

**Public Comments**  
**Joint Study Session – Housing Element**  
Written Comments Received After 12pm on 10/16/2023



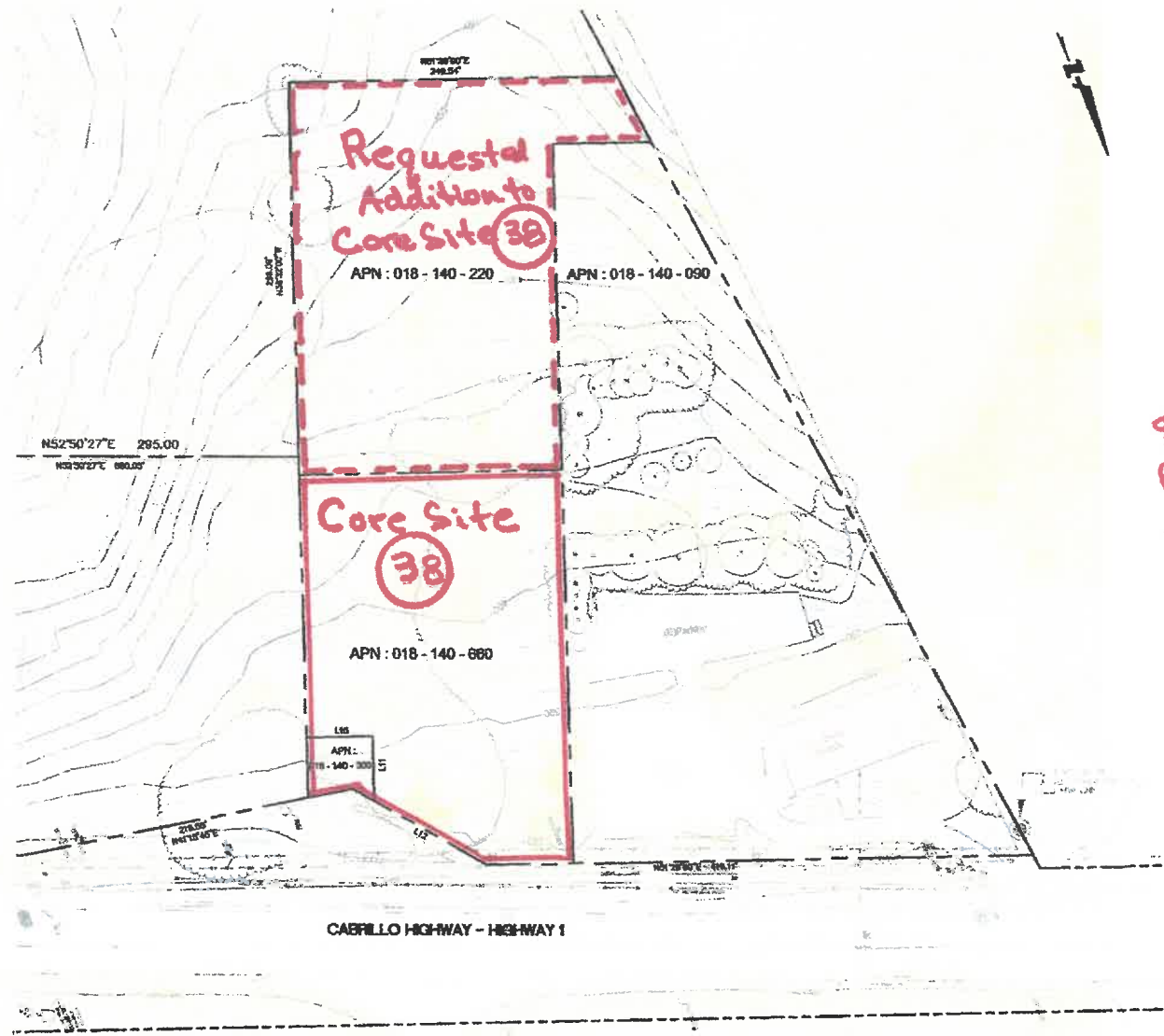
*October 16, 2023*

*Joint Study Session*

- Sites With Existing Capacity  
(included in Core RHNA)
- Core RHNA Rezoning Sites
- Housing Element Buffer Sites
- Sites with Lower Income Capacity



This figure shows the parcels on which housing is intended to be developed on all or a portion of the parcel. Where the entire parcel is not intended to be developed with housing, the specific areas of the parcel intended for housing development are depicted in Appendix F, Figures F-2 through F-11 "Areas assumed for housing (in blue shading)." The areas of the parcels that are not shown as "Areas assumed for housing (in blue shading)" are not included in the Housing Element site inventory.



