

Portola Valley, June 1st, 2019 Community Conversation Individual Participant Input Sheets

45 participant input sheets were collected (out of about 65 attendees); not everyone answered every question.

Before the conversation – How people described their prior experience

Most attendees knew at least some information about housing conditions in Portola Valley; almost half knew a fair amount or a lot. There were attendees who had a fair amount of experience talking with people in different living situations; however, about a third had little to no experience doing so. Attendees had a range of knowledge on Portola Valley’s Strategic Plan structure and implementation, with some attendees who knew a lot and some who knew none at all.

Before today, how much exposure or experience have you had with the following?	5 – A lot	4 – A fair amount	3 - Some	2 – A little	1 – None at all
Information about housing conditions in Portola Valley	8	8	14	1	3
Conversations about housing with people whose living situation is different than your own	4	11	7	7	5
Portola Valley’s Housing Strategic Plan, adopted in fall 2016	4	8	11	8	3
Information about how Portola Valley is putting the Housing Strategic Plan into action	3	8	9	8	6

Feedback after the conversation

Most attendees agreed that they gained useful information from attending the meeting. About a third of respondents were not sure that they understand the next steps of implementation for the Housing Strategic Plan; over a half of respondents indicated that they understand the next steps well. Over two-thirds of respondents gained a better understanding of how to stay involved in Portola Valley housing issues. About half of respondents agreed that the meeting format worked well for them; the other half were neutral or disagreed.

How much do you agree with the following statements?	Strongly agree	Agree	Neutral	Disagree	Strongly Disagree
I learned information that is useful to me	7	24	6	3	2
I understand the next steps that Town is planning to implement the Housing Strategic Plan	3	19	13	3	2

I have a better understanding of how to stay involved in housing issues in Portola Valley	4	24	7	3	3
The format of the meeting worked well for me	9	11	11	4	6

Individual Feedback Form Comments

Summary: Most respondents had not been a part of the 2018 community conversations but have participated in other housing conversations. Many participants expressed the desire to preserve open space, the community’s rural character, and other aspects of their quality of life. Many had questions about how the Housing Plan and its associated projects are funded. Many identified accessory dwelling units (ADUs) as a potential housing solution, though there were specific concerns, such as maintaining the affordability of rents. Many were supportive of developing on affiliated and town-owned land, though there were questions about how these projects would be financed. Attendees expressed interest in designating housing specifically for local workers. Several attendees expressed confusion or dissatisfaction with the meeting format, while there were several participants who appreciated the city hosting the meeting and discussion. Attendees expressed the desire for more information, both on specific projects, as well as on the Housing Strategic Plan. Attendees expressed an interest in staying involved in the town’s decision-making processes.

Feedback Form Comments

Based on what’s happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- Not much
- ADU – no issues, should happen
- Stanford plan – handle with care and negotiate well. Stanford has vested interest for Stanford community – need to benefit “local for local PV” community and not in equitable trade. If not good enough deed, reject!
- I support it fully

What suggestion, questions or concerns do you have about the implementation of Portola Valley’s Housing Strategic Plan?

- Housing Strategic Plan should not conflict with Town’s General Plan, particularly with regards to open space, scenic corridor, trails, etc.
- How can we insure that new ADUs or the like (but not private homes) can be rented to town employees, teachers, firemen, FIRST

What other housing ideas do you have to help our community thrive?

- Apartment buildings in PV is a bad idea; buy available property that don’t conflict with the Town General Plan

Did you attend the March or May 2018 community conversations about housing?

- Yes: 0
- No: 3

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 1
- No: 2

What can the town do to improve its communications about housing?

- Blanket the world. Too many people say, "I didn't know." Use social media, email, text, ...

What other suggestions do you have for increasing community engagement with housing?

- Similar meetings at different times; weekday evening and weekend (like this one)

Feedback Form Comments

Based on what's happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- It's a tough situation! I'd like to advocate for truly very creative ideas and solutions that operate outside the status quo and are elegant and magical. We are in a planetary moment of ecological crisis and operating outside the status quo is the only way we can address that. It's an EMERGENCY!!

What suggestion, questions or concerns do you have about the implementation of Portola Valley's Housing Strategic Plan?

- I know you're already doing a lot to reach out to townspeople but do even more. Banners?

