

A Continued Conversation about Housing in Portola Valley – Third Convening



Housing Strategic Plan - Background

Values & Principles of Plan

- Housing to support our community
 - Seniors aging in place
 - Multiple generations of families staying in/returning to Town
 - Employees who support vital town services

Council Priorities

- Set each year, have included housing for last three years
- Goal: create housing that fits community needs



Housing Strategic Plan - Background

At first *Conversations About Housing* in Spring 2018, we heard that residents are experiencing same housing challenges that exist region-wide:

- Prices going up, both for land and construction
- Younger generation can't afford to live where they grew up
- Seniors want to stay in their homes, but need less space and/or support staff
- Difficult to retain quality employees for essential services



Regional Context

- Between 2010 and 2017, SMC saw a 12:1 ratio in jobs to housing production
 - 83,000 new jobs
 - 7,100 new housing units
- Housing prices more than doubled in last 20 years
- Service workers are priced out of Town and out of the County, leading to brutal commutes and clogged roads



Regional Context

Home prices have more than doubled:

- **Single Family Home**
 - 2001 \$570,000
 - 2016 \$1,300,000
- **Condominium**
 - 2001 \$369,000
 - 2016 \$755,000

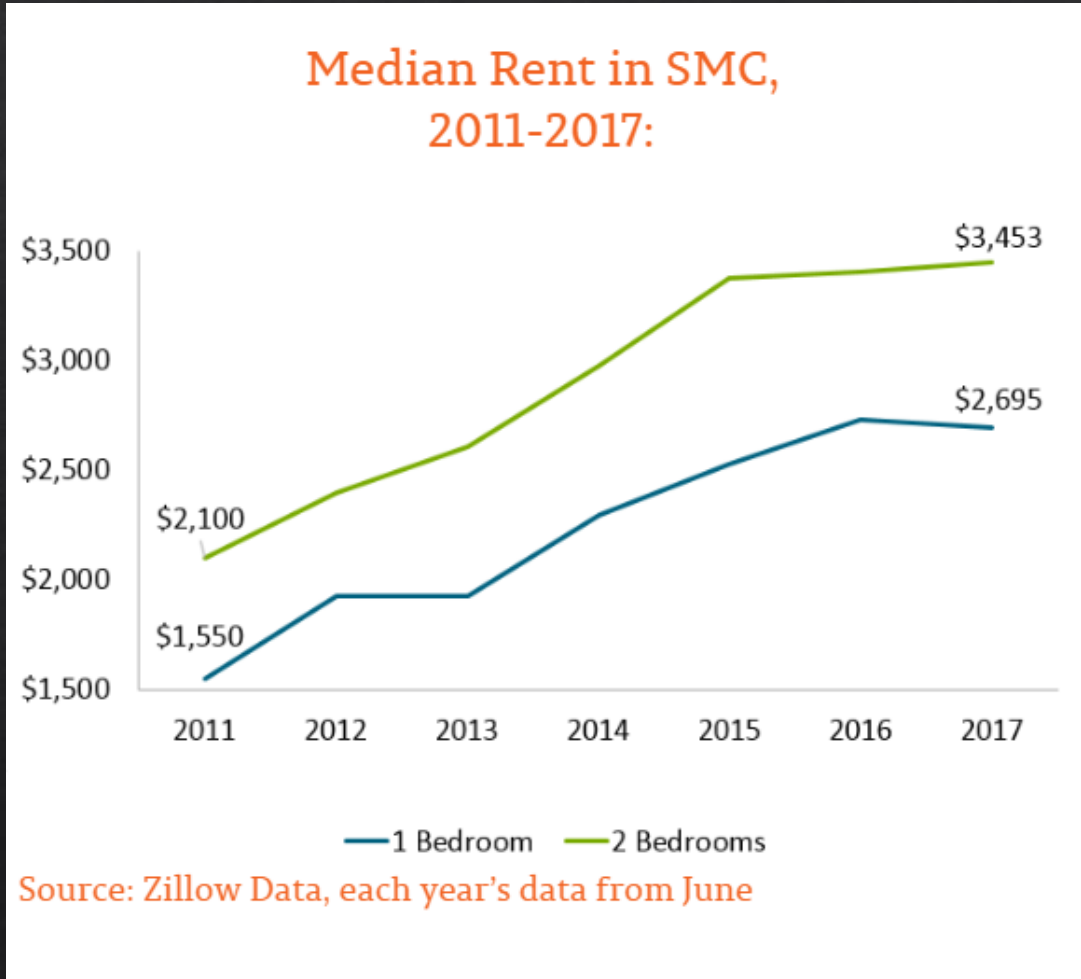
Median Home Price in SMC,
2001-2016:



