0	NONE	Y					1	Demolished	O					
71412370	736 PARTRIDGE AVENUE		0	NONE	Y					2	Demolished	O					
71394280	316 PRINCETON ROAD		0	NONE	Y					1	Demolished	O					
74092330	789 STANFORD AVENUE		0	NONE	Y												Request for ADU exceeding maximum ADU square footage and bedroom count
71362040	1460 BAY LAUREL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income		1	Demolished	O					New single-family residence (discretionary approval) and attached ADU (ministerial approval)
71212040	1401 SANTA CRUZ AVENUE		0	NONE	Y					1	Demolished	O					
71241010	801 HERMOSA WAY		0	NONE	Y					1	Demolished	O					
62441110	152 EAST CREEK DRIVE		0	NONE	Y					1	Demolished	O					

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			13	14	15	Housing with Financial Assistance and/or Deed Restrictions		18	19	Demolished/Destroyed Units			Density Bonus				25
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
71112070	1980 SANTA CRUZ AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71382040	1280 BAY LAUREL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71251020	845 SAN MATEO DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									Single-family residence and attached ADU
71180680	575 OLIVE STREET		0	NONE	Y					1	Demolished	O					
71350100	1235 BAY LAUREL DRIVE		0	NONE	Y					1	Demolished	O					
71213050	1001 HERMOSA WAY		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71071060	1231 ARBOR ROAD		0	SB 9 (2021) - Duplex in SF Zone	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71071060	1231 ARBOR ROAD		0	SB 9 (2021) - Duplex in SF Zone	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71051110	1250 HERMOSA WAY		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income		1	Demolished	O					Single-family residence and attached ADU
62311600	167 MCKENDRY DRIVE		0	NONE	Y					1	Demolished	O					
74342010	1065 CASCADE DRIVE		0	NONE	Y					1	Demolished	O					
71361130	1585 BAY LAUREL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71361130	1585 BAY LAUREL DRIVE		0	NONE	Y					1	Demolished	O					
71342090	248 SAN MATEO DRIVE		0	NONE	Y					1	Demolished	O					
71350010	99 SAN MATEO DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
62522240	120 HANNA WAY		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71201040	1700 BAY LAUREL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71180310	520 GRACE DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income		1	Demolished	O					Single-family residence and attached ADU
74203010	2316 LOMA PRIETA LANE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income		1	Demolished	O					Single-family residence and attached ADU
62370200	98 BEACON STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71405170	854 CAMBRIDGE AVENUE		0	NONE	Y					1	Demolished	O					
63462130	1990 BYERS DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71093290	1360 CRANE STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
74182020	955 MONTE ROSA DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income		1	Demolished	O					Single-family residence and attached ADU
63425200	153 OAK COURT		0	NONE	Y					1	Demolished	O					
74112110	2171 CLAYTON DRIVE		0	NONE	Y					1	Demolished	O					
71224260	1147 WINDSOR WAY		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income		1	Demolished	O					Single-family residence and attached ADU
71253240	900 WALLEA DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Very Low-Income		1	Demolished	O					Single-family residence and attached ADU

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			13	14	15	Housing with Financial Assistance and/or Deed Restrictions		18	19	Demolished/Destroyed Units			Density Bonus				25
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
63453140	488 OAK COURT		0	SB 9 (2021) - Residential Lot Split	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					Single-family residence and attached ADU
63453140	488 OAK COURT		0	SB 9 (2021) - Residential Lot Split	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income									Single-family residence and attached ADU. Demolition of previous single-family residence counted under BLD2023-02934.
71213250	1012 COTTON STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income									
71342040	1140 BAY LAUREL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					Single-family residence and attached ADU
71012220	1130 ORANGE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income									
6227560	260 SANTA MARGARITA AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					
71364030	8 GARLAND PLACE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					Single-family residence and attached ADU
71072150	1076 SANTA CRUZ AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					
55331180	341 TERMINAL AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					
55302010	224 HEDGE ROAD		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					
71052140	1275 HERMOSA WAY		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					Single-family residence and attached ADU
63142040	2160 MENALTO AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					
71173180	765 MAGNOLIA STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					Single-family residence and attached ADU
71021100	1211 ELDER AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					Single-family residence and attached ADU
61326020	178 FELTON DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income									
63425590	1143 WOODLAND AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income									
71350120	1265 BAY LAUREL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					
71411400	752 COLLEGE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					Single-family residence and attached JADU
71370380	360 SAN MATEO DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					Single-family residence and attached JADU
71044050	1340 COTTON STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					Single-family residence and attached JADU
71364140	1481 MIDDLE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income		1	Demolished	O					
62354080	328 CENTRAL AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income									
55294070	211 OAKHURST PLACE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income									