What other housing ideas do you have to help our community thrive?

- Eco villages – no cars

Did you attend the March or May 2018 community conversations about housing?

- Yes: 2
- No: 1

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 2
- No: 0

What can the town do to improve its communications about housing?

- Banners!

What other suggestions do you have for increasing community engagement with housing?

- More meetings; longer – 2.5 hours versus 2 hours

Feedback Form Comments

Based on what's happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- Ok with plan – disagree with any plans to build on Frog Pond Land. Current approvals for building affordable housing at Priory takes FOREVER. Town should work to push back against all state mandates.
- Issue – impinging on rural visibility by big houses
- ADUs – for working people as well as family members. Affectively and complexity of getting expansion of ADU approvals

What suggestion, questions or concerns do you have about the implementation of Portola Valley's Housing Strategic Plan?

- Adamantly against any consideration of development of Frog Pond property. Would like to see expedited, minimally changed proposal for development at Priory
- No communication has been done with Sequoias. Residents about building (or even planning for) employee housing. Maintain balance between additional space for workers with the rural open environment. Keep all of us residents of PV more informed as to plans and needs and action.

What other housing ideas do you have to help our community thrive?

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Did you attend the March or May 2018 community conversations about housing?

- Yes: 1
- No: 1

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 0
- No: 1

What can the town do to improve its communications about housing?

- Somehow, we need to get more people involved

What other suggestions do you have for increasing community engagement with housing?

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Feedback Form Comments

Based on what's happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- I think the town erred in adopting an ADU ordinance with separate driveways, addresses, and meters. This is not accessory, this operates de facto subdivision on lots that were not meant to be subdivided. We purchased expensive homes based on open space between houses, the town's policy decimates our property values and quality of life.
- Need to explicitly have housing goals include environmental, aesthetic, and safety issues to achieve a balance. Does the city have to file environmental impact statements?

What suggestion, questions or concerns do you have about the implementation of Portola Valley's Housing Strategic Plan?

- On street parking will increase exponentially on narrow streets that were not meant to have on street parking. This creates a grave risk to escape during a wildfire and degrades everyday quality of life. We bought into our homes based on clear streets and cars in garages – a quality that is hard to find. The town's recently adopted ordinance did not address the consequences on parking.
- Need more information on "Stanford wedge." State that Stanford has had meetings to discuss development. How to find out about Stanford meetings? "end of July"?

What other housing ideas do you have to help our community thrive?

- The town of Portola Valley needs to walk their own talk and build housing right over the existing parking areas, it can be designed to look like a town – it's where the density should be, and the town's farmer's market should be moved to another spot, the covered parking is a benefit to library goers.
- Put increased density "downtown." Convert preset parking on street to covered parking with units over them

Did you attend the March or May 2018 community conversations about housing?

- Yes: 0
- No: 3

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 2
- No: 1

What can the town do to improve its communications about housing?

- Actually mail hard copies to residents in their mail boxes, not rely on bulletin boards notices or obscure newspapers that no one knows about. If you gather folks to contribute their thoughts, don't spend the majority of the time presenting, spend more time listening.

What other suggestions do you have for increasing community engagement with housing?

- Recognize that we have subdivision CCR's and that the town needs to respect and not issue building permits that violate those. Allow people to show up to planning and city council and give their comments without waiting for hours. Housing Plan has to put front and center in the plan is to protect private property values and zoning. Add diversity to planning and city council.

Feedback Form Comments

Based on what's happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- Despite the comments, I think the town has done a great job communicating about the strategic plan

What suggestion, questions or concerns do you have about the implementation of Portola Valley's Housing Strategic Plan?

- PV needs to take enforcement seriously, what happens after it's "built" – size bigger than permitted. What are the rules for VRBO, Airbnb, etc.

What other housing ideas do you have to help our community thrive?

- Keep Portola Valley special! Stop clearing of land (cutting down all trees), open space, really concerned about doubling housing units in most of town

Did you attend the March or May 2018 community conversations about housing?

- Yes: 0
- No: 1

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 1
- No: 0

What can the town do to improve its communications about housing?

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What other suggestions do you have for increasing community engagement with housing?

