

Ad Hoc Housing Element Committee March 21, 2022 Meeting Summary

On March 21, 2022, the Ad Hoc Housing Element Committee (AHHEC) members met; view the meeting [here](#). The meeting opened with public comment on items not on the agenda ([2:33](#)). Planning and Building Director, Laura Russell then provided a staff update ([15:30](#)), addressing the following:

- Next steps on the Housing Sites Inventory discussion in light of Committee direction provided at its 2/28 meeting (see page 4 of the 3/21 AHHEC [packet](#), and page 126 of 3/23 Town Council [packet](#)). Town staff is reviewing the following suggestions from the Committee:
 1. Explore new housing sites including further analysis of the Glen Oaks Stanford parcel, the El Mirador parcel behind Town Hall and the Neely property on Portola Road
 2. Further study the potential for mixed use in the Town's C-C and A-P zones while preserving local-serving businesses
 3. Further study the development potential of the two vacant parcels on Alpine Road as sources of multi-family housing
 4. Explore an "opt-in" approach where property owners could volunteer for upzoning
 5. Investigate dispersing housing sites throughout the community via an overlay zone allowing for up to six dwelling units/acre, with the understanding that such units would be market rate with the potential for a small number of affordable units
 6. Revisit the list of Town-owned property to see if there is development potential
 7. Consider using the Town's affordable housing fund to provide incentives for affordable housing (such as multifamily or ADUs)
 8. Revisit ADU process to see if additional streamlining is possible

- Overview of Housing Element update discussion item on 3/23 Town Council meeting agenda
- Outreach: Postcards mailed to all PV residents last week to engage residents in the Housing Element Update process. Key message: “Don’t let the State decide our affordable housing plan for us”
- Forthcoming topics on the the Committee’s meeting schedule
- Update on an extensive Public Records Request submitted to the Town on 3/18

Committee discussion ([28:55](#)) and public comment ([44:01](#)) followed.

Director Russell and Senior Planner, Adrienne Smith then presented existing policies and programs from the current RHNA cycle 5 Housing Element and a first draft of new proposed policies and programs for the RHNA 6 cycle Housing Element ([1:00:00](#)), requesting Committee input. Committee questions begin at ([1:18:08](#)). Staff presentation continues at ([2:03:58](#)) and public comment begins at ([2:17:50](#)). Committee discussion starts at ([3:02:18](#)).

The Ad Hoc Housing Element Committee’s charge is to develop a certifiable Housing Element that complies with State law and maintains Town values. Agendas are structured to facilitate the completion of the Housing Element on the timeline required by the State. To view past meeting materials go [here](#). For a broader overview of the Town’s Housing Element update process, go [here](#).

Please submit your comments for the Committee [here](#). These are public comments for the community members to share questions and concerns.