

Housing Element Survey Results

Survey dates: 2/10/22 – 2/21/22

Number of responses: 707

Demographic summary:

- 85% live in PV and 18% live and work, or work in PV
- 86% own homes in PV; 8% rent; 7% other
- Majority have lived in PV for more than 21 years; 21% for 11-20 years; 25% 0-10 years
- **Age:** 30% are 70 and older; 47% are 50-69; 16% 30-49; 2% are 18-29
- **Race/Ethnicity:** 74% are White; 4% Asian; 2% Hispanic/Latino/x; 1% Black; 18% did not answer
- **Income:** Majority earn more than \$144K. 30% did not answer. 8% earn \$117K-144K. 4% earn \$73-117K.

Preferred types of homes in Portola Valley to address the regional Housing Needs (RHNA) target:

- Majority favor single family homes; Accessory Dwelling Units (ADUs); clusters of small cottages (61% each)
- Strong support for homes targeting a specific purpose or population (40%)
- Modest support for townhomes (30%)
- Lowest level of support for multi-family condos (22%) and apartments (16%)

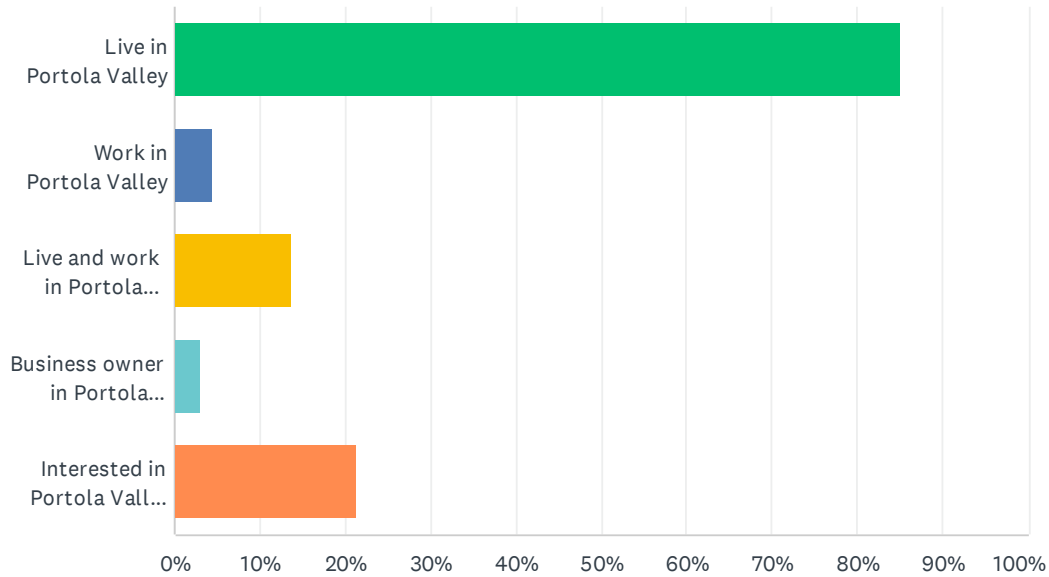
Factors to consider in planning for multi-family housing in Portola Valley:

- Strongest agreement around limiting housing where high fire and geologic risk (84%) and preserving open spaces, trails, recreation spaces (95%)
- Majority prioritize affordable housing in order to:
 - Offer fair and equitable housing opportunities and to lower barriers;
 - Retain younger people and seniors in PV;
 - Provide viable options for the local workforce
- While 56% believe affordable units should be near commercial businesses and other amenities, 43% disagreed with increasing the maximum number of homes along Alpine and Portola roads.
- Majority support incentives for ADU housing and rezoning to co-locate homes at churches, institutions and businesses in PV
- The community is split on integrating multi-family housing throughout the community (33% disagree and 46% agree).

View detailed survey results on the following pages.

Q1 What is your connection to this Housing Element update survey? (select all that apply)

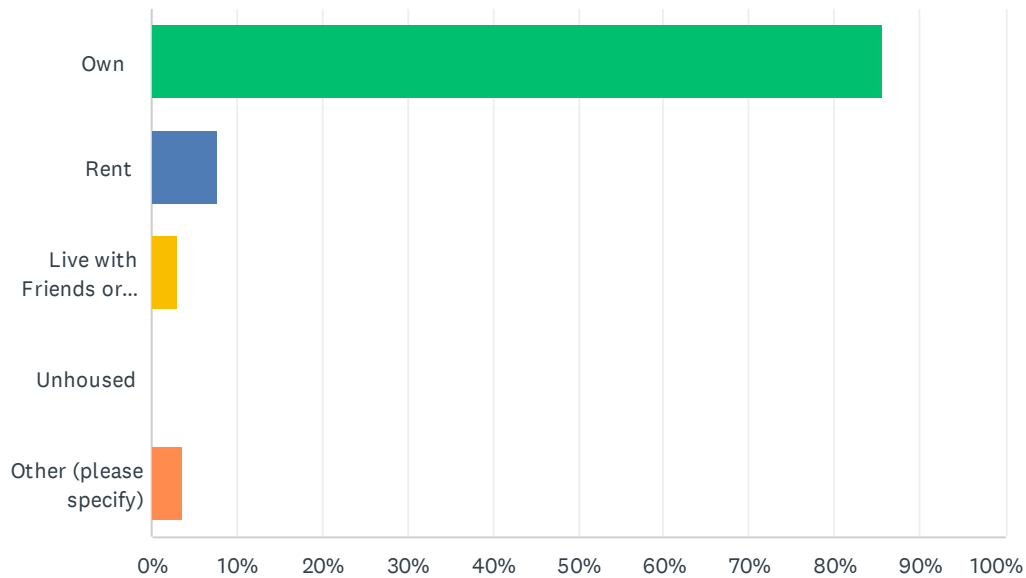
Answered: 707 Skipped: 0



ANSWER CHOICES	RESPONSES	
Live in Portola Valley	85.15%	602
Work in Portola Valley	4.38%	31
Live and work in Portola Valley	13.72%	97
Business owner in Portola Valley	2.97%	21
Interested in Portola Valley housing issues	21.36%	151
Total Respondents: 707		

Q2 What is your living situation?

Answered: 704 Skipped: 3



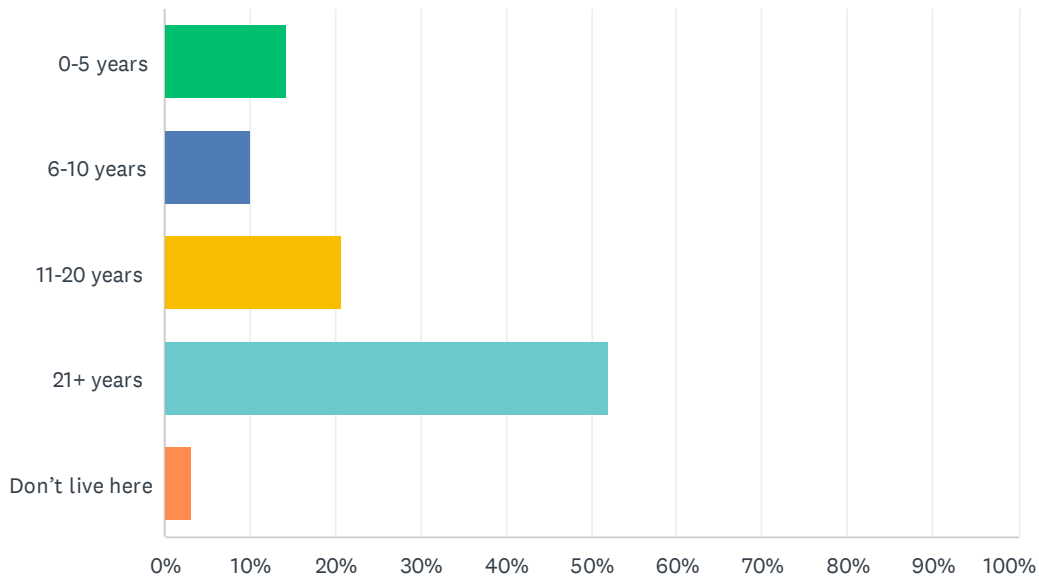
ANSWER CHOICES	RESPONSES
Own	85.80% 604
Rent	7.67% 54
Live with Friends or Family	2.98% 21
Unhoused	0.00% 0
Other (please specify)	3.55% 25
TOTAL	704

#	OTHER (PLEASE SPECIFY)	DATE
1	Senior living facility	2/21/2022 4:23 PM
2	Independent Living at The Sequoias	2/21/2022 11:09 AM
3	Live in The Sequoias Continuing Care Retirement Community	2/19/2022 11:40 AM
4	live at Sequoias	2/18/2022 11:42 AM
5	My wife and I own and live in a home in Ladera, which is in the sphere of influence of, but not technically within, the Town.	2/17/2022 1:44 PM
6	live in Senior Housing - Sequoias	2/17/2022 11:34 AM
7	I own a house that is being rebuilt and I am renting a house.	2/17/2022 11:06 AM
8	Retirement community	2/11/2022 5:37 PM
9	Live in a Senior Living Community	2/11/2022 1:32 PM
10	Sequoias	2/11/2022 11:46 AM

11	I lived in Portola Valley, and worked here for the last 10 of those years. I now rent in Mountain View.	2/11/2022 10:10 AM
12	Sequoias Retirement community	2/11/2022 9:58 AM
13	Senior community	2/11/2022 8:12 AM
14	Sequoias	2/11/2022 6:58 AM
15	I grew up in Portola Valley from 1987 until 2005.	2/11/2022 5:44 AM
16	Resident at "The Sequoias" a resident community.	2/10/2022 9:24 PM
17	Sequoias retirement community	2/10/2022 9:20 PM
18	Sequoias	2/10/2022 8:12 PM
19	Sequoias Resident	2/10/2022 7:14 PM
20	We live at The Sequoias	2/10/2022 7:01 PM
21	Live in Sequoias	2/10/2022 6:30 PM
22	Sequoias CCRC not sure if own (buy in) or rent (monthly)	2/10/2022 6:06 PM
23	After building 2 homes in PV and living in them, I moved to The Sequoias in 1996.	2/10/2022 4:38 PM
24	Sequoias	2/10/2022 4:12 PM
25	Recently moved out of PV but am answering as a 22-year owner	2/10/2022 4:10 PM

Q3 How long have you lived in Portola Valley?