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes		
Current APN	Street Address	Project Name*	13	14	15	16	17	18	19	20			21	22	23	24	25	
			How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
63425060	1918 MENALTO AVENUE, UNIT A		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income										
62521160	100 RIORDAN PLACE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income										
62215160	320 GRAYSON COURT		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income										
71232160	1460 MIDDLE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income										
63461040	1983 BYERS DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Low Income										
62454060	188 EAST CREEK DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
71421040	113 PRINCETON ROAD		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
61021250	911 PEGGY LANE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
71032200	24 HESKETH DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
62305080	236 MARMONA DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
71411320	678 COLLEGE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
71404060	865 COLLEGE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
71350100	1235 BAY LAUREL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
71370100	440 CLAIRE PLACE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
62211090	919 ARNOLD WAY		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
62063060	1028 HOLLYBURNE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
63430210	172 ELLIOTT DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
71411370	728 COLLEGE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
61411130	1103 LAUREL STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
61411140	1083 LAUREL STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
61401400	450 OAK GROVE AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
71020270	125 PINEVIEW LANE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										
62352180	117 POPE STREET		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income										

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			13	14	15	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
62035180	312 OAKWOOD PLACE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
71191080	1600 BAY LAUREL DRIVE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
62053050	1031 HENDERSON AVENUE		0	NONE	Y			Per ABAG guidance, this ADU is part of the approximately 30 percent of total ADUs allocated towards Moderate-Income									
62091120	1138 SEVIER AVENUE #A		0	NONE	Y												
71041020	1465 VALPARAISO AVENUE		0	NONE	Y												
63463580	483 O'CONNOR STREET		0	NONE	Y												
71111370	1003 LOUISE STREET		0	NONE	Y												
55293250	121 BAY ROAD		0	NONE	Y												
62304210	209 MARMONA DRIVE		0	NONE	Y												
62331070	824 WOODLAND AVENUE		0	NONE	Y												
71180730	491 MIDDLE COURT		0	NONE	Y												
71222040	7 CHERYL PLACE		0	NONE	Y												
55293060	124 DUNSMUIR WAY		0	NONE	Y												
71132100	1895 OAKDELL DRIVE		0	NONE	Y												
71212180	958 HOBART STREET		0	NONE	Y												
71084050	933 MILLIE AVENUE		0	NONE	Y												
62304250	124 BLACKBURN AVENUE		0	NONE	Y												
62381030	510 POPE STREET		0	NONE	Y												
71111210	1017 LOUISE STREET		0	NONE	Y												
62272760	269 WILLOW ROAD		0	NONE	Y												
71043040	1221 COTTON STREET		0	NONE	Y												New single-family residence and attached ADU
6341070	2058 MENALTO AVENUE		0	NONE	Y												
62362130	309 LAUREL AVENUE		0	NONE	Y												
71175140	680 LEMON STREET		0	NONE	Y												New single-family residence and attached ADU
62367010	330 LAUREL AVENUE		0	NONE	Y												
74230260	980 MONTE ROSA DRIVE		0	NONE	Y												
74182070	905 MONTE ROSA DRIVE		0	NONE	Y												New single-family residence and attached ADU
62361050	333 POPE STREET		0	NONE	Y												New single-family residence and attached ADU
71432050	69 CORNELL ROAD		0	NONE	Y												
71370260	1 MAYWOOD LANE		0	NONE	Y												New single-family residence and attached ADU
74351020	2240 AVY AVENUE		0	NONE	Y												New single-family residence and attached ADU
74343080	950 CONTINENTAL DRIVE		0	NONE	Y												
62051100	1031 ALMANOR AVENUE, UNIT A		0	NONE	Y			Per previous ABAG guidance, this ADU was previously counted as part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71175140	237 SANTA MARGARITA AVENUE		0	NONE	Y			Per previous ABAG guidance, this ADU was previously counted as part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
62282170	676 NASH AVENUE, UNIT A		0	NONE	Y												
71061160	1125 SAN MATEO DRIVE		0	NONE	Y			Per previous ABAG guidance, this ADU was previously counted as part of the approximately 30 percent of total ADUs allocated towards Moderate Income									

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes	
			13	14	15	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
62352290	108 LAUREL AVENUE		0	NONE	Y			Per previous ABAG guidance, this ADU was previously counted as part of the approximately 30 percent of total ADUs allocated towards Very Low-Income									
71221120	5 BOLTON PLACE #A		0	NONE	Y			Per previous ABAG guidance, this ADU was previously counted as part of the approximately 30 percent of total ADUs allocated towards Moderate Income									

Jurisdiction	Menlo Park	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	740	10	-	60	-	-	-	-	-	-	-	118	622
	Non-Deed Restricted		8	19	21	-	-	-	-	-	-	-		
Low	Deed Restricted	426	37	-	-	-	-	-	-	-	-	-	99	327
	Non-Deed Restricted		10	21	31	-	-	-	-	-	-	-		
Moderate	Deed Restricted	496	62	-	-	-	-	-	-	-	-	-	116	380
	Non-Deed Restricted		12	16	26	-	-	-	-	-	-	-		
Above Moderate		1,284	671	9	38	-	-	-	-	-	-	-	718	566
Total RHNA		2,946												
Total Units			810	65	176	-	-	-	-	-	-	-	1,051	1,895
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6	7
Extremely low-Income Need													Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		370		-	-	-	-	-	-	-	-	-	-	370