Source: Sustainable San Mateo County, San Mateo County Association of Realtors



Regional Context



Median rents continue to rise:
In 2017

- **Two bedroom \$3,453**
- **One bedroom \$2,695**

SMC needs 22,269 more affordable rental homes to meet current demand



Regional Context

Higher and higher income required to afford housing costs in San Mateo County.

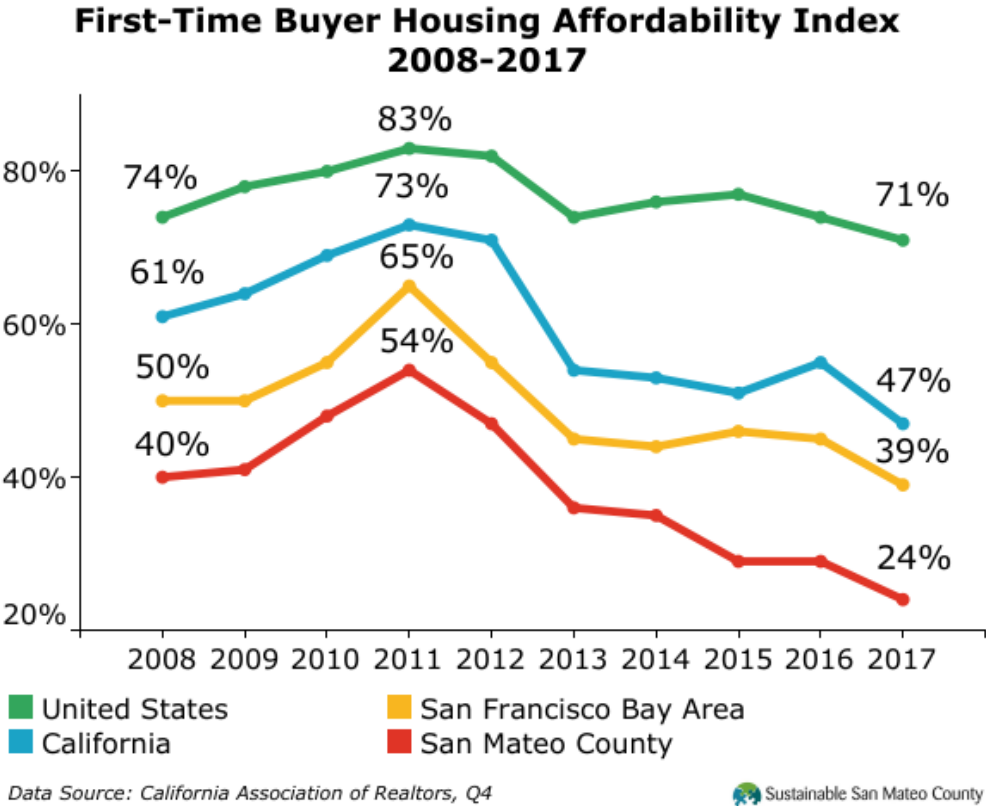
Even the median household income of \$116,653 can only afford to rent a two bedroom, and is priced out of purchasing a condo or home.