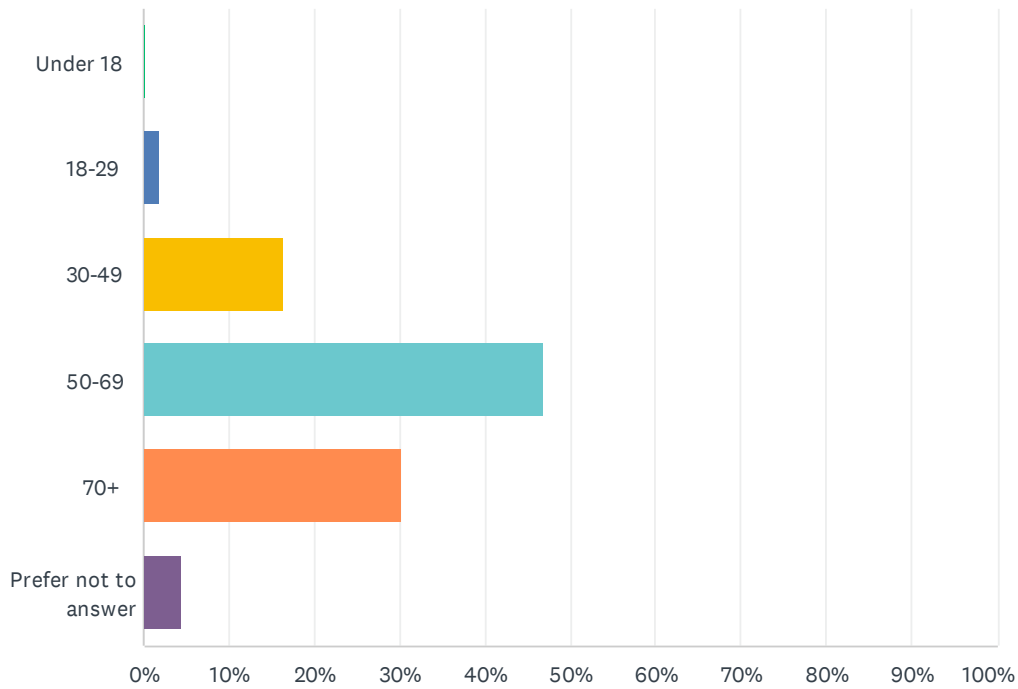
Answered: 704 Skipped: 3



ANSWER CHOICES	RESPONSES	
0-5 years	14.35%	101
6-10 years	9.94%	70
11-20 years	20.60%	145
21+ years	51.99%	366
Don't live here	3.13%	22
TOTAL		704

Q4 What is your age?

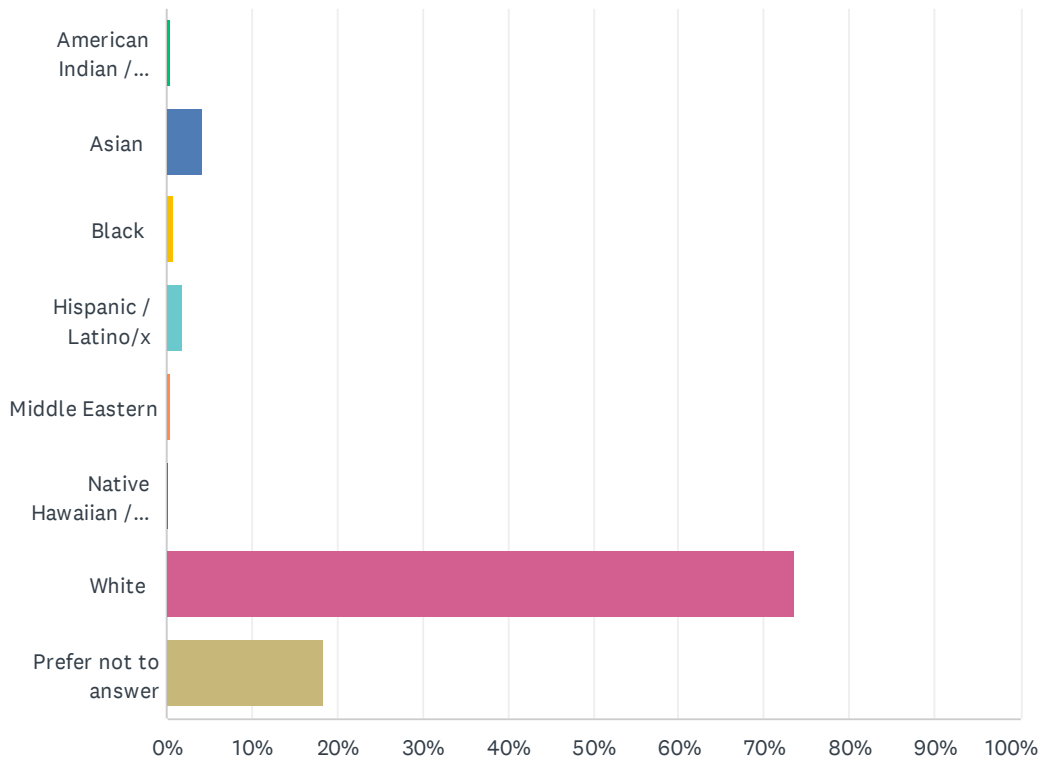
Answered: 705 Skipped: 2



ANSWER CHOICES	RESPONSES
Under 18	0.28% 2
18-29	1.84% 13
30-49	16.31% 115
50-69	46.95% 331
70+	30.21% 213
Prefer not to answer	4.40% 31
TOTAL	705

Q5 Race and Ethnicity

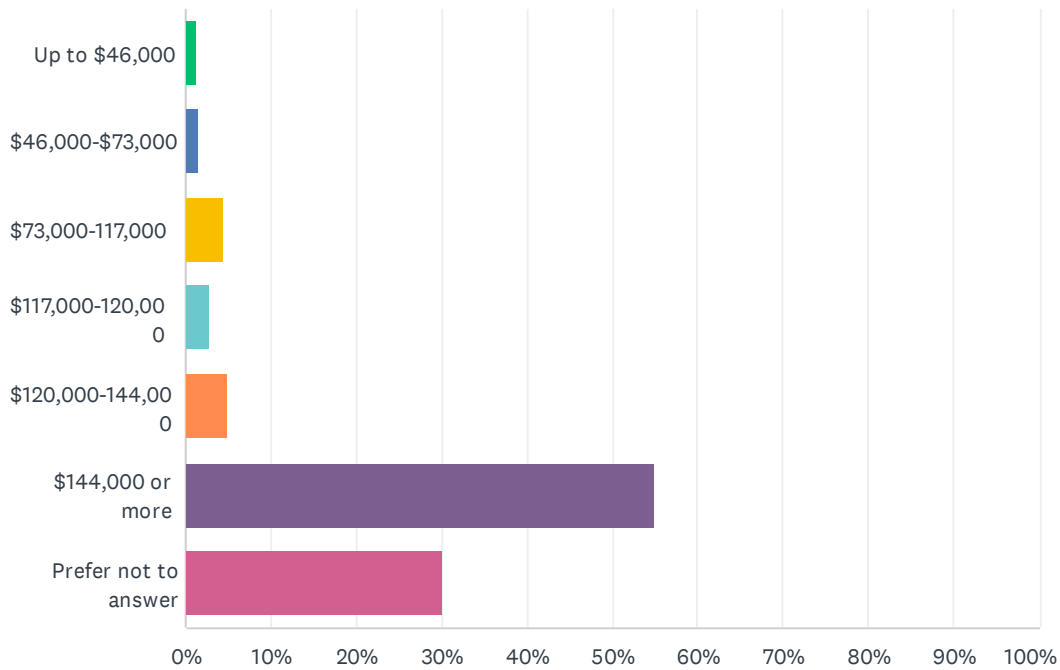
Answered: 705 Skipped: 2



ANSWER CHOICES	RESPONSES	
American Indian / Alaskan Native	0.43%	3
Asian	4.26%	30
Black	0.85%	6
Hispanic / Latino/x	1.84%	13
Middle Eastern	0.43%	3
Native Hawaiian / Pacific Islander	0.14%	1
White	73.62%	519
Prefer not to answer	18.44%	130
TOTAL		705

Q6 What is your total household income?

