



Portola Valley
**Community
Conversation
About Housing**



Portola Valley Community Hall
March 3, 2018

Meeting Goals

- Broaden who participates in the conversation about housing in Portola Valley
- Share the Town's Housing Strategic Plan
- Connect community members who are interested in continuing the conversation

Home for All

**A community collaborative addressing the
Housing challenge in San Mateo County**

- Educating
- Innovating
- Convening



Agenda

- Goal: A learning meeting
- About Portola Valley and Housing
- Discussion #1
- Portola Valley Housing Strategic Plan
- Discussion #2
- Next Steps



Conversation Guidelines

- Treat each other with respect
- Listen to learn; make space for different perspectives
- Help make sure everyone has a chance to share
- Assume good intentions
- Your questions are valuable

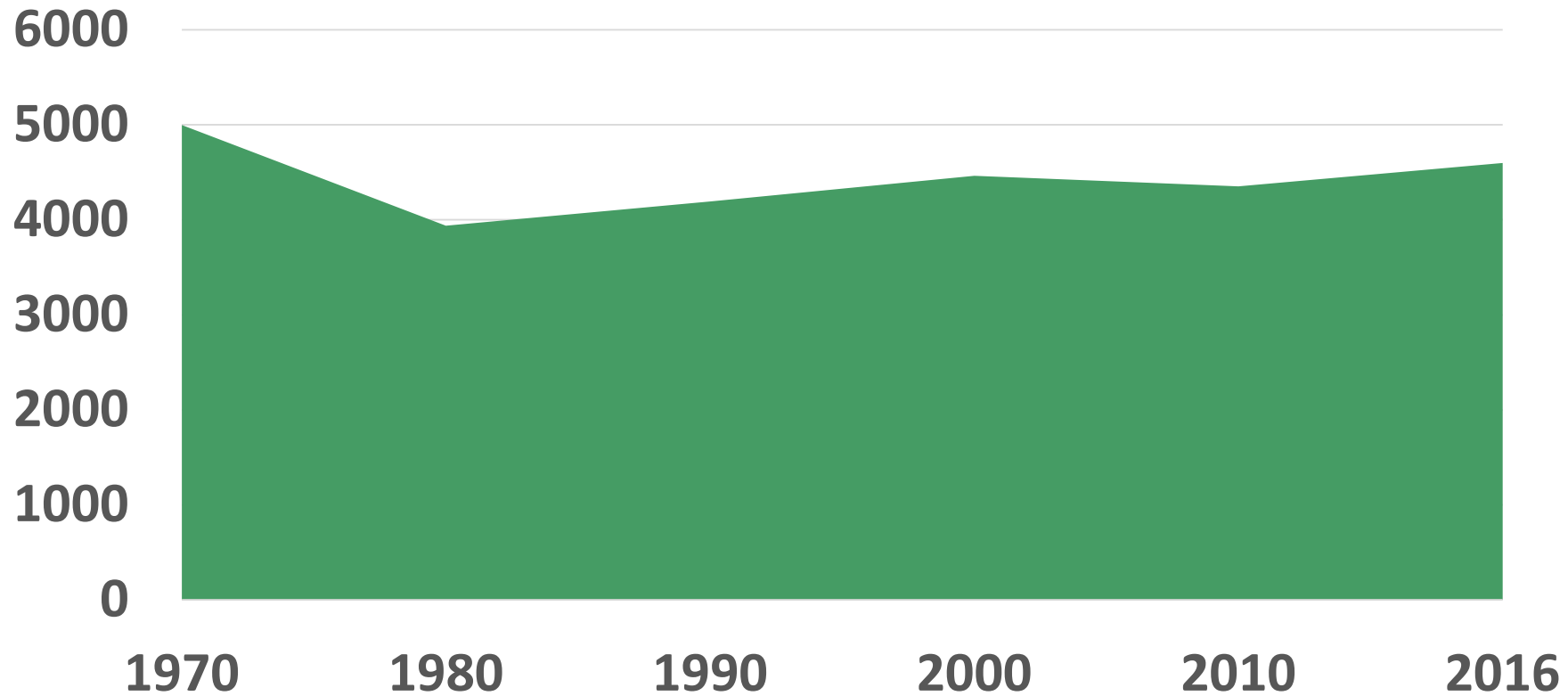
Think/Pair/Share – Take :90 each

Thinking about living and/or working in Portola Valley...

