



## REGULAR MEETING AGENDA

**Date:** 3/4/2026  
**Time:** 6:30 p.m.  
**Location:** [Zoom.us/join](https://zoom.us/join) – ID# 865 4847 4804 and  
Arrillaga Recreation Center, Oak Room  
700 Alma St., Menlo Park, CA 94025

**Commissioner Oursler will be participating from:**  
**Gravitique Hotel Khaosan**  
**19 Thanon Tani, Talat Yot, Phra Nakhon**  
**Bangkok Krung Thep Mahanakhon [Bangkok] 10200**

Members of the public can listen to the meeting and participate using the following methods.

### How to participate in the meeting

- Access the meeting, in-person, at the Arrillaga Recreation Center, Oak Room
- Access the meeting real-time online at:  
[Zoom.us/join](https://zoom.us/join) –Meeting ID# 865 4847 4804
- Access the meeting real-time via telephone at:  
(669) 900-6833  
Meeting ID# 865 4847 4804  
Press \*9 to raise hand to speak

Subject to change: 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 website [www.menlopark.gov](http://www.menlopark.gov). 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 ([www.menlopark.gov/agendas](http://www.menlopark.gov/agendas)).

### Regular Session

- A. Call To Order**
- B. Roll Call**
- C. Public Comment**

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under public comment other than to provide general information.

- D. Regular Business**

- D1. Approve the Housing Commission meeting minutes for January 7, 2026 ([Attachment](#))

- D2. Review and recommend that the City Council accept the 2025 Housing Element Annual Progress Report ([Staff Report #26-001-HC](#))

**E. Reports and Announcements**

- E1. Commissioner updates
- E2. Subcommittee community outreach and resource fair update
- E3. Future agenda items
- E4. Staff updates and announcements

**F. Adjournment**

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at [jaherren@menlopark.gov](mailto:jaherren@menlopark.gov). Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at [www.menlopark.gov/agendas](http://www.menlopark.gov/agendas) and can receive notification of agenda postings by subscribing at [www.menlopark.gov/subscribe](http://www.menlopark.gov/subscribe). Agendas and staff reports may also be obtained by contacting the City Clerk at 650-330-6620. (Posted: 2/27/2026)



**REGULAR MEETING MINUTES – DRAFT**

**Date:** 1/7/2026  
**Time:** 6:30 p.m.  
**Location:** Teleconference and  
Arrillaga Recreation Center, Cypress Room  
700 Alma St., Menlo Park, CA 94025

**A. Call To Order**

Chair Switzer called the meeting to order at 6:33 p.m.

**B. Roll Call**

Present: Chapa, Beeli, Dumont, Kranen, Oursler, Switzer  
Absent: Wong  
Staff: Housing Manager Tim Wong, Management Analyst Arianna Milton

**C. Public Comment**

- Karen Grove spoke in support of reworking the tenant certification report to assess the quality of the City's investment in below market rate (BMR) units and the BMR tenants experience.

**D. Presentations and Proclamations**

D1. Presentation: BMR tenant recertification report

Management Analyst Arianna Milton made the presentation (Attachment).

**E. Regular Business**

E1. Approve the Housing Commission meeting minutes for December 3, 2025 (Attachment)

**ACTION:** Motion and second (Switzer/ Oursler), to approve the Housing Commission meeting minutes for December 3, 2025, passed 6-0-1 (Wong absent).

D2. Discuss and assess future Housing Commission ad hoc committees (Attachment)

The Housing Commission received clarification on future agenda items including the notice of funding availability (NOFA) and the anti-displacement draft plan.

The Housing Commission discussed creating additional ad hoc committees for the remaining work plan goals.

**ACTION:** Motion and second (Oursler/ Kranen), to evaluate the formation of two ad hoc subcommittees centering around approved work plan goal #1 of Housing and Development and approved work plan goal #2 of Anti-displacement and evaluate the priorities at a future meeting, passed 6-0-1 (Wong absent).

**F. Reports and Announcements**

F1. Commissioner updates

None.

F2. Subcommittee community outreach and resource fair update

The subcommittee reported out on inviting organizations to the May resource fair, outreach to local schools and potential handouts.

The Commission discussed translating announcements into Spanish.

F3. Future agenda items

Staff reported on the anti-displacement agenda item for the February Housing Commission meeting.

Staff provided an update that the February Housing Commission meeting will be held at the Belle Haven Community Campus.

F4. Staff updates and announcement

Staff reported that City Councilmember Schmidt remains the Housing Commission liaison following the City Councils annual re-organizational meeting.

**G. Adjournment**

Chair Switzer adjourned the meeting at 7:36 p.m.

Management Analyst I Arianna Milton



# BMR Tenant Recertification Report

January 7, 2026

# Requirements

**11.1.7 Annual Recertification of BMR units.** *The City of Menlo Park or the City’s BMR Housing Program provider will recertify annually, by procedures to be established in the BMR Housing Agreement, the provision of BMR rental units as agreed at the time of application for the permit. A qualified BMR tenant shall continue to qualify unless at the time of recertification, for two consecutive years, the household’s income exceeds the eligibility requirements, then the tenant shall no longer be qualified. Upon the owner’s determination that any such household is no longer qualified, the unit shall no longer be deemed a BMR unit, and the owner shall make the next available unit, which is comparable in terms of size, features and number of bedrooms, a BMR (the “Next Available Unit Requirement”), or take other actions as may be necessary to ensure that the total required number of units are rented to qualifying BMR households.*

# Requirements

**11.1.8 Annual Report.** On an annual basis on or before July 1 of each year, the Project Applicant or subsequent owner shall submit a report (the “Annual Report”) to the City which contains, with respect to each BMR unit, the name of the eligible tenant, the rental rate and the income and household size of the occupants. The Annual Report shall be based on information supplied by the tenant or occupant of each BMR unit in a certified statement executed yearly by the tenant on a form provided or previously approved by the City or designee. Execution and delivery thereof by the tenant may be required by the terms of the lease as a condition to continued occupancy at the BMR rate. In order to verify the information provided, City shall have the right to inspect the books and records of Project Applicant and its rental agent or bookkeeper upon reasonable notice during normal business hours. The Annual Report shall also provide a statement of the owner’s management policies, communications with the tenants and maintenance of the BMR unit, including a statement of planned repairs to be made and the dates for the repairs.

# San Mateo County Income Limits

**Area Median Income: \$186,600 (for a household of 4 persons) effective May 9, 2024, and April 23, 2025**

Income Category	Household Size						
	1	2	3	4	5	6	7
Very Low Income (50% AMI)	\$68,550	\$78,350	\$88,150	\$97,900	\$105,750	\$113,600	\$121,400
Low Income (80% AMI)	\$109,700	\$125,350	\$141,000	\$156,650	\$169,200	\$181,750	\$194,250
<b>Median Income (100% AMI)</b>	\$130,600	\$149,300	\$167,950	<b>\$186,600</b>	\$201,550	\$216,450	\$231,400
Moderate Income (120% AMI)	\$156,750	\$179,100	\$201,500	\$223,900	\$241,800	\$259,700	\$277,650

# BMR Apartment Complex Summary

	Anton Menlo	Lume	Middle Plaza	Realm	Springline	Vasara	Total	
# of very low (50%)	22	7	0	0	0	3	32	17%
# of low (80%)	15	23	8	5	14	14	79	43%
# of moderate income	0	37	0	0	6	31	74	40%

<b>Total</b>	37	67	8	5	20	48	185	
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# Bedroom Unit Sizes

Unit Mix	Anton Menlo	Lume	Middle Plaza	Realm	Springline	Vasara	Total	
Studios	4	29	0	0	0	7	40	22%
One-bedroom	20	33	8	4	17	32	114	61%
Two-bedroom	12	4	0	1	3	8	28	15%
Three-bedroom	1	1	0	0	0	1	3	2%
Total	37	67	8	5	20	48	185	

# December Recertification Status

The following table provides a detailed snapshot of household certification status across all participating BMR properties as of **December 19, 2025**:

	Anton Menlo	Lume	Middle Plaza	Realm	Springline	Vasara
<b>TOTAL HOUSEHODS</b>	37	67	8	5	20	48
<b>VACANT</b>	1*	45**	1	0	0	22*
Certified & Approved	31	22	7	5	20	26
New Applications in Process	0	9	1	0	0	6
Renewals in Process	5	2	0	0	7	4
Due for Certification in the next 90 Days	9	9	1	0	1	11
Exceeds Income Limits: Year 1**	2	0	0	2	2	0

*\*Lottery held, Property Manager is pre-screening applicants*

*\*\*Includes the applications in process*



**Thank You**

# BMR Rent Calculation

- Maximum affordable rent is based on **an assumed** household's monthly income and utilities.
- Maximum BMR rents are calculated as 30% of the income category adjusted for household size
- Assumed household is based 1.5 persons per bedroom

# BMR Rental Standards

- Section 11.1.2: BMR units may be rented for monthly amounts **not** exceeding thirty percent (30%) of the income limit for **extremely low, very low, subsidized low, or low** households adjusted for occupancy.
- BMR units cannot exceed 75% of the market rate rents
- BMR unit must be comparable to market rate unit
- Live/Work preference given



## STAFF REPORT

### Housing Commission

Meeting Date:

3/4/2026

Staff Report Number:

26-001-HC

**Regular Business:**

**Review and recommend that the City Council accept the 2025 Housing Element Annual Progress Report**

### Recommendation

Staff recommends that the Housing Commission review and recommend that the City Council accept the 2025 Housing Element Annual Progress Report (APR). The APR is included as Attachment A.

### Policy Issues

California Government Code Section 65400(a)(2) requires the preparation and submittal of an APR to the state Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI) (formerly Governor's Office of Planning and Research). The APR documents past housing-related activities and may identify the timing of upcoming activities, but does not authorize the implementation of new or modified programs, or the expenditure of funds.

### Background

Every city and county in California is required to prepare and submit an annual report on the status and progress of implementing the jurisdiction's adopted housing element for the 2023-2031 planning period (also referred to as the 6th Cycle) (Attachment A) using forms and definitions adopted by HCD. The APR is due by April 1 each year and documents the status of housing-related activities from the previous calendar year. This year's report evaluates the progress of implementation programs and housing development applications and production for the period between January 1, 2025 and December 31, 2025, which was the third year of the 6th Cycle.

