

Portola Valley Home for All Community Conversation #3

Table Discussion Themes

June 1st, 2019

Questions:

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

Major Themes:

- In agreement of ADU concept (6) though there are concerns about maintaining the affordability of rents and using ADUs for short term rentals (5)
- Residents had questions about what the decision-making process is for future decisions, how that process is decided, and how they can stay (6)
 - How to decide who can move into town-owned land? (4)
- Glad to see the Town trying to find solutions (4)
- Control density (3)
- Fear of losing the small-town, country-feel, and wildlife (3)
- Concerned about impacts to quality of life associated with more housing (traffic, wildlife, noise, etc.)
- Want to have workers of PV living in PV or in nearby cities
 - Interest in the possibility of the Town paying for housing in other cities to meet RHNA requirements (4)
- Support and affordable housing for teachers, firefighters, service providers that sustain the town (6)
 - Interest in building faculty housing (3)
- Support for building on town land (5) though there are questions about how this will be financed (5)
- Concern for traffic and parking from increasing housing (5)
- Questions about if PV could help funding elsewhere to help meet requirements (3)
- Housing conflicts with scenery, open space, corridor
- Concern about fire safety of new housing
- Questions about who qualifies for affordable housing and who is eligible (3)
- More communication to Sequoia residents (2)
- Some questioned the appropriateness of certain project proposals (i.e. Frog Pond) (3)

Table Notes:

Table Discussion:

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?**
 - Add more detail [in communications]
 - Let existing recipients of e-news and web users know of the new “box”
 - Can’t assume people are on PB Forum (use newspapers)
 - Consistent distribution across platforms
 - **Open house notices**
- **What are your thoughts on the Housing Strategic Plan?**
 - “I like the way things are, but understand things need to change” Is it enough?
 - Support building for teachers, service providers, but not others

Discussion #2

- **What are your questions or concerns about the Town’s actions to implement the Housing Strategic Plan?**
 - Concern about traffic
 - Don’t want to lose open space
 - ADUs – non-issue, what’s the problem? no brainer – table consensus on ADUs
 - Concern: SU-affiliation is for SU community (not PV (29 v 3) local for local
 - “This is always a negotiation”
 - I appreciate the open space, concern about property tax payments based on 100+ year valuation
 - Like idea of churches, swim club, stables
 - Most like idea of building on town land
 - Some support for fund raising
 - One person lives across from Crescent parcel, doesn’t want multi-family
 1. “I like horses, not houses”
 - Concern about the increase in cars from renting
 - Table is split for multi-unit (yes with mitigation and if used for teachers)
- **What other housing ideas do you have that can help the community thrive?**
 - “Has anyone asked the teachers if they want to live in PV?”

Table Discussion:

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?**
 - 5/7 have heard of
 - Subscribe to e-notices
 - Bulk mail (2)
 - Town Forum
 - Meetings
- **What are your thoughts on the Housing Strategic Plan?**
 - Zero carry forward = disincentive to build – badly incentivized
 - Would be good if Sequoia could utilize affiliate stats (housing for EE) more
 1. Wish I were better informed if we're part of the plan, how do I know?
 2. Who pays?
 - Underground parking (2)
 1. On bowling alley with residence above
 - Question: Bus stop = mass transit?
 - Does this have implications for building?
 - PV is unsustainable for service providers, can't afford to live here
 - Tensions: Growth + preservation
 1. We need a clear solution
 - Doubts/mistrusts data that housing strategic plan is built upon

Broad themes:

- Lack of awareness and future implications and incentives (2)
- Distrust/questions about the data and who qualifies for affordable housing (2)
- People that sustain the community can't live here

Discussion #2

- **What are your questions or concerns about the Town's actions to implement the Housing Strategic Plan?**
 - Who qualifies for affordable housing?
 - What's the long-term plan for evaluating who qualifies for affordable housing?
 - How will this be funded?
 - How is this accomplished without a vote?
 1. Why aren't issues like ADUs presented to general public for a vote?
 - How are decisions made?
 - How do the current plans address the problem?
 - Concern: Town is using owned properties out of cost convenience
 - What is the selection criteria for new sites?
 - How does information get to community members?
 - Concern: Planning committee is not overt
 - What are the parameters for renting ADUs?
 - Sort of at a loss for solutions

