



HOUSING ELEMENT UPDATE

Final SEIR and Housing Element Adoption Recommendation Public Hearing

MEETING PURPOSE

- Recommendations to City Council on Housing Element
 - Housing Commission
 - Recommendation on Housing Element adoption
 - Planning Commission
 - Recommendations on subsequent environmental impact report (SEIR) certification and Housing Element adoption
- City Council will take action on SEIR and Housing Element at January 31 meeting
- Housing Element must be adopted by January 31, 2023 to comply with state law

RECOMMENDED MEETING PROCEDURE

- Presentation by project team (including Final SEIR)
- Clarifying questions from Commissioners
- Public comments
- Commissioner discussion
- Planning Commission recommendation on SEIR certification
- Housing Commission recommendation on Housing Element adoption
- Planning Commission recommendation on Housing Element adoption



PROJECT OVERVIEW

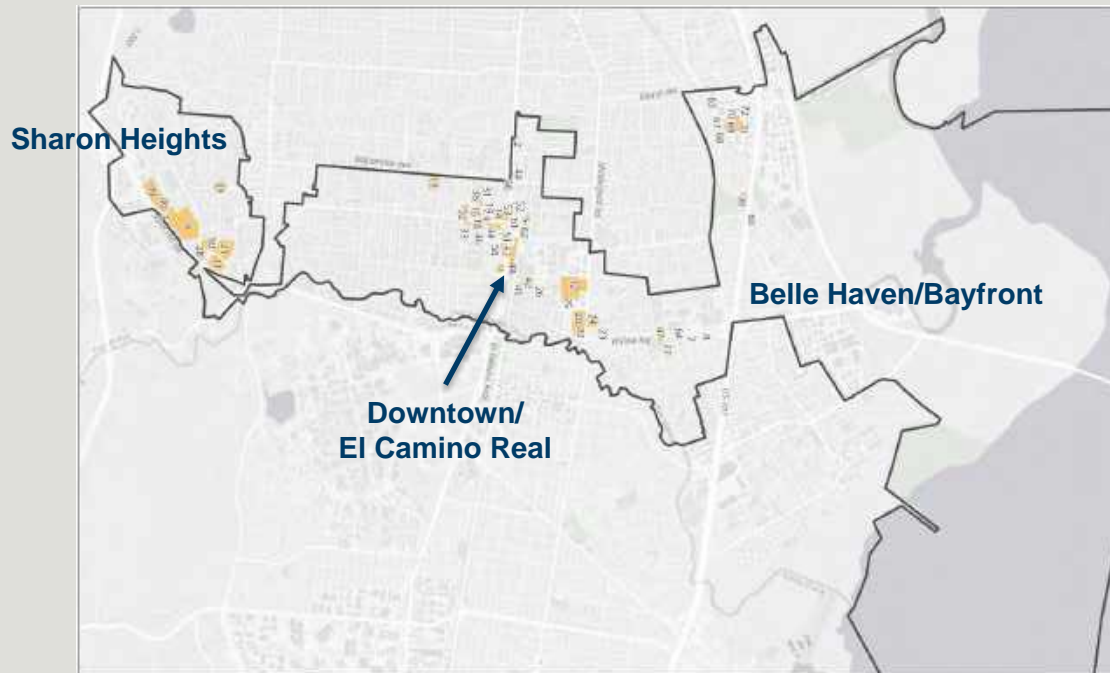
BACKGROUND

- Required 6th Cycle Housing Element Update
 - Plan for city's housing needs from 2023 to 2031
 - Regional Housing Needs Allocation (RHNA) is 2,946 units
 - Accounting for above-moderate income units already in pipeline, City must plan for 1,477 new affordable units