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

- VLI Deed Restricted
- VLI Non Deed Restricted

Jurisdiction	Menlo Park	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law**

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.A Establish City Staff Work Priorities for Implementing Housing Element Programs	Establish staff priorities for implementing Housing Element Programs	Annually	This is completed annually as part of the City Council's work plan process, taking into consideration the yearly Housing Element review.
H1.B Review the Housing Element Annually	Review and monitor Housing Element implementation; conduct public review with the Housing Commission, Planning Commission and City Council, and submit Annual Report to HCD	Annually	Using forms provided by HCD, the 2024 annual review was prepared by staff between January and February 2025, and public reviews were conducted by the Housing Commission, Planning Commission, and City Council in March 2025.
H1.C Work with the San Mateo County Department of Housing	Meet with the County twice a year and coordinate with County efforts to maintain and support affordable housing	Every 6 months	The City participates in bimonthly meetings for housing managers throughout San Mateo County as part of the 21 Elements collaboration. Through the recurring meetings, San Mateo County staff identified opportunities for improved dialogue and consistent engagement with housing staff throughout the jurisdictions in the county and will work with staff from the local jurisdictions to identify opportunities for coordination in 2025 and beyond.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Menlo Park	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.D Regional Coordination	Work with other San Mateo County jurisdictions to address regional housing needs and attend 21 Elements coordination activities	Ongoing	The City participates in the 21 Elements collaboration between all 21 jurisdictions in San Mateo County and regularly attended directors' meetings, regular meetings, housing managers' meetings, and housing-related interest meetings such as discussions around updates to jurisdictions' below market rate (BMR) ordinances and guidelines, accessory dwelling unit best practices and updates, and contributed information toward various studies and Housing Element-related efforts during the past year. The City initiated the process to join the San Mateo County ADU Resource Center in late 2024. The formal agreement to join the Center will be executed in 2025.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.E Work with Non-Profits on Housing	Continue NOFA implementation and maintain a working relationship with non-profit housing sponsors	At least twice a year	The City moved several applications forward in the funding process in 2024. These included City Council approval of the commitment of \$3.6M to Habitat for Humanity Greater San Francisco (Habitat) for site acquisition and development of low-income ownership units at 335 Pierce Road; City Council approval of the commitment of \$1M to a housing project targeted at school district employees at 320 Sheridan Dr.; and City Council authorization of the city manager to execute a funding agreement for \$2M with MidPen for the development of affordable housing targeted towards Veterans at Veterans Affairs medical center site. The City continues to partner with 2022 NOFA-funded home rehab programs with Habitat and Rebuilding Together Peninsula (RTP). In 2024, Habitat received 22 inquiries for its home rehab program and had 3 qualified applicants move forward into the scoping phase and RTP completed five home rehab projects totaling \$61,489.73 in City funds disbursed.
H1.F Update the Housing Element	Assure consistency with SB 375 and Housing Element law	1/31/2023	The City Council adopted the 2023-2031 Housing Element on January 31, 2023. Following subsequent reviews by HCD, the City Council adopted amendments to the Housing Element on January 23, 2024. HCD certified the Housing Element on March 20, 2024.

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H1.G Update Priority Procedures for Providing Water Service to Affordable Housing Developments	Comply with Government Code § 65589.7	When the Urban Water Management Plan is updated (anticipated 2025 and 2030)	This program will be undertaken with the adoption of the next Urban Water Management Plan (UWMP) anticipated in 2026, and was most recently completed for the City's 2020 UWMP in 2021.
H1.H Transparency on Progress towards RHNA and Mid-cycle Review	Increase accessibility and transparency of affordable housing development in the city	Website shall be updated annually on pipeline projects. Mid-cycle review and report to City Council in 2027	The City's website is regularly updated with an interactive development projects map and information on projects under review, approved, under construction, and completed. The Housing Element Annual Progress Report (APR) is also posted on the City's website annually. A mid-cycle review will be completed with City Council in 2027.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.I Utilize the City's Below Market Rate (BMR) Housing Fund	Accumulate and distribute funds for housing affordable to extremely low-, very low-, low- and moderate-income households	Advertise the availability of funds in the BMR Housing Fund at least every two years	The City administers and advertises every two years the availability of funds in the BMR housing fund through a Notice of Funding Availability (NOFA). The objective of the NOFA is to support the acquisition, rehabilitation, preservation or new construction of housing that will provide long-term affordability. The funding is intended to fill the financing gap between projected total development costs and other available funding sources. The City released a NOFA December 2022. The City recommended approval of three proposals for a total of \$4.18 million. This included support for new BMR ownership construction at the low-income level (123 Independence Dr.), new BMR rental construction for veterans at the extremely low and very low-income levels (795 Willow Road - VA), and funding for home rehabilitation for low-income households (Rebuilding Together Peninsula). The funding agreement for the VA project was executed in 2024 and Rebuilding Together Peninsula has continued to assist with rehabilitation projects of several homes in the Belle Haven neighborhood. In addition, the City Council reaffirmed commitment of \$3.6 million in BMR funds towards the acquisition of property to construct between eight to 10 affordable, for-sale units at 335 Pierce Road in April 2024, and committed \$1 million in Nov. 2024 towards a 100% affordable housing project targeted towards teachers through a separate funding request in April 2024. The City remains active in supporting housing production, preservation and protection programs. The City will continue to monitor its BMR funds to determine its ability to release the next NOFA.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H2.A Preservation of Assisted Housing	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	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	The City has not yet initiated this program.
H2.B Amend the Zoning Ordinance to Protect Existing Housing	Protect existing rental housing as part of infill implementation and other Zoning Ordinance changes	Within two years of Housing Element adoption	The City has not yet initiated this program.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H2.C Assist in Implementing Housing Rehabilitation Programs	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	Initiate Homeownership Preservation Program in 2023 and complete within three years. Expend electrification funds allocation from the California Energy Commission by June 30, 2026	The Homeownership Preservation Program was initiated in 2023, with outreach conducted during fall and winter 2023. The program will be directed toward low- and very low-income households based on the finalized agreement with Habitat for Humanity to ensure a potential pool of 20 households can receive funding. Other program components will occur consistent with the listed Housing Element timeframe. In 2024, Habitat for Humanity identified a number of potential applicants for Home Preservation Program. The City also has a program to help rehabilitate and upgrade homes through electrification. The program soft launched in August 2024 and 41 assessments have been scheduled with 22 completed through Jan. 2025. Installation in two homes are underway.
H2.D Accessory Dwelling Unit (ADU) Amnesty Program	Bring unpermitted ADUs up to code to improve their health and safety for occupants and integrate within the City's official housing stock	Homeowner outreach and incorporation of amnesty provisions in the Zoning Ordinance shall be completed by the end of 2024	The City has not yet initiated this program.