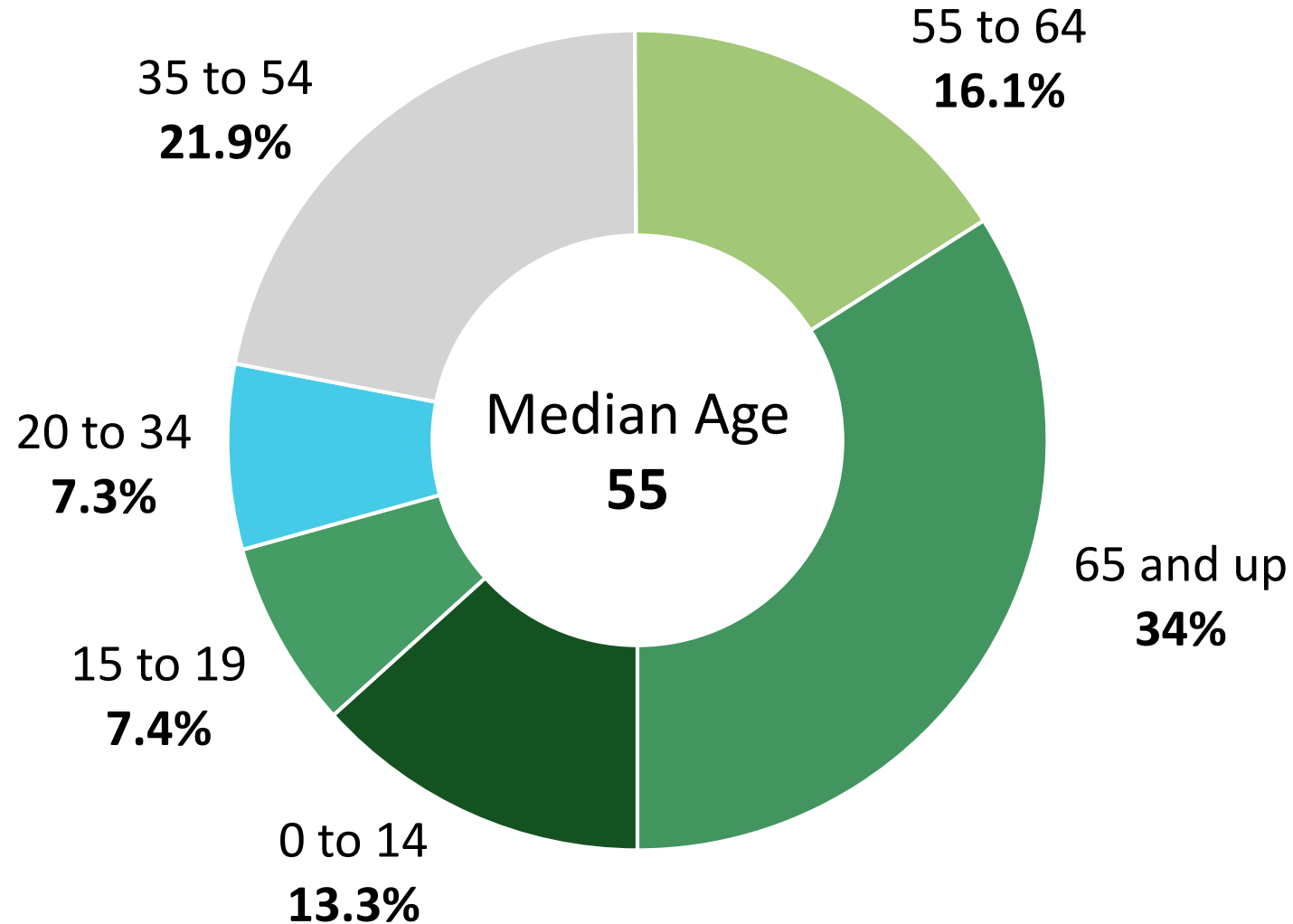
- What are a few things you appreciate?
- What are a few things you find challenging?

