



MEMORANDUM

DATE: November 3, 2010

TO: Housing Commission

FROM: Douglas Frederick
Housing Manager

RE: Report on the Council Housing Study Session

As we discussed last month, a study session on housing issues was held for City Council on October 19th. Below is the language from the Council Minutes reporting the results:

Topic #1 – Habitat for Humanity’s Terminal Avenue Project

Council direction: Council members Robinson and Fergusson were appointed to a subcommittee to study this topic and the Hamilton Avenue project and provide direction on development opportunities. Continue working with Habitat for Humanity.

Topic #2 – Hamilton Avenue

Council direction: Accept staff recommendation to reimburse the RDA Housing Set-aside funding from the non-housing side of Redevelopment Fund and continue planning effort to use the site for higher density, mixed-income housing. Explore opportunities with county/regional programs, such as HEART, to address Menlo Park housing needs.

Topic #3 – Changes to the Neighborhood Stabilization Program (NSP)

Council direction: Council is not ready to consider applying this program to non-foreclosure properties, deciding to retain the existing guidelines.

Topic #4 – EIR for Housing Element

Council direction: Accept staff recommendation to support future budget allocations and to discuss the Housing Element at a future Council meeting.

Topic #5 – Development Opportunities

Council direction: Accept staff recommendation that the City be more proactive in pursuing additional BMR units through participation in development opportunities, including partnerships with not-for-profit organizations. When this item comes back to Council, the staff report should include an analysis of what effects State restrictions on low-cost rental housing will have on the City's opportunities to obtain low-income housing. There was also direction to look into senior housing. General direction remains the same.

Commissioners will have an opportunity during the meeting to ask questions of staff and comment on the Council's direction.