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Feedback Form Comments

Based on what's happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- Using town-owned property for housing is inappropriate
- Town in business of building/maintaining housing?
- Affiliated housing should be maximized in phases to meet successive RHNA waves
- Town workers only – fire department, police, library, teachers, etc.
- How to manager long-term?
- ADUs shouldn't have a separate address, that's another way to subdivide lots. How do ADUs work with HOAs such as PV ranch?
- I'm concerned about a plan that may require our town to have to manage property. Will these dwellings be required to be occupied by people working in Portola Valley? Would we require occupants to qualify for Section 8 Housing? Most of the land that the town owns should be kept as open space.

What suggestion, questions or concerns do you have about the implementation of Portola Valley's Housing Strategic Plan?

- Don't touch Frog Pond Park! Smaller affiliated – churches, etc. – should be encouraged great solutions, small number of units in several places. Huge political problems with how allocate few units?
- Needed this information before the first conversation
- What does ADU do for affordable housing?
- Can the money be more effectively be used by joining with nearby cities (e.g. Redwood City) to build there? Rather than PV building their own.
- Increase the number of PV housing units being built at Stanford property
- I don't think it's up to our small town to solve the housing crisis created by the huge job growth in Silicon Valley. We live here because of the rural nature of our town. Let's not abandon that value.

What other housing ideas do you have to help our community thrive?

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Did you attend the March or May 2018 community conversations about housing?

- Yes: 0
- No: 3

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 2
- No: 0

What can the town do to improve its communications about housing?

- Push – forum postings. Specific housing email list – notify all changes, meetings. Postcards – average age here is 55. Twitter and Instagram are irrelevant.
- Pull – improve details on website. Improve ease of navigation of website.

What other suggestions do you have for increasing community engagement with housing?

- Gatherings like this that are Q&A with staff and council. Stop talking about low income housing!
- A lot of our time was spent on misunderstandings of current regulations and proposals
- Each speaker should devote some time to Q&A

Feedback Form Comments

Based on what's happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- The three elements of the plan are all important: ADU, Affiliated Housing Program, Town-owned Property
- ADU size limit is rigid and arbitrary
- Should allow ADUs on less than one acre. The plan should not permit the town to ignore its own rules in pursuit of low cost housing.

What suggestion, questions or concerns do you have about the implementation of Portola Valley's Housing Strategic Plan?

- Using state guidelines (only) and however, decisions and strategy must be made locally by PV people and residents
- How do you monitor ADUs qualification as low-cost housing. more communication from town on plans

What other housing ideas do you have to help our community thrive?

- Broad definition of ADU
- Put housing close to public transportation

Did you attend the March or May 2018 community conversations about housing?

- Yes: 0
- No: 3

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 2
- No: 1

What can the town do to improve its communications about housing?

- All good
- Put notes on town website

What other suggestions do you have for increasing community engagement with housing?

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Feedback Form Comments

Based on what's happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- Don't build on the town-owned land that is between the Frog Pond, Conte Madera School, soccer field, and Alpine Road. It is one of the gateways to thousands of acres of public open space. Encourage public schools to lookout on site housing. Also lobby for state policies that will encourage cities to balance jobs and housing.
- The plan needs to address some higher level strategic issues (definition of affordable unit); size of target audience, infrastructure implications, traffic plan, etc.

What suggestion, questions or concerns do you have about the implementation of Portola Valley's Housing Strategic Plan?

- Explore philanthropic contribution to buy appropriate land for affordable housing

What other housing ideas do you have to help our community thrive?

- Tree houses and hobbit holes

Did you attend the March or May 2018 community conversations about housing?

- Yes: 1
- No: 1

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 2
- No: 0

What can the town do to improve its communications about housing?

- Use all platforms, if not already doing so. (Format of meeting worked well for me), but it is not a substitute for the normal public hearing process.
- This format seriously limits information sharing across the participants.
- Presentations were helpful. It is the table discussions model that needs to be rethought.

What other suggestions do you have for increasing community engagement with housing?

