



SPECIAL MEETING MINUTES

Date: 11/18/2020

Time: 7:00 p.m.

Regular Meeting Location: Zoom.us/join – ID #997-7506-7654

A. Chair Grove called the meeting to order at 7:02 p.m.

B. Roll Call

Present: Bigelow, Conroy, Grove, Horst, McPherson, Merriman, Pimentel

Absent: None

Staff: Deputy Community Development Director Rhonda Coffman,
Management Analyst II Mike Noce

C. Regular Business

C1. Receive a presentation on the Regional Housing Needs Allocation (RHNA) – housing allocation methodology.

21 Elements representative Josh Abrams introduced the item and shared a presentation (Attachment).

- Pam Jones questioned the possible outcomes if Menlo Park does not meet RHNA allocation numbers.
- Henry Rigs commented on the increase of units, including the potential of units subsidized by Menlo Park and flexibility within RHNA allocations.

E. Reports and Announcements

E1. Ad hoc subcommittee reports (10 minutes):

None.

E2. Commissioner updates

None.

E3. Recommended future agenda items.

None.

E4. Staff updates and announcements

Commissioners Grove and McPherson assisted with the presentation of the Housing Commission work plan to the City Council, which was approved.

Below market rate (BMR) housing fund notice of funding availability was release today.

F. Adjournment

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

Mike Noce, Management Analyst II, Community Development

Approved by the Housing Commission on February 3, 2021

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: All members of the Housing Commission, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor's Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

- How to participate in the meeting
 - Access the meeting real-time online at:
[Zoom.us/join](https://zoom.us/join) – Regular Meeting ID# 956 1146 3274
 - Access the regular meeting real-time via telephone (listen only mode)
at: (669) 900-6833 Regular Meeting ID# 956 1146 3274

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Housing Elements

Preparing for RHNA 6

JOSHUA ABRAMS, 21 ELEMENTS



21 Elements

A collaboration among all jurisdictions in San Mateo County to improve housing planning and support policy implementation, with the goals of saving jurisdictions time and money, to better meet our collective housing needs.



Agenda

1. Housing Element 101
2. RHNA Context
 1. Plan Bay Area
 2. S. Cali Experience
 3. Required Objectives
3. ABAG Methodology
4. Timing



Housing Elements

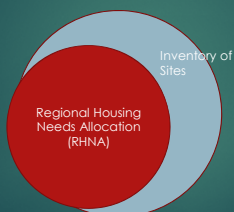
Local housing plan that looks at:

- ▶ Needs and goals
- ▶ Policy directions
- ▶ Constraints to new development
- ▶ Available land for housing

All cities must adopt housing elements

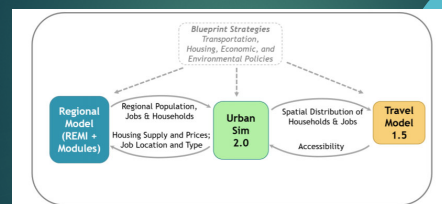


RHNA



ADUs Count!

Plan Bay Area/Blueprint

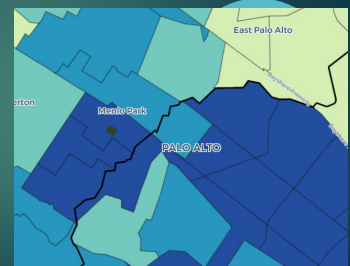


Objectives Overview

- ▶ Required State Objectives
 - ▶ Equitable
 - ▶ Promote infill
 - ▶ Greenhouse gas reduction
 - ▶ Jobs housing fit
 - ▶ Balance existing income disparity
 - ▶ Affirmatively Further Fair Housing

Factors in Methodology

- ▶ Plan Bay Area 2050
- ▶ Job Proximity
- ▶ High Opportunity Areas

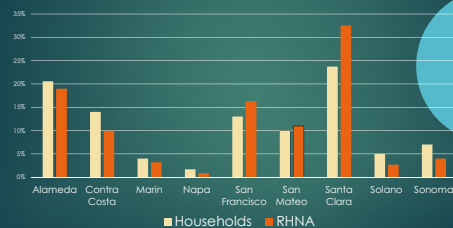


Specific Methodology

- ▶ **Very Low and Low**
 - ▶ 70% Access to High Opportunity Areas
 - ▶ 15% Job Proximity – Auto
 - ▶ 15% Job Proximity – Transit
- ▶ **Moderate and Above Moderate**
 - ▶ 40% Access to High Opportunity Areas
 - ▶ 60% Job Proximity – Auto

