



# Housing Sites Inventory Discussion Part III

February 28, 2022

Ad Hoc Housing Element Committee

Town of Portola Valley



# Key Topics

2/22 Housing Sites Discussion - Recap

Committee Direction to Staff/Consultants

Past key discussion items - Recap

Additional Information and Maps



# Building the Inventory

**Step A**

## Identification of Sites

Identify general characteristics of suitable sites in the inventory.

**Step B**

## Sites To Accommodate Low And Very Low- Income RHNA

Analyze if sites are appropriate for low- and very low-income households.

**Step C**

## Capacity Analysis

Describe methodology to determine the number of units that can be developed on a site.

**Step D**

## Non-Vacant Sites

Analyze if non-vacant sites are appropriate to accommodate the RHNA.

**Step E**

## Determination of Adequate Sites

Determine whether sufficient sites exist to accommodate RHNA or if there is a shortfall requiring rezoning.

**Committee's Work**

**Staff/  
Consultant Work**

**Committee/  
Staff Work**

# Work Plan

AHHEC  
sites  
recommen-  
dation



Present sites  
at  
community-  
wide meeting



PC/TC  
review  
inventory &  
community  
feedback



Staff and  
consultants  
incorporate  
into draft  
Housing  
Element



# Recap of 2/22 Committee Meeting

- Ad Hoc Housing Element Committee continued its Housing Sites Inventory discussion by:
  - reviewing a new set of land use constraints maps depicting two main housing sites scenarios
    - Increase density in Community Commercial (C-C) and Administrative Professional (A-P) districts by allowing increased Floor Area Ratio (FAR) and permit residential units
    - Allow Multi-Family Along Alpine Road and Nathhorst Triangle area (New R3 Zone)



# Recap of 2/22 Committee Meeting

- Maps reviewed by the committee:
  - Flood Zone Map
  - Ground Movement Potential Map – Least Stable Soil Types
  - Fault Map
  - Slope Map
  - Evacuation Map (parcels with a single evacuation route)
- Committee expressed support for ongoing consideration of both site scenarios



# Committee Direction to Staff

1. Refinement of land use constraints maps to combine housing site scenarios
2. Analysis of Glen Oaks parcel of Stanford land on Alpine Road as possible housing site
3. Exploration of dispersed low-density housing sites (6 DU/Acre, market-rate with some affordable component)



# Additional Information

- CalFire Very High Fire Hazard Severity Zone map included in meeting packet; well aligned with the dark gray areas on the constraints composite map
- All proposed housing sites (including addresses and acreage) plotted on single map





# Additional Information

- Geological review with Town Geologist
  - Liquefaction Zone
    - Geotechnical Study required - site specific
    - Analysis drives how the building is designed
    - Very rare to prohibit development, more about how building is constructed
  - 1906 Ground Cracks Symbol
    - Not mapped as a fault in Town documents
    - For properties fronting Portola Road, design team needs to acknowledge in analysis and design appropriately
  - Fault by Alpine Hills Swim and Tennis
    - Well studied
    - Could result in increased setbacks – order of magnitude 30' setback from building to fault area



# Regional Housing Needs Allocation (RHNA) – Draft Projection

	Very Low Units	Low Units	Mod Units	Above Mod Units	Total Units
<b>RHNA</b>	73	42	39	99	253
RHNA with 20% zoning target	88	50	47	119	304
Type	Very Low Units	Low Units	Mod Units	Above Mod Units	Total Units
<b>Pipeline Projects</b>	0	19	6	27	52
<b>ADUs</b>	4	24	40	12	80
<b>Affiliated Housing Sites</b>	5	5	12	0	22
<b>Key Housing Sites</b>	0	0	0	0	0
<b>Total</b>	9	48	58	39	154
Additional Housing Need	Very Low Units	Low Units	Mod Units	Above Mod Units	Total Units
<b>Outstanding Housing Need (RHNA - all other types)</b>	64	-6	-19	60	99
<b>Outstanding Housing Need with 20% zoning target (RHNA 20% - all other types)</b>	79	2	-11	80	150



# Total Housing Sites Outstanding

- Very Low Income: 79 units
  - Low Income: 2 units
- 81 units  
(min. 20  
DU/Acre)**
- Mod Income: -11 units
  - Above Mod Income: 80 units
- 69 units**



# Rezoning – Opportunities for Creativity

- Many ways to build a Housing Sites Inventory to meet the Town's RHNA
- The density trade off: The denser a site → The higher the unit yield → Fewer sites needed
- So far: Committee has supported a “patchwork approach”



# Housing Sites Options

Very Low Units	Low Units	Moderate Units	Above Mod Units	Total Units
79	2	-11	80	150
↓		↓		↓
81		69		
= 4.5 Acres @ 20 DU/Acre		= 3.5 Acres @ 20 DU/Acre or 4.5 Acres @ 15 DU/Acre or 10 Acres @ 10 DU/Acre		8 acres – all @ 20 DU/Acre



