

# Housing Sites Selection: Possible Scenarios

October 18, 2021

Ad Hoc Housing Committee



Town of Portola Valley



# Key Topics

Housing Site Scenario Analysis – Pro Forma and Town Assumptions

Analytical Framework – Town Maps

Housing Site Scenario Examples



# How to Satisfy Portola Valley's RHNA?

What we have:

- Affiliated housing projects
- ADUs
- Pipeline projects

*With conservative projections, cannot satisfy RHNA – what now?*

- Analyze additional housing sites identifying how remaining RHNA can feasibly be met via new zoning policies

# Housing Site Scenarios – “First Cut”

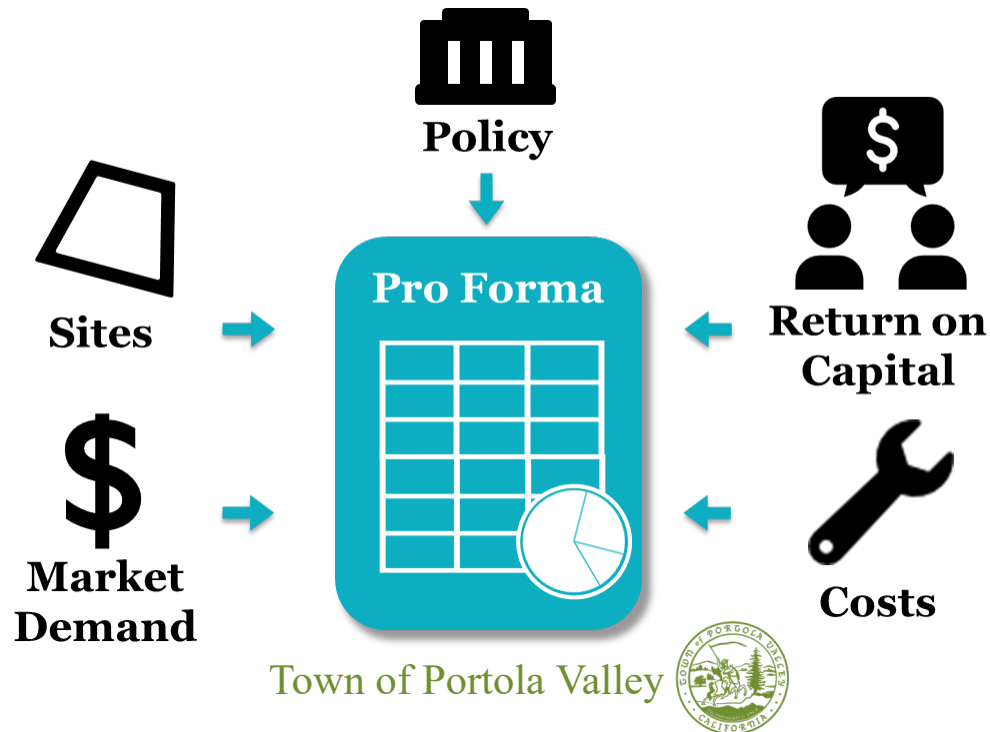
## Housing sites analysis:

- Provides initial assessment of potential strategies for RHNA 6
- Indicates market feasibility of high-level policy ideas and potential for adding housing capacity
- Helps guide next steps on sites and rezoning analysis



# Site Selection Analysis: Pro Forma

21 Elements created a zoning-sensitive pro forma, a model with built-in market assumptions ex. Land value, development costs, etc. to evaluate market feasibility



# Site Selection - Feasibility

- HCD requires the capacity portion of the sites methodology be based on “market feasible” capacity
  - **Utilization:** Jurisdictions must make adjustments to reflect realistic / achievable density
  - **Likelihood:** Must demonstrate that there is a realistic chance, based on market conditions, that a site will develop (or redevelop) in the 6<sup>th</sup> Cycle