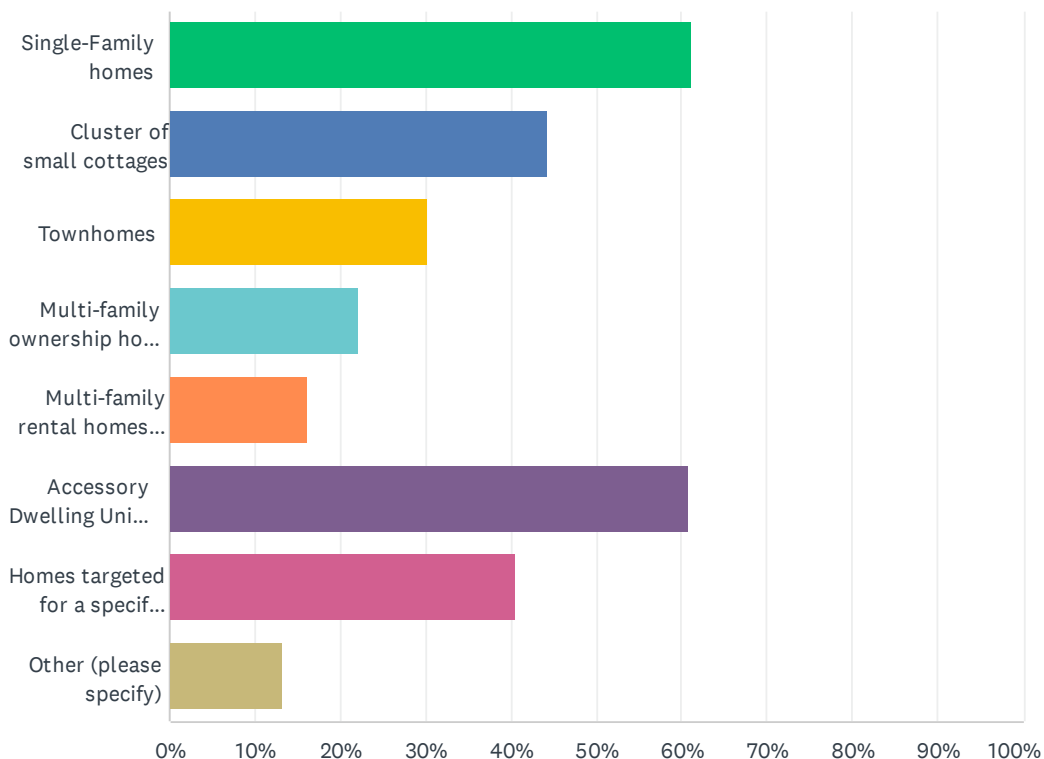
Answered: 705 Skipped: 2



ANSWER CHOICES	RESPONSES	
Up to \$46,000	1.28%	9
\$46,000-\$73,000	1.56%	11
\$73,000-117,000	4.40%	31
\$117,000-120,000	2.84%	20
\$120,000-144,000	4.82%	34
\$144,000 or more	55.04%	388
Prefer not to answer	30.07%	212
TOTAL		705

Q7 As the Town works to identify parcels of land or “sites” for potential new homes to meet our housing mandate requirement, what are the preferred types of homes you would like to see built in Portola Valley? Choose all that apply

Answered: 700 Skipped: 7



ANSWER CHOICES	RESPONSES
Single-Family homes	61.29% 429
Cluster of small cottages	44.43% 311
Townhomes	30.29% 212
Multi-family ownership homes (condominiums)	22.14% 155
Multi-family rental homes (apartments)	16.14% 113
Accessory Dwelling Units (in-law apartments, second units)	60.86% 426
Homes targeted for a specific purpose or population, including seniors, the local workforce, people with disabilities, permanent supportive housing (for people experiencing homelessness, transitional housing, etc.)	40.43% 283
Other (please specify)	13.14% 92
Total Respondents: 700	

#	OTHER (PLEASE SPECIFY)	DATE
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1	Please keep a rural aspect, and keeping our few remaining wild places wild, keeping habitat for native plants and animals	2/21/2022 11:34 PM
2	Why in the world are you trying to add more housing to Portola Valley? As it is, both sides of Portola Valley only have ONE road in and out of town. It's worrisome enough to hope that fire does not trap us and kill us because tree branches over Portola Road or Alpine Road will kill many. The entire Bay Area has over-built condos, apartments up and down El Camino and throughout Redwood City near the freeway & train route & stations, but there is nothing at all available to retirees. We have no place to go and still live near our 3 grown children like us. Even Portola Valley's Portola Ranch is almost totally all 2 story homes so for us who are older cannot afford to move to multi-story homes with stairs.	2/21/2022 11:12 PM
3	Tiny Homes	2/21/2022 10:41 PM
4	If this is only a 10 year plan, will we have to go through this again in 10 more years? I feel like PV is bursting at the seams. It appears every buildable space is built, or privately owned.	2/21/2022 10:22 PM
5	Stop this crazy idea of building lots of new homes in PV. We didn't move here for high density housing!	2/21/2022 10:12 PM
6	ADUs with the restriction that are 30' from property line because of fire danger	2/21/2022 8:11 PM
7	Location of new housing is very important. If the town is building complexes, they need to be very close to public transportation and needs to generate tax revenue.	2/21/2022 5:39 PM
8	Denser housing is useless unless you have the infrastructure to support is such a public transportation, shopping, etc. Will only add to traffic, crime	2/21/2022 4:14 PM
9	Whatever structures are safe for preventing wildfires	2/21/2022 12:41 PM
10	You may actually have an inventory of potential "ADUs" as the rules used to state a pool cabana for instance could not have a door to the bathroom from the interior of the recreation space. If we could insert a door in a wall and allow access to a restroom from the interior, we would have an easy transition to an ADU to meet town quotas.	2/21/2022 10:17 AM
11	No homes	2/21/2022 10:13 AM
12	Housing for local workforce	2/20/2022 5:54 PM
13	I think each of these could be done appropriately. Size is more important ownership form.	2/19/2022 3:35 PM
14	Think we shd request smaller # based on fire danger!!	2/18/2022 10:12 PM
15	I am currently visiting my hometown—not PV—where multi family buildings have been built for low income people. These areas are essentially ghetto-ized in the eyes of the community. There should NEVER be a large number of structures/tall structures for this purpose in PV. It is detrimental to the people living in them and the community. Small clusters In ALL areas of town is the way to go. Thank you.	2/18/2022 12:12 PM
16	"Villages" with ample retail (grocery, etc) within walking distance of residences	2/18/2022 10:43 AM
17	Housing for single mom's and their children	2/17/2022 10:56 PM
18	Would like things to stay the same - we moved out to the valley in the early '60's to live a more rural lifestyle & be free of excess commotion. Our kids thrived in the valley with the ability to be creative with their free time. They enjoyed their horses, playing tennis, soccer & were creative with the open spaces around. They make a minion-golf course, one summer, dirt bike track another summer, vegetable garden & creative place to enjoy nature. Please do not take this place away from future young people	2/17/2022 8:41 PM
19	Housing on larger lots like in Westridge where there is more space	2/17/2022 7:17 PM
20	Any of them would be fine depending on design and location	2/17/2022 4:49 PM
21	Affordable homes for people that work here or near here	2/17/2022 4:15 PM
22	Cohousing for retired seniors to stay active and involved.	2/17/2022 4:13 PM
23	Certainly NOT like 844 Portola rd	2/17/2022 3:57 PM
24	homes for local teachers, police, firefighters	2/17/2022 3:39 PM

Share your Thoughts on Housing in Portola Valley

SurveyMonkey

25	I would support creative thinking about how to meet housing needs, by including such ideas as co-housing, mixed income housing options that would provide housing for local workforce families, etc.	2/17/2022 1:44 PM
26	homes for people who work for the community	2/17/2022 10:18 AM
27	Community Housing Complex	2/17/2022 10:05 AM
28	I do not want Portola Valley to be used for targeted and specific populations. This will not increase our property values.	2/17/2022 9:42 AM
29	it would depend on the building site	2/17/2022 9:21 AM
30	None. It is inappropriate to further develop and area of extreme fire danger and only two exit routes.	2/17/2022 8:27 AM
31	restricted to very large properties with great separation from neighbors	2/16/2022 7:00 PM
32	ADUs with minimum spacing of thirty feet to adjacent lots.	2/16/2022 6:25 PM
33	housing at accessory sites (school, sequoias, Roberts corner)	2/16/2022 5:17 PM
34	It depends on the site. All of the above should be considered, but for a given site the good options may be limited.	2/16/2022 12:38 PM
35	homes for lower income singles and families	2/16/2022 11:06 AM
36	Private Property Rights Respected	2/16/2022 7:33 AM
37	I would prefer not to change the visual character of the town. Homes in portola valley blend into nature. I think this is essential to any future development.	2/15/2022 7:27 PM
38	I am opposed to building any housing	2/15/2022 6:11 PM
39	I like dense housing rather than urban sprawl - so a high tower in one place with multiple condo units would be preferable to multiple homes spread across a wide area	2/15/2022 4:07 PM
40	prefer any clustered units to be no more than two story	2/15/2022 10:00 AM
41	priority for younger families w kids for school system	2/15/2022 8:27 AM
42	Make flag lots on most of the Westridge lots and add a second home to those lots.	2/14/2022 11:57 PM
43	Do not think adding significant density in town is a good idea	2/14/2022 5:22 PM
44	None, the town should incentivize ADUs from existing housing stock. For example, amnesty for unpermitted ADUs and other innovative solutions.	2/14/2022 5:12 PM
45	I have not studied this closely enough, but definitely NOT a uniform distribution of small structures all very much the same.	2/14/2022 3:34 PM
46	We should allow reasonable amounts of all of the above	2/14/2022 3:26 PM
47	Single-family homes (on suitably large lots, in places that are safe (e.g., re fire hazard and re Town evacuation) for occupants and the rest of the Town)	2/14/2022 6:39 AM
48	Use Town center, soccer/baseball fields, schools for multi-level dwellings.	2/13/2022 4:01 PM
49	Co-housing	2/13/2022 11:33 AM
50	Targeted and owned/managed by the town to maintain low cost living. Not for sale	2/13/2022 2:09 AM
51	I don't think that homeless or transitional housing would be helpful BECAUSE in this housing in San Mateo and Santa Clara county the homeless and transitional also get on site help to find a job, monetary education and help with getting into housing, children are expected to go to school, among other social services. We are just thinking about housing people, not helping them get out of poverty, which would entail more workers to come out to do this job. We also don't have a public transportation system that would be helpful to them.	2/12/2022 11:33 AM
52	areas less prone to wildfires, including protection of wildlife (birds/quail incl.) and are close to public transportation	2/12/2022 9:34 AM
53	Subsidized housing for low income and other disadvantage persons	2/12/2022 9:00 AM