Portola Valley: Who lives here?

■ Total Population: 4,597 (2016)

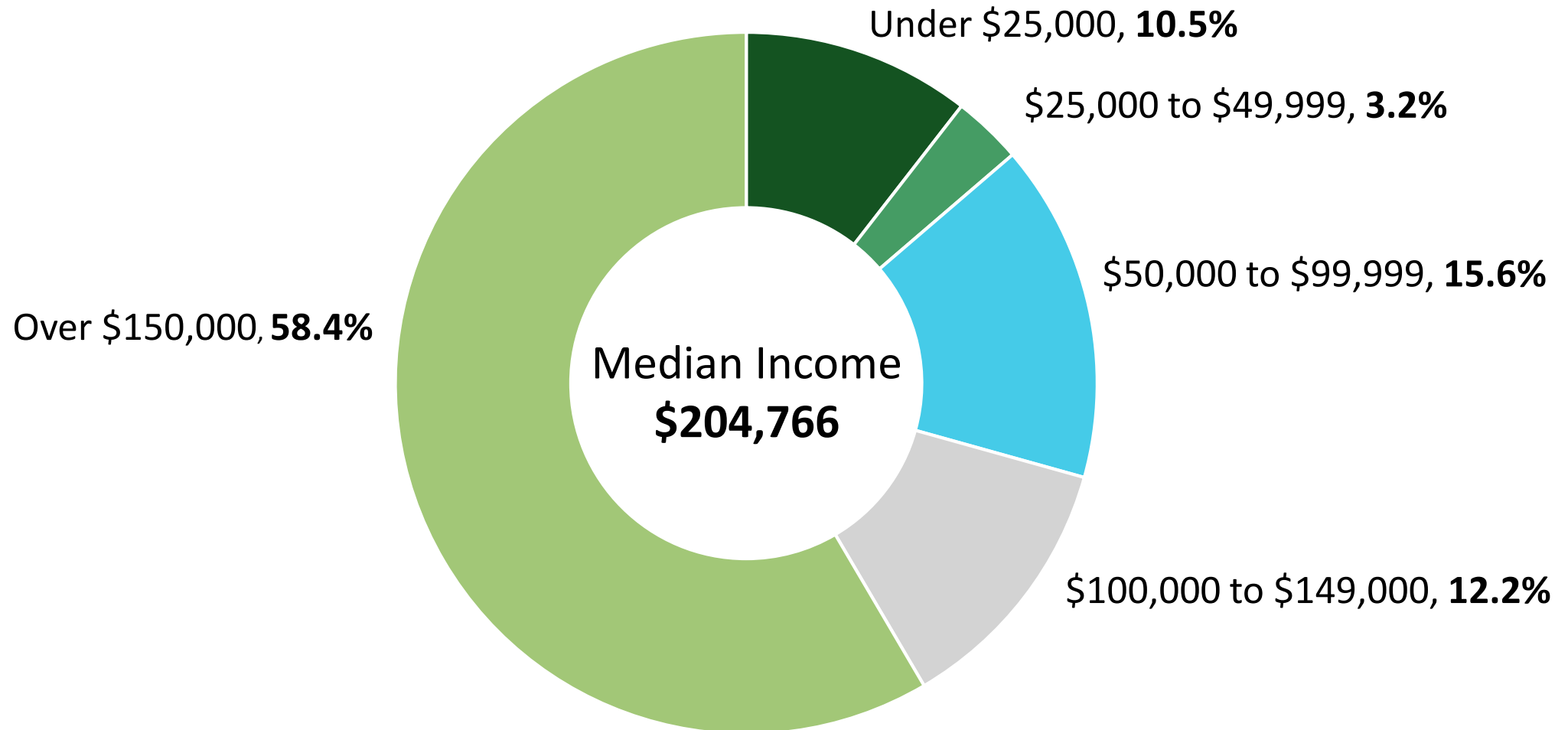