### Analysis

This staff report highlights key accomplishments from 2025. More detailed information on the status of implementation programs and housing production from last year is provided in the APR. The APR is a document that reflects the past year's housing-related efforts; it is not intended to establish current or future work priorities for staff. The timing of future work on Housing Element implementation programs is identified in the Housing Element and was established with its adoption and certification.

HCD produces and manages the APR form used by all California jurisdictions, and limits the fields within the form that City staff can complete and modify. Customization, formatting, and scaling of the APR tables is generally restricted and may produce less-than-ideal results in how Attachment A appears when

printed and/or displayed in PDF format. Data from previous years is also automatically populated into certain fields, which limits the ability of staff to organize projects listed in Table A2 of Attachment A in chronological order from entitlements to occupancy.

The following sections outline key activities and accomplishments during the 2025 APR reporting period.

### Housing Element programs

Below are highlighted efforts implementing Housing Element programs during 2025<sup>1</sup>:

- *Program H1.E (Work with Non-Profits on Housing)* commits to continuing the Notice of Funding Availability (NOFA) implementation and maintaining a working relationship with non-profit housing sponsors. In 2025, the City provided Habitat for Humanity of Greater San Francisco a \$3.6 million loan to purchase the site at 335 Pierce Road for the development of an eight-unit low-income ownership project. The project is currently under review for entitlements.
- *Program H2.E (Anti-Displacement Strategy)* requires the City to develop an anti-displacement strategy for the City, particularly in the Belle Haven neighborhood. Development of an anti-displacement strategy was initiated in 2024 and continued throughout 2025. A bilingual community survey was released, bilingual postcards were mailed to Belle Haven residents, and City staff attended local events and utilized other outreach strategies to help prioritize various anti-displacement strategies throughout the year. Refinement of a draft anti-displacement plan continued based on feedback from outreach, and study sessions were held with the Housing Commission and City Council in September 2025 to share updates and receive further guidance towards finalizing the plan. Final adoption of an anti-displacement plan is anticipated in early 2026.
- *Program H4.A (Amend the Below Market Rate Inclusionary Housing Regulations)* requires the City to amend the BMR inclusionary housing regulations to continue providing affordable housing opportunities throughout the community. In October 2025, the Housing Commission reviewed and the City Council adopted amendments to the BMR Housing Program to provide clarification or additional language to create a smoother project review process and to help ensure equity for BMR residents, as an initial step in implementing Program H4.A. The City is planning for a second round of administrative revisions in 2026. More substantial revisions will occur after the conclusion of a County-wide Grand Nexus Study expected to be completed by the end of 2026. This study will evaluate the impacts of development on the need for affordable housing and help determine calculations such as commercial linkage fees and the percentage of inclusionary units to be required in a residential development.
- *Program H4.G (Prioritize Affordable Housing on City-Owned Parking Lots Downtown)* commits to the development of at least 345 affordable housing units on a combination of City-owned parking lots in downtown Menlo Park. In January 2025, the City Council authorized release of an RFQ for the three parking lots, with responses due in March 2025. Seven development teams responded. In September 2025, the City released an RFP to six of the development teams selected by City Council to seek further refinement of potential development on the sites. Three of the development teams responded in December 2025. The selection process is anticipated to continue in 2026.
- *Program H4.U (Federally-Owned Sites and School Sites)* seeks to facilitate residential development on sites owned by the federal government and Ravenswood City School District to achieve new affordable

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<sup>1</sup> For a complete summary of Housing Element programs implementation during 2025, see APR Table D.

housing units in Menlo Park. A few significant milestones were completed on these sites during the reporting year, including: 1) In early 2025, the City received correspondence from the General Services Administration (GSA) indicating that the United States Geological Service (USGS) site at 345 Middlefield Road would be reoffered for sale by sealed bid auction. Bids were opened in April 2025 and the site was awarded to Presidio Bay Ventures. In early 2026, Presidio Bay applied to redevelop the site with a variety of uses including 670 housing units (inclusive of 101 BMR units) and a childcare center. 2) In 2025, MidPen also continued construction of the Oak Gardens project on the Veterans Affairs campus in Menlo Park. The City Council previously committed \$2 million in BMR NOFA funds to the project in September 2024. The development is anticipated to open in spring 2026. 3) In January 2025, the Planning Commission approved the Ravenswood City School District proposal for 88 units of affordable housing at 320 Sheridan Drive, which was appealed to the City Council. The City Council denied the appeal and upheld the Planning Commission's approval in March 2025. The City Council previously approved a \$1M commitment for the affordable housing project in November 2024. Building permits for the development are currently under review.

### Housing production

In 2025, the City issued building permits for 102 new dwelling units<sup>2</sup>, which is a decrease compared to 176 units that received building permits in 2024, but an increase over the 65 units permitted in 2023 (the first year of the Housing Element cycle). The amount of housing produced last year can be attributed to various factors, including:

- Development of accessory dwelling units (ADUs)<sup>3</sup> throughout the community, which continues to exceed Housing Element projections. ADUs are being constructed as part of new residences and through additions and renovations of existing homes, multifamily buildings, and accessory buildings;
- Interest in SB 9, which is state legislation that allows for residential lot splits and duplexes on single-family lots, with one development and a total of four units permitted in 2025; and
- Single-family residential redevelopment (often incorporating ADUs) and the effects of the APR unit reporting methodology described in footnote 2 of this report.

An average of approximately 114 units have received building permits annually during the first three years of the Housing Element cycle. In addition, the City continues to process and approve entitlements for developments with hundreds of units. Some projects that received entitlements in previous years have not yet received building permits, such as Willow Village (1,730 units) and 123 Independence Drive (432 units). Other large projects received entitlements in 2025, including:

- The Parkline development on the SRI site (800 units),
- 3705 Haven Avenue (112 units), and
- The Ravenswood School District affordable housing development at 320 Sheridan Drive (88 units).

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<sup>2</sup> In 2024, HCD modified the instructions used to count units in the APR. Previously, the City reported net new units, meaning the number of new units developed on a site minus the number of units demolished on the site. However, APR instructions currently advise jurisdictions to report all units, not just net-new units. Demolitions that were associated with construction of new units are reported in column 20 of Table A2. As a result, replacement housing on single-family lots now counts towards the City's housing production in the APR.

<sup>3</sup> HCD allows Bay Area jurisdictions to use an ADU affordability methodology produced by the Association of Bay Area Governments (ABAG), which assumes the following affordability levels for ADUs in a given APR year: 30% very low-income, 30% low-income, 30% moderate-income, and 10% above moderate-income. The data to support this methodology is provided in Attachment C.

These projects would contribute to future APR years as building permits are issued.

As of February 2026, several multifamily residential projects are currently under review, including the former USGS site at 345 Middlefield Road (670 units), 80 Willow Road (665 units), 155 Jefferson Drive (199 units) and 68 Willow Road (50 units). If entitled, pending projects could contribute approximately 1,800 additional units.

As shown in Table 1 below, Menlo Park has achieved approximately 39.1% of its total 6<sup>th</sup> Cycle RHNA. At the end of 2025, the income category with the highest percentage of units receiving a building permit was the above moderate level, at nearly 60% of the City’s above moderate RHNA, and the income category with the lowest percentage of permitted units was the very low income affordability level at approximately 18.5% of the City’s very low income RHNA.

Table 1: 6 <sup>th</sup> Cycle RHNA (2023-2031) Progress					
	Very Low	Low	Moderate	Above Moderate	Total New Housing Units
6 <sup>th</sup> Cycle RHNA Allocation	740	426	496	1,284	<b>2,946</b>
2025 New Units	19	20	18	45	<b>176</b>
Total New Units (June 2022-Dec. 2025)	137	119	134	763	<b>1,153</b>
Percent Complete	18.5%	27.9%	27.0%	59.4%	<b>39.1%</b>
Remaining RHNA Units	603	307	362	521	<b>1,793</b>

In 2025, Menlo Park was not included on the list of jurisdictions required to comply with the state’s Streamlined Ministerial Approval Process (SMAP) (Attachment B), previously referred to as the SB 35 list, a program that allows developers a streamlined approval process for qualifying developments in localities that have not yet met their housing targets. The next SMAP evaluation will occur in June 2027. Menlo Park has not been subject to the SMAP since it was introduced in 2018.

The City will continue to focus on Housing Element programs intended to support existing households and housing units, while also increasing housing production to meet its requirement of 2,946 units, including 1,662 units of affordable housing across different income categories, through 2031.

Next steps

In 2026, the City will continue implementation of Housing Element programs, including amendments to the City’s ADU ordinance (H2.D, H3.I, and H4.F); modifications to the City’s SB 9 ordinance (H7.B); efforts to advance anti-displacement efforts including a just cause eviction ordinance, access to legal assistance for tenants, and a rental assistance program (H2.E) in coordination with MTC through the Transit-Oriented Communities (TOC) Housing Policies Grants program; and continued participation in development of a grand nexus study, also funded through the TOC Housing Policies Grants program, to inform updates to BMR housing regulations and guidelines (H4.A, H4.B, and H4.C).

### **Impact on City Resources**

There are no impacts on City resources aside from staff time spent preparing the APR. Implementation of certain housing programs may have impacts on staffing resources and require funding to implement, which would be considered as part of the City's annual budget process.

### **Environmental Review**

The Housing Element APR is not considered a project under the California Environmental Quality Act (CEQA). Implementation of individual housing programs may be subject to CEQA and are evaluated on a case-by-case basis.