Regional Context

First-Time Buyer Housing
Affordability Index: Percent of
Buyers Who Can Afford to
Purchase an Entry-Level Home

Only **24%** of first time home buyers in
SMC can afford an entry-level home



United States

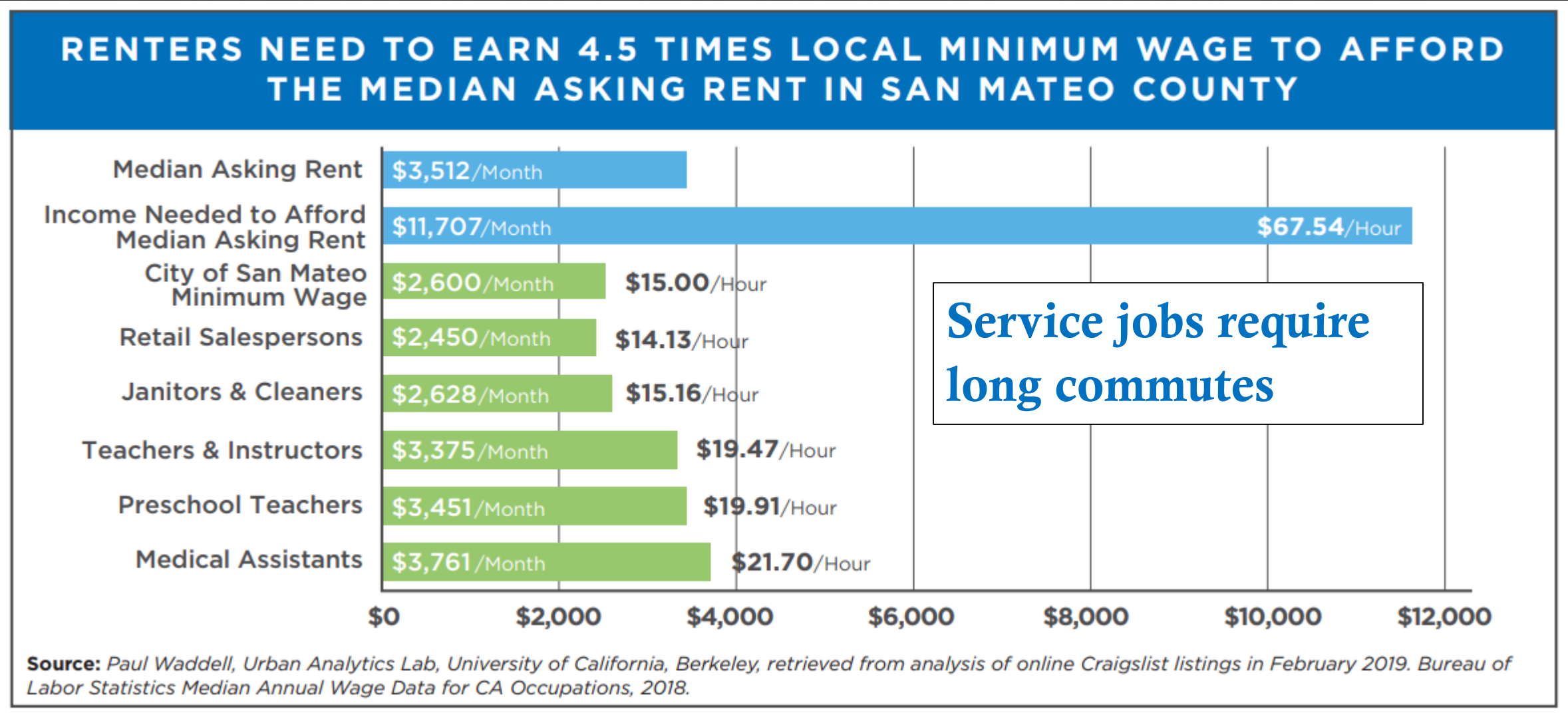
California

San Francisco Bay Area

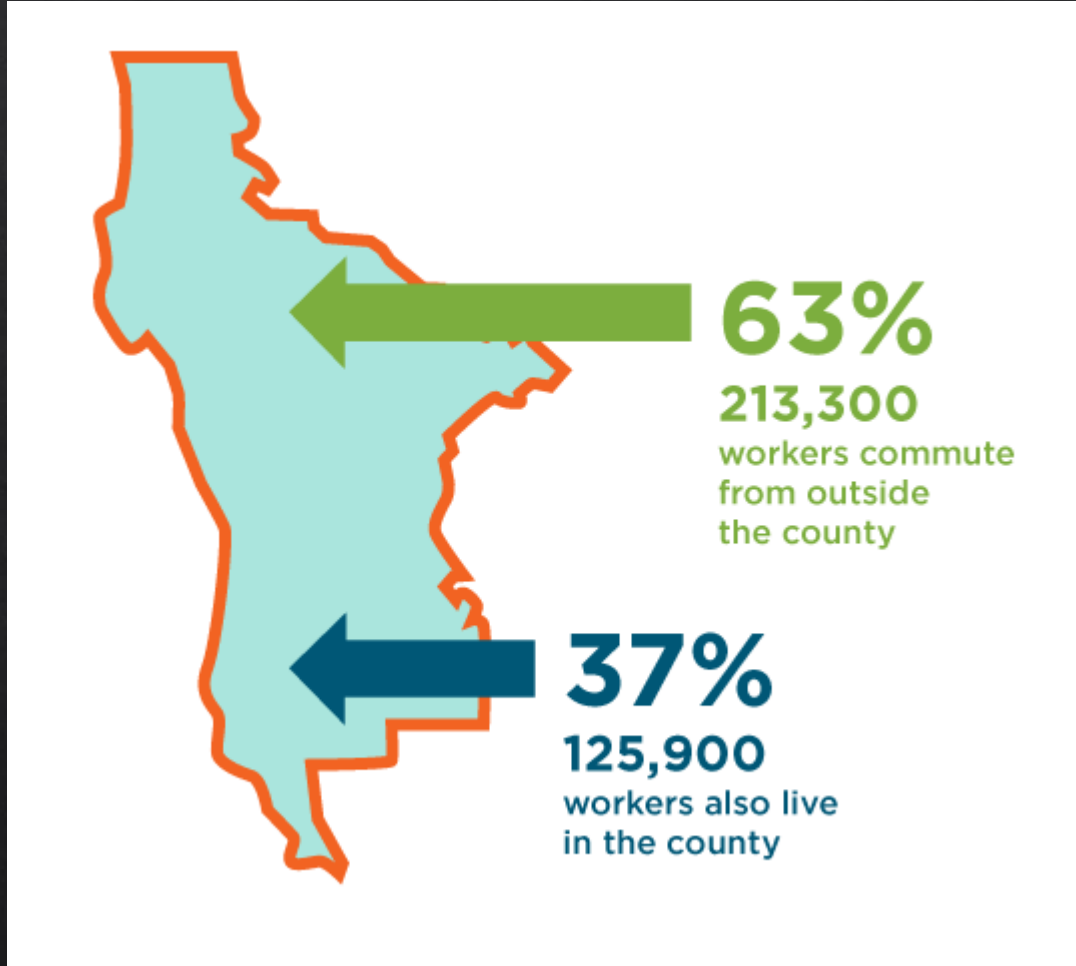
San Mateo County



Regional Context



Regional Context



63% of SMC workers, or 213,300, commute into the county for work

Bay Area-wide, time spent in congestion increased 1.5 faster than population growth since 2000

Regional Context – Changes since 2016

Since Housing Strategic Plan created in 2016, conditions have worsened.

