



# Affiliated Housing Program Discussion

January 31, 2022

Ad Hoc Housing Element Committee

Town of Portola Valley



# Key Topics

History of the Affiliated Housing Program

Program Implementation

Looking Ahead: What's Next for the Program?



# Program History

## Affiliated Housing Program Defined

- Allows multifamily housing on institutional sites for employees and staff affiliated with the institutions that own the parcels
- Five “partners”: the Woodside Priory, the Sequoias, Stanford University, Ladera Community Church and the Town
  - Ladera Church and the Town are recent additions via Town Council action



# Program History

## Brief Timeline

- 1977 – First time the Town’s Housing Element identifies “those who are employed in Portola Valley” as a group “whose housing needs may warrant review”
- 1990 – Housing Element contains a description of “Multifamily Affordable Housing”; identifies housing on three sites – the Sequoias, the Woodside Priory, and the “Stanford Wedge”
  - Policy included to cooperate with affordable housing developers and encourage housing for low and moderate income families, particularly elderly residents and people employed in the Town
  - a new program for 15% inclusionary requirements on all new subdivision sites, for affordable housing



# Program History

- 2009 – Suggests, but does not mandate, residents for each of the three original program partner sites:
  - Stanford Wedge → Faculty or graduate student housing
  - Priory → Faculty and staff
  - Sequoias → No detail
- 2009 – Circles back to inclusionary requirements for subdivision sites; described ongoing Blue Oaks subdivision and potential acquisition of lots for affordable housing purposes, or sale of lots to build elsewhere in Town



# Program History

- 2013 – Two major program updates:
  - Affiliated Housing Program redefined to “allow multifamily housing on institutional sites for employees and staff affiliated with the institutions that own the parcels” (previous program did not impose limit to only institutional staff/employees)
  - Inclusionary housing program: Since Blue Oaks lots not developed, new program added to revise requirement for Blue Oaks to construct inclusionary housing



# Program History

- A new program to “Explore Future Housing Needs” including: “The possibility of expanding the affiliated housing program to commercial sites, so that employers could provide employee housing on commercial properties in town”



# Program Partners

## Original Partners:

- The Priory – Total of 28 units permitted via master plan, 20 existing
- Stanford University - Stanford Faculty Housing project (the Wedge property) under active proposal; doesn't use the provisions of the Program, instead using Subdivision Ordinance and State law
- Sequoias - High-level conversations in the past, no active housing proposals



# Program Partners

## Newest Partners added by Town Council on 11/13/19:

- Ladera Community Church – As of 1/30/22 formally expressed desire to be included in Town's Housing Sites Inventory
- The Town – Anticipate rough capacity for three units on Town-owned land adjacent Town Center



# Program Implementation

- Affiliated Housing Program is in the Housing Element, but not codified in the Zoning Code
  - Implemented via Conditional Use Permit (CUP), requiring Planning Commission approval
  - Ex. Priory has a master plan and map for affiliated housing stipulating admin:classroom:residential maximum floor areas
- Official codification of program in Zoning Code to clarify legal standing should be done
  - Would establish program parameters and create clear process for public participation in project review



# Discussion Questions

1. Has the program been successful in generating housing units as defined?
2. Should the program be expanded?
3. Should the program consider alternative definitions outside the current definition, ex. allowing workers not affiliated with a particular institution access to the program?