### **Public Notice**

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

### **Attachments**

- A. 2025 Housing Element Annual Progress Report
- B. Hyperlink – Streamlined Ministerial Approval Process (SMAP) Dashboard:  
<https://www.hcd.ca.gov/planning-and-community-development/streamlined-ministerial-approval-process-dashboard>
- C. Hyperlink – Association of Bay Area Governments (ABAG) ADU Affordability Survey Findings and Recommendations Memo: <https://abag.ca.gov/sites/default/files/documents/2026-02/APR-and-ADU-affordability-update-for-jurisdictions-2026.pdf?cb=20d85c66>

Report prepared by:  
Tom Smith, Principal Planner

Report reviewed by:  
Tim Wong, Housing Manager

**Please Start Here**

General Information	
Jurisdiction Name	Menlo Park
Reporting Calendar Year	2025
Contact Information	
First Name	Deanna
Last Name	Chow
Title	Community Development Director
Email	dmchow@menlopark.gov
Phone	6503306733
Mailing Address	
Street Address	701 Laurel Street
City	Menlo Park
Zipcode	94025

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_01\_30\_26

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p><b>Please save your file as Jurisdictionname2025 (no spaces).</b> Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none"><li><b>1. Online Annual Progress Reporting System - Please see the link to the online system to the left.</b> This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i></li><li><b>2. Email -</b> If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</li></ol>

<b>Jurisdiction</b>	Menlo Park	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	19
Low	Deed Restricted	0
	Non-Deed Restricted	20
Moderate	Deed Restricted	0
	Non-Deed Restricted	18
Above Moderate		45
<b>Total Units</b>		<b>102</b>

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	17	40	13
2 to 4 units per structure	0	6	0
5+ units per structure	1000	0	0
Accessory Dwelling Unit	1	38	29
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>1018</b>	<b>84</b>	<b>42</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	73	102
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	77
Number of Proposed Units in All Applications Received:	989
Total Housing Units Approved:	892
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

<b>Ministerial and Discretionary Applications</b>	<b># of</b>	<b>Units</b>
Ministerial	59	77
Discretionary	18	912

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	97
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	69
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Merlo Park	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/01/2023 - 01/01/2031

**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	Historic Sites	Density Bc Applic
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	
Summary Row: Start Data Entry Below							0	0	1	0	5	17	245	13	15	18	675	989	892	0					
	7133190	888 EL CAMINO REAL		PLN2023-00021	5+	R	9/18/2025					5					36	41				NONE	No	Yes	
	62423020	68 WILLOW ROAD		PLN2024-00031	5+	O	3/17/2025								8		42	50				NONE	No	Yes	
	71312300	624 UNIVERSITY DRIVE		PLN2024-00047	5+	O	9/5/2025			1				1			4	6				NONE	No	Yes	
	62204160	304 OKEEFE ST		PLN2022-00059	SFD	O	3/5/2025										1	1	1			NONE	No	No	
	62343300	340 NOVA LN		PLN2024-00021	SFD	O	3/3/2025										1	1	1			NONE	No	No	
	71103330	1346 HOOVER ST		PLN2024-00038	SFD	O	7/15/2025										1	1	2	2		NONE	No	No	
	71413260	670 CAMBRIDGE AVE		PLN2024-00041	SFD	O	2/11/2025										1	1	1			NONE	No	No	
	71342100	228 SAN MATEO DR		PLN2024-00049	SFD	O	4/1/2025										1	1	1			NONE	No	No	
	62382150	519 CENTRAL AVE		PLN2024-00051	SFD	O	5/19/2025										1	1	1			NONE	No	No	
	71432040	805 HARVARD AVE		PLN2024-00056	SFD	O	6/9/2025										1	1	1			NONE	No	No	
	62064020	1008 SEVIER AVE		PLN2025-00009	SFD	O	7/15/2025										1	1	1			NONE	No	No	
	71395070	308 YALE RD		PLN2025-00013	SFD	O	9/12/2025										1	1	1			NONE	No	No	
	71082070	945 LEE DR		PLN2025-00014	SFD	O	8/20/2025										1	1	1			NONE	No	No	
	71362170	460 COTTON ST		PLN2025-00019	SFD	O	8/25/2025										1	1	1			NONE	No	No	
	71180670	1611 OAKDELL DR		PLN2025-00024	SFD	O	7/25/2025										1	1	1			NONE	No	No	
	71141150	1855 WHITE OAK DR		BLD2021-03051	SFD	O	1/22/2025					1					1	2	2			NONE	No	No	
	62351030	893 WOODLAND AVE		BLD2023-02255	SFD	O	3/20/2025										1	1	2	2		NONE	No	No	
	71322100	595 MOREY DR		BLD2024-00823	SFD	O	9/23/2025										1	1	2	2		NONE	No	No	
	74086080	940 ALTSCHUL AVE		BLD2024-01022	2 to 4	O	4/8/2025										1	1	1	1		SB 9 (2021) - Residential Lot Split	No	No	
	74086080	940 ALTSCHUL AVE		BLD2024-01025	2 to 4	O	4/8/2025										1	1	1	1		SB 9 (2021) - Residential Lot Split	No	No	
	74086080	940 ALTSCHUL AVE		BLD2024-01028	2 to 4	O	4/8/2025										1	1	1	1		SB 9 (2021) - Residential Lot Split	No	No	
	74086080	940 ALTSCHUL AVE		BLD2024-01030	2 to 4	O	4/8/2025										1	1	1	1		SB 9 (2021) - Residential Lot Split	No	No	
	62354190	1049 WOODLAND AVE		BLD2024-01191	SFD	O	2/25/2025										1	1	1	1		NONE	No	No	
	55292160	11 GREENWOOD PL		BLD2024-01823	SFD	O	8/25/2025										1	1	1	1		NONE	No	No	
	62234090	2055 MENALTO AVE		BLD2024-01928	ADU	R	5/27/2025										1	1	1	1		NONE	No	No	
	71162100	1001 OLIVE ST		BLD2024-02057	SFD	O	1/15/2025					1					1	2	2	2		NONE	No	No	
	71111230	1011 LOUISE ST		BLD2024-02187	SFD	O	5/20/2025										1	1	1	1		NONE	No	No	
	71201030	370 BRANDON WAY		BLD2024-02345	ADU	R	10/21/2025					1						1	1	1		NONE	No	No	
	71403050	865 MIDDLE AVE		BLD2024-02817	ADU	R	1/28/2025										1	1	1	1		NONE	No	No	
	71044130	1140 COTTON ST		BLD2024-03106	SFD	O	2/26/2025					1					1	2	2	2		NONE	No	No	
	71423100	918 CREEK DR		BLD2024-03401	ADU	R	5/29/2025										1	1	1	1		NONE	No	No	