- Single Family Home median price
 - 2016 \$1,300,000
 - April 2019 \$1,601,000 = 23% increase
- Condominium median price
 - 2016 \$755,000
 - April 2019 \$940,000 = 25% increase



RHNA and State Legislation

- Regional Housing Needs Assessment (RHNA)
 - Intent: ensure enough housing is built in the region
 - Tool: assign each community a minimum number of housing units
 - Housing assignment is baseline, a minimum requirement
- State Legislation continues focus on housing issues
 - Ongoing activity



Community Conditions

- Census shows declines, 1970 – 2010
 - Town population declined by 13%
 - Number of people/household declined by 23%
- Traffic Count – more weekday car trips into Portola Valley than out
- Modern PV lifestyle involves services coming to homes
 - Landscaping & pool maintenance
 - Childcare
 - Senior care



Housing Strategic Plan - Tools

Three primary strategies to meet needs of population groups

- Accessory Dwelling Units (ADUs)
 - Second units provide smaller, independent unit on same parcel
- Affiliated Housing Program
 - Faculty and employee housing for Town's central institutions
- Town Owned Land
 - Housing costs are astronomical
 - Town can't afford to buy new land *and* build new housing
 - Building on Town-owned land removes major cost from equation



Table Discussion

1. Did you know about the Housing Strategic Plan and Council Priorities?

If not, how can we reach you & better engage you with this discussion?

2. What are your thoughts on the Housing Strategic Plan?



Recent Efforts – Focus on ADUs

- First Community Conversations on Housing, March & May 2018
- Town Council Study Session on ADUs, July 2018
- ADU Tour, October 2018
- Planning Commission & Town Council crafted ADU Ordinance, October 2018 – March 2019
 - ADU Ordinance went into effect, April 2019



Affiliated Housing Program

- Housing Element of General Plan calls for Town to work with Affiliated Housing Partners to encourage housing
- Town systematically reaches out to partners with inquiry
- As housing situation worsens, Affiliated Housing Partners look to provide local housing in order to retain quality staff



Affiliated Housing Program - Partners

1. Priory School

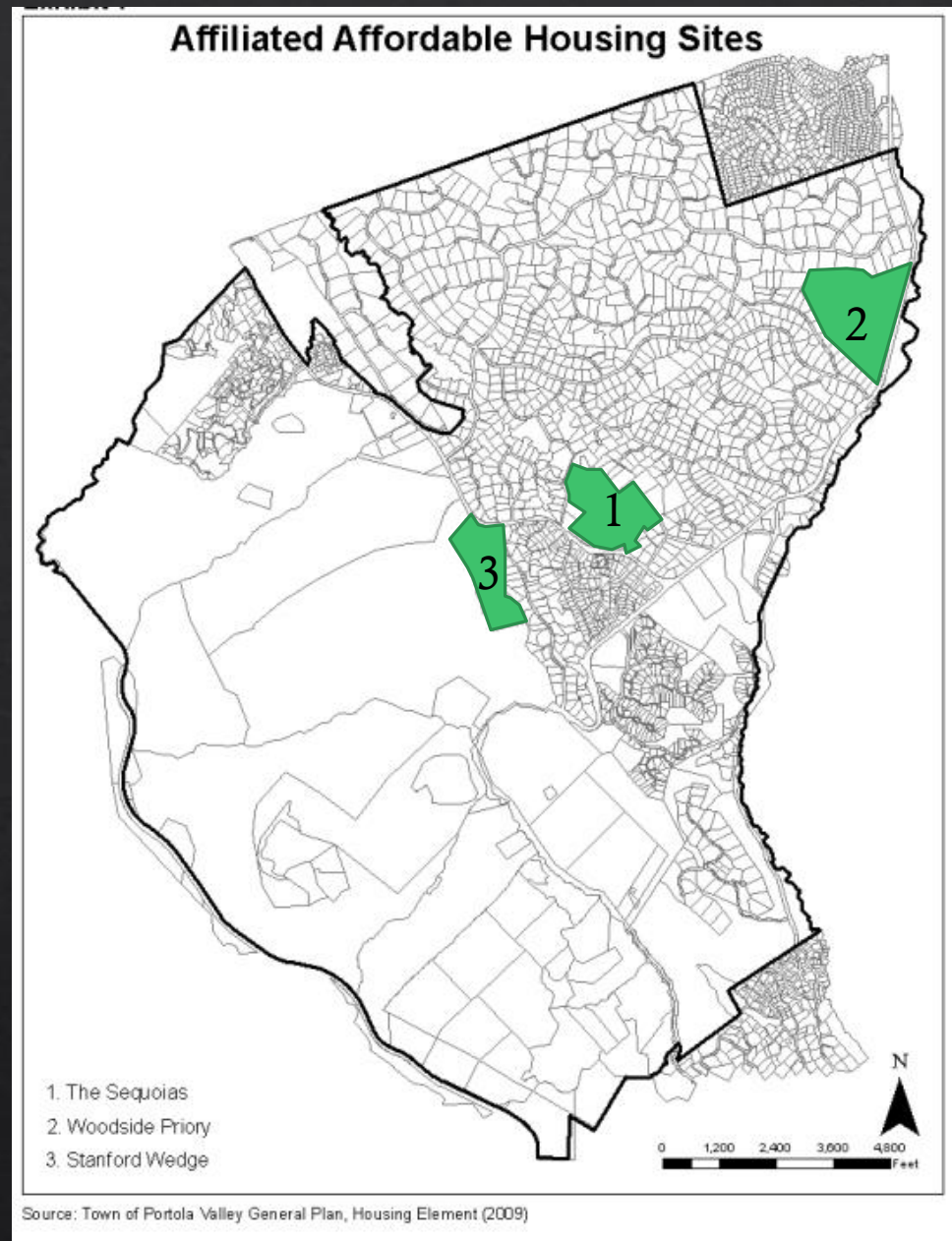
- Approved Master Plan includes 13 units of faculty & staff housing
- Application for 6 of those units under review

