

First and Last Name	City	Date of Meeting	Comment
Tim Clark	Portola Valley	3/22/2022	

Mayor Hughes and Town Council,

We at Ladera Community Church have been following the deliberations of the Ad Hoc Housing Element Committee (AHHEC). We are generally pleased with the work so far and how it might affect our interest in building affordable housing on a half-acre plot adjacent to our church, within the Town of Portola Valley jurisdiction.

One idea that has been floated raises some concern, the notion that multifamily housing be limited to six units per acre. I suspect that with that density limit, financial considerations—particularly the cost of construction and materials—would make it very difficult to build any affordable housing in Portola Valley.

Before the Town Council adopts a standard of six units per acre, I hope you will ask Town Staff to address the impact of that low density on Portola Valley's requirement for affordable units under the Regional Housing Needs Assessment (RHNA) requirements. AHHEC member Helen Wolter has spoken of putting \$1 million into an unfinished ADU. At that cost, it's tough to make any unit in Portola Valley affordable.

Yours truly,  
Tim Clark  
Affordable Housing Task Force  
Ladera Community Church  
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