ANNUAL ELEMENT PROGRESS REPORT  
 Housing Element Implementation

City of San Diego  
 Department of Planning and Economic Development

Item #	Item Name	Category	Priority	Start Date	End Date	Responsible Agency	Progress	Notes	Item #	Item Name	Category	Priority	Start Date	End Date	Responsible Agency	Progress	Notes
1	...	...	...	...	...	...	...	...	1	...	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...	2	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...	3	...	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...	...	4	...	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...	...	5	...	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...	...	6	...	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...	...	7	...	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...	...	8	...	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...	...	9	...	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...	...	10	...	...	...	...	...	...	...	...
11	...	...	...	...	...	...	...	...	11	...	...	...	...	...	...	...	...
12	...	...	...	...	...	...	...	...	12	...	...	...	...	...	...	...	...
13	...	...	...	...	...	...	...	...	13	...	...	...	...	...	...	...	...
14	...	...	...	...	...	...	...	...	14	...	...	...	...	...	...	...	...
15	...	...	...	...	...	...	...	...	15	...	...	...	...	...	...	...	...
16	...	...	...	...	...	...	...	...	16	...	...	...	...	...	...	...	...
17	...	...	...	...	...	...	...	...	17	...	...	...	...	...	...	...	...
18	...	...	...	...	...	...	...	...	18	...	...	...	...	...	...	...	...
19	...	...	...	...	...	...	...	...	19	...	...	...	...	...	...	...	...
20	...	...	...	...	...	...	...	...	20	...	...	...	...	...	...	...	...
21	...	...	...	...	...	...	...	...	21	...	...	...	...	...	...	...	...
22	...	...	...	...	...	...	...	...	22	...	...	...	...	...	...	...	...
23	...	...	...	...	...	...	...	...	23	...	...	...	...	...	...	...	...
24	...	...	...	...	...	...	...	...	24	...	...	...	...	...	...	...	...
25	...	...	...	...	...	...	...	...	25	...	...	...	...	...	...	...	...
26	...	...	...	...	...	...	...	...	26	...	...	...	...	...	...	...	...
27	...	...	...	...	...	...	...	...	27	...	...	...	...	...	...	...	...
28	...	...	...	...	...	...	...	...	28	...	...	...	...	...	...	...	...
29	...	...	...	...	...	...	...	...	29	...	...	...	...	...	...	...	...
30	...	...	...	...	...	...	...	...	30	...	...	...	...	...	...	...	...
31	...	...	...	...	...	...	...	...	31	...	...	...	...	...	...	...	...
32	...	...	...	...	...	...	...	...	32	...	...	...	...	...	...	...	...
33	...	...	...	...	...	...	...	...	33	...	...	...	...	...	...	...	...
34	...	...	...	...	...	...	...	...	34	...	...	...	...	...	...	...	...
35	...	...	...	...	...	...	...	...	35	...	...	...	...	...	...	...	...
36	...	...	...	...	...	...	...	...	36	...	...	...	...	...	...	...	...
37	...	...	...	...	...	...	...	...	37	...	...	...	...	...	...	...	...
38	...	...	...	...	...	...	...	...	38	...	...	...	...	...	...	...	...
39	...	...	...	...	...	...	...	...	39	...	...	...	...	...	...	...	...
40	...	...	...	...	...	...	...	...	40	...	...	...	...	...	...	...	...
41	...	...	...	...	...	...	...	...	41	...	...	...	...	...	...	...	...
42	...	...	...	...	...	...	...	...	42	...	...	...	...	...	...	...	...
43	...	...	...	...	...	...	...	...	43	...	...	...	...	...	...	...	...
44	...	...	...	...	...	...	...	...	44	...	...	...	...	...	...	...	...
45	...	...	...	...	...	...	...	...	45	...	...	...	...	...	...	...	...
46	...	...	...	...	...	...	...	...	46	...	...	...	...	...	...	...	...
47	...	...	...	...	...	...	...	...	47	...	...	...	...	...	...	...	...
48	...	...	...	...	...	...	...	...	48	...	...	...	...	...	...	...	...
49	...	...	...	...	...	...	...	...	49	...	...	...	...	...	...	...	...
50	...	...	...	...	...	...	...	...	50	...	...	...	...	...	...	...	...
51	...	...	...	...	...	...	...	...	51	...	...	...	...	...	...	...	...
52	...	...	...	...	...	...	...	...	52	...	...	...	...	...	...	...	...
53	...	...	...	...	...	...	...	...	53	...	...	...	...	...	...	...	...
54	...	...	...	...	...	...	...	...	54	...	...	...	...	...	...	...	...
55	...	...	...	...	...	...	...	...	55	...	...	...	...	...	...	...	...
56	...	...	...	...	...	...	...	...	56	...	...	...	...	...	...	...	...
57	...	...	...	...	...	...	...	...	57	...	...	...	...	...	...	...	...
58	...	...	...	...	...	...	...	...	58	...	...	...	...	...	...	...	...
59	...	...	...	...	...	...	...	...	59	...	...	...	...	...	...	...	...
60	...	...	...	...	...	...	...	...	60	...	...	...	...	...	...	...	...
61	...	...	...	...	...	...	...	...	61	...	...	...	...	...	...	...	...
62	...	...	...	...	...	...	...	...	62	...	...	...	...	...	...	...	...
63	...	...	...	...	...	...	...	...	63	...	...	...	...	...	...	...	...
64	...	...	...	...	...	...	...	...	64	...	...	...	...	...	...	...	...
65	...	...	...	...	...	...	...	...	65	...	...	...	...	...	...	...	...
66	...	...	...	...	...	...	...	...	66	...	...	...	...	...	...	...	...
67	...	...	...	...	...	...	...	...	67	...	...	...	...	...	...	...	...
68	...	...	...	...	...	...	...	...	68	...	...	...	...	...	...	...	...
69	...	...	...	...	...	...	...	...	69	...	...	...	...	...	...	...	...
70	...	...	...	...	...	...	...	...	70	...	...	...	...	...	...	...	...
71	...	...	...	...	...	...	...	...	71	...	...	...	...	...	...	...	...
72	...	...	...	...	...	...	...	...	72	...	...	...	...	...	...	...	...
73	...	...	...	...	...	...	...	...	73	...	...	...	...	...	...	...	...
74	...	...	...	...	...	...	...	...	74	...	...	...	...	...	...	...	...
75	...	...	...	...	...	...	...	...	75	...	...	...	...	...	...	...	...
76	...	...	...	...	...	...	...	...	76	...	...	...	...	...	...	...	...
77	...	...	...	...	...	...	...	...	77	...	...	...	...	...	...	...	...
78	...	...	...	...	...	...	...	...	78	...	...	...	...	...	...	...	...
79	...	...	...	...	...	...	...	...	79	...	...	...	...	...	...	...	...
80	...	...	...	...	...	...	...	...	80	...	...	...	...	...	...	...	...
81	...	...	...	...	...	...	...	...	81	...	...	...	...	...	...	...	...
82	...	...	...	...	...	...	...	...	82	...	...	...	...	...	...	...	...
83	...	...	...	...	...	...	...	...	83	...	...	...	...	...	...	...	...
84	...	...	...	...	...	...	...	...	84	...	...	...	...	...	...	...	...
85	...	...	...	...	...	...	...	...	85	...	...	...	...	...	...	...	...
86	...	...	...	...	...	...	...	...	86	...	...	...	...	...	...	...	...
87	...	...	...	...	...	...	...	...	87	...	...	...	...	...	...	...	...
88	...	...	...	...	...	...	...	...	88	...	...	...	...	...	...	...	...
89	...	...	...	...	...	...	...	...	89	...	...	...	...	...	...	...	...
90	...	...	...	...	...	...	...	...	90	...	...	...	...	...	...	...	...
91	...	...	...	...	...	...	...	...	91	...	...	...	...	...	...	...	...
92	...	...	...	...	...	...	...	...	92	...	...	...	...	...	...	...	...
93	...	...	...	...	...	...	...	...	93	...	...	...	...	...	...	...	...
94	...	...	...	...	...	...	...	...	94	...	...	...	...	...	...	...	...
95	...	...	...	...	...	...	...	...	95	...	...	...	...	...	...	...	...
96	...	...	...	...	...	...	...	...	96	...	...	...	...	...	...	...	...
97	...	...	...	...	...	...	...	...	97	...	...	...	...	...	...	...	...
98	...	...	...	...	...	...	...	...	98	...	...	...	...	...	...	...	...
99	...	...	...	...	...	...	...	...	99	...	...	...	...	...	...	...	...
100	...	...	...	...	...	...	...	...	100	...	...	...	...	...	...	...	...



Jurisdiction	Menlo Park	
Reporting Year	2025	(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
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	740	10	-	60	-	-	-	-	-	-	-	137	603
	Non-Deed Restricted		8	19	21	19	-	-	-	-	-	-		
Low	Deed Restricted	426	37	-	-	-	-	-	-	-	-	-	119	307
	Non-Deed Restricted		10	21	31	20	-	-	-	-	-	-		
Moderate	Deed Restricted	496	62	-	-	-	-	-	-	-	-	-	134	362
	Non-Deed Restricted		12	16	26	18	-	-	-	-	-	-		
Above Moderate		1,284	671	9	38	45	-	-	-	-	-	-	763	521
Total RHNA		2,946												
Total Units			810	65	176	102	-	-	-	-	-	-	1,153	1,793

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):  
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"  
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).  
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

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.

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](mailto:apr@hcd.ca.gov).



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

<b>Jurisdiction</b>	Menlo Park	
<b>Reporting Year</b>	2025 (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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>H1.A Establish City Staff Work Priorities for Implementing Housing Element Programs</b>	Establish staff priorities for implementing Housing Element Programs	1/31/2031	6th Cycle	Continuous	This is completed annually as part of the City Council's work plan process, taking into consideration the yearly Housing Element review. The City Council has held three annual priority and goal setting workshops since the adoption of the Housing Element. Housing-related items have been a top priority each year, including the most recent 2025-26 fiscal year.	Meetings	3	<p><b>City Council 2023-24 priorities work plan:</b>  <a href="https://www.menlopark.gov/files/sharedassets/public/v/2/agendas-and-minutes/city-council/2023-meetings/agendas/20230912-city-council-regular-agenda-packet-w-pres.pdf#%5B%7B%22num%22%3A2456%2C%22gen%22%3A0%7D%2C%7B%22name%22%3A%22FitH%22%7D%2C792%5D">https://www.menlopark.gov/files/sharedassets/public/v/2/agendas-and-minutes/city-council/2023-meetings/agendas/20230912-city-council-regular-agenda-packet-w-pres.pdf#%5B%7B%22num%22%3A2456%2C%22gen%22%3A0%7D%2C%7B%22name%22%3A%22FitH%22%7D%2C792%5D</a></p> <p><b>City Council 2024-25 priorities work plan:</b>  <a href="https://menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2024-meetings/agendas/20240910/j3-city-council-fiscal-year-24-25-work-plan.pdf">https://menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2024-meetings/agendas/20240910/j3-city-council-fiscal-year-24-25-work-plan.pdf</a></p> <p><b>City Council 2025-26 priorities work plan:</b>  <a href="https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2025-meetings/20250708/i2-20250708-cc-cc-fy2025-26-work-plan.pdf">https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2025-meetings/20250708/i2-20250708-cc-cc-fy2025-26-work-plan.pdf</a></p>
<b>H1.B Review the Housing Element Annually</b>	Review and monitor Housing Element implementation; conduct public review with the Housing Commission, Planning Commission and City Council, and submit Annual Report to HCD	1/31/2031	6th Cycle	Continuous	Using forms provided by HCD, the City has completed its APR on or before April 1 every year of the current housing cycle. The 2025 annual review was prepared by staff in February 2026, and public reviews were conducted by the Housing Commission, Planning Commission, and City Council in March 2026. The quantified outcome is the number of APRs submitted to HCD since the Housing Element was adopted.	Other	3	The City maintains each year's APR on the following public webpage: <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Planning/Comprehensive-planning/Housing-Element/Housing-Element-Annual-Progress-Reports">https://www.menlopark.gov/Government/Departments/Community-Development/Planning/Comprehensive-planning/Housing-Element/Housing-Element-Annual-Progress-Reports</a>

<b>H1.C Work with the San Mateo County Department of Housing</b>	Meet with the County twice a year and coordinate with County efforts to maintain and support affordable housing	1/31/2031	6th Cycle	Continuous	The City participates in bimonthly meetings for housing managers throughout San Mateo County as part of 21 Elements. Across six meetings in 2025, staff from the county's jurisdictions identified opportunities for coordination, collaboration, and learning on a variety of housing-related topics.	Meetings	6	Agendas and slides from the bimonthly housing managers meeting are available to the public on the 21 Elements meeting materials archive webpage: <a href="https://21elements.org/meetings-events/">https://21elements.org/meetings-events/</a>
<b>H1.D Regional Coordination</b>	Work with other San Mateo County jurisdictions to address regional housing needs and attend 21 Elements coordination activities	1/31/2031	6th Cycle	Continuous	The City participates in the 21 Elements collaboration between all 21 jurisdictions in San Mateo County and regularly attends directors' meetings, regular meetings, housing managers' meetings, and housing-related interest meetings. In 2025, 21 Elements held meetings, workshops, and discussions on a variety of housing-related topics, such as anti-displacement, demand for affordable large family units, fair housing initiatives, updates to the 2025 HCD ADU handbook, and other topics. The 21 Elements webpage includes 18 housing-related resources from these meetings and events in 2025.	Other	18	21 Elements agendas and materials are available to the public on the 21 Elements meeting materials archive webpage: <a href="https://21elements.org/meetings-events/">https://21elements.org/meetings-events/</a>
<b>H1.E Work with Non-Profits on Housing</b>	Continue NOFA implementation and maintain a working relationship with non-profit housing sponsors	1/31/2031	6th Cycle	Continuous	The City continues to work with non-profit housing developers. In 2025, Habitat for Humanity, using a \$3.6M City loan, closed escrow to purchase the site at 335 Pierce Road for the future development of an 8-unit low income ownership project.	Units	8	The City Council staff report approving the City loan to Habitat for Humanity Greater San Francisco is available here: <a href="https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2025-meetings/20250128/k2-20250128-cc-335-pierce-rd-habitat.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2025-meetings/20250128/k2-20250128-cc-335-pierce-rd-habitat.pdf</a>