- **What other housing ideas do you have that can help the community thrive?**
 - Public posters at town center
 - Neighbors tell each other to build civic engagement
 - No new housing (no Airbnb)
 - 400-600 sq. ft units to increase income diversity
 1. In parcel near sports field
 2. TRUE affordable housing
 - Ecological, connectivity crisis – can housing be part of the solutions to these problems?
 1. Elegant, uplifting, outside of the box, holistic, creative solutions
 - Could we help fund housing elsewhere? Caltrans, BART?
 - Sequoia underground parking funded by town people
 - Sequoia can and should do more
 - Schools put housing on schools
 - Subsidized housing for teachers - Corte Madera lower triangle
 - Just happy to learn more details

Table Discussion:

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?**
 - Mailing
 - Opportunities to assist
- **What are your thoughts on the Housing Strategic Plan?**
 - Want a working person housing plan

Discussion #2

- **What are your questions or concerns about the Town's actions to implement the Housing Strategic Plan?**
 - Self-run town
 - Elongated process to get opportunities
 - More creative
 - Scale down units
 - No communication to Sequoia
 - "Helter Skelter" planning implementation
- **What other housing ideas do you have that can help the community thrive?**
 - Frog pond is ecologically undesirable (2)
 - Optimism on Housing Plan going forward

Table Discussion:

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?**
 - Yes – 5
 - No – 3
 - How was it communicated?
 - Where can we get the info?
 - Didn't have time to get to info but there is info out there
 - Provide more info to Sequoia residents
 - Announce on PV Forum
- **What are your thoughts on the Housing Strategic Plan?**
 - Support affordable housing but ADU ordinance didn't embody the intent – ended up allowing anyone to rent ADUs that will make them market rate and 2 dwellings/lot
 - Want resident preferences reflected in policies
 - Supportive of ADUs but separate driveways address a concern
 - Don't want any of this to happen – don't want any new housing or residents, want them elsewhere, concern about noise, traffic, fire. Etc.
 - ADU concept is good – opportunity for young people and teachers to live here, don't want to lose teachers
 - Stanford Wedge – attractive arch, will be an asset

Discussion #2

- **What are your questions or concerns about the Town's actions to implement the Housing Strategic Plan?**

Questions

- What is the decision-making process for building on town property and affiliated housing?
- How can residents contribute to the decision-making process?
- Who needs to live here that can't afford it? Would like to see statistics about demand.
- How many people work in PV who don't already live here?
- Want to know the number of housing units that we need in PV.

Concerns/Ideas

- Makes sense to build on town property and preserve scenic corridors like the Stanford property
- There is not a lot of town-owned land
- Don't want to lose country feel
- Concern about traffic, loss of wildlife
- Important to continue discussions about housing
- Finding a regional solution
- Want Town to control its density

- How to meet housing needs while preserving quality of life
- Sequoias looking to add housing units
- Like ADUs + town-owned land
- Glad town is trying to find solutions
- Substation is very small, can't fit much housing
- Aplite site is rural- don't want housing there, dangerous road
- ADUs – concern that rent will be too high
- Supportive of affiliated housing partners but not sure about Stanford wedge because it is scenic
- Participants have misinformation
- “If we don't do something, it will be done to us”
- Support housing at Priory and Sequoia
- Concern about capacity of Septic system
- People who work here should be able to live near where they work (town staff, firefighters, etc.)
- Concern about people who had to leave
- Safer to have firefighters live here.
- Have PV workers live in nearby cities with more housing (Redwood City)
- **What other housing ideas do you have that can help the community thrive?**
 - Idea: Setbacks at Stanford property
 - Need to look at overall impacts of housing (infrastructure, environmental, etc.) look at good examples of where housing has been added in the Bay Area
 - Would like to see PV workers live in nearby cities
 - The town takes credit for housing build elsewhere

Table Discussion:

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?**
 - **How was the notification process established?**
- **What are your thoughts on the Housing Strategic Plan?**
 - ADU streamlining?
 - Need protection of private property investment and zoning
 - Scenic corridor conflicts with housing (2)
 - 1. Scenic corridors should not change anything, already decided many years ago
 - Need more of a balanced approach
 - Need minimum lot sizes for ADUs

Discussion #2

- **What are your questions or concerns about the Town's actions to implement the Housing Strategic Plan?**
 - Concerns about rising density (especially Brookside)
 - Support affordable unit
 - Alpine Rd. Development
 - ADUs in small lots concern
 - Concern for scenic corridor
 - Ad hoc committee for town land
 - Better criteria for general process for city as a whole
 - All projects piecemeal