# Housing Site Analysis Process

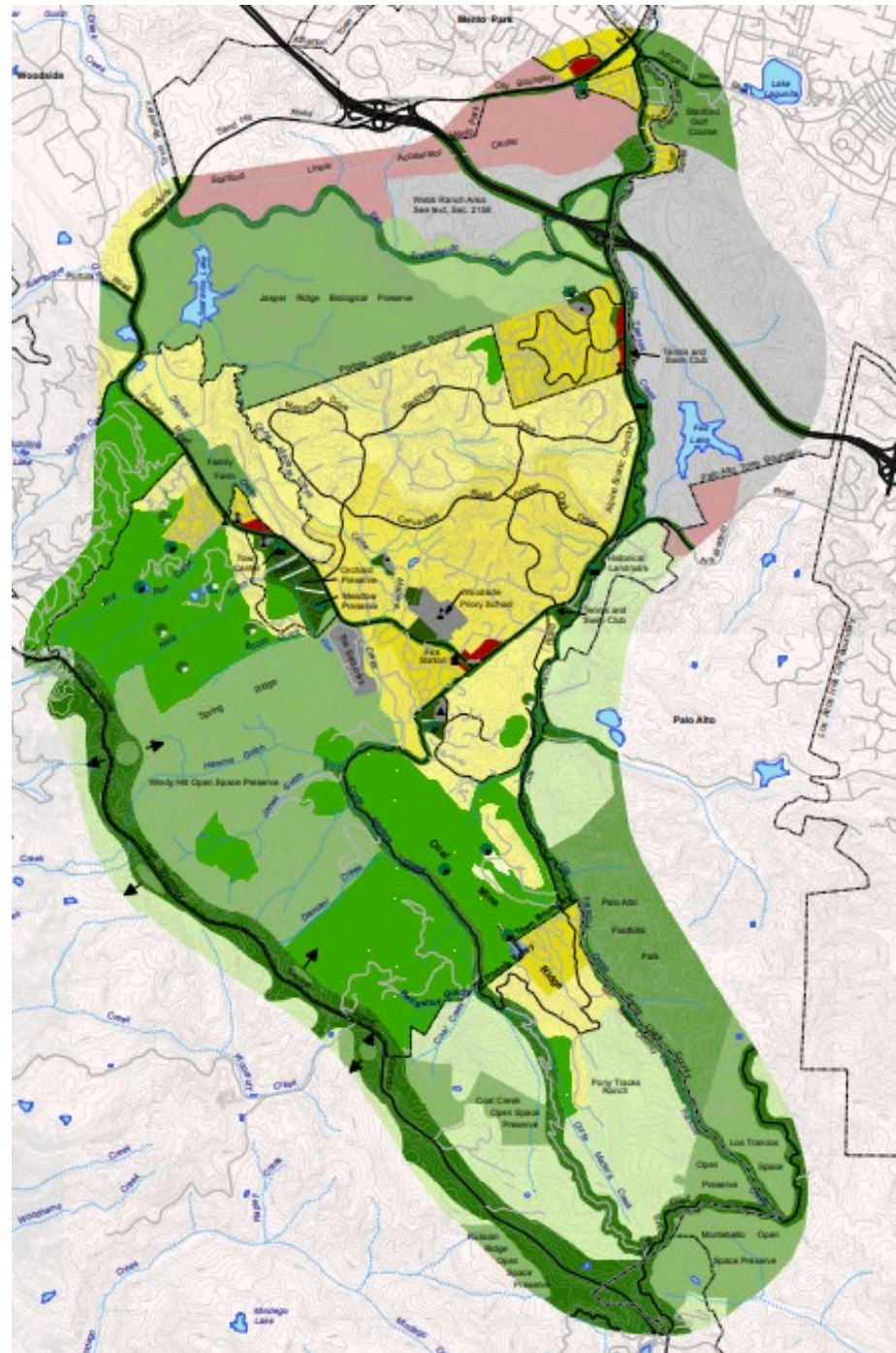
Analytical framework: Start with Town maps

1. General Plan Comprehensive Plan Map
2. Very High Fire Severity Zone Map
3. Ground Movement Potential Map
4. Slope Map
5. Lot Size Map
6. Zoning Map



