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?


Source: 2016 American Community Survey
Portola Valley: Who lives here?

- 0 to 14: 13.3%
- 15 to 19: 7.4%
- 20 to 34: 7.3%
- 35 to 54: 21.9%
- 55 to 64: 16.1%
- 65 and up: 34%

Median Age: 55

Source: 2011-2015 American Community Survey 5-Year Estimates
Portola Valley: Who lives here?

Median Income: $204,766

- Under $25,000, 10.5%
- $25,000 to $49,999, 3.2%
- $50,000 to $99,999, 15.6%
- $100,000 to $149,000, 12.2%
- Over $150,000, 58.4%

Source: 2011-2015 American Community Survey 5-Year Estimates
Portola Valley: Who lives here?

Own: 79.7%
Rent: 20.3%

Source: 2010 Census
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

Sources: Portola Valley Business License
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

Sources: 2013 Town traffic count, 2016 Windmill School planning documents
Land Issues

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

- Less expensive housing is only available far further away, requiring lengthy commutes and creating traffic congestion.
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 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.

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