Share your Thoughts on Housing in Portola Valley

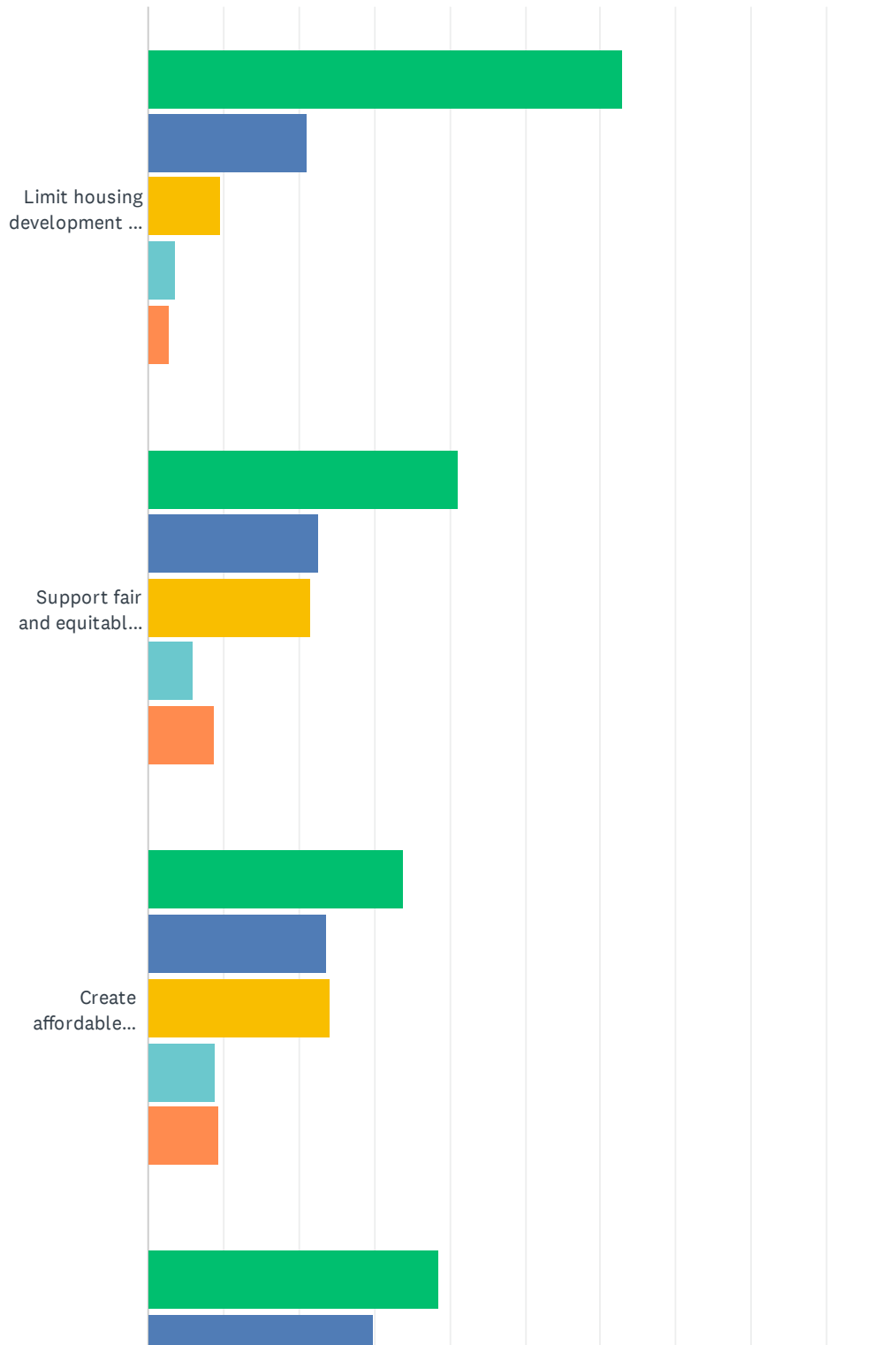
SurveyMonkey

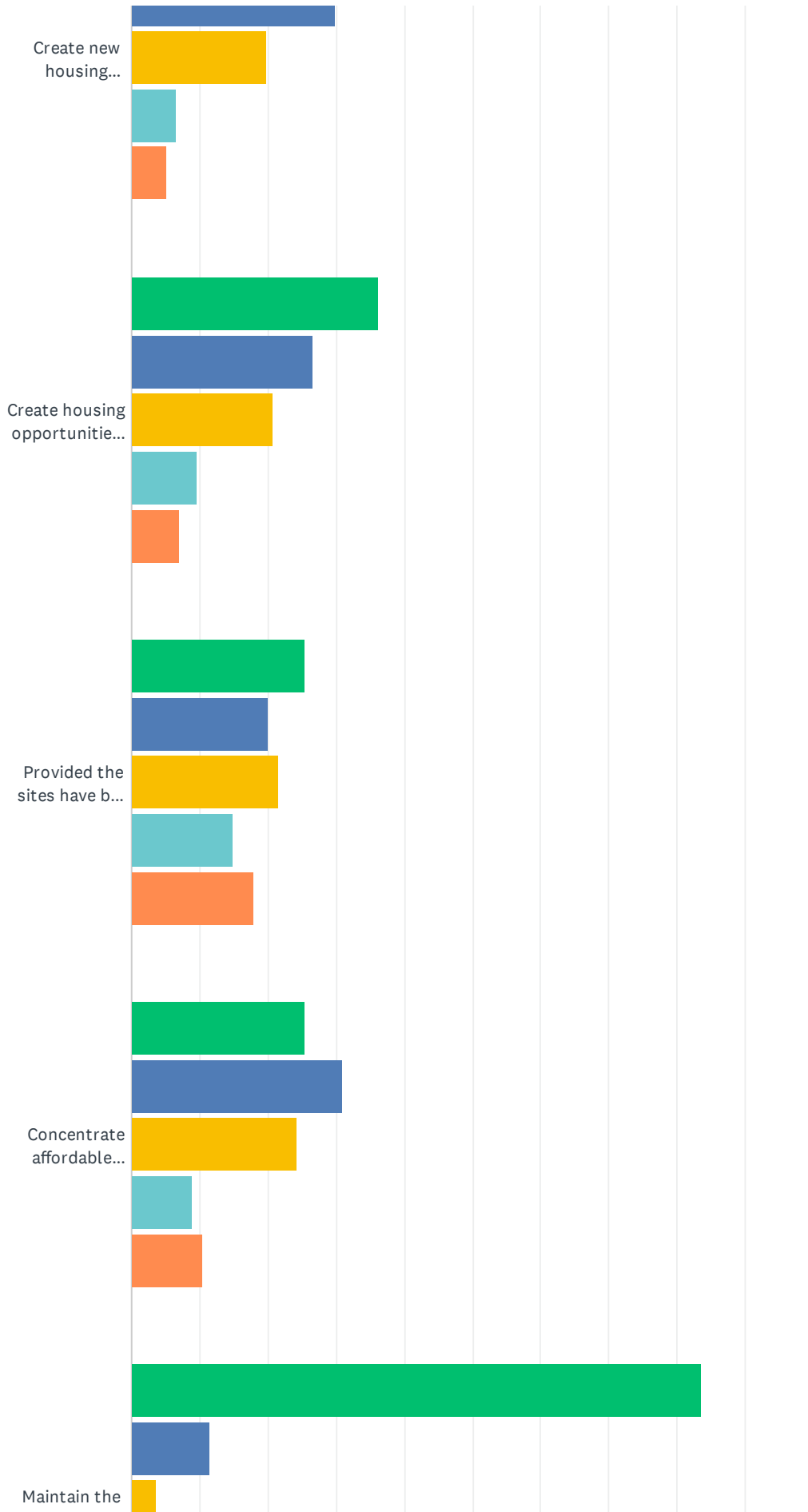
54	None	2/11/2022 4:34 PM
55	no preference	2/11/2022 4:07 PM
56	ADUs	2/11/2022 3:53 PM
57	It is very hard for the staff of the school district to live anywhere near the place they work. It is hard to attract new staff because the commute is very far from the places they can afford to rent or own.	2/11/2022 10:10 AM
58	right now you cannot build further housing because the Town failed to maintain and upgrade all infrastructure, water supply, and failed to prepare in case of an earthquake, failed to prepare evacuation routes, failed to build an emergency center that is energy independent, failed to ensure reliable internet, reliable phone service....they failed to uphold our guidelines as stated in our General Plan...and as a result made it unsafe for its residents ..it would make the situation even worse if they continue to build without abiding by our governing documents and without making the necessary improvements needed to ensure public safety. Town council and staff have been ignoring our concerns for a long time ...now is the time to catch up with the long overdue improvements and updates	2/11/2022 9:31 AM
59	Portola valley has to stop being a NIMBY community. All of the housing elements above should be considered to allow access for more diverse socioeconomic neighbors	2/11/2022 8:27 AM
60	housing for local workforce	2/11/2022 8:23 AM
61	None	2/11/2022 8:17 AM
62	Mix, to include last category	2/11/2022 6:58 AM
63	30 feet setbacks	2/11/2022 6:50 AM
64	homes for seniors and local workforce: not supportive housing	2/10/2022 10:35 PM
65	mixed use commercial/residential	2/10/2022 9:12 PM
66	Housing for the workers in our equestrian facilities needs to be enhanced and supported as well	2/10/2022 8:35 PM
67	all would be okay, with a variety best.	2/10/2022 8:12 PM
68	Actual low income for teachers and firefighters	2/10/2022 7:36 PM
69	Object to State mandated ADUs or other alternatives that can be placed close to property lines	2/10/2022 7:28 PM
70	None. Portola Valley is exceedingly vulnerable to wildfire and earthquake, potential hard to exit from in disaster. State law does not sufficiently take such into account.he State law does not adq	2/10/2022 7:14 PM
71	None we have mt lions habitat	2/10/2022 6:27 PM
72	ffordable Houseing for Staff of Sequoias	2/10/2022 6:06 PM
73	Modification of last option above: homes targeted for the local workforce	2/10/2022 5:39 PM
74	fine with multi-family housing options above closer to public transportation and set back from main arteries of town	2/10/2022 5:34 PM
75	Homes that meet the current Portola Valley regulations	2/10/2022 5:34 PM
76	None. The Town of Portola Valley does not need additional housing units, nor are they apropos to the current feel of the neighborhood. Forcible alteration of community housing plans eliminates the appeal for which I originally purchased here. I am not interested in being exiled.	2/10/2022 5:09 PM
77	No additional homes due to RHNA	2/10/2022 5:09 PM
78	Teacher housing	2/10/2022 4:58 PM
79	Keep open space to avoid wildfires	2/10/2022 4:47 PM
80	the local workforce is my first priority. But hasn't anyone thought about our meager water supply??? When we are so short of water in our entire state. WHY in the WORLD are we even talking about bringing more people here to live? It does NOT make sense!	2/10/2022 4:38 PM