2. Stanford Wedge

- Preparing to apply, holding community meetings
- Likely application in Fall 2019

3. Sequoias

- Conducting a feasibility study for future housing opportunities



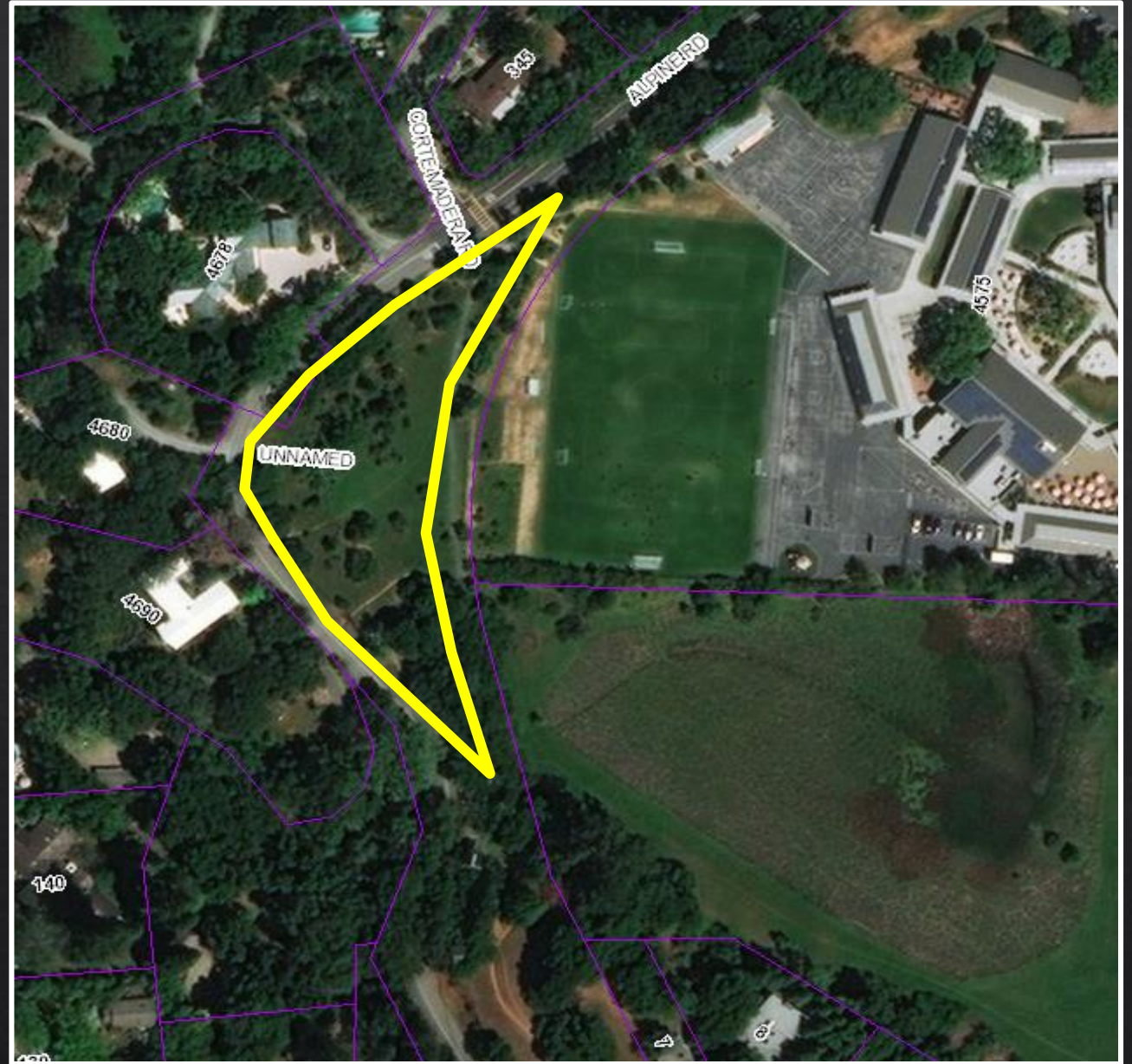
Affiliated Housing Program – Possible Expansion