- **What other housing ideas do you have that can help the community thrive?**
 - Tactical – move
 - Transparency to more strategic planning/view of available lands
 - Develop more strategic process
 - Ad hoc committee
 - Address current property values
 - City should build more dense housing in town center
 - Fire Marshal better involved – fire hazards especially with ADUs
 - ADU impact of infrastructure

Table Discussion:

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?**
 - No – 3
 - Hoping for a bigger community conversation
 - Feels over managed
 - PV Forum – not much coming from the town. Have to come to these meetings. A new employee Laura Chin to address public information. The town people who interface should be respectful and polite.
 - How can we target these requirements so more is enough housing for teachers?
 - Should have had some town reps. at each table
 - Postcards and yellow fliers were received by some
 - How can we get the maximum up to day that we can? And how can we hear from each other?
 - Didn't feel she got a chance to give input on issues beforehand. Senses lots of emotions – hard to hear, but we need to weigh in more.
 - Voting on priorities so we can all see?
 - How can we share with other tables at these events?
 - Need to talk about traffic, open space, animal corridors, fire issues...

- Wants more opportunities for questions and openness
- What will happen to notes from today?
- PV forum had info
- “I feel strongly they’ve done a good job communicating to us”
- **What are your thoughts on the Housing Strategic Plan?**
 - We met the RHNA requiring with no carry over, what’s the motivation of doing more until 2022?
 - Still have concerns about kids and elders
 - We met 69 units – base min, not the same if ADU’s will impact that
 - Do they have standards? Town staff has to approve. Frustration with town.
 - Stanford and Sequoia have land for ADUs and Priory to be granted to PV
 - Would love to see a number of low cost units designated to teachers. If they leave, another teacher has the space. Also for firefighters.
 - Will they be restricting the rental fees for ADUs, so it’s for low-income folks?
 - ADUs for low income residents not for profit-making Airbnbs.

Discussion #2

- **What are your questions or concerns about the Town’s actions to implement the Housing Strategic Plan?**
 - Do 29 lots = 29 residences?
 - How much oversight will town have of process to build an ADU? To keep building lieu with plans and regulations?
 - Jeremy: will need to enter a permit process. Codes and other issues will be scanned and addressed.
 - What privacy issues will be addressed?
 - Normal setbacks will be enforced. ADU’s don’t change that. Permit process will screen.
 - Post permitting we’re looking at in terms of enforcement process.
 - We haven’t heard of any regulations that prohibit ADUs for just profit making
 - Did we get enough input?
 - Some heard it. Brought up at prior input meetings.
 - Is the ADU program for low-income only? If not, it should be.
 - Is objectionable to our table participants (ADU affordability)
- **What other housing ideas do you have that can help the community thrive?**

Three-word exercise: worth my time, lots of info, it’s complicated, sadness that open space and privacy is going, complex emotions, learned new things, still feeling in the dark

Three-word exercise: Phenomenal, professionalism, engaged, commend the process, take action, Council is great, impressed and confident, like process, educated and enriched, useful and informative, better understanding

Table Discussion:

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?**
 - Mailing list
 - Push not pull: opt in process so can register for interest
 - Forum
 - App – let people choose to get email
 - Postcard
 - Nextdoor
 - Housing email list?
- **What are your thoughts on the Housing Strategic Plan?**
 - How will the Town finance Town-owned land?
 - Affordable vs. Low-income
 - What Town owned land will be built on?
 - What is the overall goal of the plan? (Poverty alleviation?)
 - Is the HSP the smartest strategy?
 - Objects to goal of having adult children living in subsidized housing
 - Partner with another city like Redwood City to meet regional affordable housing goals
 - Safety issue re: location of Town-owned housing in Crescent
 - Breaking social contract with residents
 - Crescent is a Park, violated Alpine Rd. Scenic Corridor Zoning, creates problems with traffic/parking/zoning
 - Re: Road Remnants: What happens if employee moves? Is it feasible to get on/off road?
 - Is appropriate to build on Road Remnants? **(Many table participants)**
 - How to solve traffic problems?
 - Is it appropriate for the Town to enter the business of development?
 - What is the process for Council to answer resident questions?
 - Can town incentivize private home owners to increase housing?
 - What are the bigger social goals beyond housing? Think beyond housing as a silo? How to house all those who need it?