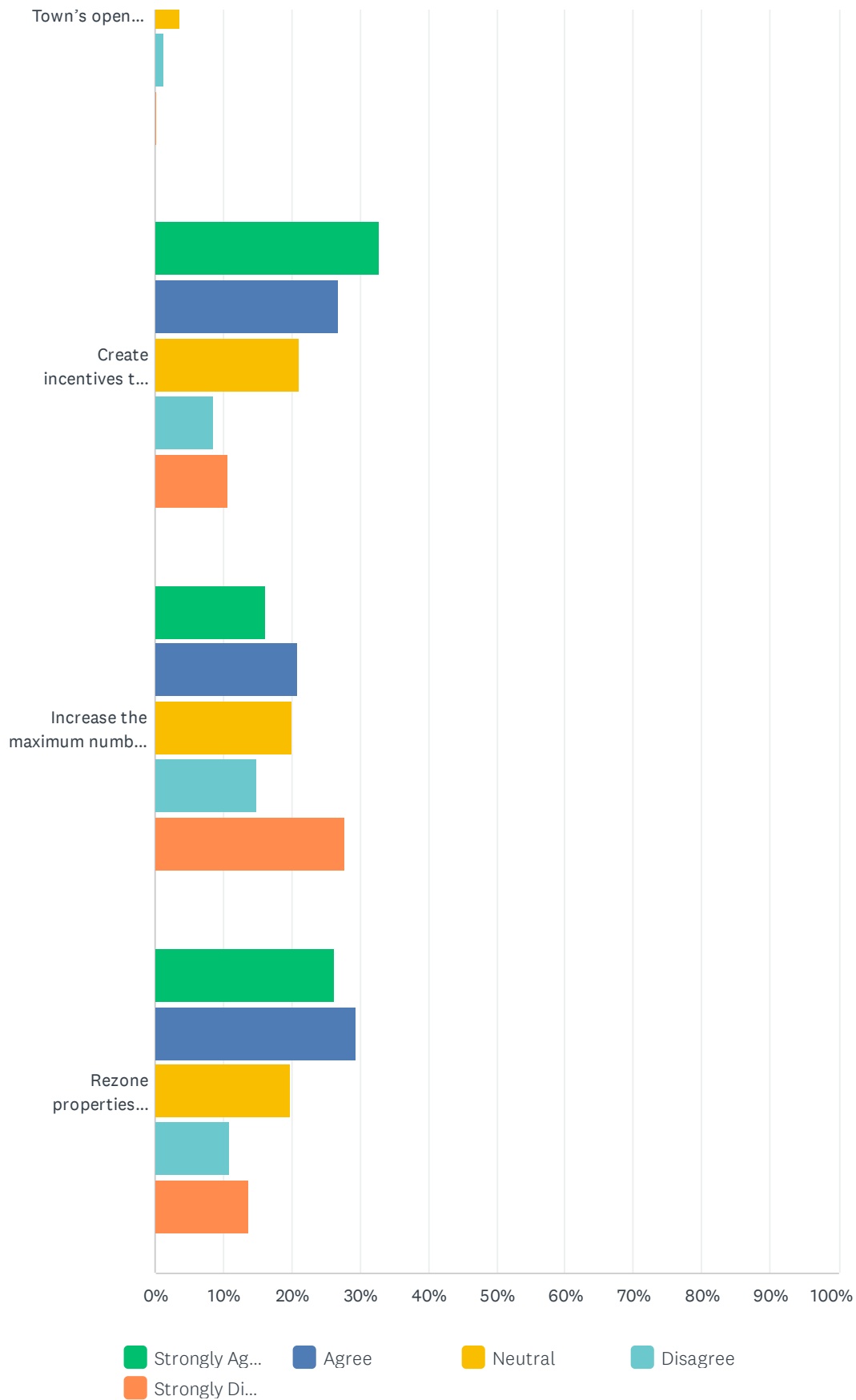
81	For the local workforce.	2/10/2022 4:19 PM
82	Apartments over existing commercial / multi-use buildings	2/10/2022 4:16 PM
83	Opposed to housing developments	2/10/2022 3:59 PM
84	Senior housing	2/10/2022 3:49 PM
85	No new housing please. It's gotten too crowded here. We also should be reducing the max size of house - the climate crisis is real and we need to place environmental considerations at the top of our priorities.	2/10/2022 3:46 PM
86	No homeless housing!	2/10/2022 3:46 PM
87	We should never build high-density housing in Portola Valley.	2/10/2022 3:45 PM
88	Homes specifically for workforce	2/10/2022 3:43 PM
89	I do not believe the state has the right to dictate how we live. Hopefully, this will eventually be proved out in court.	2/10/2022 3:26 PM
90	No additional housing!!!!	2/10/2022 1:24 PM
91	I think PV should not pursue new "sites" development of new housing, all "planning" for affordable housing should be at existing employer-based locations, where there is an obvious need for housing workers already coming in to PV to work, and where the site has the space and infrastructure to accommodate such housing (e.g. Sequoias and Priory)	2/10/2022 1:22 PM
92	Not homeless ideally and prefer owned homes	2/10/2022 1:19 PM

Q8 There are many important factors to consider in our ability to meet the housing needs of our community. Identified below are some of the interests we have heard among the community. Please select the level (1-5) to which you agree, disagree, or are neutral on the following statements:

Answered: 706 Skipped: 1







	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Limit housing development in areas with higher wildfire and geologic risk.	62.87% 442	21.19% 149	9.53% 67	3.70% 26	2.70% 19	703	1.62
Support fair and equitable housing opportunities to reduce housing barriers related to race, color, sex, national origin, religion, familial status, household income and disability.	41.09% 286	22.56% 157	21.55% 150	6.03% 42	8.76% 61	696	2.19
Create affordable housing opportunities that will allow younger generations to stay and/or return to Portola Valley.	33.86% 236	23.67% 165	24.10% 168	9.04% 63	9.33% 65	697	2.36
Create new housing opportunities that allow seniors to downsize and continue to live in the community.	38.68% 270	29.94% 209	19.77% 138	6.59% 46	5.01% 35	698	2.09
Create housing opportunities that are affordable to the local workforce.	36.27% 251	26.59% 184	20.66% 143	9.54% 66	6.94% 48	692	2.24
Provided the sites have been analyzed for fire and geologic risk, integrate affordable housing throughout the community to create more mixed-income neighborhoods.	25.47% 176	20.12% 139	21.56% 149	14.91% 103	17.95% 124	691	2.80
Concentrate affordable housing in areas with closer access to commercial businesses and other amenities.	25.36% 175	31.01% 214	24.20% 167	8.99% 62	10.43% 72	690	2.48
Maintain the Town's open spaces, trails and recreational areas.	83.55% 584	11.44% 80	3.58% 25	1.29% 9	0.14% 1	699	1.23
Create incentives to build and rent out Accessory Dwelling Units to lower income community members and local workers.	32.81% 229	26.93% 188	21.06% 147	8.60% 60	10.60% 74	698	2.37
Increase the maximum number of homes allowed on properties along Alpine Road and Portola Road.	16.28% 113	20.89% 145	20.03% 139	14.99% 104	27.81% 193	694	3.17
Rezone properties occupied by churches, institutions or businesses to allow for new homes to be co-located on the property.	26.33% 183	29.35% 204	19.86% 138	10.79% 75	13.67% 95	695	2.56

Q9 Are there other strategies that you believe the Town should consider? If yes, please provide examples or context of the strategy that should be considered to accommodate new housing in Portola Valley.