<b>H1.F Update the Housing Element</b>	Assure consistency with SB 375 and Housing Element law	1/31/2023	6th Cycle	Completed	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. The quantified outcome is the City's certified Housing Element.	Other	1	The City's certified 2023-2031 Housing Element is available here: <a href="https://www.menlopark.gov/files/sharedassets/public/v/3/community-development/documents/projects/housing-element-update/2023-2031-city-of-menlo-park-housing-element-clean_010324.pdf">https://www.menlopark.gov/files/sharedassets/public/v/3/community-development/documents/projects/housing-element-update/2023-2031-city-of-menlo-park-housing-element-clean_010324.pdf</a>
<b>H1.G Update Priority Procedures for Providing Water Service to Affordable Housing Developments</b>	Comply with Government Code § 65589.7	7/1/2026	6th Cycle	In Progress	This program will be undertaken with the adoption of the next Urban Water Management Plan (UWMP) anticipated by July 2026. The quantified outcome will be the 2025 Urban Water Management Plan.	Other	1	City staff shared an update on development of the UWMP with City Council in November 2025: <a href="https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2025-meetings/20251118/h2-20251118-cc-urban-water-management-update.pdf">https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2025-meetings/20251118/h2-20251118-cc-urban-water-management-update.pdf</a>
<b>H1.H Transparency on Progress towards RHNA and Mid-cycle Review</b>	Increase accessibility and transparency of affordable housing development in the city	12/31/2027	6th Cycle	In Progress	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. The quantified outcome for 2025 is the City's main webpages providing transparency on the program topics. (Multiple sub-pages exist under each main webpage.)	Other	2	<b>Housing Element APRs webpage:</b> <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Planning/Comprehensive-planning/Housing-Element/Housing-Element-Annual-Progress-Reports">https://www.menlopark.gov/Government/Departments/Community-Development/Planning/Comprehensive-planning/Housing-Element/Housing-Element-Annual-Progress-Reports</a>  <b>Development projects webpage:</b> <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Projects">https://www.menlopark.gov/Government/Departments/Community-Development/Projects</a>

<p><b>H1.I Utilize the City's Below Market Rate (BMR) Housing Fund</b></p>	<p>Accumulate and distribute funds for housing affordable to extremely low-, very low-, low- and moderate-income households</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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. A NOFA was not issued in 2025 as the City issues its NOFA on even numbered years. Additional monies have been collected and a NOFA will be issued in 2026.</p>	<p>Other</p>		<p>None</p>
<p><b>H2.A Preservation of Assisted Housing</b></p>	<p>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</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Efforts have been made through the anti-displacement plan process to help preserve affordable units by considering NOFA funding preferences towards preservation of existing developments. This option will continue to be evaluated in finalizing the anti-displacement plan. The City will initiate contact with Crane Place in 2026 and evaluate other potential "at-risk" units to ensure compliance with State preservation notice law. Initiation of an ordinance requiring notice for units at risk of conversion from subsidized units to market-rate units will follow finalization of the anti-displacement plan.</p>	<p>Other</p>		<p>None</p>

<p><b>H2.B Amend the Zoning Ordinance to Protect Existing Housing</b></p>	<p>Protect existing rental housing as part of infill implementation and other Zoning Ordinance changes</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Efforts have been made through the anti-displacement plan process to help preserve affordable units by considering NOFA funding preferences towards preservation of existing developments. This option will continue to be evaluated in the finalization of the anti-displacement plan. Staff will evaluate the development of an ordinance to limit the loss of existing residential units or the conversion of residential units to non-residential uses, as described in the program, which would follow finalization of the anti-displacement plan.</p>	<p>Other</p>		<p>None</p>
<p><b>H2.C Assist in Implementing Housing Rehabilitation Programs</b></p>	<p>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</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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 homeowners 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 2025, Habitat commenced three rehabilitation jobs. All jobs are anticipated to be completed in 2026.</p>	<p>Households</p>	<p>3</p>	<p>None</p>

<p><b>H2.D Accessory Dwelling Unit (ADU) Amnesty Program</b></p>	<p>Bring unpermitted ADUs up to code to improve their health and safety for occupants and integrate within the City's official housing stock</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In December 2025, the Planning Commission held a study session on proposed updates to the City's ADU ordinance, including amnesty provisions for unpermitted ADU units as described in the program. Staff is preparing to return to the Planning Commission with an updated draft ADU ordinance in spring 2026. The City Council is anticipated to review the draft ordinance shortly thereafter. The quantified outcome will be an updated ADU ordinance.</p>	<p>Other</p>	<p>1</p>	<p>The December 2025 Planning Commission study session staff report is available at the following link:  <a href="https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/planning-commission/2025-meetings/agenda/20251215-planning-commission-agenda-packet.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/planning-commission/2025-meetings/agenda/20251215-planning-commission-agenda-packet.pdf</a></p>
<p><b>H2.E Anti-Displacement Strategy</b></p>	<p>Mitigate displacement in the city and provide financial assistance to tenants</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Development of an anti-displacement strategy was initiated in 2024 and continued throughout 2025. A bilingual community survey was released, bilingual postcards were mailed to Belle Haven residents, and City staff attended local events and utilized other outreach strategies to help prioritize various anti-displacement strategies. Refinement of a draft anti-displacement plan continued based on feedback from outreach, and study sessions were held with the Housing Commission and City Council in September 2025 to share updates and receive further guidance towards finalizing the plan. Final adoption of an anti-displacement plan is anticipated in early 2026. The quantified outcome will be an adopted anti-displacement plan.</p>	<p>Other</p>	<p>1</p>	<p>The September 2025 Housing Commission staff report to review and provide feedback on the draft anti-displacement plan recommendations is available here:  <a href="https://www.menlopark.gov/files/sharedassets/public/v2/agendas-and-minutes/housing-commission/2025-meetings/agendas/20250903-housing-commission-packet.pdf">https://www.menlopark.gov/files/sharedassets/public/v2/agendas-and-minutes/housing-commission/2025-meetings/agendas/20250903-housing-commission-packet.pdf</a></p> <p>The September 2025 City Council study session staff report is available here:  <a href="https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2025-meetings/20250909/j2-20250909-cc-anti-displacement-direction.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2025-meetings/20250909/j2-20250909-cc-anti-displacement-direction.pdf</a></p>
<p><b>H2.F Childcare Allowances</b></p>	<p>Support families with children, large families generally, and single-parent households</p>	<p>1/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>This program was completed December 5, 2023. The quantified outcome was the adoption of an ordinance by City Council to amend chapters 16.04 and 16.08 of the Municipal Code.</p>	<p>Other</p>	<p>1</p>	<p>"Family day care home" was updated in section 16.04.165 of the zoning ordinance:  <a href="https://ecode360.com/47185724">https://ecode360.com/47185724</a></p> <p>Section 16.08.085 of the zoning ordinance allows family day care homes as a permitted use in any residential district:  <a href="https://ecode360.com/47186004">https://ecode360.com/47186004</a></p>

<b>H3.A Amend Procedures for Reasonable Accommodation</b>	Create a public handout and provide a digital copy on the City's website and a physical copy at City Hall and the public libraries	1/31/2031	6th Cycle	Not Yet Started	The City has yet to initiate this program. The quantified outcome will be an updated reasonable accommodation ordinance and/or any public information on the reasonable accommodation process.	Other		None
<b>H3.B Encourage Rental Housing Assistance Programs</b>	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)	1/31/2031	6th Cycle	In Progress	In conjunction with Programs H1.C and H5.C, the City maintains a housing programs website and conducts outreach with multi-family property owners, particularly in high-resourced areas, to encourage participation in affordable housing programs and resources. The website contains information on BMR housing, housing assistance programs, home repairs assistance, and housing-related financial and support services. The quantified outcome is the housing resource webpage.	Other	1	The City's housing webpage, including information on rental housing assistance programs, is available here: <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Housing">https://www.menlopark.gov/Government/Departments/Community-Development/Housing</a>
<b>H3.C Assist in Providing Housing for Persons Living with Disabilities</b>	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	1/31/2031	6th Cycle	In Progress	The City will continue its efforts to collaborate with non-profit organizations. The City has yet to evaluate potential universal design features. In the 2025-26 fiscal year, the City Council awarded funds from the community funding program to a variety of local organizations, including housing non-profits and organizations like AbilityPath that provide support services to children, adults, and seniors with developmental disabilities. The current quantified outcome is the 37 recipients of community funding program funds in 2025-26, many of which are directly or indirectly related to housing.	Other	37	The City maintains a list of organizations that receive funding from the community funding program here: <a href="https://www.menlopark.gov/Government/Departments/City-Managers-Office/Special-projects/Community-funding-program">https://www.menlopark.gov/Government/Departments/City-Managers-Office/Special-projects/Community-funding-program</a>

<p><b>H3.D Develop Incentives for Special Needs Housing</b></p>	<p>Amend the Zoning Ordinance to provide opportunities for housing and adequate support services for seniors and people living with disabilities</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City will focus efforts on this program in 2026, including review of R-L-U zoning district provisions. Some program specifics have already been integrated into the City's development review, such as reduced parking around public transit stops like the Caltrain station, and reduced parking for senior citizen housing developments utilizing the affordable housing overlay.</p>	<p>Other</p>	<p>1</p>	<p>The City's affordable housing overlay provides reduced parking incentives for senior citizen housing developments in Section 16.98.060(3)(B) of the Municipal Code: <a href="https://ecode360.com/471188548">https://ecode360.com/471188548</a></p>
<p><b>H3.E Continue Support for Countywide Homeless Programs</b></p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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. The City maintains a homeless services webpage with resources. One quantifiable outcome is 32 families receiving interim shelter at Haven Family House in Menlo Park. LifeMoves, the operator of Haven Family House, received funding in 2025-26 from the City's community funding program, in addition to other non-profits that received City funding for homeless services.</p>	<p>Other</p>	<p>32</p>	<p>The City's homeless services webpage is available here: <a href="https://www.menlopark.gov/Community/Community-resources/Homeless-services">https://www.menlopark.gov/Community/Community-resources/Homeless-services</a></p>
<p><b>H3.F Work with the U.S. Department of Veterans Affairs on Homeless Issues</b></p>	<p>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</p>	<p>7/1/2026</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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. The project groundbreaking occurred in February 2025 and the units were anticipated to be available in spring 2026.</p>	<p>Units</p>	<p>60</p>	<p>The Oak Gardens website is available here: <a href="https://www.midpen-housing.org/property/oak-gardens/">https://www.midpen-housing.org/property/oak-gardens/</a></p>