MAJOR LAND USE STRATEGIES

- Affordable RHNA will be met by zoning changes to allow up to 4,000 new units dispersed throughout city
 - The total would accommodate a mix of development types and achieve 2,834 affordable units
 - Primarily in Council districts 2 through 5
- Housing Element includes key zoning-related programs to be implemented within one year
 - Program H4.D: Increase density bonuses in the affordable housing overlay (AHO)
 - Program H4.I: Rezone commercial sites to allow residential and/or mixed-use development
 - Program H4.J: Remove minimum lot size to achieve 30 du/ac for R-3 lots around downtown, and allow sites over 2 acres to have a density of 20 du/ac
 - Program H4.L: Increase densities in El Camino Real/Downtown Specific Plan area and remove residential cap

OPPORTUNITY SITES





FINAL SEIR

The background of the slide is a photograph of a building with a prominent tower. The tower is a square structure with a tiled roof and a central arched opening. The building's walls are light-colored with a textured finish. To the left of the tower, there are two vertical rectangular panels: a larger one in a muted purple color and a smaller one in a grey color. A horizontal teal banner is overlaid across the middle of the image, containing the text "HOUSING ELEMENT" in white, bold, sans-serif capital letters.

HOUSING ELEMENT

BACKGROUND

- May 2021 - Present: Outreach through project galleries, survey, pop-up events, focus groups, community meetings, and other methods
- May 11, 2022: Initial draft Housing Element circulated for public review
- May 16, 2022: Joint Planning Commission and Housing Commission meeting to review draft Housing Element
- June 6, 2022: City Council meeting to review draft Housing Element
- July 25, 2022: City submitted initial draft Housing Element to HCD, beginning 90-day state review period
- October 21, 2022: City received letter from HCD with list of requested revisions
- January 6, 2023: City released final review draft Housing Element with revisions to address all HCD comments



HCD COMMENTS ON PRIMARY DRAFT HOUSING ELEMENT



- Initial draft Housing Element addresses many requirements

- Majority of comments were in the following topic areas:
 - Affirmatively furthering fair housing (AFFH)
 - Housing sites inventory and realistic capacity
 - Analysis of constraints that would reduce housing development
 - Addressing programs with more specificity and concrete action

HOUSING ELEMENT CHANGES

- Chapters 3, 4 and 5 have been updated to provide more narrative and data regarding AFFH concerns and disparity between areas north and south of U.S. 101
- Chapter 4 includes table of fair housing issues and actions the City will take to address the issues
- Chapter 5 includes responses to identified constraints, many of which are now addressed as programs in to be implemented through 2031

HOUSING ELEMENT CHANGES

- Chapter 7 includes an update to HCD's realistic capacity methodology to estimate unit production on the housing opportunity sites
- Site capacity is set as: Acreage x Density x Total Adjustment

Total Adjustment Factors for Housing Opportunity Sites						
Geography	Land Use Controls	Realistic Capacity	Typical Densities	Infra. Availability	Enviro. Constraints	Total
Specific Plan Area	0.95	0.80	0.90	1	1	0.684
Elsewhere in City	0.95	0.90	0.95	1	1	0.812

- City is also able to apply proposed density increases from Affordable Housing Overlay
- Changes to the methodology increase total units from 2,108 to 2,834

KEY UPDATED HOUSING ELEMENT PROGRAMS

- Chapter 8 updated with new and revised programs
 - Program H2.E: Anti-displacement strategy
 - Funding for Menlo Park Housing Assistance Program beyond 2024
 - Expansion of just cause eviction policies beyond current law for tenants of any tenure
 - Increase in length of time for rent relocation assistance
 - Creation of eviction monitoring and data collection program
 - Development of tenant rights education
 - Program H4.A: Amend BMR housing regulations to consider increasing requirements
 - Program H4.E: Streamlined project review for 100 percent affordable housing
 - Program H4.G: Consider City-owned land for housing (downtown parking lots), with RFP by end of 2024
 - Others in staff report and red-lined final review draft Housing Element

TENTATIVE UPCOMING MILESTONES

- January 31 – City Council actions on SEIR and Housing Element adoption
- February 9 – Environmental Justice and Safety Elements community meeting (in English)
- February 10 – Environmental Justice and Safety Elements community meeting (in Spanish)
- 1st Quarter of 2023 – Continued advancement of Environmental Justice and Safety Elements and zoning implementation



THANK YOU