



HOUSING ELEMENT UPDATE

2023 to 2031 (6th Cycle) Housing Element Revisions
June 27, 2023

BACKGROUND

- Council adopted Housing Element on Jan. 31 and staff submitted for review Feb. 8
 - Extensive process of public engagement and coordination with stakeholders
 - Developed to meet city's regional housing needs allocation of 2,946 net new units across all incomes over 8-year period
 - Establishes policies and programs that set framework for City's housing-related actions
- HCD sent letter on April 7 requesting additional changes to document

HCD COMMENTS ON ADOPTED HOUSING ELEMENT

- Adopted Housing Element addresses many statutory 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
- Nearly all requested changes were for more detail and more data to support information in the adopted Housing Element

CHANGES TO HOUSING ELEMENT

- Staff report Attachment D provides detailed summary of changes made in response to HCD comments
- Changes also made based on correspondence and meetings with commenters

CHANGES TO HOUSING ELEMENT

- Examples of changes include:
 - Program H1.H: Commitment to mid-cycle check-in (2027)
 - Program H3.G: Expands number of beds allowed by-right in Emergency Shelters for Homeless Overlay
 - Program H4.J: Development standards for R-3 properties
 - Program H7.A: Objective standards for architectural control review
 - Appendix 7-7: New matrix of inventory sites and example projects
 - Updates on information regarding large project sites

RECOMMENDED SITE INVENTORY CHANGE

- Following feedback from HCD and community feedback, project team recommends removal of post office site (#63, 3875 Bohannon Drive) from site inventory
- Would result in loss of 85 potential moderate-income units from site inventory
- Would not affect City's ability to accommodate RHNA in Housing Element

HOUSING ELEMENT NEXT STEPS

- 7-day public review period ends Thursday, June 29
- Project team will prepare any final changes based on feedback and submit Housing Element to HCD
- 60-day HCD review period anticipated to end late Aug./early Sept.
- If HCD certifies document after review, Housing and Planning Commissions would make recommendations and City Council would consider re-adoption in fall 2023

TENTATIVE UPCOMING MILESTONES

- Summer 2023: Planning Commission and City Council study sessions on zoning changes to the El Camino Real/Downtown Specific Plan
- Fall 2023: Study sessions on zoning changes to commercial districts, R-3 parcels around downtown, and the affordable housing overlay (AHO)
- Late Fall 2023 / Early Winter 2024: Planning Commission and City Council hearings on zoning changes



REMAIN ENGAGED IN THE PROCESS

- Staff will continue to provide updates on the various elements of the Housing Element Update project on the City's webpage
- menlopark.gov/HousingElement



THANK YOU