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H2.E Anti-Displacement Strategy	Mitigate displacement in the city and provide financial assistance to tenants	Develop an anti-displacement strategy for the City, particularly in the Belle Haven neighborhood, and initiate program implementation by January 2024, expanding to address other potential policies in the program through 2026	Development of initial implementation of an anti-displacement strategy was initiated in 2024. Community meetings were held in the Belle Haven Community Center in November 2024 to help prioritize various community suggested anti-displacement strategies. The City held a meeting in English to receive feedback on different anti-displacement strategies, which was followed shortly afterwards by the same meeting in Spanish. Approximately 12 persons attended both meetings. The feedback is being reviewed and staff will finalize the anti-displacement strategy in 2025.
H2.F Childcare Allowances	Support families with children, large families generally, and single-parent households	Update zoning code within 1 year of housing element adoption	This program was completed December 5, 2023 with the adoption of an ordinance by City Council to amend chapters 16.04 and 16.08 of the Municipal Code.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H3.A Amend Procedures for Reasonable Accommodation	Protect existing rental housing as part of infill implementation and other Zoning Ordinance changes	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.	The City has yet to initiate this program.
H3.B Encourage Rental Housing Assistance Programs	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)	Property owner outreach in 2024 and 2027; Update website annually	In conjunction with Programs H1.C and H5.C, the City will initiate and update its website and conduct outreach with multi-family property owners, particularly in high-resourced areas, to encourage participation in the Section 8 program this year, consistent with the timeline.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H3.C Assist in Providing Housing for Persons Living with Disabilities	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	Outreach would be conducted yearly. Evaluation of Universal Design in 2024	The City will continue its efforts to collaborate with non-profit organizations. The City has yet to evaluate potential universal design features.
H3.D Develop Incentives for Special Needs Housing	Amend the Zoning Ordinance to provide opportunities for housing and adequate support services for seniors and people living with disabilities	Within two years of Housing Element adoption	The City will focus efforts on this program in 2025, consistent with the timeframe listed in the Housing Element.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H3.E Continue Support for Countywide Homeless Programs	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.	Re-initiate participation of Housing Division in LifeMoves HOT in 2023. Consider funding resources for homeless case manager in 2024	The City has partnered with the County's Center on Homelessness to address homeless encampments in the City. LifeMoves and WeHope are contracted to provide direct outreach services and regularly interact with individuals at the encampments. The City's Housing Division and Police Department participate in monthly meetings with the County.
H3.F Work with the U.S. Department of Veterans Affairs on Homeless Issues	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	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	In September 2024, the City Council adopted a resolution to authorize the city manager to execute a funding agreement with MidPen in the amount of \$2M and for staff to appropriate the funds from the FY24-25 budget. City funds are expected to be dispersed to MidPen in early 2025. The project groundbreaking occurred in Feb. 2025.
H3.G Zoning Text Amendments for Special Needs Housing	Facilitate housing for Menlo Park's special needs and extremely low income populations	Amend Zoning Code by 2024	The City has yet to initiate this program.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H3.H Inclusionary Accessible Units	Expand housing opportunities for people with disabilities	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	The City updated the Affordable Housing Overlay (AHO) in 2023, including incentives for multi-bedroom and family housing and as well as senior housing. Incentives for accessible units were not incorporated at that time. The City's BMR Guidelines include an accessible unit preference for BMR applicants with accessibility needs. The City may revisit the potential for accessibility incentives in future years and/or during the mid-cycle review for the Housing Element. The City will focus on other efforts in this program in 2025, consistent with the timeframe listed in the Housing Element.
H3.I Accessible ADUs	Expand housing opportunities for people with disabilities	Within two years of Housing Element adoption concurrent with Program H3.A	The City will focus efforts on this program in 2025, consistent with the timeframe listed in the Housing Element.
H3.J Marketing for Accessible Units	Expand housing opportunities for people living with disabilities	Ongoing on a project-by-project basis	The City will focus efforts on this program as new projects are identified on Housing Inventory sites and other sites zoned for multifamily residential development opportunities.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H3.K Employment Services	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	Meeting will be held by the end of 2026. Program implementation will be ongoing thereafter	The City will focus efforts on this program in 2026, consistent with the timeframe listed in the Housing Element.
H3.L Large Units	Encourage the development of housing for large families	Adopt large unit bonus within two years of Housing Element adoption, and post on City website in conjunction with developer guide	The City began implementation of this program with the adoption of amendments to the Affordable Housing Overlay as noted in H3.H and in Specific Plan in November 2023, which included potential bonus floor area ratio (FAR) for the development of units with three or more bedrooms. Additional efforts to expand FAR bonus options for large family units in other areas of the city may be evaluated in the future.
H3.M Wheelchair Visitability	Allow for people with wheelchairs to have greater visitation access to homes in Menlo Park	Within six years of Housing Element adoption	The City will focus efforts on this program consistent with the timeframe listed in the Housing Element.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.A Amend the Below Market Rate Inclusionary Housing Regulations	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	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	The City is participating in the 21 Elements regional nexus study. In 2024, 21 Elements prepared a draft RFP for consultants to develop the regional nexus study and submitted a joint application for TOC Housing Policy grant funding. The RFP will be released in 2025.
H4.B Modify BMR Guidelines Regarding Allocations	Amend the Zoning Ordinance to require additional affordable units in market-rate developments	Within two years of Housing Element adoption	The City continues to participate in the 21 Elements BMR Guidelines working group. A first phase of the BMR Guideline revisions will occur in 2025.