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Feedback Form Comments

Based on what's happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- Be sure that “sudden” changes aren’t made in ADU regulations (ex – driveways)
- Laud the town for finally addressing the feasibility of ADUs.
- Sequoias resident – very good choice. Stanford alumni – both of us. San Jose is a pleasant surprise. Know little about Strategic Plan.
- Very important process amidst the statewide housing crisis so I appreciate the proactive approach to engage and educate the PV community.
- Holistic – we recognize affordable housing is a real problem in northern California, at the same time, we need to take into consideration of the environmental and infrastructure impact of building more houses. Years from now, when the economy of Silicon Valley dies, we hope to still have a beautiful place to live.
- Please leave the town as is! Redwood City has apartments and is only 10 minutes away – no building please!
- Debbie Schechter did a great job! I think the peninsula cities should be responsible for the housing when they have already built the high-rise buildings, it needs to be more affordable for more people. Portola Valley needs to stay like Portola Valley!

What suggestion, questions or concerns do you have about the implementation of Portola Valley's Housing Strategic Plan?

- More information (maybe posters along Alpine and Sand Hill). Automatically put people who came today on email list.
- Concerned about turning ADUs into separate units with separate driveways, addresses, etc.
- Continue to work with Housing Affiliated Partners and consider town-owned underutilized land for workforce, firefighter, and teachers/town worker housing.
- Transparency: please communicate 1.the decision-making process of approving building on town-owned land and affiliated housing partners; and 2.how town residents can impact the decision, not just sharing our opinions
- You will be taking away the atmosphere of what it is and why people love and choose to live here. The scenic corridor needs to stay scenic. The traffic is already too much. The added traffic will cause safety issues with the many bike-riders, walkers, runners, horseback-riding, children, trying to cross streets. Cars not drive 60 mph on Alpine Road – we don’t need more cars.

What other housing ideas do you have to help our community thrive?

- Encourage the two entities to build housing for their employees, i.e. Priory and Sequoias. Concerned about Stanford Wedge build out.

- Encourage smaller dwelling units on Housing Affiliate land and help relocate the horse stable on the Stanford land to maintain that resource
- Subsidy for teachers and police and firemen, a la Facebook's housing subsidy
- If PV builds housing it should be already land they already own. Keep PV the town everyone loves. Don't add more traffic, more people to destroy that.

Did you attend the March or May 2018 community conversations about housing?

- Yes: 0
- No: 3

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 1
- No: 2

What can the town do to improve its communications about housing?

- Slides could be better! Black on White and smaller number of points per slide.
- Continue the message that Councilmember Marianne Derwin stated about the necessity to balance PV quality of life amidst a humanitarian housing crisis in our time.
- (About the Housing Strategic Plan) – the slide on the topic is not concrete
- Reach out better to people

What other suggestions do you have for increasing community engagement with housing?

- Debbie was great.
- This works; pleased to have attended
- Great facilitator in Debbie – contentious table all agreed she did a great job

Feedback Form Comments

Based on what's happening in the town and our region right now, what are your thoughts about the Housing Strategic Plan?

- Doesn't seem to have well-defined strategies for ensuring that new housing goes to local workers
- Don't want to see the Alpine Road property developed
- PV actions can't address megatrends without abandoning the town's charter – need to find exceptions to state regulations
- We need much more information on traffic impact, open space impact, crime (who is occupying these units), fire and sheriff access, etc.
- Better definition of ADU impact on neighbors
- Better clarity of building on town-owned land
- I think it's fair and balanced

- Frog Pond – misinformation. Get up to date information on Stanford land.
- Create a better housing plan that looks at 2019 and future needs – not 2016 plans. Be better at distributing facts not “talking points” like “goals” “discussion sessions” etc.
- Stanford school house meeting came up too quickly! Not good for residents and community; care about residents’ timeline not just Stanford – 10 people attending. Meeting #1 Stanford was 1 week not 1 month. Should be 1 month!
- Why are we counting on educational institutions to get three PV parcels? Why 15% in guidelines, why not 25% of landowner land – i.e. Stanford for PV teacher, town employees.
- The town has decided to solve the affordable housing problem for San Mateo County. We have met our RHNA requirements. We cannot fix this for San Mateo County; we need to bank remaining buildable land for the 2022 RHNA requirements; Stanford’s development should be deferred.
- (Response to “I have a better understanding of how to stay involved in housing issues in Portola Valley): “Which is wrong.”
- Towns and residential areas like Portola Valley should mainly determine their own development (zoning, etc.)
- Development of numerous houses cannot take place in only one area – areas of PV should be impacted

What suggestion, questions or concerns do you have about the implementation of Portola Valley’s Housing Strategic Plan?

