



Portola Valley
**Community
Conversation
About Housing**

March 3, 2018

Meeting Summary

Project Overview

Last year the Town of Portola Valley was awarded a grant from Home for All to pilot new approaches to community engagement around the topic of housing. Home for All is a community collaborative addressing housing challenges in San Mateo County through convening community, sharing information and promoting innovation. The grant, that includes technical assistance from Home for All and consultant Common Knowledge, will help the Town conduct more inclusive, informed and sustained engagement than the traditional civic participation model. Toward that end, the first major project in the pilot, “A Community Conversation About Housing in Portola Valley” was held on Saturday morning, March 3rd at the Town Center Community Hall. The goal of the event was to:



- Broaden participation in the conversation about housing in Portola Valley
- Share the Town’s Housing Options Strategic Plan adopted in 2016 by the Council
- Connect community members who are interested in continuing the conversation

The March 3rd convening drew 69 participants of varying ages and perspectives, including longtime residents, business owners, and people who work in Portola Valley but do not live in the town, representing a range of ages and perspectives. While attendees expressed appreciation for the mix of people at the tables, many also hoped for an even more diverse mix in the future.

As people walked in the room, they stopped at a large board to place stickers on a map, noting where they live and work in Town, and were also asked to write a word or phrase describing what they value about Portola Valley. The meeting format alternated between table discussions supported by trained facilitators and two short presentations by Town Manager Jeremy Dennis. All five council members attended as listeners but did not participate in the table discussions. At the end of the event, each council member shared their appreciation for the community's robust participation. Input was captured as discussion notes by facilitators at each of the ten tables and in the 56 participant feedback forms. The overriding sentiment was that the meeting was both informative and valuable to everyone.



People are more interested than I realized in creating a more diverse community in Portola Valley. I am encouraged!

- Participant



Themes from Opening Dialogue

Rural Environment: Many community members moved to Portola Valley for its beautiful rural atmosphere, open spaces and abundant hiking and horse trails. There was a strong sense that Portola Valley should strive to “balance open space and housing.”

- *“There are ways to keep the rural character of Portola Valley that we love and still add housing.”*
- *“We can “build creatively in harmony with nature.”*
- *“Well planned, green housing need not detract seriously from open space.”*

Family Connections: People are concerned that they, their children, or other family members may not be able to stay in or return to Portola Valley. Community members expressed a desire to “age in place” and live near their children and grandchildren.

- *“My neighbors and I are growing older and no young people are coming to join us.”*
- *“People who grew up here can't live here.”*
- *“Make it possible for multigenerational families to stay.”*

Maintaining Vital Workforce: Participants expressed concern that those who work in Portola Valley are unable to live close to Town. As a result, commute times increase and employers (business, school, public safety, health care) struggle to attract and retain employees.

- *“My employees travel from the East Bay to work in Portola Valley. If we can provide housing for them, it will be a life changer.”*
- *“It is very hard to keep young people working in our community because it is so expensive.”*
- *“The commutes are getting horrible and we won’t be able to retain the best teachers.”*

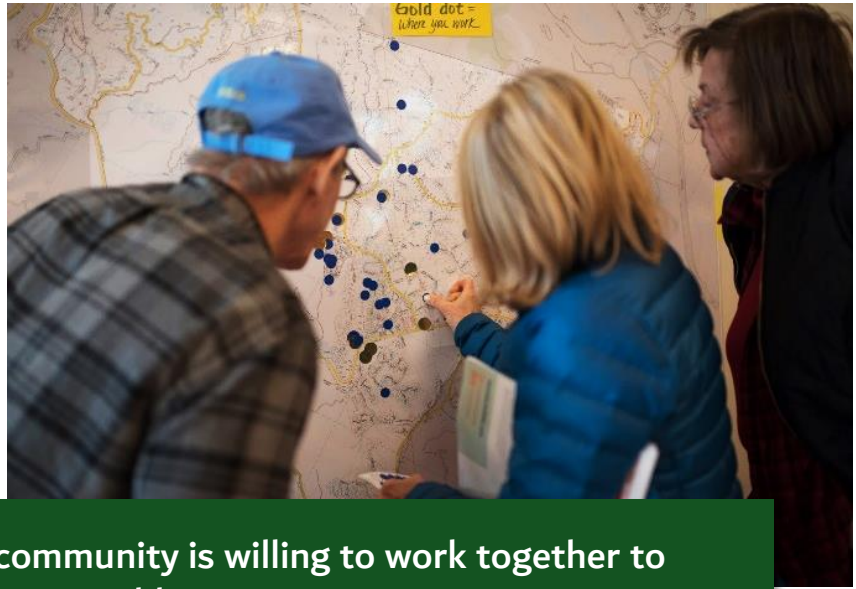
Creative Solutions: A recurring theme was the need to be creative, “think outside the box” and “try new things.” Community members called for housing solutions that emphasize innovation and reduce barriers (such as regulations and fees) to building more places to live in Portola Valley. Examples of new ideas included tiny homes and mixed-use housing such as apartments over commercial space.