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H4.C Increase Commercial Linkage Fee	Increase local funding to support production of affordable housing	Complete nexus study in conjunction with inclusionary nexus study (Program H4.A), and adopt linkage fee within two years of Housing Element adoption	In 2024, with City feedback, 21 Elements prepared a draft RFP for consultants to develop the regional nexus study. The RFP will be released in 2025.
H4.D Modify the Affordable Housing Overlay (AHO)	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	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	The AHO was modified on December 5, 2023 with the adoption of an ordinance by City Council to amend chapter 16.98 of the Municipal Code to allow a density of up to 150 dwelling units per acre (du/ac) for a development with 100 percent affordable housing. A handout will be developed to explain the updated requirements and incentives.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.E Streamlined Project Review	Utilize objective design and development standards to add greater certainty to and streamline the development review process	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)	Objective design standards were included with each of the new and updated zoning districts adopted by City Council on December 5, 2023. Additional streamlining actions outlined in the program will be completed according to program timeline in 2025 and/or 2026.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.F Modify Accessory Dwelling Unit (ADU) Development Standards and Permit Process	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	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	The City is awaiting receipt of HCD's letter regarding any ADU regulations non-compliance issues and will make any necessary revisions to local ordinances as outlined in the program and within the program timeframe following receipt of the letter. The City has continued to see robust development trends for ADUs in the community, with 68 ADUs permitted in 2024, achieving over 100% of the total planning period goal through 2031. The City also launched its pre-approved ADU process to comply with AB 434.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.G Prioritize Affordable Housing on City-Owned Parking Lots Downtown	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	Initiate feasibility study (2023); Issue RFP for development (2024); Complete development entitlements (2025); Complete development (2027)	In August 2024, the City Council reviewed a feasibility study and directed staff to proceed with exploring development on Parking Plazas 1, 2, and 3. The three parking lots could accommodate more than 345 units using the existing zoning provisions on the three sites. City staff and the City Council conducted public outreach, held multiple public meetings, and considered public feedback regarding the potential for development on the sites through the end of 2024. In January 2025, the City Council authorized release of an RFQ for the three parking lots, with responses due in March 2025.
H4.H Review the Subdivision Ordinance	Review and adopt amendments to the Subdivision Ordinance as needed	Within three years of Housing Element adoption	The City has yet to initiate this program.
H4.I Create New Opportunities for Mixed-Use Development	Adopt a Zoning Ordinance amendment	Within one year of Housing Element adoption	This program was completed December 5, 2023 with the adoption of ordinances by City Council to amend various chapters of the Municipal Code to create and update mixed use zoning districts.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.J Increase Residential Density and Maximize Development Proposals	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	To be completed within the first year of the planning period	This program was completed December 5, 2023 with the adoption of ordinances by City Council to amend various chapters of the Municipal Code to update the City's R-3 and R-4 zoning districts.
H4.K Rezone for Lower Income Shortfall	Increase residential density to a range from a minimum of 20 du/ac and allowing for densities of up to 100 units/acre or greater and affordable housing on sites identified for housing for at least 6.8 acres to provide for at least 202 lower-income units	1/31/2024	This program was completed December 5, 2023 with the adoption of ordinances by City Council to amend various chapters of the Municipal Code and implement Programs H4.D, H4.I, H4.J, H4.L, H4.Q, and H4.T.
H4.L Modify El Camino Real/Downtown Specific Plan	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	Within one year of Housing Element adoption	This program was completed November 28, 2023 with the City Council adoption of amendments to the Specific Plan.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.M Update Parking Requirements and Design Standards	Modify Municipal Code to include amended parking requirements and establish a parking or alternative transportation in-lieu fee	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	Parking requirements for the City's multifamily and mixed use zoning districts were modified so that no more than one parking space is required for smaller units (e.g., one-bedroom, studio, or single-room occupancy units) as part of the adoption of amendments to the Specific Plan and Municipal Code in November and December 2023. Additional program actions will be conducted in the future according to the program timeline.
H4.N Achieve Long-Term Viability of Affordable Housing	Establish project management and other ongoing project coordination needs	As developments are proposed and ongoing thereafter	The City will focus efforts on this program as new projects on the Housing Inventory sites and other sites zoned for multifamily residential development opportunities, consistent with the timeframe listed in the Housing Element.