LEGEND

FOUND MONUMENT, SIZE AND TYPE NOTED  
SET 3/4" IRON PIPE WITH BRASS TAG P.L.S. 7982

CENTERLINE

DISTINCTIVE BOUNDARY LINE

IRON PIPE  
OUTSIDE DIAMETER  
OFFICIAL RECORDS, SAN MATEO CO.  
POINT OF REVERSE CURVATURE  
RIGHT-OF-WAY  
SEARCHED FOR, NOT FOUND  
UNKNOWN (DASH)  
FOUND NAIL & BRASS TAG IN IRON  
PIPE SET IN CONCRETE IN MONUMENT  
WELL, SIZE 4470 PER AS

BASIS OF BEARINGS

THE BEARINGS SHOWN UPON THIS HEREIN MAP ARE BASED  
UPON THE SURVEYED LINE OF THE LANDS SHOWN ON  
THE MAP ENTITLED, "SURVEY OF 396.294 ACRE TRACT LANDS  
NOW OR FORMERLY OF TIMOTHY DARRIS & LOAN SOC",  
FILED FOR RECORD IN VOLUME "4" OF MAPS AT PAGE 78,  
SAN MATEO COUNTY RECORDER'S OFFICE, AND SHOWN AS  
NORTH 85°08'00" WEST HEREON.

NOTE:

THE PROPERTY LINE SHOWN IS ACCORDING TO THE RECORD  
OF SURVEY MADE BY ZANEY SURVEYING & MAPPING,  
SHOWS BY CURVES C. CHAPPELL P.L.S. 7982, OCTOBER/2008

9/25/23  
Rockaway Highlands,  
the owners of the  
3 lots outlined in  
red, respectively  
request that upper lot  
be added to Core  
Site 38.  
W. Kirk Miller  
L. Kirk Miller



SURVEY BY OTHERS  
SHOWN FOR  
REFERENCE ONLY.