# Affordable Housing Sites

- State law allows any site zoned for 20 DU/Acre or more to count as 100% affordable
- Does not mean all sites must be 100% affordable, simply that state recognizes 20 DU/unit has potential to deliver affordable units
  - Ex. Market rate developers would likely proposed a mixed-income development with mix of market and affordable units



# Rezoning – Commercial Areas

- Proposed rezoning in existing commercial areas (Village Square, Portola@Alpine)
  - Options:
    - Amend zoning to allow for small number of residential units to be added to commercial sites
    - Allow replacement with multi-family housing or mixed use (demolish and rebuild new)
    - Mix of both options



# Rezoning – Implications for Occupied Sites

- Most proposed sites have existing commercial or residential uses
- If land with existing use is selected for the Housing Sites Inventory and rezoned what does it mean for existing user(s)?
  - Does NOT mean existing users have to move out of businesses or homes, not forced to sell
- When occupied land is rezoned to new use, existing use is deemed “legal-non-conforming” meaning:
  - Existing use is legal and allowed to continue on, subject to certain limitations. Generally cannot demolish and rebuild the non-conforming use.





# Additional Maps



# Committee Discussion

Continue comprehensive discussion around multi-family sites

1. Where to locate
2. Range of density
3. Discuss possibility of Glen Oaks site
4. Discuss dispersed 6 units/acre option
5. \*Any new housing sites will need further study\*



END



# No Net Loss Law

- Requires adequate sites be available at all times throughout the housing element cycle to meet a jurisdiction's remaining RHNA for each income category
- When development proposals are received, jurisdictions must compare the proposal to the assumptions in the housing element



# No Net Loss Law Cont.

What happens if a jurisdiction can't account for a given shortfall? Jurisdictions must:

- **Identify other sites**- Identify other sites that are eligible based on the criteria for Housing Element site inventories
- **Rezone** - Rezone to accommodate the shortfall 180 days after the approval of the development which created a shortfall or identify additional sites



# What's a Zoning Target?

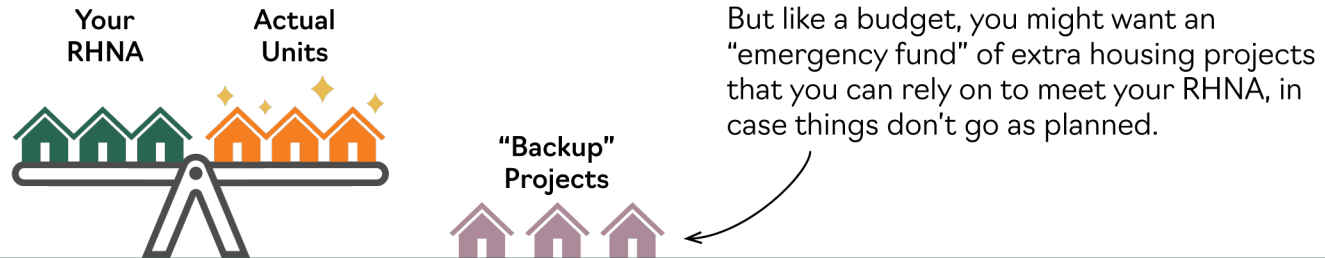
- A plan to include additional housing sites/units above the baseline RHNA number
- Unless jurisdictions have more sites in their Housing Element inventory than the minimum required, they may fall out of compliance if they:
  - Reduce a site's residential density, or
  - Approve new projects with fewer units/higher income units than stated in the Housing Element

***Some developments will likely have fewer affordable units than assumed in the Housing Element, a buffer makes for good planning to account for the shortfall***



# RHNA Zoning Target = Smart Budgeting

Think of RHNA as a “housing budget”. In five years, you want your actual number of units to balance against what you planned for.



Projects may end up with fewer affordable or market-rate units than anticipated. In those cases, a contingency is required and your housing budget could look more like this:



# Zoning Target: How To

- A jurisdiction can provide a buffer for the RHNA in multiple ways, the most common? Including more sites than necessary in the housing sites inventory.
  - Other ways: Be conservative about the capacities of sites in the inventory, or rezoning sites to a density above what is needed
  - Zoning targets give jurisdictions needed flexibility over the course of the Housing Element cycle to stay in compliance with the law





# RHNA Shortfall Scenario

- Some sites in a jurisdiction's housing sites inventory won't produce enough affordable housing; the zoning target gives flexibility to make up the difference. For example:
  - *A jurisdiction listed a 1-acre site, zoned at 20 units per acre. The jurisdiction assumed all 20 units were affordable.*
  - *A few years after the adopting the Housing Element, the jurisdiction gets a proposal for 20 units on the site, but only 5 of those units are affordable.*
  - *Unless the jurisdiction has a buffer, there would be a shortfall of 15 affordable units and the jurisdiction would need to rezone or show additional capacity somewhere else.*