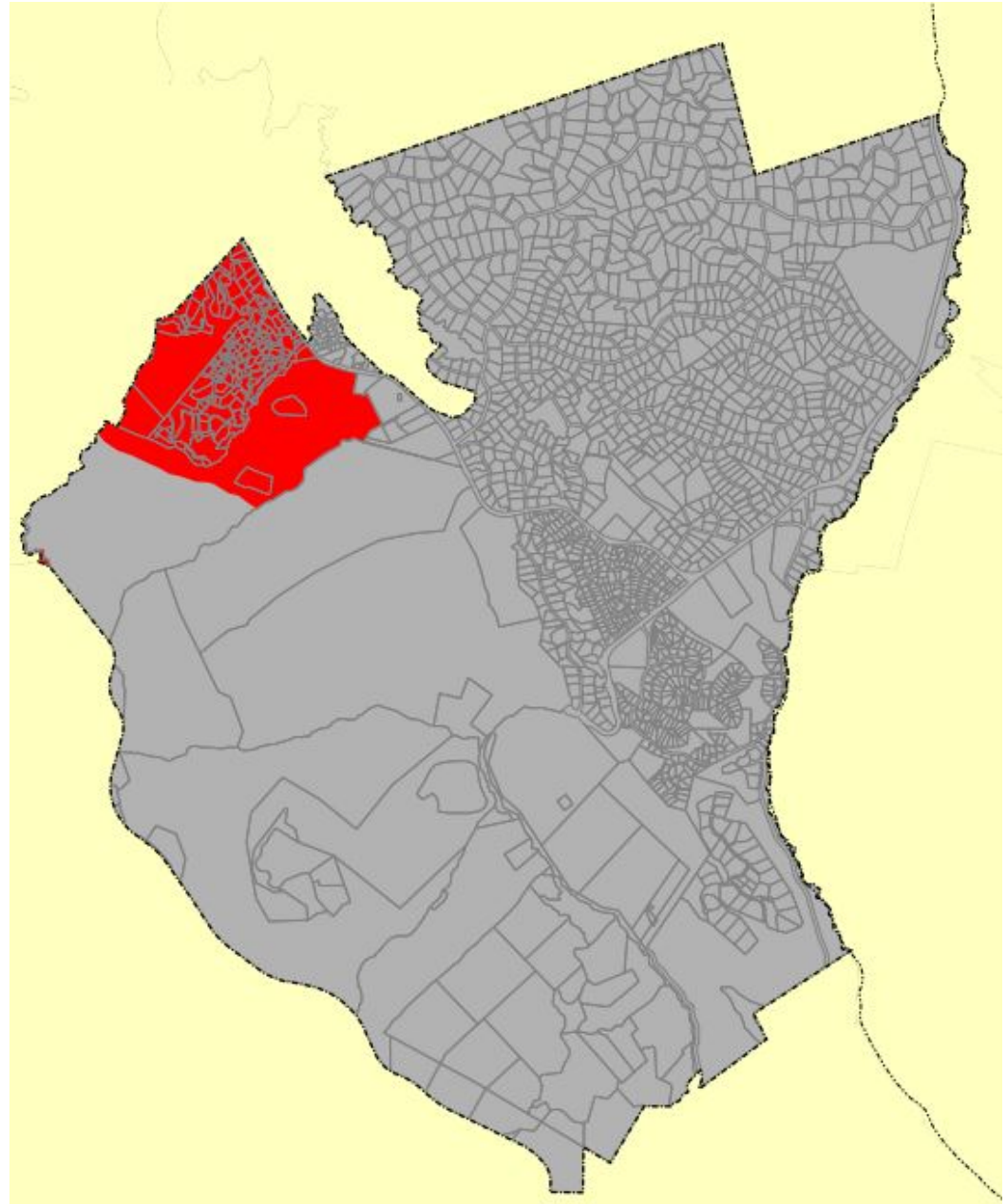
# General Plan Map

The foundation of  
the Town's land  
use structure



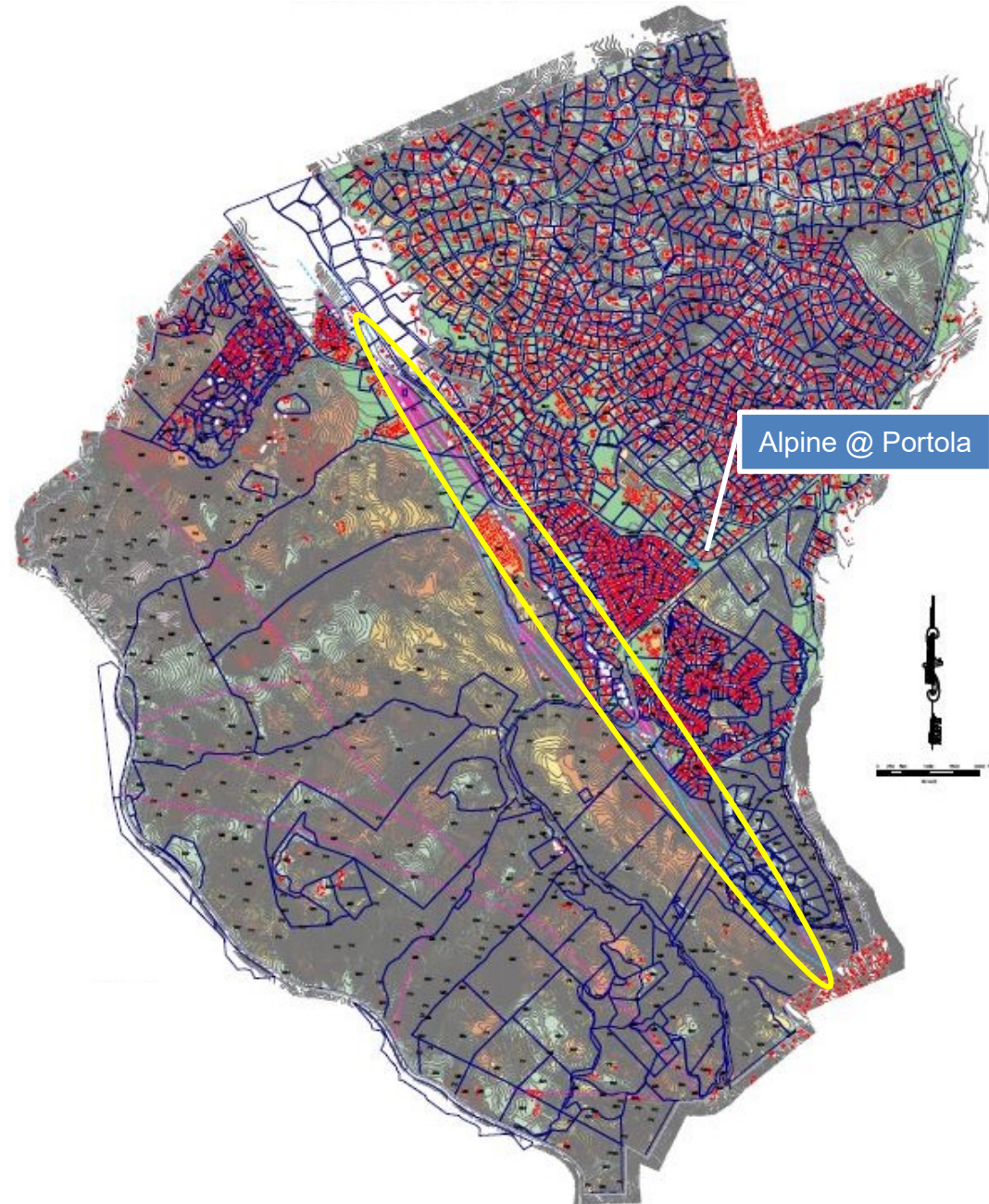
# Very High Fire Severity Zone Map

- This is the existing map developed by Cal Fire
- More information to come around fire safety