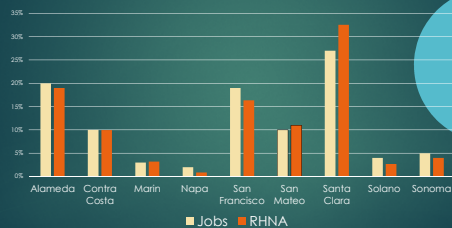
Regional Context

Households and RHNA



Regional Context

Households and RHNA

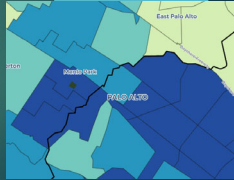


Jurisdiction Specific Allocations

Jurisdiction	RHNA 5	RHNA 6	% Increase
Alhambra	93	298	220%
Belmont	468	1,775	279%
Brisbane	83	2,819	3296%
Burlingame	863	3,449	300%
Colma	59	183	210%
Daly City	1,350	4,827	258%
East Palo Alto	467	889	90%
Foster City	430	2,028	372%
Half Moon Bay	240	342	43%
Hillsborough	91	606	566%
Menlo Park	655	3,075	369%
Millbrae	663	2,359	256%
Pacifica	413	1,933	368%
Portola Valley	64	251	292%
Redwood City	2,789	5,199	86%
San Bruno	1,155	2,130	84%
San Carlos	596	2,393	302%
San Mateo	3,100	6,697	116%
South San Francisco	1,864	3,978	113%
Unincorporated San Mateo	913	2,933	221%
Woodside	62	326	426%
COUNTY TOTAL	16,418	48,490	195%

Specific Methodology

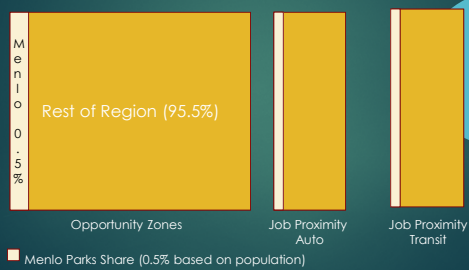
- **Very Low and Low**
 - 70% Access to High Opportunity Areas
 - 15% Job Proximity – Auto
 - 15% Job Proximity – Transit
- **Moderate and Above Moderate**
 - 40% Access to High Opportunity Areas
 - 60% Job Proximity – Auto



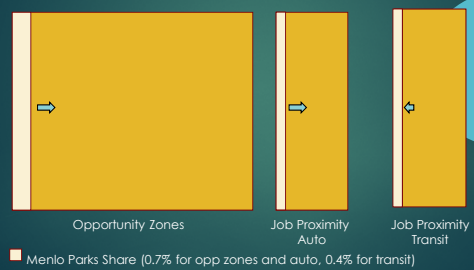
Very Low/Low Income Illustration



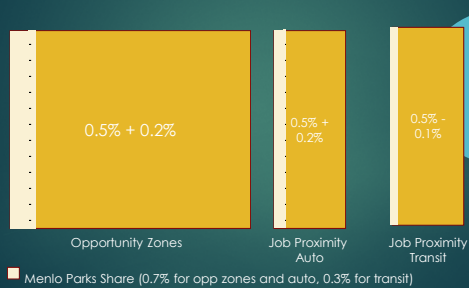
Very Low/Low Income Illustration



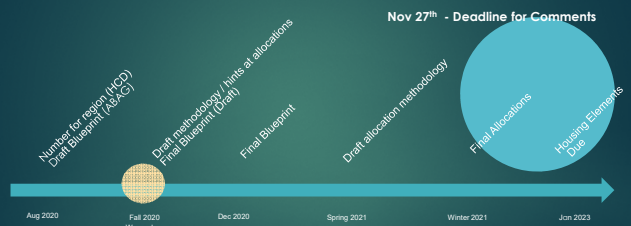
Very Low/Low Income Illustration



Very Low/Low Income Illustration



Timing



Questions



Required Objectives/Metrics

- ▶ Objective 1: increase the housing supply and the mix of housing types in an equitable manner
 - ▶ Metric 1a.1: Do the least affordable jurisdictions receive a large percent of their RHNA as lower-income units?
 - ▶ Metric 1a.2: Do the least affordable jurisdictions receive allocations proportional to share of households?
- ▶ Objective 2: promote infill development, efficient development, and GHG reduction
 - ▶ Metric 2a: Do the jurisdictions with the most jobs have the highest growth rates?
 - ▶ Metric 2b: Do the jurisdictions with the most transit access have the highest growth rates?
 - ▶ Metric 2c: Do the jurisdictions with the lowest VMT per resident have the highest growth rates?

- ▶ Objective 3: promote better relationship between jobs and housing, particularly jobs-housing fit
 - ▶ Metric 3a.1: Do the jurisdictions with the least balanced jobs-housing fit receive a large percent of their RHNA as lower-income units?
 - ▶ Metric 3a.2: Do the jurisdictions with the least balanced jobs-housing fit receive allocations proportional to share of households?
- ▶ Objective 4: balance existing disproportionate concentrations of income categories
 - ▶ Metric 4: Do the most disproportionately high-income jurisdictions receive a greater share of affordable housing than the most disproportionately low-income jurisdictions?

- ▶ Objective 5: affirmatively further fair housing
 - ▶ Metric 5a.1: Do the jurisdictions with the most access to resources receive a large percent of their RHNA as lower-income units?
 - ▶ Metric 5a.2: Do the jurisdictions with the most access to resources receive allocations proportional to share of households?
 - ▶ Metric 5b: Do the jurisdictions exhibiting racial and economic exclusion receive allocations proportional to share of households?

- ▶ Planning on sending letter:
 - ▶ Atherton, Foster City, Colma, Hillsborough, San Mateo County, Pacifica, Brisbane
- ▶ Undecided:
 - ▶ Millbrae, Pacifica, Half Moon Bay, San Mateo
- ▶ Not planning on sending letter:
 - ▶ San Carlos, East Palo Alto, Redwood City