



Planning & Development Services

Memorandum

To: Housing Element Ad Hoc Committee

From: Tim Wong, Senior Planner - Housing
Clare Campbell, Manager of Long Range Planning

Date: September 16, 2021

Re: Special Meeting

Purpose/Goal of Meeting

1. Receive presentation from Stanford University regarding their properties as they relate to the Housing Element site selection process.

Background

On February 1, 2021, the City Council approved the formation of the Housing Element Ad Hoc Committee (Committee). The role of the Committee is to discuss the Housing Element Working Group's (Working Group) work products and provide input. The Ad Hoc Committee does not prepare a formal recommendation to the PTC or Council. The Ad Hoc Committee is intended to provide guidance that reflects the City Council's policy interests given statutory requirements and constraints, and support efforts to ensure the Housing Element meets requirements to enable its certification from HCD.

The updated Housing Element must be certified by the State by January 2023. While there are many aspects to the update, the main two components of the update include: 1) Identifying sufficient sites to accommodate the City's anticipated RHNA requirement of 6,086 units and, 2) prepare programs that will help spur production on those selected sites.

Presentation from Stanford University

At the Committee's August meeting, staff presented an update of Working Group's progress in which staff highlighted Stanford University's presentation about their properties. The Committee requested to also have a presentation and to dialogue with the Stanford University representatives.

Although the bulk of Stanford University's academic facilities are located outside of the City's jurisdictional boundaries, Stanford owns multiple properties located within City limits that have been mentioned by community and Working Group members as potential sites for future housing. These sites include the Stanford Research Park, Palo Alto Square, and Stanford Shopping Center. While sites such as these have the potential to yield a number of units that could be credited towards the 6th cycle RHNA, challenges to using them as opportunity sites exist. Representatives from Stanford University will provide an overview of these sites and the potential benefits and constraints. The Committee is encouraged to consider both the benefits as well as the constraints when providing input to the Working Group as they consider the incorporation of Stanford sites into the overall sites inventory.

Next Steps

The Ad Hoc Committee will continue to review Working Group (WG) product. By the October Ad Hoc Committee meeting, the WG will still be selecting sites, primarily focusing on those sites that will require rezoning. Staff will present the Ad Hoc Committee another update of the WG progress including an update on sites added to this initial housing list.