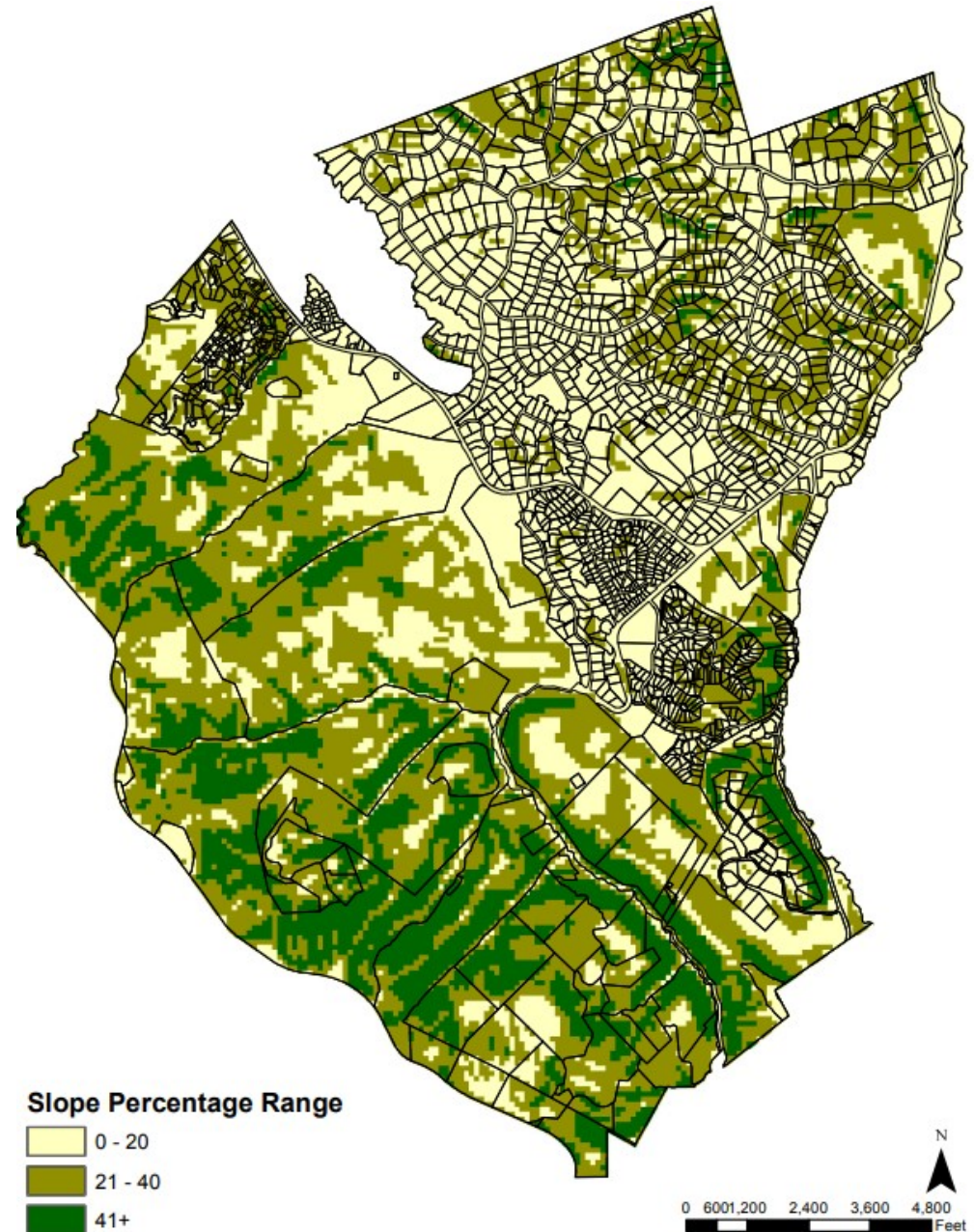
# Ground Movement Potential Map

- Avoid areas of “unstable ground” and areas with “significant potential for downslope movement
- Concentrate on areas characterized by “relatively stable ground”



