



SPECIAL MEETING MINUTES

Date: 5/6/2026
Time: 6:30 p.m.
Location: Teleconference and
Belle Haven Community Campus, Event Room
100 Terminal Ave., Menlo Park, CA 94025

A. Call To Order

Chair Switzer called the meeting to order at 6:30 p.m.

B. Roll Call

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

C. Public Comment

None.

D. Regular Business

D1. Approve the Housing Commission meeting minutes for April 1, 2026 (Attachment)

ACTION: Motion and second (Switzer/ Oursler), to approve the Housing Commission meeting minutes for April 1, 2026, passed 6-0-1 (Wong absent).

D2. Review and recommend approval of the City of Menlo Park Anti-displacement Plan (Attachment)

Management Analyst Arianna Milton made the presentation (Attachment).

- Pam Jones spoke in support of the plan recommendations and faster implementation timelines.
- Cade Cannedy spoke in support of the plan recommendations, faster implementation timelines and the exploration of the other 16 strategies.
- Angela Evans spoke in support of the plan recommendations and outlined additional considerations.
- Karen Grove spoke in support of the plan recommendations and faster implementation timelines.
- Linh Dan Do spoke in support of the plan recommendations and the additional considerations from Menlo Spark.

The Housing Commission received clarification on the conditions of the Metropolitan Transportation Commission (MTC) grant, the City's current multi-lingual services, tenant outreach and sources of program funding.

The Housing Commission discussed displacement that has already taken place, increasing tenant rights education, faster implementation timelines and Menlo Spark's additional considerations to the recommendations.

ACTION: Motion and second (Switzer/ Oursler), to recommend approval of the City of Menlo Park Anti-displacement Plan to City Council, with the addition of the considerations brought forward by Menlo Spark, passed 5-0-1-1 (Chapa abstaining, Wong absent).

D3. Selection of Chair and Vice Chair

Management Analyst Arianna Milton introduced the item.

ACTION: Motion and second (Oursler/ Chapa), to select Commissioner Oursler as Chair of the Housing Commission, passed 6-0-1 (Wong absent).

ACTION: Motion and second (Kranen/ Oursler), to select Commissioner Switzer as Vice Chair of the Housing Commission, passed 6-0-1 (Wong absent).

E. Reports and Announcements

E1. Commissioner updates

None.

E2. Subcommittee community outreach and resource fair update

Staff reported out on the resource fair planning progress.

F3. Future agenda items

None.

F4. Staff updates and announcement

Staff reported out on May's Affordable Housing Month and the upcoming developer open house for the proposed downtown parking lot project.

G. Adjournment

Chair Oursler adjourned the meeting at 7:43 p.m.

Management Analyst I Arianna Milton



Anti-displacement Plan Presentation

Menlo Park Housing Commission
May 6, 2026

Staff Recommendation

- Review and recommend approval of the City of Menlo Park's Anti-displacement plan

What is displacement?

- Displacement occurs when people need to relocate from their homes or neighborhoods due to factors that are often out of their control.



Anti-displacement in the Housing Element and Environmental Justice Element

- Program H2.E - Anti-Displacement Strategy
 - Develop strategy to address displacement and evaluate community-identified tools

- Program EJ5.G - Anti-Displacement Strategy
 - To ensure the City's Anti-displacement Strategy supports households and neighborhoods in underserved communities

- Program EJ5.H - Access to Legal Counsel
 - Support access to legal counsel for tenants facing eviction

Timeline

- 2024:
 - August-October - Initial research of strategies
 - November - Held (2) community events in English and Spanish at BHCC to prioritize strategies
- 2025:
 - April - Launched a city-wide survey
 - July-August - Conducted interviews with experts and community stakeholders
 - September - Received feedback from Housing Commission and City Council
- 2026
 - Prepared draft Anti-displacement Plan

Housing Commission feedback

- Reviewed by the Housing Commission on Sept 3, 2025
 - Presented draft recommendations:
 1. Rental assistance program
 2. Establish legal assistance program
 3. Extend just cause eviction protection
 4. Implement anti-harassment ordinance
 5. Expand home preservation program
- With 2 additional considerations:
- Create a rent registry
 - Develop workforce
-
- Supported review of additional strategies
 - Rent registry
 - Extending relocation assistance
 - Establishing a Tenant/Community Opportunity to Purchase program

City Council feedback

- Study session held on Sept. 9, 2025
- Supported the recommendations
- Supported review of additional strategies
 - Rent registry
 - Extending amount of relocation assistance
 - Workforce development program

Planning Commission feedback

- Presentation given on April 27th
- Overall supportive of Staff's recommendations
 - Expressed interest in electrification education
 - Expressed concern legal assistance and supported tenant's rights education

State anti-displacement efforts

- California Tenant Protection Act (AB 1482)
- Housing Accountability Act (SB 330)

City anti-displacement efforts

- Tenant relocation assistance
- 12-month lease requirement
- Affordable housing production
- Housing assistance program
- Housing preservation program