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H4.O Identifying SB 10 Sites	Amend the Zoning Ordinance and Map to implement an SB 10 overlay; target the development of 2 SB 10 projects per year from 2027 through 2031 (5 years), averaging 5 units per project, for at least 50 total SB 10 units. At least 80 percent of these units are targeted for Racially Concentrated Areas of Affluence (RCAAs) south of US-101.	Adopt the overlay by December 2026	The City will focus efforts on this program during or before 2026, consistent with the timeframe listed in the Housing Element.
H4.P Community Opportunity to Purchase	Adopt a community opportunity to purchase ordinance. Increase opportunities for affordable housing development	Adopt ordinance by the end of 2024	The City has not yet initiated this program.
H4.Q Reuse Sites	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	Within three years of Housing Element adoption	This program was completed December 5, 2023 with the adoption of ordinances by City Council to amend various chapters of the Municipal Code.

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H4.R Work with the Fire District	Undertake local amendments to the State Fire Code and approve City Council Resolution ratifying the Fire District's local amendments	Complete local amendments to the State Fire Code by the end of 2025. Ratify amendments by the end of 2026.	The City will collaborate with the Menlo Park Fire Protection District as needed. In Dec. 2022, the City Council last adopted a resolution ratifying the Fire District's amendments to the 2022 California Fire Code.
H4.S Coordinate with School Districts to Link Housing with School District Planning Activities	Coordinate with local school districts in planning for future housing in consideration of each school district's long-range planning, resources and capacity	Ongoing through project implementation	The City will focus efforts on this program as new projects are identified on Housing Inventory sites and other sites zoned for multifamily residential development opportunities, consistent with the timeframe listed in the Housing Element.
H4.T Residential Overlay	Allow residential uses in currently non-residential areas of Menlo Park	To be completed within the first year of the planning period.	This program was completed December 5, 2023 with the adoption of an ordinance by City Council to create chapter 16.95 of the Municipal Code.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.U Federally-Owned Sites and School Sites	Facilitate residential development on sites owned by the USGS, VA, and Ravenswood City School District to achieve at least 131 new affordable housing units in Menlo Park.	<p>USGS: Coordinate with General Services Administration and prospective buyers (2025); Complete residential development entitlements (2028); Issue residential development building permits for at least 89 units (2030).</p> <p>VA: Complete development of at least 60 units (2027).</p> <p>Ravenswood City School District: Complete outreach in collaboration with School District and MidPen (2024), Complete development entitlements (2025), Complete</p>	<p>In early 2025, the City received correspondence from the General Services Administration (GSA) indicating that the USGS site will be reoffered for sale by Sealed Bid Auction. Sealed bids will be publicly opened on April 15, 2025. The City will continue to coordinate with GSA and prospective buyers.</p> <p>The VA site is technically not subject to the City’s discretionary planning approvals, however, MidPen complied with the City’s R-4-S zoning requirements in recognition of the development’s location and connection to the surrounding community. In September 2024, the City Council committed \$2 million in BMR NOFA funds, and will continue to partner with MidPen on the project.</p> <p>The City reviewed the Ravenswood City School District proposal for affordable housing at 320 Sheridan Drive in 2024. On November 19, 2024, the City Council approved a \$1M commitment for the affordable housing project. In January 2025, the Planning Commission approved the project, which was appealed and will be reviewed by the City Council in early 2025.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.V Local Density Bonus Law Ordinance	Facilitate utilization of State Density Bonus Law	By December 2024	The City has not yet initiated this program.
H5.A Fair Chance Ordinance	Expand renter protections	Within five years of Housing Element adoption	The City will focus efforts on this program during or before 2028, consistent with the timeframe listed in the Housing Element.
H5.B Undertake Community Outreach When Implementing Housing Element Programs	Conduct community outreach and distribute materials	At least on an annual basis	Outreach on Housing Element-related efforts utilized an integrated communication strategy including direct mail, targeted email, weekly newsletters, social media, newspaper notices, A-frames/posters, electronic message boards, and in-person and virtual community meetings. The City maintains up-to-date information on multiple Housing Element-related webpages, and community members can continue to subscribe to specific project email lists. The City partnered with community-based organizations (e.g., Climate Resilient Communities) to enhance community outreach and engagement through local networks, particularly striving to reach underserved communities. This program will continue throughout the planning period.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Menlo Park	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H5.C Provide Multilingual Information on Housing Programs	Improve access to information on housing programs to persons with limited English proficiency	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 December 2024.	The City's website is readily translatable and information regarding Spanish language interpretation/translation is provided on public hearing notices. The City will focus efforts on expanding to written materials and the availability of information in multiple languages.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H5.D Address Rent Conflicts	Increase awareness among residents, including low income and special needs populations, of available resources for addressing rent conflicts and fair housing complaints	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)	In May 2024, in celebration of Affordable Housing Month, the City held a Housing Resource Fair in which Project Sentinel was a participating organization. They were able to distribute material about their Rental Mediation Program. In addition, the City has produced a Housing Resource Guide that includes tenant/landlord resolution information.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H5.E Publicize Fair Housing Laws and Respond to Discrimination Complaints	Affirmatively further fair housing by increasing awareness among residents, including low income and special needs populations, of available resources for addressing fair housing issues	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 housing information to rental property owners (2025, 2028)	In May 2024, in celebration of Affordable Housing Month, the City held a Housing Resource Fair in which Project Sentinel was a participating organization. They were able to distribute material about their fair housing services. In addition, the City has produced a Housing Resource Guide that include fair housing information and housing discrimination investigation.
H5.F First-Time Homebuyer Program	Provide opportunities for moderate income first-time homebuyers to reside in the community, thereby fostering housing mobility.	Conduct program outreach by December 2024	The City has a Legacy List, which is currently closed. Moderate income homebuyers have access to purchase opportunities through the BMR program if they are on the Legacy List and there is a moderate income unit available. The City will continue to monitor opportunities to enhance the program.
H5.G Improve Access to City Law	Have a one-stop landing page for development information that can be easily understood by developers and members of the public	Develop website by December 2024	The City will continue to focus efforts on this program in 2025, consistent with the program in the Housing Element.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H5.H Tenant Readiness Education Program	Provide educational assistance and identify resources to help renters acquire and maintain decent and affordable housing	Establish partnership or develop program by December 2024	The City will continue to focus efforts on this program in 2025, consistent with the program in the Housing Element.