- How will affordable housing be allocated to the town’s critical workers? What are we doing to lobby state legislators to recognize the value of rural communities
- Are there any ADU-related “success stories” going to local critical workers?
- At today’s meeting, few attendees appeared to be under 55 years and few lived here less than 5-10 years. How are you going to reach out and involve the “younger” PV homeowners?
- We need more clarity on “aging in place.” How can the town provide information on access to services that would come to our homes and review architectural options for our homes that would meet both the town and our personal needs? For example: we live as a senior couple in a 6000 square foot home because we can’t sell (tax impact) and we don’t want to leave our community of 35+ years.
- The town management is stifling discussion, frightening off progress, etc.
- Who are the new partners with town – low income houses are only for their employees? Please let residents know! Meetings one month notice not one week! Not enough time for residents to research past meeting and get up to speed on past meetings. Raise ordinance 15% to 25% and give more housing to PV teachers not just 6-12 dwelling. Communication – use all avenue each meeting! PV connect, Almanac, Facebook, Twitter, housing mailings

- Who pays for housing stock on town property?
- What criteria for selecting ADU residents?
- Traffic; involving Ladera (we are community), impact on fire evacuation
- The town – like others – should resist state changes, e.g., SB 50.
- I feel that housing committee needs to control better the architectural plans of future housing. no high-rise buildings, please – there should be a voting of all people (residents) to approve projects.

What other housing ideas do you have to help our community thrive?

- Can we pay for housing in neighboring communities to reduce commute time for local workers?
- Town hire an architectural consultant who makes free (or minor charge) site visits and options
- Build on school property for teachers. Quit using this format for discussion! This is a town meeting not a town manager’s meeting!
- Large group discussion of everyone in addition to tables of eight people for questions. Stanford meetings at town school house not summarized or put on town notes for those not available. One month notice prior to Stanford meetings; better titles for meeting article on PV forum. If Stanford uses schoolhouse, I assume for free then we deserve a summary of all that came out of meeting.
- Keep parking situation in PV to longer Bay Area problems
- It already is “thriving.” We don’t “need” much more housing. There is no “shortage” “crisis.” In economics a shortage is when a demand also but allow for equity. It is possible that housing for many is “unaffordable.”

Did you attend the March or May 2018 community conversations about housing?

- Yes: 1
- No: 6

Have you participated in other conversations about housing in Portola Valley in the past?

- Yes: 3
- No: 3

What can the town do to improve its communications about housing?

- Facilitation of this meeting seems to be driven by an advocacy group, versus a neutral organization
- Love to see PV Forum used more effectively
- Website with email notification about updates to housing concerns
- Who is the ad-hoc committee?
- Transparency

- Expand useful data information. Quit using county run propaganda groups and start allowing for more free engagement. The town manager provided little data (traffic).
- How to finance town-owned land for housing, what's plan with PV land? Make it widely known to PV residents RHNA is 8-year cycle 2014-2022! We met 69, 64 required. All town members need to be communicated this! Communications: do it some way each time on all meetings; one month notice, not four days. Almanac, SJ Merc news, Facebook, Twitter, PV website. summarize all meetings with Stanford and post it!
- I like big group discussion of all tables, not just talking to eight people; or in addition to eight people. Add one hour for full group questions and answers.
- Use one month notice for all meetings regarding Stanford; use same communication each meeting. PV forum, Nextdoor, Almanac, PV town post with better title – “3 Dwelling application discussion”
- Keep updates on PV Forum

What other suggestions do you have for increasing community engagement with housing?

- Add fire marshal to planning. Obtain data about how many houses are already shared and take credit for that.
- Bring in environmentalists. Stop lobby groups from directing the conversation. Why do we need “conflict resolution.” This format is pejorative. Quit treating us like kindergarten kids.
- Add one hour for full group question and answers so I can hear other tables' summary – only some tables summarized
- Thanks for the meeting and I felt the first 30 minutes not super informative – get to meat of information quicker. One more hour would have been nice!
- Whenever a resident opposes a housing proposal (NIMBY or other), always ask “so what is the alternative situation to the housing problem, that you propose?”
- Traffic issues, use solar roofing. Fire – fuel reduction – no wood siding on new construction!