<b>H3.G Zoning Text Amendments for Special Needs Housing</b>	Facilitate housing for Menlo Park's special needs and extremely low income populations	12/31/2024	6th Cycle	In Progress	In 2026, the City will undertake revisions to the Municipal Code regarding transitional and supportive housing as residential uses, and other amendments to the Emergency Shelter for Homeless Overlay pursuant to state law. No applicable developments have been proposed during the first three years of the planning period, and the City would not enforce any local standards in conflict with state law until the adoption of an updated ordinance.	Other		None
<b>H3.H Inclusionary Accessible Units</b>	Expand housing opportunities for people with disabilities	12/31/2025	6th Cycle	In Progress	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 quantified outcome is the City's current accessible unit BMR preference.	Other	1	The City's BMR Housing Program guidelines include an accessible unit preference in section 8.2: <a href="https://www.menlopark.gov/files/sharedassets/public/v/2/community-development/documents/housing/bmr-guidelines/20251021-bmr-housing-program-guidelines.pdf">https://www.menlopark.gov/files/sharedassets/public/v/2/community-development/documents/housing/bmr-guidelines/20251021-bmr-housing-program-guidelines.pdf</a>
<b>H3.I Accessible ADUs</b>	Expand housing opportunities for people with disabilities	1/31/2025	6th Cycle	In Progress	The City will consider incentives for accessible ADUs as part of proposed ADU ordinance updates to be reviewed by the Planning Commission and City Council in spring 2026.	Other		None
<b>H3.J Marketing for Accessible Units</b>	Expand housing opportunities for people living with disabilities	1/31/2031	6th Cycle	Continuous	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.	Other		None

<b>H3.K Employment Services</b>	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	12/31/2026	6th Cycle	Not Yet Started	The City will focus efforts on this program in 2026, consistent with the timeframe listed in the Housing Element.	Meetings		None
<b>H3.L Large Units</b>	Encourage the development of housing for large families	1/31/2025	6th Cycle	Completed	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. The quantified outcome is the update to the Specific Plan to incentivize large units with 2, 3 or more bedrooms.	Other	1	Table E2 of the Specific Plan (PDF page 145) includes a provision to allow additional FAR ("Step-Up FAR") for developments that incorporate units with multiple bedrooms (as described in the Notes section under *): <a href="https://www.menlopark.gov/files/sharedassets/public/v1/community-development/documents/general-plan/20240701-specific-plan-update.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/community-development/documents/general-plan/20240701-specific-plan-update.pdf</a>
<b>H3.M Wheelchair Visitability</b>	Allow for people with wheelchairs to have greater visitation access to homes in Menlo Park	1/31/2029	6th Cycle	Not Yet Started	The City will focus efforts on this program consistent with the timeframe listed in the Housing Element. The quantified outcome will consideration of a wheelchair visitability ordinance.	Other		None

<p><b>H4.A Amend the Below Market Rate Inclusionary Housing Regulations</b></p>	<p>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</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In October 2025, the Housing Commission reviewed and the City Council adopted amendments to the BMR Housing Program to provide clarification or additional language to create a smoother project review process and to help ensure equity for BMR residents, as an initial step in implementing Program H4.A. The City is planning for a second round of revisions after the conclusion of a County-wide Grand Nexus Study expected to be completed by the end of 2026. This study evaluates the impacts of development on the need for affordable housing and helps determine calculations such as commercial linkage fees and the percentage of inclusionary units required in a residential development.</p>	<p>Meetings</p>	<p>2</p>	<p>The October 1, 2025 Housing Commission staff report is available here:  <a href="https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/housing-commission/2025-meetings/agendas/20251001-housing-commission-regular-meeting-agenda.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/housing-commission/2025-meetings/agendas/20251001-housing-commission-regular-meeting-agenda.pdf</a></p> <p>The October 21, 2025 City Council staff report is available here:  <a href="https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2025-meetings/20251021/k2-20251021-cc-bmr-program-guidelines.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2025-meetings/20251021/k2-20251021-cc-bmr-program-guidelines.pdf</a></p>
<p><b>H4.B Modify BMR Guidelines Regarding Allocations</b></p>	<p>Amend the Zoning Ordinance to require additional affordable units in market-rate developments</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to participate in the 21 Elements BMR Guidelines working group. The City is planning for a round of BMR Housing Program revisions that will address Program H4.B after the conclusion of a County-wide Grand Nexus Study expected to be completed by the end of 2026. This study evaluates the impacts of development on the need for affordable housing and helps determine calculations such as commercial linkage fees and the percentage of inclusionary units required in a residential development.</p>	<p>Meetings</p>	<p>2</p>	<p>The October 1, 2025 Housing Commission staff report is available here:  <a href="https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/housing-commission/2025-meetings/agendas/20251001-housing-commission-regular-meeting-agenda.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/housing-commission/2025-meetings/agendas/20251001-housing-commission-regular-meeting-agenda.pdf</a></p> <p>The October 21, 2025 City Council staff report is available here:  <a href="https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2025-meetings/20251021/k2-20251021-cc-bmr-program-guidelines.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2025-meetings/20251021/k2-20251021-cc-bmr-program-guidelines.pdf</a></p>

<p><b>H4.C Increase Commercial Linkage Fee</b></p>	<p>Increase local funding to support production of affordable housing</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to participate in the 21 Elements BMR Guidelines working group. The City is planning for a round of BMR Housing Program revisions that will address Program H4.C after the conclusion of a County-wide Grand Nexus Study expected to be completed by the end of 2026. This study evaluates the impacts of development on the need for affordable housing and helps determine calculations such as commercial linkage fees and the percentage of inclusionary units required in a residential development.</p>	<p>Meetings</p>	<p>2</p>	<p>The October 1, 2025 Housing Commission staff report is available here: <a href="https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/housing-commission/2025-meetings/agendas/20251001-housing-commission-regular-meeting-agenda.pdf">https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/housing-commission/2025-meetings/agendas/20251001-housing-commission-regular-meeting-agenda.pdf</a></p> <p>The October 21, 2025 City Council staff report is available here: <a href="https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2025-meetings/20251021/k2-20251021-cc-bmr-program-guidelines.pdf">https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2025-meetings/20251021/k2-20251021-cc-bmr-program-guidelines.pdf</a></p>
<p><b>H4.D Modify the Affordable Housing Overlay (AHO)</b></p>	<p>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</p>	<p>1/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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. The current quantified outcome is the adopted AHO ordinance.</p>	<p>Other</p>	<p>1</p>	<p>The updated AHO ordinance is available here: <a href="https://ecode360.com/47188590">https://ecode360.com/47188590</a></p>
<p><b>H4.E Streamlined Project Review</b></p>	<p>Utilize objective design and development standards to add greater certainty to and streamline the development review process</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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 undertaken in 2026. The City has incorporated state streamlining legislation in the development review process where applicable, such as AB 130 development and Section 66323 ADUs. The current quantified outcome is the new and updated zoning districts with objective design standards adopted in 2023.</p>	<p>Other</p>	<p>7</p>	<p>The ordinances adopted by the City Council are available in the December 5, 2023 City Council staff report: <a href="https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf">https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf</a></p>

<p><b>H4.F Modify Accessory Dwelling Unit (ADU) Development Standards and Permit Process</b></p>	<p>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</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In December 2025, the Planning Commission held a study session on proposed updates to the City's ADU ordinance. During that same month, the City received an HCD letter regarding ADU regulations non-compliance issues and responded with information on the ADU ordinance update in progress. Staff is preparing to return to the Planning Commission with an updated draft ADU ordinance in spring 2026. The City Council is anticipated to review the draft ordinance shortly thereafter. Previously, the City also launched a pre-approved ADU process to comply with AB 434. The City has continued to see robust development trends for ADUs in the community, achieving over 100% of the total planning period goal through 2031. The current quantified outcome is the December Planning Commission study session on a proposed ADU ordinance update.</p>	<p>Other</p>	<p>1</p>	<p>The December 2025 Planning Commission study session staff report is available at the following link:  <a href="https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/planning-commission/2025-meetings/agenda/20251215-planning-commission-agenda-packet.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/planning-commission/2025-meetings/agenda/20251215-planning-commission-agenda-packet.pdf</a></p>
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<p><b>H4.G Prioritize Affordable Housing on City-Owned Parking Lots Downtown</b></p>	<p>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</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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. In January 2025, the City Council authorized release of an RFQ for the three parking lots, with responses due in March 2025. Seven development teams responded. In September 2025, the City released an RFP to seek further refinement of potential development on the sites. Three of the seven development teams responded in December 2025. The selection process is anticipated to continue in 2026. The current quantified outcome is the number of proposals submitted for development on the sites.</p>	<p>Other</p>	<p>10</p>	<p>A project timeline and copies of all RFQ and RFP responses is available on the project webpage maintained by the City:  <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Planning/Comprehensive-planning/Development-on-downtown-parking-lots">https://www.menlopark.gov/Government/Departments/Community-Development/Planning/Comprehensive-planning/Development-on-downtown-parking-lots</a></p>
<p><b>H4.H Review the Subdivision Ordinance</b></p>	<p>Review and adopt amendments to the Subdivision Ordinance as needed</p>	<p>1/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In the first half of 2026, the City will consider removing a subdivision ordinance front setback variance requirement for single-family residential lots with applicable curved frontages. The intent of the change would be to reduce barriers to residential development on affected lots.</p>	<p>Other</p>		<p>None</p>
<p><b>H4.I Create New Opportunities for Mixed-Use Development</b></p>	<p>Adopt a Zoning Ordinance amendment</p>	<p>1/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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. The quantified outcome is the series of Housing Element implementation ordinances adopted by the City Council in 2023.</p>	<p>Other</p>	<p>7</p>	<p>The ordinances adopted by the City Council are available in the December 5, 2023 City Council staff report:  <a href="https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf">https://www.menlopark.gov/files/sharedassets/public/v1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf</a></p>