Answered: 269 Skipped: 438

#	RESPONSES	DATE
1	remember wildlife was here first.	2/22/2022 7:24 AM
2	Lobby for local control. Lobby for housing to be built in cities with public transportation and services.	2/22/2022 5:09 AM
3	It is absolutely heartbreaking to me to see this rural/natural area be urbanized, and for wildlife to loose habitat along the way. There are so many urban places that could be rehabilitated, used more wisely and made beautiful. Cutting further into the little existing open spaces is devastating	2/21/2022 11:34 PM
4	First, before adding to our population, you should first look at our schools, our businesses, our needs and our problems. Right now our schools are full, our commercial real estate is full, our town is rather self-sufficient with beauty and even tourism. But we are experiencing criminal activity with inadequate policing as it is. We need more of a police presence. We have almost none and criminals have arrived so now we have to keep our screen doors locked!!! And now our own neighbors rights are being trampled on by one neighbor who thinks he has a right to commercialize Windy Hill just for his own personal gain at the expense of every neighbor within eye and ear-shot of all others. You have no right to change the rules at will. You probably don't even live here in Portola Valley. neighbor, to the ruin of all who love the country out here. It is beloved by its residents. We have great schools, adequate services and it doesn't need changing. Stop screwing around with everything. Only allow board members who are citizens of the town they represent and take good care of it. No one has the right to change this or any other town's main philosophy. It's a special spot. You are not doing your job. You should be protecting us, not exploiting us as you are doing.	2/21/2022 11:12 PM
5	No.	2/21/2022 10:55 PM
6	Spread the RHNA quota throughout ALL of PV but only where mandatory fire proofing / house hardening / separation and emergency evac is possible vs massing >50% of the quota on Alpine (and Portola). They are our emergency evac routes. (Even in the low participation August evac drill turning onto Alpine was not trivial and traffic was 10-15mph thru Ladera.) PV land & building cost make new construction a non starter for the low end RHNA quota. So allocate the \$4.6M Housing Trust Fund to incentivize resurrection/commissioning/upgrading existing structures. eg stand alones, as well as Junior ADU conversions. eg Start with \$50K grants, possibly supplemented with \$50K, 0% interest loans, for all units which qualify for the RHNA quota. Even at \$100K per project it contributes 46 RHNA units. The TC cannot disregard the serious PV home insurability problem. 8 of the 10 worst CA wildfires have occurred since 2017. The 2020 CZU fire was NOT one of those 10, yet its evac zone came within 7 miles of PV and from the SW. With this trajectory, who can make the case anything but state insurance will be either affordable or available in PV by 2031. No home insurance = no mortgages/foreclosures. Low Income RHNA unit occupants are esp vulnerable, either as owners or renters, b/c they won't be able to afford /get insurance. Their landlords will be in a similar position and/or withdraw, owing to unsatisfactory returns.	2/21/2022 10:52 PM
7	Portola Valley has been and continues to be exemplary to attract a family lifestyle that enjoys Open Space and quality of life that is unique to the Bay Area. PLEASE DO NOT DESTROY THAT!!!	2/21/2022 10:47 PM
8	Prioritize fire safety & rural nature of town	2/21/2022 10:41 PM
9	Other than allowing for more ADUs I don't see a clear solution. I think there are enough smaller homes that we do not need to create smaller homes for seniors to downsize. The Highlands, Corte Madera, and the Ranch are full of smaller places with less land. I already feel pretty stuffed in here, PV has become so busy and built up since my time here.	2/21/2022 10:22 PM

10	Explore incentivizes for those with uninhabited homes to rent.	2/21/2022 10:09 PM
11	With California population falling, provide leadership on examining current tool sets: housing mandates and SB-9. (Don't fight them blindly, but don't roll over thoughtlessly. Look closely at offsets across communities, just as peninsula green power did focus solely on power generation in every residential area. ... and let's skip any mountain lion charade — but listen very closely to the fire Marshall, just as we did in the ADU ordinance.	2/21/2022 9:06 PM
12	the town planning department have a deep multigenerational reputation for opacity and disrespect of residents' time, resulting in a tendency for residents to have work done off-permit. with clear procedures, timelines, and costs, we might have a chance of bringing building standards up to meet the growing wildfire risk.	2/21/2022 9:02 PM
13	addressing added traffic congestion, especially if evacuation is needed is key	2/21/2022 9:01 PM
14	Preserve our rural areas. Single family housing only	2/21/2022 8:14 PM
15	Homes are already densely situated at Portola Valley Ranch. Any ADU should be within the existing, carefully planned PVR building envelope.	2/21/2022 8:11 PM
16	IF the town is serious about 'affordable' housing, limit the building of high-end homes which sell in the millions; stipulate that ADU's for rent be affordable (not in the thousands of dollars per month). The reality seems to be that people will build out their lots and sell to the highest bidder so not sure how this helps the housing market and only caters to the percentage at the top, and not others who need housing which is not extortionately priced.	2/21/2022 8:03 PM
17	Attempt to keep discussions on housing to fact-based issues.	2/21/2022 6:37 PM
18	These questions are horrible. Preventing housing discrimination based on race, for example, is important. But based on income is a totally different question. You put them in the same question. Many of your questions are equally conflated making a reasoned answer impossible.	2/21/2022 5:39 PM
19	I think PV needs to do our part to provide affordable housing. We cannot hide behind fire and earthquake safety. We are already at highest risk of both so the argument that these considerations should hold sway masks a mentality of "We've got ours and are going to protect it all all costs," or The highest value we hold is protecting the natural beauty of Portola Valley; that value supersedes all arguments for more equitable housing. Of course I don't want PV to look like Veteran's Blvd in Redwood City, but I feel sure that we can meet our obligations to provide additional housing in a safe and sensitive manner that will demonstrate that we are not among those wealthy communities whose highest value is exclusivity.	2/21/2022 5:32 PM
20	Don't destroy Portola Valley	2/21/2022 4:40 PM
21	Intense fire mitigation.	2/21/2022 4:23 PM
22	Figure out a way to have SB 9 revoked and go with something that is a regional plan and not something put on small towns that will do very little good.	2/21/2022 4:14 PM
23	Do not under any circumstances destroy the atmosphere of Alpine Road and Portola to add multiple unit housing. This will change the integrity of the entire community. We must preserve the sanctity of the wild animals and distance between homes. Crowded housing can be located in urban areas that are already crowded from overbuilding. New housing in PV should not destroy the current model of the community.	2/21/2022 3:41 PM
24	Be fully truthful and transparent (e.g., do not make or support statements that housing is for teachers and fire fighters when it is known that it is not reserved and cannot be reserved for these occupations). Put limits on occupancy since, statistically speaking, lower income housing is occupied by multiple persons and/or generations and therefore we will really have more traffic, more on-site parking, etc. than originally expected.	2/21/2022 2:53 PM
25	Our town doesn't have the public transportation resources or work opportunities to support growth. We also have earthquake and fire risks that makes increasing density unwise. Can you put your energy in fighting the mandate by demonstrating that our town is inappropriate for an increase in housing and growth?	2/21/2022 1:36 PM
26	There is clearly a need for more affordable housing in the vicinity, but it should be built in areas that are already denser and more suburban, such as Menlo Park and Palo Alto. We live at the urban-wildlife interface, and we need to respect the needs of the local wildlife and also appreciate the high fire risk. I don't think new housing should be built in PV itself. We don't	2/21/2022 1:07 PM