EXISTING CONDITIONS  
ROCKAWAY HIGHLANDS MULTI-FAMILY  
APN 018-140-090, 018-140-680  
SAN MATEO COUNTY  
PACIFICA

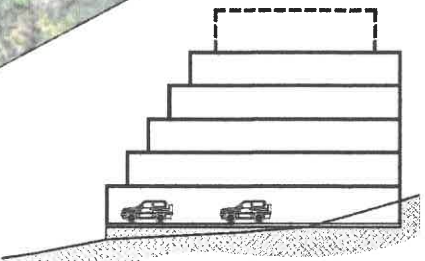
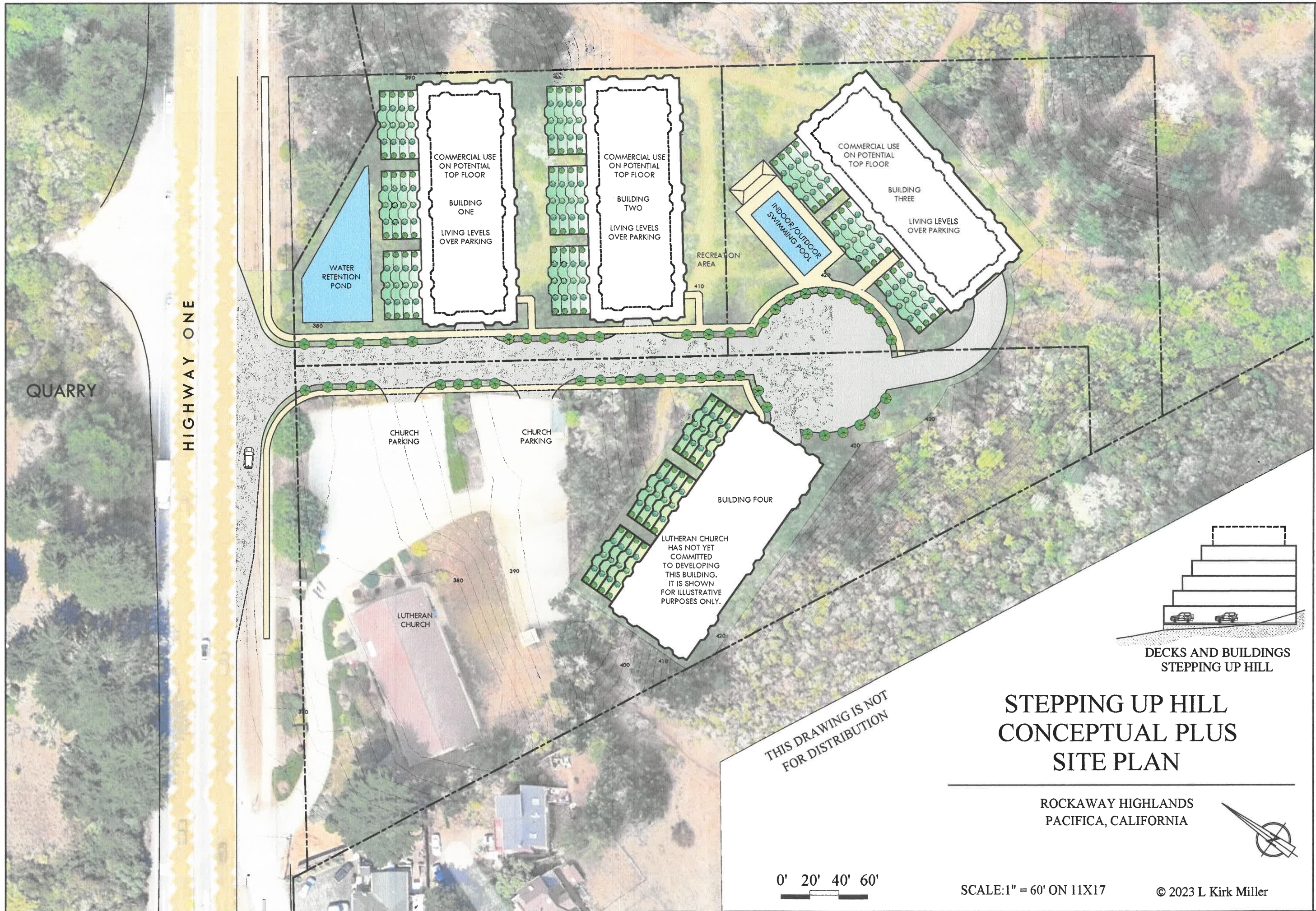
Date	07/11/20
Scale	1" = 40'
Drawn	WJM
Checked	WJM
Job No	2100000

C11

27	Pacific Manor Shopping Center, 440 Manor Pl*	Retail/MUN	0-30	60	Yes	9	8	98	115
28	Fairmont Shopping Center, 777 Hickey Blvd*	Retail	0	50	Yes	3	3	35	41
29	Linda Mar Shopping Ctr, 500 Linda Mar Blvd*	Retail	0	50	Yes	14	13	155	182
30	Builders Exchange, 520 San Pedro Ave	Retail	0	30	Yes		23		23
31	Ace Hardware, 560 San Pedro Ave*	Retail	0	30	Yes		30		30
32	Brentwood Shopping Center, Oceana/Manor*	Retail	0	60	Yes	97			97
33	US Bank, 1655 Oceana Blvd	MUC	30	50	N/A			14	14
37	St Peter's Church 700 Oddstad	Open Space/Ag/Res	30	Same	N/A	24			24
38	Vacant Coast Hwy north of Our Savior Church*	MUN	30	60	N/A	61			61
G	Skyline Blvd	Utilities	0	40	Yes	55			55
<b>TOTAL CORE RHNA SITES</b>						<b>687</b>	<b>248</b>	<b>691</b>	<b>1,626</b>

