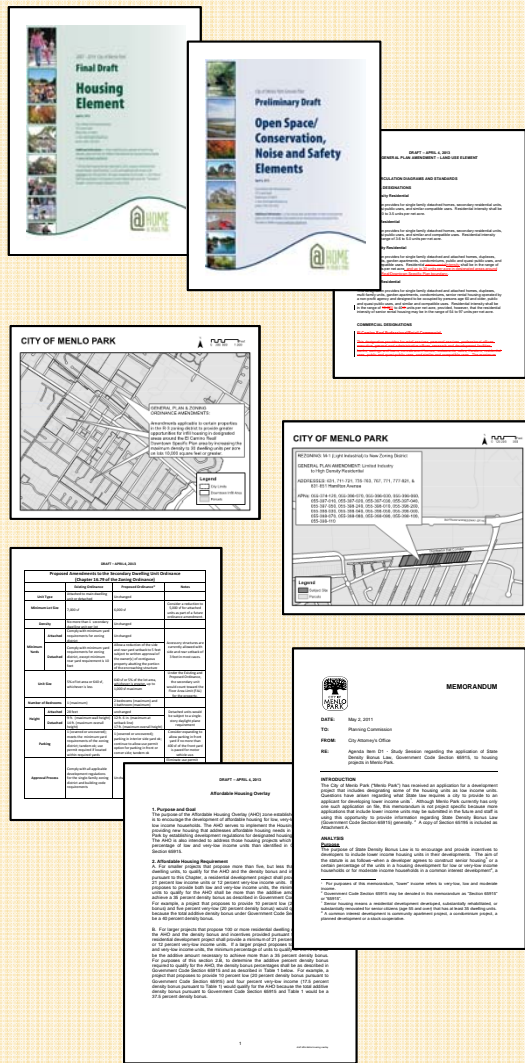
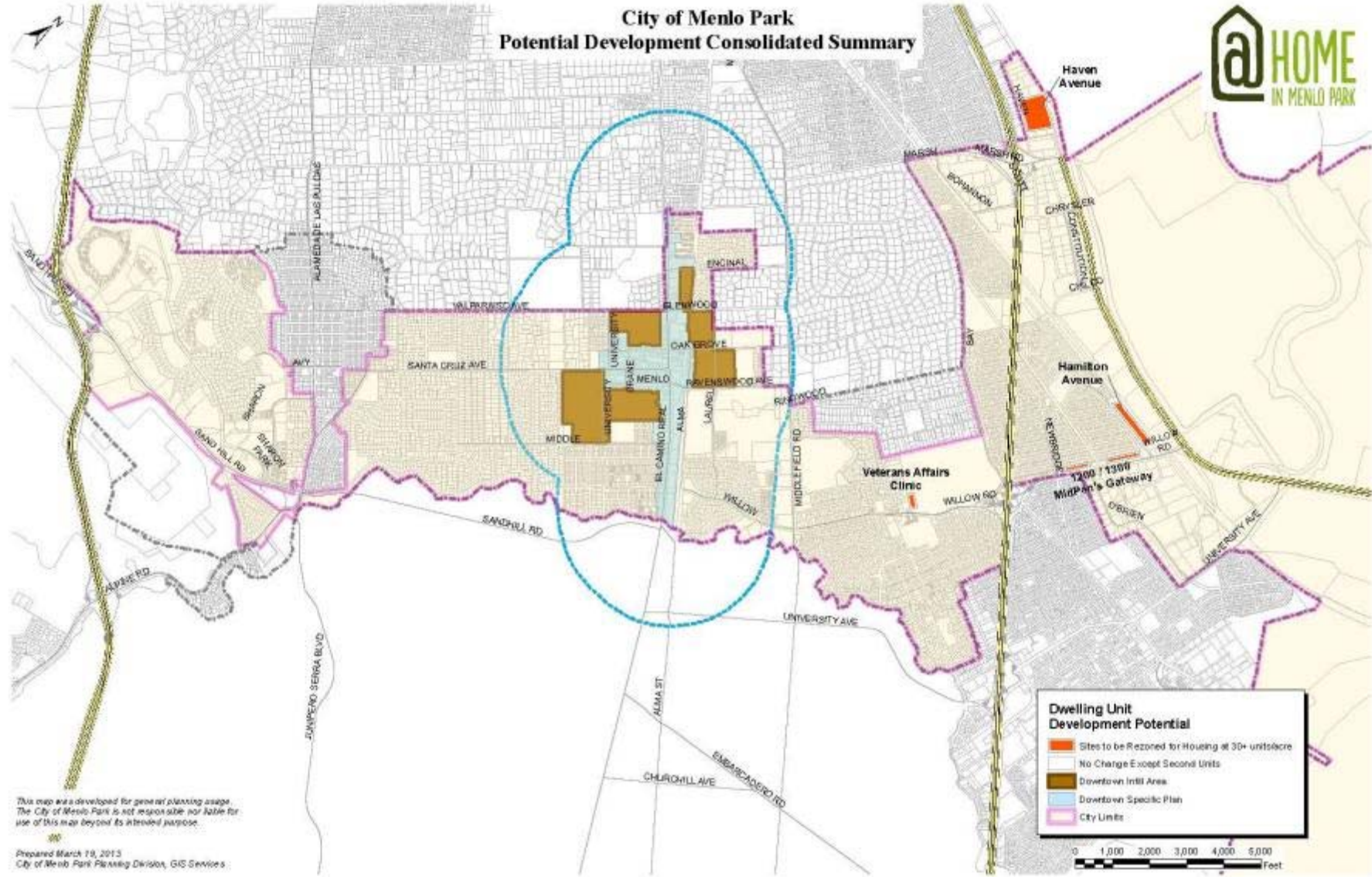


Menlo Park Housing Element



- Settlement Agreement (May 2012)
- Rezoning of Sites to Accommodate Lower Income Housing Need "By Right" — including addressing carryover from 1999-2006 planning period
- Update Housing Housing
- Consistency Update to Other Elements of the General Plan
- Environmental Assessment not EIR
- Zoning Ordinance Modifications — Second Units, State Density Bonus Law, Affordable Housing Overlay, Higher Density Housing Category and Infill Housing
- Housing Element/Zoning adopted May/June 2013

City of Menlo Park Potential Development Consolidated Summary



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Prepared March 19, 2013
City of Menlo Park Planning Division, GIS Services

Key Aspects of the Process

- **Low Income Housing Tax Credits** Use of Low Income Housing Tax Credits (LIHTC) as part of site evaluation
- **Apply Affordable Housing Overlay Zone** to the Downtown PDA and selected sites — establish incentives and define affordable housing as a public benefit
- **Develop Design Standards and Guidelines** for “By Right” sites
- **Enable Higher Density Infill** Around the Downtown PDA
- **Extensive Outreach** Use of Steering Committee, website and other outreach (workshops, stakeholder meetings, City Council/Planning Commission/Housing Commission meetings, etc.) during the year-long process
- **Narrow Down Sites** 23 sites identified originally and went through a process to narrow down the site list to 5 sites — 4 of which required rezoning to 30 units or more per acre
- **Enable Streamlined Review and Adopt RHNA 5 Housing Element Quickly** Programs in the Housing Element to Comply with SB2 and Reasonable Accommodation during 2013 to comply with Streamlined Review