Anti-displacement Plan Framework

- 23 suggested strategies reviewed

- Divided by the 4 “P’s”
 - Production
 - Preservation
 - Protection
 - Prosperity

Production

1. Increase Affordable Housing Production
2. Explore Changes to BMR Requirements

Protection

3. Expand the Just Cause Eviction Ordinance
4. Extend 12 Month-Lease Ordinance to Single Family Homes
5. Strengthen Tenant Anti-harassment Ordinance
6. Enhance Neighborhood Tenant Preference for Affordable Housing
7. Develop Localized Anti-displacement Programs to Large-Scale Developments
8. Identify new funding sources for Anti-displacement programs
9. Modify Tenant Relocation Assistance
10. Foreclosure Prevention/Mortgage and Rental Assistance
11. Rental Registry/Inventory
12. Create an Eviction Monitoring and Data Collection Program
13. Updated or Expanded Rent Control
14. Provide Legal Assistance to Tenants
15. Increase Multi-Lingual Information and Outreach about Tenant Protections
16. Rental Deposit Assistance (particularly for veterans)
17. Examine Opportunities to Limit Additional Fees Passed on to Tenants

Preservation

18. Home Repair/Renovation Program

19. Community and Tenant Opportunity to Purchase Act
(COPA/TOPA)

20. Purchase and Preservation of Existing Housing

Prosperity

21. Down Payment Assistance for First Time/First Generation Homebuyers
22. Financial Planning Education and Tutoring
23. Building Pathways to the Tech Economy/Workforce Development

Methodology

- Three-prong approach
 - Community Feedback
 - Interviews
 - Research

- Other factors
 - Benefit
 - Cost
 - Time

Recommended strategies

1. Rental assistance program
2. Establish legal assistance program
3. Extend just cause eviction protection
4. Implement anti-harassment ordinance
5. Expand home preservation program
6. Create a rent registry
7. Develop workforce program

Recommended strategies

1. Rental assistance program

- Provide tenants with emergency assistance may help prevent eviction before they begin or resolve a current eviction
- \$250,000 Metropolitan Transportation Commission Transit Oriented Communities (MTC TOC) grant

2. Establish legal assistance program

- Research shows that even a small amount of legal education or counseling has shown tenants have a higher rate of success in challenging their evictions
- MTC TOC grant

3. Extend just cause eviction protections beyond AB 1482 protections

- Just cause is a legally recognized reason to evict a resident

Recommended strategies (cont.)

4. Implement anti-harassment ordinance
 - Lessens potentially abusive behavior or intimidation from landlords to force tenants to vacate unit
5. Expand home preservation program
 - "Prioritize" multi-family unit preservation projects in City's NOFA
6. Create a rent registry
 - Create a database of rental properties in the City
7. Create workforce development program
 - Provide financial independence

Next steps

- City Council consideration – May 19
- Rental Assistance Program implementation - anticipated Fall 2026
- Legal Assistance Program implementation – anticipated Fall 2026

Example of formatted plan



Menlo Park's Anti-displacement Plan

Introduction

Displacement occurs when individuals or families need to relocate from their homes or neighborhoods due to economic pressures, redevelopment, rising housing costs, or other external factors beyond their control. While some degree of neighborhood change is inevitable, displacement disproportionately impacts low-income households and communities of color, often uprooting long-standing residents and weakening social and cultural networks.

Anti-displacement strategies are a set of focused policies and programs designed to reduce displacement impacts by preserving affordability, protecting tenants, and promoting housing stability.

During preparation of the Menlo Park Housing Element¹ and Environmental Justice Element², the Belle Haven neighborhood was identified as the area most at risk for displacement, shaped by a legacy of historical disinvestment, redevelopment

pressures, and ongoing affordability challenges. In response, the two Elements include policies and programs to address displacement and create greater community stability in Menlo Park. In alignment with its commitment to fostering a vibrant and inclusive community, the City of Menlo Park (City) is pursuing holistic approaches to reduce displacement and enhance livability within the city.

The Anti-displacement Plan outlines and evaluates a series of potential programs and policies designed to advance anti-displacement efforts in the City's General Plan Housing Element and Environmental Justice Element. It identifies key drivers of displacement, elevates community-defined priorities, and incorporates expert guidance to propose the most effective tools for ensuring that residents can remain and thrive in their neighborhoods.

Defining Displacement

Displacement occurs when people need to relocate from their homes or neighborhoods due to a variety of factors that are often out of their control.

These factors could include eviction, rising housing costs, deteriorating building conditions, neighborhood redevelopment or gentrification.

A combination of these factors can result in different forms of displacement, including direct, indirect, and cultural displacement.

Table 1 summarizes the different forms of displacement while Table 2 provides important terms relevant to displacement.



Image Source: Realm Apartments, City of Menlo Park BMR Rental Listing

Staff Recommendation

- Review and recommend approval of the City of Menlo Park's Anti-displacement plan

Recommended Strategies:

- Fund additional rental assistance
- Establish legal assistance program
- Extend just cause evictions
- Establish an anti-harassment ordinance
- Expand home preservation program
- Create a rent registry
- Develop a workforce development program