Note: Sites indicated with an asterisk (\*) include the more than one parcel. Each APN listed is included in Appendix F. Source: City of Pacifica





DECKS AND BUILDINGS  
STEPPING UP HILL

# STEPPING UP HILL CONCEPTUAL PLUS SITE PLAN

ROCKAWAY HIGHLANDS  
PACIFICA, CALIFORNIA



0' 20' 40' 60'

SCALE: 1" = 60' ON 11X17

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# 2023-2031 Housing Element City of Redwood City



HCD Review Draft - v2 (revised)  
January 2023



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# Housing Element



- Introduction, Vision, and Executive Summary
- Housing Plan: Goals, Policies, and Programs
- Technical Background Report:
  - Needs Assessment
  - Constraints to Housing Development
  - Housing Resources
  - Fair Housing Assessment
  - Details of Public Engagement
  - Evaluation of Previous Accomplishments

Incorporated in 1868, Redwood City has many assets, including diverse geography, frontage on the San Francisco Bay, a pleasant year-round climate, a deep-water port, a well-rounded economic base, an exciting Downtown, and a strategic location midway between San Francisco and San Jose. These features and a diverse local economy make Redwood City an attractive place to live and work. This Housing Element continues the City's commitment to ensuring new opportunities for residential development, particularly in existing high resource opportunity neighborhoods, and providing opportunities for people of all income levels and backgrounds to thrive.



**Goal H-5:** Form partnerships with community organizations, San Mateo County and other government entities, neighborhoods, homebuilders, local industries and other groups to provide affordable housing and housing for people with special needs.

**POLICY H-5.1:** Support housing preservation partnerships, such as Housing Endowment and Regional Trust (HEART) of San Mateo County's efforts to create a housing preservation model.

**POLICY H-5.2:** Promote home sharing programs, such as those provided by HIP Housing's Home Sharing Programs.

**POLICY H-5.3:** Pursue and maximize the use of grant funding for the development, preservation, and rehabilitation of affordable housing.

**POLICY H-5.4:** Continue to work with the County to provide housing for individuals experiencing homelessness and achieving the goal of Functional Zero Homelessness (where every unsheltered homeless person in San Mateo County who chooses assistance can be sheltered in an emergency shelter or in temporary or permanent housing).

**POLICY H-5.5:** Form community partnerships with Redwood City businesses and other organizations to find resources and support for residents with disabilities or extremely low-income residents.

**POLICY H-5.6:** Seek additional funding sources for affordable housing, including local options and collaborative regional approaches.

**POLICY H-5.7:** Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.



**Program H5-1:**

EJ Focus

**Equity and Outreach Plan.** Engage with the community on housing programs, policies, and affordable housing opportunities. Follow the City's Equity Plan (originally adopted in 2021) to ensure participation from those that are not often represented in decision-making about housing construction, protection, and preservation.

**Objectives:**

- Following the Equity Plan, apply an Equity Lens to the implementation of projects, programs, and decisions, weighing burdens and benefits of affected parties, engagement of those most impacted by inequities, and considering potential unintended consequences. Consider the Geographic Equity Index as part of identifying potential benefits and burdens, as well as to identify communities in which to focus engagement efforts. Partner with housing



# City of FOSTER CITY

2023 - 2031 Housing Element Update

REVISED PUBLIC REVIEW DRAFT - 5/1/23



Prepared for:  
City of Foster City  
May 1, 2023

URBAN  
PLANNING  
PARTNERS  
INC.



