



REGULAR MEETING MINUTES

Date: 1/10/2018
Time: 6:30 p.m.
Arrillaga Family Recreation Center – Cypress Room
700 Alma St., Menlo Park, CA 94025

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

B. Roll Call

Present: Michele Tate (Chair), Meg McGraw-Scherer (Vice Chair), Julianna Dodick, Nevada Merriman, Karen Grove and Camille Kennedy
Absent: Sally Cadigan
Staff: Jim Cogan, Housing and Economic Development Manager
Meghan Revolinsky, Management Analyst II

C. Public Comment

There was no public comment received.

D. Regular Business

D1. Approve minutes for the Housing Commission meeting of December 18, 2017

The Commission discussed modification to the action in Item D2 and deferred approval of the minutes until next meeting.

D2. Public Hearing to consider updates to the City's Below Market Rate and State Density Bonus provisions and corresponding updates to the City's Below Market Rate Program Guidelines.

Assistant City Attorney Leigh Price provided an overview of the proposed changes.

- Angela Evans, of the Housing Leadership Council, spoke in favor of updating the BMR Guidelines.

ACTION: Motion and second (Grove/Tate) to recommend that the City Council approve the revisions to the Below Market Rate Program Guidelines and Ordinance, as outlined by staff. Regarding the in-lieu fees, 1) developers are strongly encouraged to develop units rather than pay the in-lieu fee, and 2) the fees be set in relation to actual construction costs rather than in comparison to what neighboring cities charge, and 3) allow flexibility to have the fees vary by area as an incentive to promote proportional dispersion of affordable housing throughout the City. Motion passes; 6-0-1 (Cadigan absent).

E. Reports and Announcements

E1. Subcommittee reports

NOFA subcommittee members McGraw-Scherer and Cadigan reported they plan to meet with staff before the next meeting.

Nexus subcommittee members Merriman and Grove reported staff provided their requested information and they are continuing to work on their proposal.

BMR Guidelines subcommittee members Kennedy, Dodick and Grove reported their next steps will be to meet with the City Attorney and review their proposed changes to the guidelines.

Housing Policy subcommittee members Merriman, Kennedy and Tate reported they will be following the housing policy items coming before the City Council.

E2. Commissioner reports

McGraw-Scherer and Merriman reported on impacts of the recent adoption of federal tax reform and preservation of the 4% tax credit financing program.

Grove reported there is another Library Siting Meeting on January 17, 2018, at 6:30 p.m.

E3. Staff updates and announcements

Staff Cogan announced the annual City Council goal-setting meeting will be held January 29 or January 30 and invited commissioners to attend. He noted that two housing topics that may be discussed there include housing on the new library and potential development of a downtown parking structure with optional housing.

H. Adjournment

Chair Tate adjourned the meeting at 8:08 p.m.