H5.I Racial Equity Training Program	Increase awareness, build organizational capacity and infrastructure, and strive for racial equity in housing and other local government matters	Join program by December 2023; initiate first racial equity training session in 2024	Throughout 2024, representatives from different City departments, including, but not limited to, the City Manager's Office, Community Development, Police, Public Works, and Library and Community Services, participated in regular Equity in Government meetings facilitated by the County of San Mateo with the overall goal of growing equity work together across the county. In February 2024, City representatives participated in a Foundational Equity Training organized by the County of San Mateo and presented by The Justice Collective, with the intent to assess training capacity and appropriateness for potential broader organization-wide equity training.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H5.J Environmental Justice Element	Prioritize the needs of Underserved Communities (Disadvantaged Communities); reduce pollution exposure; improve access to public facilities; promote food access; promote safe and sanitary housing; promote physical activity; promote civic engagement.	Continue community outreach and engagement and the refinement/prioritization of policies and programs to advance environmental justice (2024); adopt the Environmental Justice Element (2024); evaluate potential funding of environmental justice programs through utilization of Community Amenities funds in the Bayfront area (annually); implement at least one Environmental Justice Element program each year with emphasis on the highest priority programs identified through	<p>In September 2024, following three years of community outreach and engagement with a focus on meeting people where they are and empowering the voices of Menlo Park’s underserved Belle Haven and Bayfront communities, the City of Menlo Park adopted its first General Plan Environmental Justice (EJ) Element.</p> <p>Through an inclusive, intentional, and equitable planning process with over 15 outreach and engagement events, the Menlo Park community harmonized voices into an action-oriented plan to positively impact the whole ecosystem — not only the environment, but also the health and wellbeing of people.</p> <p>The community identified three top priorities for advancing EJ: Priority #1: Provide Safe, Sanitary, and Stable Homes; Priority #2: Promote Access to High Quality and Affordable Food; and Priority #3: Reduce Pollution Exposure and Improve Air Quality. The EJ Element is a living document that will grow with and for the community over time.</p> <p>In March 2025, the Planning Commission and City Council will review the first EJ Element Annual Progress Report. Together with the community, the City will continue to advance EJ through implementation of the programs and action items identified in the EJ Element Action Guide.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H6.A Reach Codes	Achieve greenhouse gas reduction targets	Ongoing on a project-by-project basis	In 2024, the City Council gave direction to staff to prepare a reach code to promote residential electrification. Staff developed an ordinance to require rewiring for future appliance electrification at the time of replacing a main electrical panel. The City will continue to encourage reduction in greenhouse gas emissions as projects are reviewed.
H6.B Electric Vehicle Charging	Achieve greenhouse gas reduction targets	Concurrent with the next building code update in 2025	The City continued implementation of the residential electric vehicle reach codes. Additionally, the City updated the 2025-2030 Climate Action Plan scope of work which identified new priority actions to expand access to electric vehicle charging for multifamily properties. Staff promoted Peninsula Clean Energy's electric vehicle charging rebate for multifamily properties and explored partnerships with other programs.
H6.C Air Conditioning or Cooling Alternatives	Ensure healthy building environments	Within two years of Housing Element adoption	At the end of 2024, Menlo Park's Home Upgrade program completed 19 home energy assessments with 7 signed participation agreements for Belle Haven homeowners to receive energy efficiency and electrification upgrades including heat pumps. Additionally, the City promoted Peninsula Clean Energy's heat pump rebate available to all single family and multifamily property owners. The City continued exploring local code amendments to encourage the installation of high-efficiency heat pumps, ceiling fans, air exchangers, and increased insulation.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H6.D Promote Energy Efficient/Renewable Programs	Encourage participation in the energy efficient and renewable energy programs	Update the City's website annually	The City's website was updated in 2024 with information on new energy efficiency programs offered by Peninsula Clean Energy. Announcements for these programs were also published in the City's weekly electronic newsletter and social media channels. The City provided education about the programs at in person community events.
H6.E Explore Multimodal Improvements	Coordinate with Redwood City on potential pedestrian and bicycle improvements	Within three years of Housing Element adoption	The City will seek out opportunities to coordinate with the City of Redwood City on Capital Improvement Plan projects and development projects that could incorporate bicycle and pedestrian improvements linking the two cities. The City will continue to focus efforts on this program during or before 2026, consistent with the timeframe listed in the Housing Element.
H6.F Transit Incentives	Reduce vehicle trips and parking demand and increase use of alternative forms of mobility	Ongoing on a project-by-project basis	The City has initiated an update to its Transportation Demand Management (TDM) Guidelines to align trip reduction goals for development projects with C/CAG policy. The City will focus efforts on this program as new projects are identified on Housing Inventory sites and other sites zoned for multifamily residential development opportunities, consistent with the timeframe listed in the Housing Element.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H6.G Neighborhood Connectivity	Reduce disparities in access to opportunities	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	The 2023-2028 Capital Improvement Plan includes projects for Belle Haven Traffic Calming Plan Implementation, Caltrain Grade Separation, Middle Avenue Caltrain crossing design study and construction, Coleman-Ringwood Avenues Transportation Study, El Camino Real Crossings improvements, Haven Avenue streetscape improvement, Middle Avenue complete street study, and various other pedestrian and bicycle improvements. The City will continue to focus efforts on this program as new projects are identified on Housing Inventory sites and other sites zoned for multifamily residential development opportunities, consistent with the timeframe listed in the Housing Element.
H7.A Create Objective Residential Design Standards	Adopt objective design standards for multifamily developments, mixed-use housing developments, and ADUs to add greater certainty to and streamline the development review process	Objective design/development standards outreach (2024) and adoption (2025)	The City Council adopted objective design standards for the C-MU mixed use and R-3 zoning multi-family residential districts on December 5, 2023. The City will evaluate the development of standards for other uses such as single-family residential and ADUs.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Menlo Park
Reporting Year	2024 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H7.B Develop and Adopt Standards for SB 9 Projects	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.	Within one year of adoption	In March 2023, the City Council adopted an ordinance to implement SB 9 and created objective development standards for two-unit developments and urban lot splits in single-family zoning districts.