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- Appendix H: Adopted Implementation Programs

## 8. HOUSING GOALS, POLICIES, AND PROGRAMS

**H-A-5-c** ***Expand Sources of Funds for the City Affordable Housing Fund.** Provide the necessary legal framework to be able to accept grants and donations to the City Affordable Housing Fund as a qualified trust fund from County, State, or Federal programs; employers; organizations; and individual donors. Evaluate potential sources of reliable funding for affordable housing programs.*  
*Responsible Agency: Community Development Department, City Attorney, City Council*  
*Timeframe: Recommend legal framework to City Council by December 2023*  
*Funding Source: General Fund*

**H-A-5-d** ***Budgeting for Housing Programs.** As part of the annual budget, allocate funds from the City Affordable Housing Fund or other sources to fund programs to address housing needs identified in the Housing Element and based on timing commitments specified for each program, that may include but are not limited to:*  
*(1) Staffing and other resources to administer housing programs.*  
*(2) H-B-2-a: Lower Income Homeowner Rehabilitation.*  
*(3) H-B-2-b: Facilitate Non-Profit Rehabilitation and Maintenance Assistance.*  
*(4) H-D-4-b: ADU Financial Incentive Program.*  
*(5) H-F-2-a: Emergency Housing Assistance.*  
*(6) H-G-2-b: Fair Housing Training for Landlords and Tenants.*  
*Responsible Agency: City Council, Community Development Department*  
*Timeframe: Implement funding for programs as part of the budget process*  
*Performance Metric(s): Amount of funding allocated annually*  
*Funding Source: Affordable Housing Fund<sup>1</sup>*

**H-A-6** **Encourage Local Hiring.** Encourage developers and contractors to evaluate hiring local labor, hiring from, or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.

**H-B-6-a** **Local Labor Program List.** Establish and post a list of local labor unions and apprenticeship programs on City's website and encourage the developers and contractors to hire local labor.  
*Responsible Agency: Community Development Department, City Attorney*  
*Timeframe: Establish the list by December 31, 2023. Bi-annually update the list or upon requests from the local unions to be added to the list.*

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<sup>1</sup> Affordable Housing Fund is used to reference all City funds that are restricted to affordable housing purposes, including but not limited to: Fund 122 Los and Moderate-Income Housing Fund, Fund 124 City Affordable Housing Fund, and Fund 137 Commercial Linkage Fee.



Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
	zones that permit residential uses of the same type, in accordance with the City's definition of family.				
<b>Policy HE.18: Address the range of needs and encourage the production of additional housing opportunities for extremely low-income (ELI) households.</b>					
18.1	Amend the Zoning Ordinance to reduce the required parking on one parking space per unit to 0.5 parking spaces per unit for any housing development that is willing to deed restrict at least 20 percent of units for extremely low-income households.	Planning Division	Facilitate the development of 668 units of housing to accommodate extremely low-income households.	January 2025	General Fund
18.2	For any new housing development using public funding or publicly owned land, the City and project developer shall explore the inclusion of units specifically targeted to and restricted for extremely low-income households.	Planning Division		Ongoing/as needed	General Fund
18.3	Define and permit single-room occupancy (SRO) units, which are often more affordable to those with extremely low incomes. To further support the development or rehabilitation of SRO units and/or other units affordable to extremely low-income households, such as supportive and multifamily units, the City will continue to seek and pursue state and federal funds to offer a variety of incentives or concessions.	Planning Division		January 2025	General Fund
<b>Policy HE.19: Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.</b>					
19.1	Establish and post a list of local labor, unions and apprenticeship programs on City's website and encourage developers and contractors to hire local labor.	Economic and Community Development Department City Attorney		Establish the list by December 31, 2023, biannually update the list for or upon request from local labor groups to be added to the list.	General Fund
<b>Policy HE.19: Refer residents to home-sharing programs as part of a collection of policies, programs, and practices for addressing the housing needs of those at the lowest income levels, including seniors, those living with disabilities, those at risk of homelessness, and female head of households.</b>					
<b>Policy HE.20: Encourage voluntary housing rehabilitation and reconstruction.</b>					
20.1	Amend the Zoning Ordinance non-conforming building regulations to allow the voluntary reconstruction, restoration, or rebuilding of any multifamily residential building with three or more units. Examples of non-conformity may include unit count, parking provision, and building setback and height. Such reconstruction, restoration, or rebuilding shall be limited for both single-family and multiple-family buildings in the ways described by California Government Code Section 65852.25.	Planning Division	Allow for voluntary reconstruction, restoration, or rebuilding of 20 units.	January 2025	General Fund