- Other employers in Town are interested in program
 - As housing situation worsens, increasing difficulty retaining employees
- Council Sub-Committee considering expanding program
- Locations in Town where housing would fit with existing character



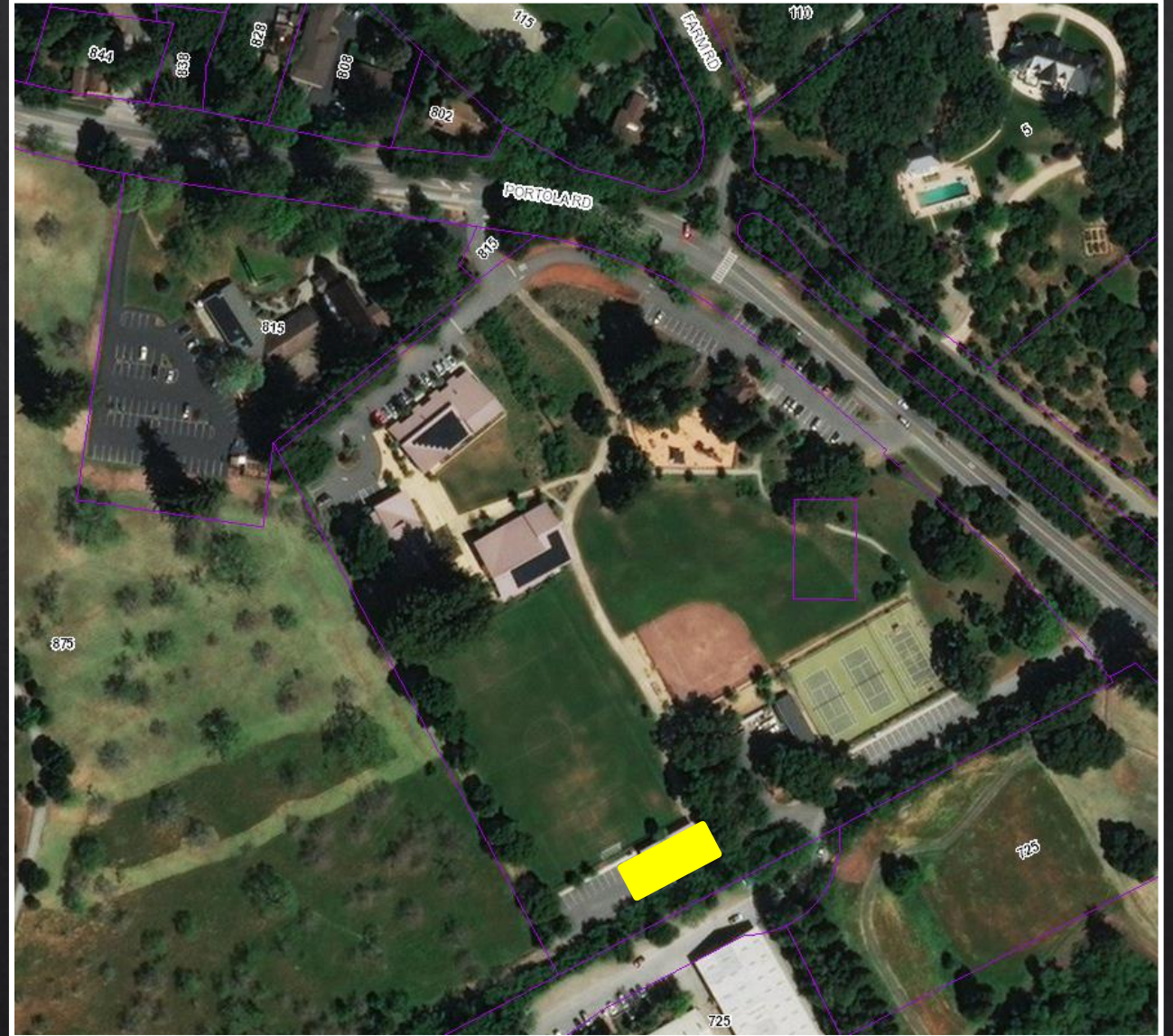
Town Owned Properties

- Ad-Hoc Committee, formed 2016
- Consideration of all Town-owned parcels with development potential
- Current consideration:
 - Road remnant on Alpine
 - Sub-station at Town Center
- Next Steps



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Shared Housing

- HIP – Home Sharing
 - San Mateo County program, since 1979
 - Helps match provider with seeker, screens for references
 - Provides additional income without new construction



Public Outreach

- ADU Tour, October 2018
 - Expand tour, 2019
- Website as library of resources
 - ADU Picture Book
 - Directory of ADU Owners



- Goal: create Neighbor to Neighbor programs, facilitated by staff



Table Discussion

1. What are your questions or concerns about the Town's actions to implement the Housing Strategic Plan?
2. What other housing ideas do you have that can help the community thrive?



Housing questions or concerns?

housing@portolavalley.net

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Town website: eNotices Sign Up

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<input type="checkbox"/> Conservation Committee	<input type="checkbox"/> Cultural Arts Committee	<input type="checkbox"/> Emergency Preparedness ...
<input type="checkbox"/> Farmers' Market	<input type="checkbox"/> Finance Committee	<input type="checkbox"/> Garden Share
<input type="checkbox"/> Geologic Safety Committee	<input type="checkbox"/> Green Events	<input type="checkbox"/> Historic Resources Commi...
<input checked="" type="checkbox"/> Housing	<input type="checkbox"/> Nature & Science Committ...	<input type="checkbox"/> Open Space Acquisition A...
<input type="checkbox"/> Parks & Recreation Comm...	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Public Works Committee
<input type="checkbox"/> Special Town Events	<input type="checkbox"/> Summer Concert Series	<input type="checkbox"/> Sustainability Committee
<input type="checkbox"/> Town Council	<input type="checkbox"/> Town Government	<input type="checkbox"/> Trails and Paths Committee
<input type="checkbox"/> Water Conservation		