Jurisdiction	Menlo Park	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Menlo Park	
Reporting Period	2024	31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Menlo Park	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier				Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes	
1				2	3	4							5		6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below																
							0	0	0	0	0	0	0	0		

Jurisdiction	Menlo Park	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Menlo Park	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For San Mateo County jurisdictions, please format the APN's as follows:999-999-999

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Menlo Park	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of S

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Menlo Park	
Reporting Period	2024	(Jan. 1 - Dec. 31)
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ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	https://menlopark.gov/files/sharedassets/public/v2/community-development/documents/20220303-below-market-rate-guidelines.pdf
Notes	See section 8.1 of the BMR Guidelines linked from the City's website above. Preferences include live and/or work, unhoused, displacement, and accessible unit preferences.

Jurisdiction	Menlo Park
Reporting Year	2024 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	150,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Preparation of General Plan Housing Element and Safety Element updates, and new Environmental Justice Element	\$150,000.00	\$150,000.00	Completed	Local General Fund	Housing Element update complete; Safety Element and Environmental Justice Element work completed in 2024

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		22
Total Units		23

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	60
	Non-Deed Restricted	21
Low	Deed Restricted	0
	Non-Deed Restricted	31
Moderate	Deed Restricted	0
	Non-Deed Restricted	26
Above Moderate		38
Total Units		176

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	14
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	11
Above Moderate		35
Total Units		68