Portola Valley: Who lives here?



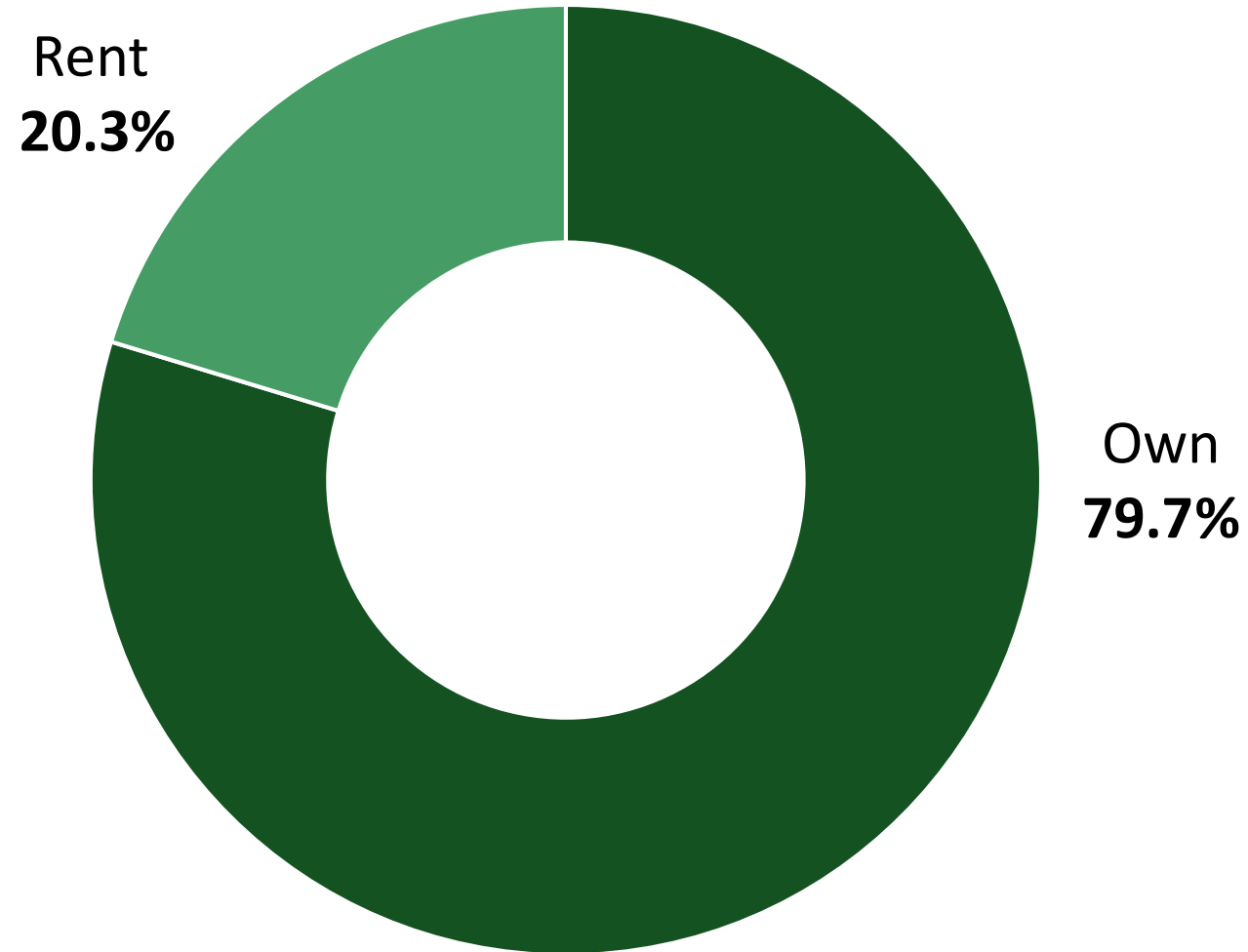
Source: 2011-2015 American
Community Survey 5-Year Estimates