	even have a large supermarket or a local drugstore/pharmacy to support expanding the population.	
27	Consider the requirement of all new developments to be net energy neutral and eliminate gas as a heat source.	2/21/2022 1:07 PM
28	Do a complete analysis of the impact of new homes on the risk of wildfire safety, seismic safety and ability to evacuate all residents, which is peer reviewed by multiple experts, before we launch into a major building campaign.	2/21/2022 12:41 PM
29	Options provided were too open-ended to be useful for real information.	2/21/2022 12:30 PM
30	Allow prebuilt units as long as they're acceptable architecturally	2/21/2022 11:41 AM
31	If a mixed use commercial / community / residential core is created along Portola Road between the intersection with Alpine and the Town Center complex, the emergency evacuation challenge is very real design problem. Balancing the two imperatives without imperiling the community is a daunting challenge.	2/21/2022 11:16 AM
32	Do not build housing that it is too high/tall	2/21/2022 11:00 AM
33	Fire safety as 1st consideration. And 2nd and 3rd, to include evacuation issues.	2/21/2022 10:52 AM
34	To consider the people that work in town to be able to purchase first. My son grew up in PV and works with us. He would love to own in PV.	2/21/2022 10:26 AM
35	Incorporate Ladera or other land along I280 into Portola Valley and build higher density housing near I280.	2/21/2022 10:21 AM
36	Build build build!	2/21/2022 10:20 AM
37	See my comment in "other " above	2/21/2022 10:17 AM
38	Look for strategies to avoid this silly requirement.	2/21/2022 10:15 AM
39	Allowing businesses to build up to provide apartments for employees to live above the business.	2/20/2022 7:46 PM
40	ADUs provide the most practical solution to meeting California mandated housing requirements. The Town of Portola Valley should ease AMFA and other restrictions that make them difficult to build.	2/20/2022 5:44 PM
41	this has been an issue for past 30 years	2/20/2022 5:30 PM
42	Here's a strategy: develop an evacuation plan, identify where the fire hazards are in town, figure out how many housing units we can safely absorb (which will probably be substantially less than ABAG has told us to build), then put it to the voters to decide.	2/20/2022 12:26 PM
43	I checked all the boxes on what type of housing should be provided as I don't feel capable of evaluating what works best for our terrain and other issues. I just want to make clear that I believe that providing more housing in PV is of paramount importance. We are not an island.	2/19/2022 2:42 PM
44	I support housing on the Stanford Wedge parcel.	2/19/2022 1:50 PM
45	Slower speed limits on main roads. Kids, bikes, horses are on these roads and people drive like it's a speedway for them. Perhaps some speed bumps would be appropriate in some areas.	2/19/2022 8:13 AM
46	Stay out of housing. Let free markets decide.	2/18/2022 10:27 PM
47	Add less expensive housing near Roberts/ Triangle area, not highly visible from Portola/Alpine	2/18/2022 10:12 PM
48	"Affordable"-? To buy/own or to rent? - is determined by the market. "Home" implies ownership. But the state requirement appears to be "housing units" regardless of size, whether rented or owned. What return on investment do the various sites need to offer?	2/18/2022 7:14 PM
49	Plenty of senior housing available at Sequoia but who pays? What will be affordable and what will be "below market" in this area. It has never been explained. Utopia.	2/18/2022 5:37 PM
50	Make it easier for the permit process and building process	2/18/2022 4:52 PM
51	Promote the use of SB 9 to create new opportunities for ownership at lower price points than	2/18/2022 1:35 PM

	current new homes	
52	Mixed use doesn't seem to be part of the discussion - I would like to see more mixed use zoning	2/18/2022 1:04 PM
53	As noted above, I am absolutely opposed to tall structure/ many structures in only one or two places in town. Also, having participated in the town evacuation exercise, I am strongly against locating multiple family units on Alpine and Portola Roads. That would make evacuation even more difficult. I know my husband and I plan to build an ADU sometime in the next 5 years and we have never been received a Town survey about our interest in doing that. How many other households have been under counted in that regard? In closing, rumor has it that a 3 story multi-family structure in the Nathorst Triangle is a "done deal" behind the scenes in Town. I refuse to believe the "Town" would participate in such a destructive project to our beautiful community. Thank you for your time and energy on this important project.	2/18/2022 12:12 PM
54	I'm in favor of maintaining our open space. One exception might be for open space that is readily accessible; i.e. the Alpine/Portola loop. For instance, could we put employee housing on parts of the land encompassed by town center and the Spring Down open space that fronts Portola Road?	2/18/2022 10:04 AM
55	Rather than developing the Stanford Wedge, why doesn't Stanford consider housing on the Web Ranch property, thereby preserving the rural quality of central Portola Valley and minimize upper Alpine Rd. traffic	2/18/2022 10:01 AM
56	figure out a way to not create congestion in our very limited evacuation risk routes. Accessibility to public transportation is important. Suggest collaboration with other communities which are close to public transportation, such as Palo Alto and Menlo Park.	2/18/2022 10:00 AM
57	Tiny home pocket neighborhoods	2/18/2022 7:35 AM
58	What do we do about the lack of water? Where will we get it?	2/18/2022 6:24 AM
59	Na	2/18/2022 3:30 AM
60	A monthly stipend to single parents raising children on their own in a one income household. So many single mom's are homeless with their children or on the verge of homelessness. This is a problem. The inequality of having to find housing when landlords want 3 times the rent in order for a single mom to afford that by herself is impossible. It is not right that housing is a privilege afforded to those who are either white or affluent. Housing should be a right for everyone. But landlords will not rent to those who can't make 3 times the rent. I work 2 jobs, take care of my 2 children one of who is disabled. I am the sole provider for my children and still can't afford 3 times the rent.	2/17/2022 10:56 PM
61	yes but that's a huge subject.	2/17/2022 9:54 PM
62	We are not a very diverse community - creating opportunities to increase diversity is important for our kids, because the bubble that is PV is not the real world.	2/17/2022 9:32 PM
63	Allow subdivision of lots	2/17/2022 9:14 PM
64	Vote in better politicians who are sympathetic to local issues	2/17/2022 8:41 PM
65	My biggest concern is for a safe evacuation plan for all existing residents in case of fire earth quake or other disaster. This should be priority before new homes are built	2/17/2022 7:18 PM
66	Subdivide large lots to one acre such as in Westridge	2/17/2022 7:17 PM
67	Streamline the approval process for ADU's	2/17/2022 5:45 PM
68	Housing should be concentrated in areas that will not exacerbate evacuation difficulties	2/17/2022 4:49 PM
69	Complete evacuation plan do additional cars/housing will not impact evacuation if needed. Presently egress via Sand hill and alpine are not enough, particularly if trees fall on roads.	2/17/2022 4:13 PM
70	Take advantage of all lessons learned from the Paradise Fire. Incorporate the Knapp 2018 Camp Fire CA analysis into any plan and follow the conclusions carefully!	2/17/2022 4:10 PM
71	I don't believe that we should be building more houses in PV, but if we use fire danger as an excuse not to build new houses, we need to plan for removing existing houses from high fire danger areas. That means to plan for long-term retreat from residences that are in high-fire	2/17/2022 3:59 PM

danger areas (buy-out and destroy these houses), then rebuild more dense housing in defensible corridors.

72	The town should first see what Portola Valley offers I the way of life. Is there good public transportation, good reasonable store etc. Also make very clear how developers can fudge on 3 areas of building restrictions	2/17/2022 3:57 PM
73	I don't think it's possible to get affordable housing in PV w/o refining the town. Split a lot and put up an additional house and it will sell for \$3-\$5MM? Even a small ADU or condo or cottage would sell for \$700K - 1MM ? Rents won't be any cheaper than MP or RC - still not "affordable" to most people.	2/17/2022 3:56 PM
74	Add to supply as the highest priority.	2/17/2022 3:13 PM
75	I don't know enough about the various interests and stakeholders to know whether these would be good ideas. However, I believe a collaborative design process might be worthwhile to consider for such sites as local schools, businesses, and governmental entities that could provide for housing for their employees without upsetting expectations of single-family homeowners for maintaining the Town's "quality of life."	2/17/2022 1:44 PM
76	Incentivize legalizing existing (but uncounted) ADUs.	2/17/2022 1:03 PM
77	1. Use unincorporated, open spaces 2. Allow really large lots to be split 3. Fund financial incentives for home owners to add ADUs	2/17/2022 12:31 PM
78	Efforts to support group homes for people with disabilities are especially appreciated. We also need to focus on affordable family housing to maintain school enrollment.	2/17/2022 11:01 AM
79	Include schools as part of the discussion and planning	2/17/2022 10:58 AM
80	Ask the NIMBYs to leave!	2/17/2022 10:55 AM
81	Maybe work with a mediator or some kind of psychologist to learn how to assuage the fears of some PV residents to their fears of change.	2/17/2022 10:23 AM
82	I think that with the limited driving routes in and out of the town, it should be strongly taken into account the number of new homes put in to not impact daily traffic as well as evacuation risks involved in such a flammable area. Additionally part of the allure of living in PV is the quiet open space with generally nature oriented people.	2/17/2022 10:22 AM
83	Place condominium developments with close access to the freeways, such as near Ladera	2/17/2022 10:21 AM
84	before the council makes highly contentious decisions a vote should be held, as was done with license plate readers- the refusal to have a vote ios a bad look	2/17/2022 10:18 AM
85	none	2/17/2022 10:15 AM
86	Keep up the good work. And involve the public to avoid opposition later.	2/17/2022 10:09 AM
87	Make the building permit application process less onerous, and reduce the discretion afforded to the architectural committee	2/17/2022 10:05 AM
88	If increased population, manage traffic and pollution (and CO2 emissions) created by traffic on Portola Road and Alpine Road. Allow for more local businesses in already identified commercial areas. Limit the speed on our roads so we can continue to safely walk and bike.	2/17/2022 10:05 AM
89	Do no sacrifice Open Space areas	2/17/2022 9:59 AM
90	Consideration of wildfire risks should be central to all decision making	2/17/2022 9:56 AM
91	Clusters of multi-family housing with a community feel (open courtyards, green spaces) with easy access to main transport arteries would be a great option. Housing design should follow the example of PV Ranch - blend with environment and sit quietly on the land. If multilevel, all buildings should be split level or staggered so as not to crest mass. And green plantings should be built in on verandahs etc. Sustainable can be affordable and we should strive for this.	2/17/2022 9:53 AM
92	Capitalism	2/17/2022 9:52 AM
93	PV Ranch, Sequoias, PV Town Center, Corte Madera School can add housing. Each has space and capacity. Squeezing in housing in neighborhoods is more difficult and poses a	2/17/2022 9:28 AM

threat to existing homes because of legitimate wildfire ignition (structure to structure) and evacuation concerns on narrow windy vegetation lined roads.