# Slope Map

- Generally flatter sites easier (less costly) to develop
- Mostly consistent with Ground Movement Potential Map







# Philosophy to Housing Site Analysis

## Underlying assumptions:

1. Bring together a diversity of sites/densities/unit numbers to satisfy RHNA
2. Range of housing types ex. Affiliated Housing, ADUs, multi-family housing
3. Limit the big changes and maintain Town character

**Is this right?**



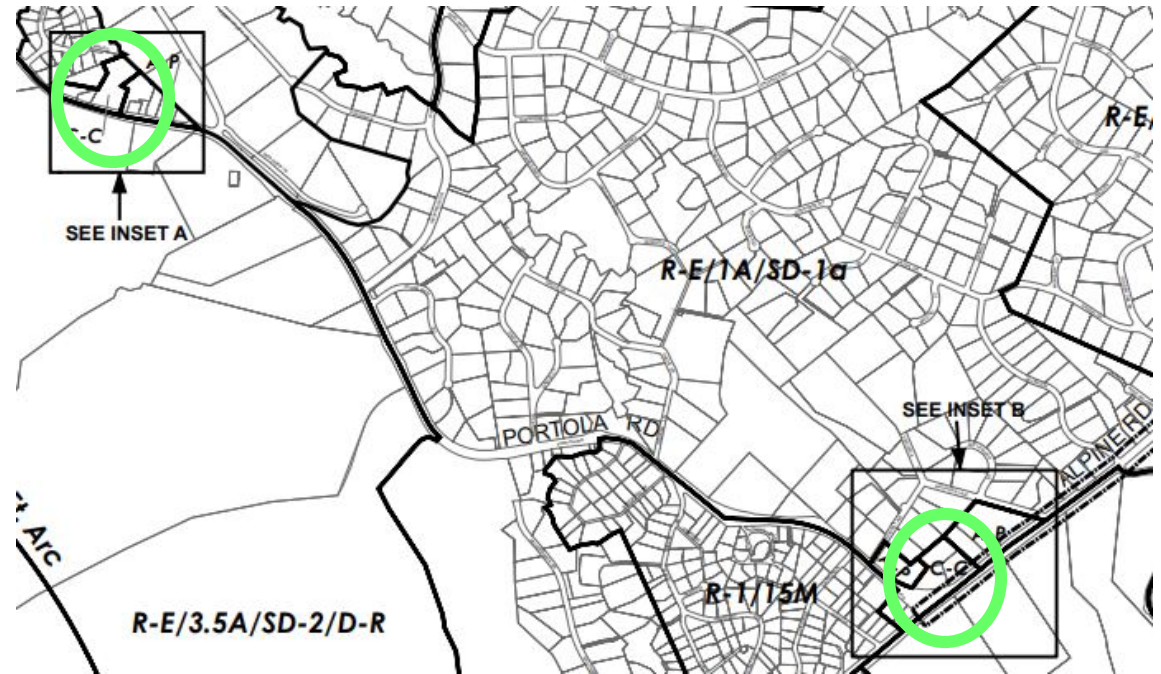
# Housing Site Scenarios

- Provides initial assessment of potential strategies for meeting RHNA
- Indicates market feasibility of high-level policy ideas and potential for adding housing capacity
- Helps guide next steps on sites and zoning analysis



# Example A: Allow Residential in C-C District

- Allow residential in Community Commercial (CC) District
- Result: 10 or less unit yield, many constraints, not compelling