Portola Valley: Who lives here?



Source: 2011-2015 American Community Survey 5-Year Estimates

Portola Valley: Who lives here?



Portola Valley: Who lives here?

- Median Home Price
\$4,332,500
- Down Payment at 20%
\$866,500
- Monthly Mortgage
Payment at 3.88% **\$16,308**



Portola Valley: Who works here?



650 businesses

in Portola Valley

(not including home support staff)

Number of employees assumed to be
over 1,000



Working in: Law Enforcement, Education,
Retail, Home support, Healthcare, others

Portola Valley: Who works here?



Traffic on Alpine Road/Westridge

- Weekly Traffic: About **37,000** total cars
- Average Daily Traffic: About **5,800** cars
- More cars enter town than leave between **6-9 AM**



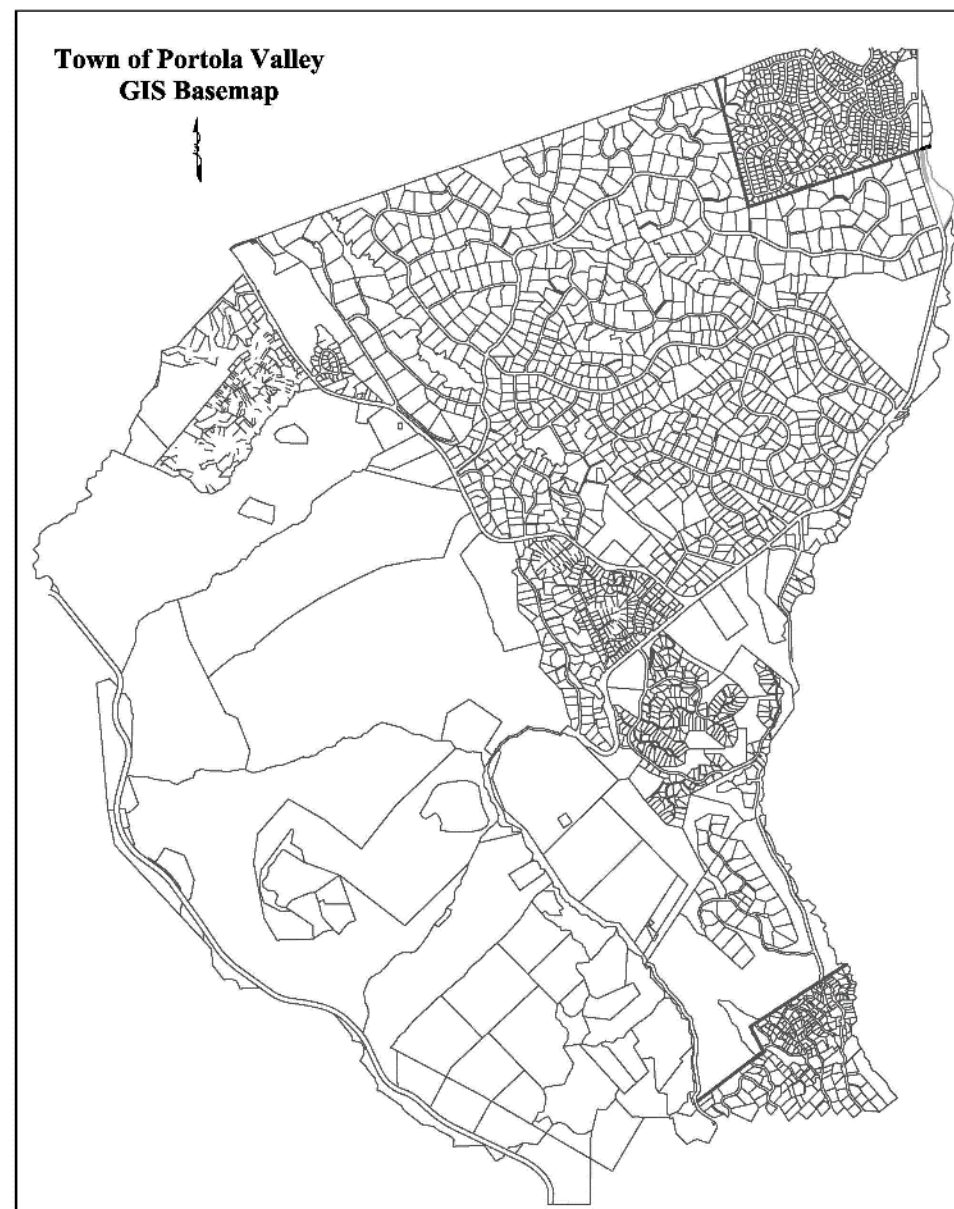
Traffic on Portola Road/Wyndham

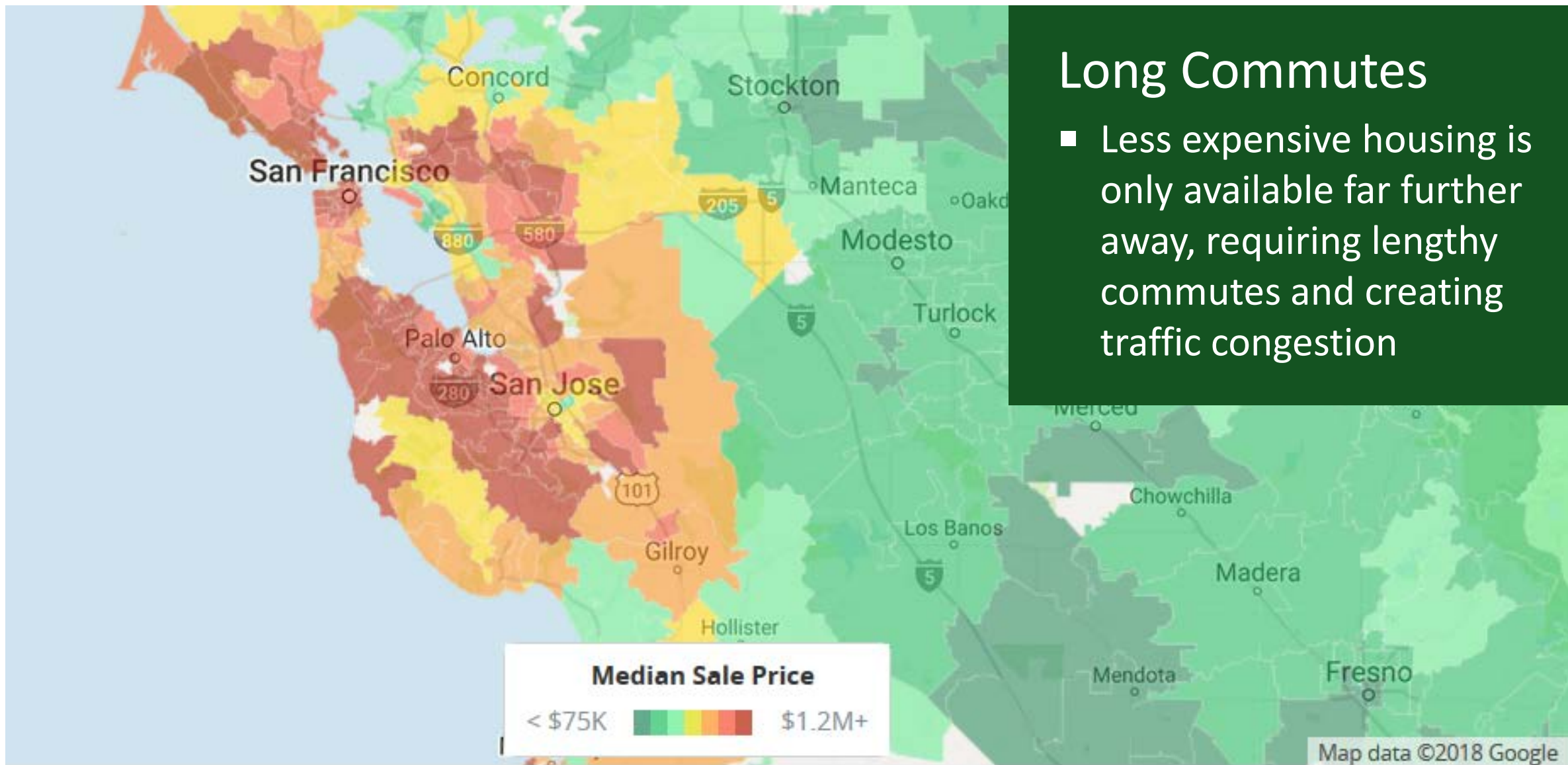
- Weekly Traffic: About **17,000** total cars
- Average Daily Traffic: About **2,500** cars
- More cars enter town than leave between **5-10 AM**