- *“Empower our community to be innovative for our whole area preserving beauty, housing, and jobs.”*
- *“Ease building ordinance zoning regulation to allow owners flexibility to build/develop on property.”*
- *“Use and communicate smart design guidelines to preserve town character and reduce obstacles to building housing.”*

Housing Options Strategic Plan

The meeting also included an overview of the Town’s Housing Options Strategic Plan, which was adopted in the fall of 2016. The plan includes six core elements:

Housing Options Strategic Plan Elements	
<p>Community Engagement</p> <ul style="list-style-type: none"> • Create a variety of opportunities to have a Town-wide conversation about housing, both to educate community members about current conditions and to allow decision makers to hear about the community’s needs and the kinds of housing strategies that fit with the Town’s character 	<p>Second Units (ADUs)</p> <ul style="list-style-type: none"> • Make it easier for homeowners to propose and receive approval to build an accessory dwelling unit (ADU) on their property • Increase the number of locations where ADU construction is allowable to increase the supply of rental housing or units for additional family members
<p>Affiliated Housing</p> <ul style="list-style-type: none"> • Longstanding program in Portola Valley allowing three institutions (The Priory, The Sequoias, and Stanford) to build housing for their employees • Explore expansion of the program 	<p>Town-Owned Property</p> <ul style="list-style-type: none"> • Explore the potential of building homes on Town-owned land, as well as occupancy criteria for those whose needs the Town would prioritize (e.g., public safety officials, residents aging in place, etc.) – <i>Report completed in 2017</i>
<p>Shared Housing</p> <ul style="list-style-type: none"> • Broaden the community awareness of HIP Housing, a nonprofit organization that facilitates home sharing for the benefit of both homeowners and those who need an affordable place to live 	<p>Affordable Housing Funds</p> <ul style="list-style-type: none"> • Consider how to spend the Town’s existing funds for affordable housing (approximately \$3.5 million) • Uses of moneys to be determined after Housing Strategic Plan is fully implemented



The Portola Valley community is willing to work together to get the best solutions possible. *- Participant* ”

There was significant interest in all elements of the Town’s Housing Options Strategic Plan. Several participants felt that the Town could be doing much more to promote second units (also called Accessory Dwelling Units or ADUs). Many attendees also identified affiliated housing as an area ripe for creative solutions. Partnerships with Stanford or the Sequoias were seen as particularly promising. Others called for reviewing Town regulations and policies that present potential barriers to housing, which may include building codes, permit fees, property taxes and minimum size requirements. It was clear through the discussion that no one solution would be sufficient. Overall, people were ready to see the Town put more of this multi-part plan “into action.”



Next Steps

- Promote more conversations and provide additional opportunities to be involved.
- Build on the Town’s long history of volunteerism to help address the housing challenge.
- Convene a session on May 5 that focuses on Second Units.
- Develop alternative Affiliated Housing, Town-Owned Property and Shared Housing options.
- Keep the conversation going!

SAVE THE DATE
Portola Valley Community Conversation About Housing: Second Units
Saturday, May 5 | Doors open at 12:30 pm for lunch | Meeting from 1–3 pm



www.homeforallsmc.com
www.secondunitcentersmc.org

CommonKnowledgePlus

www.ckgroup.org



www.portolavalley.net