# City of Menlo Park

**6<sup>th</sup> Cycle Housing Element: 2023-2031**

Adopted: January 31, 2023



# Acknowledgements

## CITY COUNCIL

Drew Combs, Councilmember  
Maria Doerr, Councilmember  
Ray Mueller, Councilmember (former)  
Betsy Nash, Councilmember  
Cecilia Taylor, Vice Mayor  
Jen Wolosin, Mayor

## PLANNING COMMISSION

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Linh Dan Do  
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Rachel Horst (former)  
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Chelsea Nguyen, Vice Chair  
John Pimentel  
Adriana Walker

## CITY STAFF

Deanna Chow, Assistant Community Development Director  
Tom Smith, Principal Planner  
Calvin Chan, Senior Planner  
Chris Turner, Associate Planner  
Justin Murphy, City Manager  
Nira Doherty, City Attorney  
Mary Wagner, Assistant City Attorney  
Ed Shaffer, Assistant City Attorney

## CONSULTANT ASSISTANCE

Metropolitan Planning Group (M-Group)  
Environmental Science Associates (ESA)  
BAE Urban Economics  
Hexagon Transportation Consultants, Inc.

*Many others on staff contributed to the success of the community outreach, review and refinement of concepts, and the production of documents.*

*It is also recognized that many residents of Menlo Park contributed their time, energy, and wisdom to develop this Housing Element, a plan that will help Menlo Park enhance community life, character, and vitality through the provision of adequate housing opportunities for people at all income levels.*

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REFERENCE	GOAL/POLICY/PROGRAM
<b>Program H6.F</b>	<p><b>Transit Incentives.</b> Integrate transit demand management strategies for all residential development to increase access to transit and reduce vehicle trips and parking demand.</p> <p><i>Responsibility:</i> Planning Division  <i>Financing:</i> General Fund  <i>Objectives:</i> Reduce vehicle trips and parking demand and increase use of alternative forms of mobility  <i>Timeframe:</i> Ongoing on a project-by-project basis</p>
<b>Program H6.G</b>	<p><b>Neighborhood Connectivity.</b> Invest in neighborhood connectivity, walkability, and access to services, healthy food, and recreation, particularly in low-resource neighborhoods east of US-101, to improve access and reduce the division of the urban form produced by the highway. Coordinate and prioritize activities with consideration of the City's capital improvement projects list.</p> <p><i>Responsibility:</i> Planning Division; Public Works; Planning Commission; City Council  <i>Financing:</i> State Cap and Trade; General Fund; State and Federal grants; project impact fees  <i>Objectives:</i> Reduce disparities in access to opportunities  <i>Timeframe:</i> Identify project priorities annually through coordination with the City's capital improvement projects list; implementation of the projects shall be ongoing throughout the planning period</p>
<b>Goal H7</b>	<p><b>DESIGN OF HOUSING.</b> <i>Ensure new housing is well-designed and addresses the housing needs of the city.</i></p>
<b>Policy H7.1</b>	<p><b>Housing Design.</b> Review proposed new housing to achieve excellence in development design through an efficient process, and encourage infill development on vacant and underutilized sites that meet the community's needs. The City will encourage innovative new construction and universal housing design that enhances mobility and independence of the elderly and those living with disabilities in existing neighborhoods, enhancing neighborhood identity and sense of community.</p>
<b>Policy 7.2</b>	<p><b>Local Labor.</b> Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.</p>
<b>Program H7.A</b>	<p><b>Create Residential Design Standards.</b> Solicit input from the development community in the creation and adoption of objective design and development standards to be applied to all residential and residential mixed-use projects that are eligible for ministerial review (refer to Program H4.E)</p> <p><i>Responsibility:</i> City Commissions; Planning Division; City Attorney; City Council  <i>Financing:</i> General Fund  <i>Objectives:</i> Adopt objective design standards for multifamily developments, mixed-use housing developments,</p>



## NEW POLICIES

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### Labor Standards:

"Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages."

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PLANNING AND BUILDING DEPARTMENT