<p><b>H4.J Increase Residential Density and Maximize Development Proposals</b></p>	<p>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</p>	<p>1/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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. The quantified outcome is the series of Housing Element implementation ordinances adopted by the City Council in 2023.</p>	<p>Other</p>	<p>7</p>	<p>The ordinances adopted by the City Council are available in the December 5, 2023 City Council staff report:  <a href="https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf">https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf</a></p>
<p><b>H4.K Rezone for Lower Income Shortfall</b></p>	<p>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</p>	<p>1/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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. The quantified outcome is the series of Housing Element implementation ordinances adopted by the City Council in 2023.</p>	<p>Other</p>	<p>7</p>	<p>The ordinances adopted by the City Council are available in the December 5, 2023 City Council staff report:  <a href="https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf">https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf</a></p>
<p><b>H4.L Modify El Camino Real/Downtown Specific Plan</b></p>	<p>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</p>	<p>1/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>This program was completed November 28, 2023 with the City Council adoption of amendments to the Specific Plan.</p>	<p>Other</p>	<p>1</p>	<p>The Specific Plan amendments adopted by the City Council are available in the November 28, 2023 City Council staff report:  <a href="https://www.menlopark.gov/files/sharedassets/public/v/2/agendas-and-minutes/city-council/2023-meetings/agendas/20231128-city-council-special-agenda-packet-w-pres.pdf#page=3">https://www.menlopark.gov/files/sharedassets/public/v/2/agendas-and-minutes/city-council/2023-meetings/agendas/20231128-city-council-special-agenda-packet-w-pres.pdf#page=3</a></p>

<p><b>H4.M Update Parking Requirements and Design Standards</b></p>	<p>Modify Municipal Code to include amended parking requirements and establish a parking or alternative transportation in-lieu fee</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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. The quantified outcome is the series of Housing Element implementation ordinances and the Specific Plan amendments adopted by the City Council in late 2023.</p>	<p>Other</p>	<p>8</p>	<p>The Specific Plan amendments adopted by the City Council are available in the November 28, 2023 City Council staff report: <a href="https://www.menlopark.gov/files/sharedassets/public/v/2/agendas-and-minutes/city-council/2023-meetings/agendas/20231128-city-council-special-agenda-packet-w-pres.pdf#page=3">https://www.menlopark.gov/files/sharedassets/public/v/2/agendas-and-minutes/city-council/2023-meetings/agendas/20231128-city-council-special-agenda-packet-w-pres.pdf#page=3</a></p> <p>The ordinances adopted by the City Council are available in the December 5, 2023 City Council staff report: <a href="https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf">https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2023-meetings/agendas/20231205/e1-20231205-cc-housing-element-zoning-amend.pdf</a></p>
<p><b>H4.N Achieve Long-Term Viability of Affordable Housing</b></p>	<p>Establish project management and other ongoing project coordination needs</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p> <p>In 2025, no new BMR units were rented or sold.</p>	<p>Other</p>		<p>None</p>
<p><b>H4.O Identifying SB 10 Sites</b></p>	<p>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 (RCAs) south of US-101</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City will focus efforts on this program during or before 2026, consistent with the timeframe listed in the Housing Element.</p>	<p>Other</p>		<p>None</p>

<b>H4.P Community Opportunity to Purchase</b>	Adopt a community opportunity to purchase ordinance. Increase opportunities for affordable housing development	12/31/2024	6th Cycle	In Progress	The City included community opportunity to purchase as a potential anti-displacement strategy for the anti-displacement plan, but community members ranked greater preferences for other strategies. The City will return to consideration of community opportunity to purchase as a potential area of focus following implementation of the anti-displacement plan and other key Housing Element programs, as prioritized by the City Council and based on community feedback.	Other		None
<b>H4.Q Reuse Sites</b>	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	1/31/2026	6th Cycle	Completed	This program was completed December 5, 2023 with the adoption of ordinances by City Council to amend various chapters of the Municipal Code. The quantified outcome is the adopted section 16.08.075 of the Municipal Code.	Other	1	Section 16.08.075 of the Municipal Code is available here: <a href="https://ecode360.com/47186004">https://ecode360.com/47186004</a>
<b>H4.R Work with the Fire District</b>	Undertake local amendments to the State Fire Code and approve City Council Resolution ratifying the Fire District's local amendments	12/31/2026	6th Cycle	In Progress	The City will collaborate with the Menlo Park Fire Protection District as needed. In December 2022, the City Council last adopted a resolution ratifying the Fire District's amendments to the 2022 California Fire Code. In 2026, the City is anticipated to consider ratifying a Menlo Park Fire Protection District ordinance adopting amendments to the 2025 Fire Code.	Meetings		None

<p><b>H4.S Coordinate with School Districts to Link Housing with School District Planning Activities</b></p>	<p>Coordinate with local school districts in planning for future housing in consideration of each school district's long-range planning, resources and capacity</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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. City staff periodically meet with local school districts and/or their consultants to provide data on housing permitting and developments under review to help determine future enrollment projections and needs. The quantified outcome is the number of school district and/or consultant requests for housing production data during the Housing Element cycle.</p>	<p>Other</p>	<p>3</p>	<p>None</p>
<p><b>H4.T Residential Overlay</b></p>	<p>Allow residential uses in currently non-residential areas of Menlo Park</p>	<p>1/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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. The quantified outcome is the adopted Chapter 16.95 of the Municipal Code.</p>	<p>Other</p>	<p>1</p>	<p>Chapter 16.95 of the Municipal Code is available here: <a href="https://ecode360.com/47188382">https://ecode360.com/47188382</a></p>

<p><b>H4.U Federally-Owned Sites and School Sites</b></p>	<p>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>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In early 2025, the City received correspondence from the General Services Administration (GSA) indicating that the USGS site would be reoffered for sale by sealed bid auction. Bids were opened in April 2025 and the site was awarded to Presidio Bay Ventures. In early 2026, Presidio Bay submitted an application to redevelop the USGS site with a variety of uses including 670 housing units (with 101 BMR units) and a childcare center.</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. The Oak Gardens project is anticipated to open in spring 2026.</p>	<p>Units</p>	<p>820</p>	<p>The City maintains a project page for the USGS site here: <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Projects/Under-review/345-Middlefield-Road-former-USGS-campus">https://www.menlopark.gov/Government/Departments/Community-Development/Projects/Under-review/345-Middlefield-Road-former-USGS-campus</a></p> <p>MidPen Housing maintains an Oak Gardens project page here: <a href="https://www.midpen-housing.org/property/oak-gardens/">https://www.midpen-housing.org/property/oak-gardens/</a></p> <p>The City maintains a 320 Sheridan Drive project page here: <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Projects/Approved-projects/320-Sheridan-Dr">https://www.menlopark.gov/Government/Departments/Community-Development/Projects/Approved-projects/320-Sheridan-Dr</a></p>
<p><b>H4.V Local Density Bonus Law Ordinance</b></p>	<p>Facilitate utilization of State Density Bonus Law</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City has not yet initiated this program. The quantified outcome will be consideration of an ordinance.</p>	<p>Other</p>		<p>None</p>
<p><b>H5.A Fair Chance Ordinance</b></p>	<p>Expand renter protections</p>	<p>1/31/2028</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City will focus efforts on this program during or before 2028, consistent with the timeframe listed in the Housing Element. The quantified outcome will be consideration of a fair chance ordinance.</p>	<p>Other</p>		<p>None</p>

<p><b>H5.B Undertake Community Outreach When Implementing Housing Element Programs</b></p>	<p>Conduct community outreach and distribute materials</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>	<p>2</p>	<p>A variety of outreach activities have been conducted when implementing Housing Element programs and can be quantified in different ways. Relevant examples for purposes of the APR can be found on project webpages for housing resources and development projects:  <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Housing">https://www.menlopark.gov/Government/Departments/Community-Development/Housing</a>   <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Projects">https://www.menlopark.gov/Government/Departments/Community-Development/Projects</a>   Other digital examples include the City's weekly email digest, which has included updates on relevant housing-related projects, such as program H4.G, regarding the downtown parking lots development:  <a href="https://www.menlopark.gov/Government/Departments/City-Managers-Office/Communications-and-public-engagement/Weekly-Digest">https://www.menlopark.gov/Government/Departments/City-Managers-Office/Communications-and-public-engagement/Weekly-Digest</a></p>
<p><b>H5.C Provide Multilingual Information on Housing Programs</b></p>	<p>Improve access to information on housing programs to persons with limited English proficiency</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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. The current quantifiable outcome is the number of languages into which the City website can be translated.</p>	<p>Other</p>	<p>7</p>	<p>The City's website is translatable into 7 languages (including English) from a dropdown menu near the top right of each webpage: <a href="https://www.menlopark.gov/Home">https://www.menlopark.gov/Home</a></p>