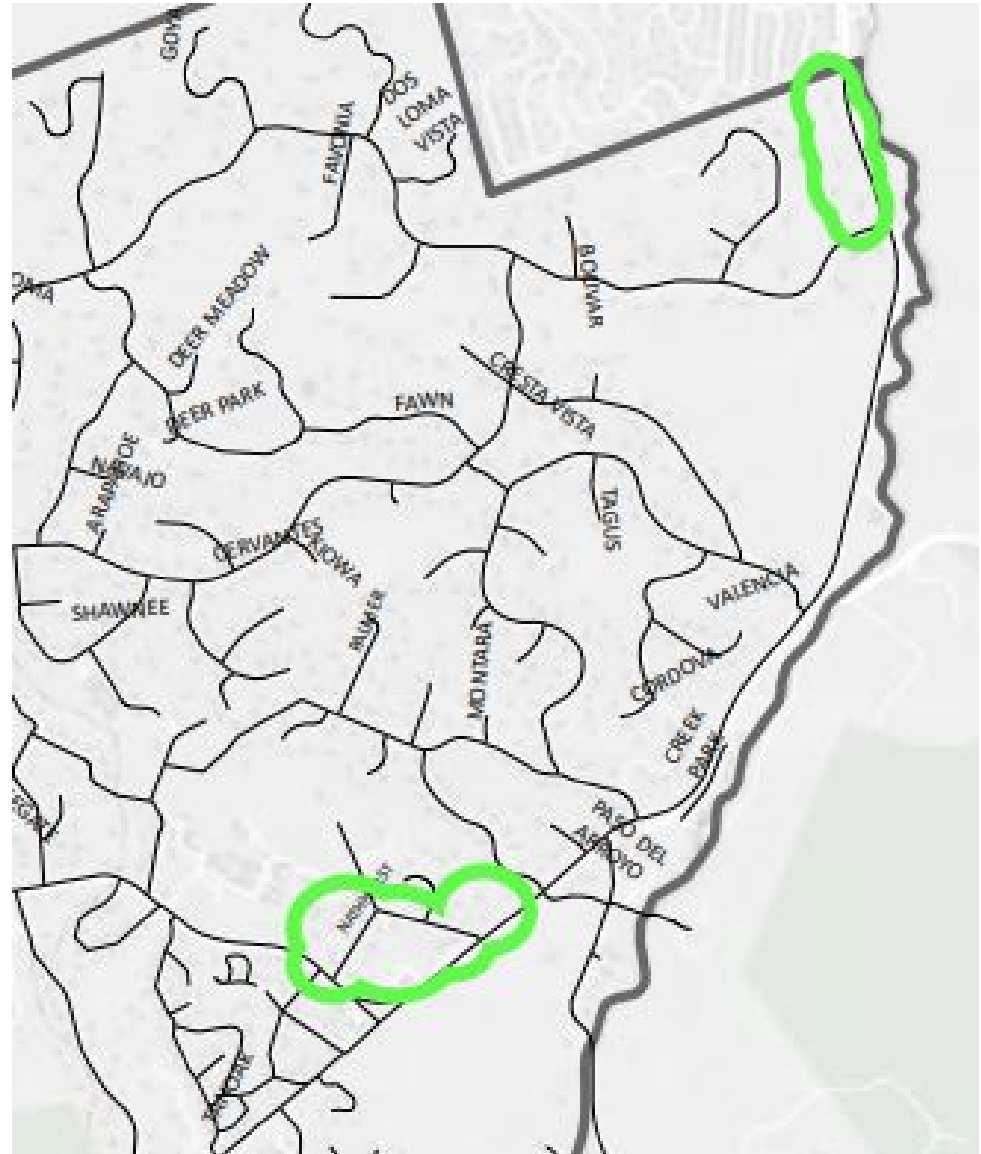
# Example B: Increase Density in C-C & A-P Districts

- Allow increased Floor Area Ratio (FAR) in Community Commercial (C-C) and Administrative Professional (A-P) districts
- Result: Could yield 20-30 units – need to study further



# Example C: Allow Multi-Family Along Alpine Road (New R3 Zone)

- Create new R3 district in areas along Alpine Road
- Result: Could yield >100 units







# Housing Site Selection: Discussion

- Committee's reaction to:
  - Site selection assumptions
  - Initial site scenarios
- What other site scenarios should be explored?
- Other big picture comments?