No recent data for Arastradero Road Traffic Levels

Land Issues

- Zoning is almost exclusively for single family housing
- Multifamily available at Sequoias, Priory and Stanford Lands





The Housing Challenge



The Jobs/Housing Gap

San Mateo County Between 2010 – 2016



79,000
JOBS



4,941
HOUSING UNITS

The Consequences in Our County



- Between 2011 and 2017
 - Median home price doubled
 - 2 bedroom apt. rent increased 66%



- Over 210,000 people commute into San Mateo County to work
 - That's 5 ATT Parks full of commuters



- 2017 Business poll
 - 40% of respondents may leave the Bay Area within the next few years

Table Discussion #1

- How do housing issues affect you and/or people you know in Portola Valley?
- What are your hopes for Portola Valley?
 - What do you want to preserve?
 - What might need to change



Town Housing Options Strategic Plan

- Second Units
- Affiliated Housing
- Town-owned property
- Affordable Housing Funds
- Shared Housing (e.g., HIP housing)
- Community Engagement

Second Units (Accessory Dwelling Units/ADUs)

- Small living units that share a lot with a single family home
- Can be attached to the main house, a converted garage, or a stand-alone building
- Must have a kitchen, bathroom, and place for sleeping





Second Unit
Resources
Center

WHY

HOW ▼

CALCULATOR

LIBRARY



Second units, backyard cottages, garage apartments, ADUs, or granny flats – no matter what you call them, it's now easier than ever to build them in San Mateo County.

www.secondunitcentersmc.org/

Employee Housing

- Employers build housing for their employees, close to where they work, on land they own or acquire



**Woodside
Priory
School**

Source: Integral Group

Shared Housing

- HIP Housing matches people who have space in their home with people needing an affordable place to live



Table Discussion #2

- Based on what you've heard so far, what sounds like a good idea? What concerns do you have?
- Do you have other ideas or suggestions?



Next steps

- Get on the list to receive a summary of today's discussion
- The information about housing you've requested will be added to the Town's website
- Will plan second community conversation based on today's input



Stay Involved

1

Fill out the
feedback
form

2

Look for
the report
in your
inbox

3

Share
what you
learned
with others

4

Visit us
online for
updates

Thank you for coming today!



www.portolavalley.net