<p><b>H5.D Address Rent Conflicts</b></p>	<p>Increase awareness among residents, including low income and special needs populations, of available resources for addressing rent conflicts and fair housing complaints</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City has produced a Housing Resource Guide that includes tenant/landlord resolution information and legal assistance resources. Current legal services offered by the City are through partnerships with organizations such as Legal Aid Society of San Mateo County, Project Sentinel, Samaritan House South, and Community Legal Services of East Palo Alto.</p> <p>The City received a grant of \$250,000 from the Metropolitan Transportation Commission (MTC) to implement a Legal Assistance Program and Rental Assistance Program. City staff is close to finalizing the agreement with the MTC to implement a new legal assistance program and bolster the city's existing rental assistance program. Work commenced on the rental assistance program in late 2025.</p>	<p>Other</p>	<p>1</p>	<p>The City maintains a housing resources webpage with information on the BMR program, housing assistance program, home repairs assistance, legal resources, and other topics at the following link:  <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Housing">https://www.menlopark.gov/Government/Departments/Community-Development/Housing</a></p>
<p><b>H5.E Publicize Fair Housing Laws and Respond to Discrimination Complaints</b></p>	<p>Affirmatively further fair housing by increasing awareness among residents, including low income and special needs populations, of available resources for addressing fair housing issues</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has produced a Housing Resource Guide that include fair housing information and housing discrimination investigation. Current legal services offered by the City are through partnerships with organizations such as Legal Aid Society of San Mateo County, Project Sentinel, Samaritan House South, and Community Legal Services of East Palo Alto.</p> <p>The City works with Project Sentinel, whose mission is to development fairness and equality of housing for all persons, when it receives fair housing complaints.</p>	<p>Other</p>	<p>1</p>	<p>The City maintains a housing resources webpage with information on the BMR program, housing assistance program, home repairs assistance, legal resources, and other topics at the following link:  <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Housing">https://www.menlopark.gov/Government/Departments/Community-Development/Housing</a></p>

<p><b>H5.F First-Time Homebuyer Program</b></p>	<p>Provide opportunities for moderate income first-time homebuyers to reside in the community, thereby fostering housing mobility</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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. As part of the City's Below Market Rate Housing Program, the City requires prospective below market rate homebuyers to complete a first time homebuyer education workshop, class, or counseling session. However, no BMR ownership units were sold in 2025.</p>	<p>Units</p>		<p>None</p>
<p><b>H5.G Improve Access to City Law</b></p>	<p>Have a one-stop landing page for development information that can be easily understood by developers and members of the public</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City will continue to focus efforts on this program in 2026, consistent with the program in the Housing Element. The current quantified outcome are two webpages for planning resources and housing resources.</p>	<p>Other</p>	<p>2</p>	<p>The City maintains a webpage with development resources including zoning requirements, application forms, guidelines, handouts, policies and other planning information at the following link:  <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Planning">https://www.menlopark.gov/Government/Departments/Community-Development/Planning</a>   The City maintains a housing resources webpage with information on the BMR program, housing assistance program, home repairs assistance, legal resources, and other topics at the following link:  <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Housing">https://www.menlopark.gov/Government/Departments/Community-Development/Housing</a></p>
<p><b>H5.H Tenant Readiness Education Program</b></p>	<p>Provide educational assistance and identify resources to help renters acquire and maintain decent and affordable housing</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City will continue to focus efforts on this program in 2026, consistent with the program in the Housing Element.</p>	<p>Other</p>	<p>1</p>	<p>The City maintains a webpage with renter/tenant resources at the following link:  <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Housing/Rentertenant-resources">https://www.menlopark.gov/Government/Departments/Community-Development/Housing/Rentertenant-resources</a></p>

<p><b>H5.I Racial Equity Training Program</b></p>	<p>Increase awareness, build organizational capacity and infrastructure, and strive for racial equity in housing and other local government matters</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2025, representatives from the City Manager's Office, Community Development Department, Police Department, and Library and Community Services Department participated in quarterly "Equity in Government" training meetings facilitated by the County of San Mateo Office of Racial and Social Justice. In 2025, four training meetings were held with the following topics: Leadership Buy-in and Organizational Imperative; Language and Landscape Change Around Equity; Inclusive Workforce Strategies During Economic Uncertainty; and Community Engagement in Times of Heightened Fear.</p> <p>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</p>	<p>Meetings</p>	<p>4</p>	<p>None</p>
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<p><b>H5.J Environmental Justice Element</b></p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<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>In March 2025, the Planning Commission and City Council reviewed 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> <p>The quantified outcome is the adopted EJ Element.</p>	<p>Other</p>	<p>1</p>	<p>The City's EJ Element is available here: <a href="https://www.menlopark.gov/files/sharedassets/public/v/2/community-development/documents/housing-element-annual-progress-reports/city-of-menlo-park-environmental-justice-element_0821.pdf?_gl=1*1fpvnvj*_gcl_au*MTU0MjI0NDkwMy4xNzcwMzA4MTUy">https://www.menlopark.gov/files/sharedassets/public/v/2/community-development/documents/housing-element-annual-progress-reports/city-of-menlo-park-environmental-justice-element_0821.pdf?_gl=1*1fpvnvj*_gcl_au*MTU0MjI0NDkwMy4xNzcwMzA4MTUy</a></p>
<p><b>H6.A Reach Codes</b></p>	<p>Achieve greenhouse gas reduction targets</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2024, the City Council gave direction to staff to prepare a local amendment 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 also adopted a code amendment of additional energy efficiencies beyond the 2025 Energy Code for single-family home modifications. The City will continue to encourage reduction in greenhouse gas emissions as projects are reviewed. The City maintains an electrification resources webpage for new and existing buildings, highlighting resource opportunities in six categories. The current quantified outcome are the adopted local amendments.</p>	<p>Other</p>	<p>2</p>	<p>The City's pre-wiring for future electrification ordinance is described on the following webpage: <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Building/Residential-information/2025-CalGreen-Pre-Wiring-for-Future-Electrification-Requirements">https://www.menlopark.gov/Government/Departments/Community-Development/Building/Residential-information/2025-CalGreen-Pre-Wiring-for-Future-Electrification-Requirements</a></p> <p>The building energy efficiencies/green building amendment is described on the following webpage: <a href="https://www.menlopark.gov/Government/Departments/Community-Development/Building/Energy-EfficienciesGreen-Building">https://www.menlopark.gov/Government/Departments/Community-Development/Building/Energy-EfficienciesGreen-Building</a></p> <p>The City's building electrification resources webpage is available here: <a href="https://www.menlopark.gov/Government/Departments/City-Managers-Office/Sustainability/Building-electrification-resources">https://www.menlopark.gov/Government/Departments/City-Managers-Office/Sustainability/Building-electrification-resources</a></p>

<b>H6.B Electric Vehicle Charging</b>	Achieve greenhouse gas reduction targets	12/31/2025	6th Cycle	Continuous	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. In 2025, the City advertised PCE's EV Ready program on the City website.	Other	1	The City advertised the PCE EV charger program with the following article in September 2025: <a href="https://www.menlopark.gov/News-articles/City-news/20250908Learn-how-to-add-value-to-your-property-with-EV-chargers-Sept.-16">https://www.menlopark.gov/News-articles/City-news/20250908Learn-how-to-add-value-to-your-property-with-EV-chargers-Sept.-16</a>
<b>H6.C Air Conditioning or Cooling Alternatives</b>	Ensure healthy building environments	1/31/2025	6th Cycle	In Progress	In 2025, the City expanded the Menlo Park Home Upgrade Services program to include portable air conditioners, space heaters, induction cook hobs, and batteries for income-qualified renters in Belle Haven. In November 2025, the City expanded the program citywide.	Other	1	The home upgrade services program is described in more detail here: <a href="https://www.menlopark.gov/Government/Departments/City-Managers-Office/Sustainability/Home-Electrification">https://www.menlopark.gov/Government/Departments/City-Managers-Office/Sustainability/Home-Electrification</a>
<b>H6.D Promote Energy Efficient/Renewable Programs</b>	Encourage participation in the energy efficient and renewable energy programs	1/31/2031	6th Cycle	Completed	The City's website was updated in 2025 with information on 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 community events.	Other	1	A variety of resources related to energy efficient and renewable energy programs are detailed under the City's Sustainability webpage: <a href="https://www.menlopark.gov/Government/Departments/City-Managers-Office/Sustainability">https://www.menlopark.gov/Government/Departments/City-Managers-Office/Sustainability</a>

<b>H6.E Explore Multimodal Improvements</b>	Coordinate with Redwood City on potential pedestrian and bicycle improvements	1/31/2026	6th Cycle	Not Yet Started	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.	Other		None
<b>H6.F Transit Incentives</b>	Reduce vehicle trips and parking demand and increase use of alternative forms of mobility	1/31/2031	6th Cycle	In Progress	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.	Other	1	As an example of a TDM plan for a project on a Housing Element inventory site, the 320 Sheridan Drive TDM plan is available on the City's website: <a href="https://www.menlopark.gov/Government/Departments/Public-Works/Transportation-Division/b-Transportation-projects">https://www.menlopark.gov/Government/Departments/Public-Works/Transportation-Division/b-Transportation-projects</a>

<p><b>H6.G Neighborhood Connectivity</b></p>	<p>Reduce disparities in access to opportunities</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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. The quantified outcome is the 15 projects listed on the City's webpage.</p>	<p>Other</p>	<p>15</p>	<p>The City maintains a list of ongoing transportation projects at the following link: <a href="https://www.menlopark.gov/Government/Departments/Public-Works/Transportation-Division/b-Transportation-projects">https://www.menlopark.gov/Government/Departments/Public-Works/Transportation-Division/b-Transportation-projects</a></p>
<p><b>H7.A Create Objective Residential Design Standards</b></p>	<p>Adopt objective design standards for multifamily developments, mixed-use housing developments, and ADUs to add greater certainty to and streamline the development review process</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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 and modification of standards for other uses such as ADUs and single-family development in 2026. The current quantified outcomes are the C-MU and R-3 zoning updates from 2023.</p>	<p>Other</p>	<p>2</p>	<p>The City's C-MU zoning regulations, including objective standards, are available here: <a href="https://ecode360.com/47186928">https://ecode360.com/47186928</a>  The City's R-3 zoning regulations, including objective standards, are available here: <a href="https://ecode360.com/47186289">https://ecode360.com/47186289</a></p>





<b>Jurisdiction</b>	Menlo Park	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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 <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> 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 <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









<b>Jurisdiction</b>	Menlo Park
<b>Reporting Period</b>	2025 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle 01/31/2023 - 01/31/2031

## 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.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	Yes	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		<a href="https://menlopark.gov/files/sharedassets/public/v/2/community-development/documents/20220303-below-market-rate-guidelines.pdf">https://menlopark.gov/files/sharedassets/public/v/2/community-development/documents/20220303-below-market-rate-guidelines.pdf</a>
<b>Notes</b>		See section 8.1 of the BMR Guidelines linked from the City's website above. Preferences include live and/or work, unhouesd, displacement, and accessible unit preferences.