Discussion #2

- **What are your questions or concerns about the Town's actions to implement the Housing Strategic Plan?**
 - Concerns: preserve trail
 - People want more detail about Road Remnant development
 - What happens when people change jobs? Who owns the unit?
 - How to decide who can move into town-owned land? (2)

- Expand affiliated housing
 - Through process not complete and coherent – pieces don't add up to a sensible plan
 - Mix of good intentions, misinformation, misunderstanding that is isolating
 - How can PV create a constructive conversation?
 - Request for long-term planning and implications of immediate next step
 - Town-owned property is not the answer
 - Job growth
 - 25% of community college living in their cars, working people being squeezed out
 - Misinformation
 - Cities want jobs but can't support growth
 - Needs to be addressed as a systemic problem
- **What other housing ideas do you have that can help the community thrive?**
 - None

Table Discussion:

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?**
 - 4 Yes – those that said no knew about it but hadn't read details
 - Great communications, city is doing a good job
 - Silent majority doesn't show. People need to be more engaged. Minority doesn't represent all.
- **What are your thoughts on the Housing Strategic Plan?**
 - Housing is at high cost/ do we have local control vs. state? One size fits all will not solve the problem.
 - Object to limit of size of ADUs – 1200 too small
 1. Lot size restriction and limitations
 - Don't want character to change – afraid to lose rural feel
 - Affiliated housing is of interest; feel better than ADUs; ADUs hard to account is used for low income housing concerns
 - Accommodate traffic; multi-story; density
 - Need seniors to stay in place
 - Non-resident workers travel from far to afford housing – can't live and work in PV

Discussion #2

- **What are your questions or concerns about the Town's actions to implement the Housing Strategic Plan?**
 - City needs to stay with own rules; don't alter or make exceptions
 - Questions:
 1. How do ADUs help with housing issues?

- 2. How does it quality for lower cost housing and reporting?
 - 3. How would they be administered, monitored?
 - 4. How much will all this be a problem?
- Like how city is exploring low cost housing; nothing decided yet
- Want character to be kept rural
- Concerned on Ranch/Crescent property
 - 1. Not enough communications/engagement
- Need pre-approved, pre-fabricated ADUs
 - 1. More cost-efficient, faster, provide example in residential data report
- **What other housing ideas do you have that can help the community thrive?**
 - Neighborhood outreach; smaller group engagements
 - Custom-built tree-house - is that an ADU? Company building high end tree houses
 - Program assisting in clearing property trees, brushes – removal of fire hazard (Woodside has reduction program)
 - Neighborhood cleanup times/ chipper trucks available
 - New housing needs to have fire safety (2)
 - Transportation and parking issues – need enough parking opportunities
 - Town shuttles

Table Discussion:

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?**
 - Yes – 5, No – 1, Sort of 1
 - Postcard worked
 - Snail mail that looks local and engaging
 - Face to face
 - Use various forums that exist
 - Almanac
 - Social media aimed at younger residents (FB, Twitter, PPV Forum, Nextdoor)
- **What are your thoughts on the Housing Strategic Plan?**
 - Can we solve problem without destroying PV?
 - Massive increase housing size changes
 - Keep an eye on what makes PV special
 - Not a starter community, table felt that this is a community you work your way up to
 - Lower environmental impact with variety of housing
 - Some proposals inappropriate – Frog Pond

Discussion #2

- **What are your questions or concerns about the Town's actions to implement the Housing Strategic Plan?**
 - Lack of master plan around traffic, concern with evacuation
 - Ladera should be part of this discussion (ex. Traffic at shopping center)
 - Can't do housing plan in a vacuum
 - No definition of "affordable" housing and who it is aimed at
 - Will Stanford + Sequoias decrease traffic?
 - Priory Plan makes sense – Stanford no value to PB, eliminates equestrian property
 - Stanford has choices about what to do with land
 - Can PV restructure sale of "affordable"?
 - ADU – separate utility and address? Can you sell ADU? What about Airbnb?

- **What other housing ideas do you have that can help the community thrive?**
 - Public school to provide faculty housing
 - Build out basements – build down
 - Tree houses

Three-word exercise: frustration, more technical needed, small table model doesn't work, 8-year cycle question important and not answered