94	I am pretty much agnostic on the housing issues provided that the areas where it should not be built is mapped out first. There are streets in PV that cannot currently accommodate fire engines responding to a large fire. (eg Wayside Rd) I think planning for housing before having an evacuation plan and high risk areas akin to putting the carriage before the horse.	2/17/2022 9:21 AM
95	Before we add new housing units, infrastructure should be addressed. Services like PG&E are already degraded without additional demands. Also, public transportation is virtually nonexistent in PV. And what about school enrollment? And what about police and fire? It seems short sighted to build so many new housing units before addressing how the infrastructure will need to grow as well.	2/17/2022 8:31 AM
96	Yes. Fight the state mandate. Discourage Town Council members and the Town Managwr from exercising their personal preferences and feelings when exercising their duties to preserve our rural town heritage. This is not Palo Alto. This is not Menlo Park. The Town Council has refused to ever produce any plans delineating how housing wold be built, managed, or allocated. They preferentially used a local architect to produce drawings for a failed attempt to bully through housing on a delicate ecological spot. Portola Valley does not have space for the state mandated housing, and it is our Town Council's duty to clarify this. Listen to the fire Marshall. This has absolutely nothing to do with trying to encourage diversity, and it is damn insulting for that to be inferred.	2/17/2022 8:27 AM
97	I support increased density in small clusters scattered throughout PV, including, but not restricted to existing commercial and institutional properties	2/16/2022 9:50 PM
98	For fire safety, don't allow ADUs outside the carefully planned building envelopes at PV Ranch. The housing there is already dense for fire safety and access.	2/16/2022 6:25 PM
99	Put apartments above the commercial buildings in Town (Roberts corner and parkside) and on parking lots.	2/16/2022 5:17 PM
100	Idk	2/16/2022 2:48 PM
101	Woodside Priory School's housing projects are a great way to incorporate middle-income residents into Portola Valley. Other than that, the natural beauty and open space of the Portola Valley area should be an utmost priority, and large apartment complexes go against that initiative, so they shouldn't be considered in PV.	2/16/2022 2:29 PM
102	Build housing that doesn't have negative effects on Portola Valley's current residents. Any housing that obstructs views, crowds existing homes, destroys open spaces or other natural areas, and or reduces surrounding property values is unacceptable.	2/16/2022 2:23 PM
103	I think it makes sense to approve the development of the Stanford wedge project - this is a win-win. As Zeke Lunder said in his presentation, reasonably flat locations along the main roads are the best candidates for new housing. I would like to see the town move to require ADUs that do not comply with the underlying zoning and setbacks be required to be used as additional housing (instead of just increasing the living space of the owner). Fake ADUs should not be allowed. Increasing the max number of homes on properties along Alpine and Portola roads: yes with the caveats that this not include Alpine west of the intersection with Portola road and only include properties that do not have steep slopes.	2/16/2022 12:38 PM
104	Town should consider building an innovative affordable apartment complex for moderate/ lower income . This would allow the town to set and control rents to insure that the objectives of providing affordable housing would be met and wouldn't just increase the number of expensive ADUs. It would also be the most efficient use of limited available land. Let's get a great architectural firm to help design a beautiful apartment complex that would meet everyone's needs and set an example for other communities. Our Town Center is a great example of great design and functionality. Let's take the same approach with low/moderate income housing that integrates thoughtfully and meaningfully into the town's beautiful and unique landscape.	2/16/2022 12:16 PM
105	strategies that are not advantageous to developers. strategies that instead have a long-term view of ownership and rental availability. Now, most of the proposals focus on immediate build/sell when end up just increasing local residential home values	2/16/2022 11:06 AM
106	Consider safety issues such as road width, distance from 280, number of ways out of neighborhood (i.e. evacuation routes) for each additional dwelling permitted. Improve road	2/16/2022 10:24 AM

surfaces and widen where possible. Consider availability of water for increased population and ways to increase and allocate fairly. Create clear shelter-in-place locations and instructions for when and how to use them. Consider strategies for persuading legislators to improve local control over, balancing and prioritization of needs rather than imposing them statewide.

107	lobby against the mandate and protect PV in its current state	2/16/2022 10:06 AM
108	If you can afford it, then you can buy it. Welcome to the United States of America. How about you approach the topic of youth mental illness/substance abuse in Portola Valley. PV is a horrible town to raise childrens	2/16/2022 7:33 AM
109	Improve public transit to enable better mobility into and out of PV, Menlo Park and more.	2/15/2022 7:27 PM
110	I believe that people should be free to live where they want depending on their personal desires and needs, subject to their circumstances, economic being one important factor.	2/15/2022 6:11 PM
111	This is a terrible idea. My property will lose equity due to the loss of Portola Valley's charm.	2/15/2022 6:11 PM
112	Keep the rural single family home strategy. Most residents of Portola Valley have worked extremely hard in their careers and lives to be able to call this beautiful place home. With that they e worked very hard to maintain the area rural, safe, and separated for the enjoyment of their homes. Let's keep PV rural and fire safe. There are plenty of desirable areas surrounding PV that offer hosing for all situations. We don't need to build on every square inch.	2/15/2022 4:29 PM
113	Cohousing - http://mountainviewcohousing.org/ https://buildingtheskyline.org/skyscrapers-and-affordability/	2/15/2022 4:07 PM
114	In my view, the current state housing mandates are not compatible with our General Plan. We should do our best for lower cost housing but strongly oppose the current state mandates.	2/15/2022 12:19 PM
115	More housing units will likely be along our main corridors of Alpine and Portola; the question is how many as I do not want to see all affordable units concentrated there	2/15/2022 10:00 AM
116	the fundamental character of Portola Valley as semi-rural should not be transformed	2/15/2022 9:12 AM
117	More open space	2/15/2022 8:36 AM
118	more cisterns to help w water	2/15/2022 8:27 AM
119	The town must put safety first! I am concerned about our ability to be able to evacuate everyone during a fire threat. Yes, as someone on the town council recently mentioned, we can mitigate the fire threat now. That is important to do. However, stop and take a moment to look at the natural beauty of PV. Unless we cover the hillsides with cement... we will still be at high risk. 1. How do we evacuate close to 7,000 people safely? (PV - 4,600/ Los Trancos - 600/ Ladera - 1,600) Our town is unique (high fire risk & only 2 exits). During a fire threat we could be left with only one exit to squeeze approximately 7,000 people through. 2. Is it safe to add 250+ units (possibly 750 to 1,000+ people to our town)? Could we evaluate this first to protect our citizens? If the state forces us to - could we delay until we can add another exit to our town to keep us safe? I am not a fan of this idea but I do not want evacuation traffic to put lives at risk. I found the following article to be an important reminder (& many thanks to my neighbor, Sophie and current committee members, for their efforts to help with these issues)... https://apnews.com/article/wildfires-evacuations-storms-ca-state-wire-california-4eb3806b4c5c448f985646d91ce03c20	2/15/2022 6:49 AM
120	Use the open field by windy hill parking lot for a 2-3 story long house type apartment buildings.	2/14/2022 11:57 PM
121	I love living in a low density, rural environment. Would love to keep it like this.	2/14/2022 8:48 PM
122	Town to buy land in less expensive town, build housing there for its workers. This will have less impact on the nature in Portola Valley.	2/14/2022 8:35 PM
123	Ask the Family Farm to donate some land!!!	2/14/2022 7:45 PM
124	Copy the Woodside Tree Cutting Program - Give \$ back to residents who cut down trees for fire mitigation	2/14/2022 7:21 PM
125	All ADU's should be counted after 2018 to be included in the new RHNA cycle #6	2/14/2022 7:11 PM
126	Developing land closer to 280 reduces the chances of mass casualties during a wildfire, and will cause less traffic than if new housing is deep in the town, away from 280.	2/14/2022 6:14 PM

127	Using language from the linked Youtube video: PV is "hard to develop", and there is not really a strong "need" for housing in town. It would be "nice" for teachers and others who work in town to live in town, but it just is not realistic to have housing density. Our housing was planned long ago with no priority on density. Upending that now, and bringing significantly more people into PV is not reasonable. We should use town resources to oppose the allocation from ABAG, which per the video is the organization that gave us this untenable number. We should work with other communiities where it is more feasible and build there.	2/14/2022 5:22 PM
128	The Town should be more creative in meeting the requirements imposed upon us by the state. The peninsula has millions of square feet of useless office space. Requiring the creation of housing in a nature preserve requires creative solutions.	2/14/2022 5:12 PM
129	Incorporate into Portola Valle land that may currently be in the county, and build high-density housing there, not throughout the current areas of PV that are zoned as SFH.	2/14/2022 4:51 PM
130	Be creative and resist the urge to do the obvious, quickest thing. Do not cluster along main thoroughfares; doing so will irrevocably change the town vibe, and operate to undermine the General Plan's directive for development to be subservient to nature.	2/14/2022 4:41 PM
131	Please work on simpler and less expensive ways to provide building oversight and approvals. Making things simpler will make it much easier to achieve our need to address the housing shortage.	2/14/2022 4:40 PM
132	Push back- these edicts are arbitrary and ineffective	2/14/2022 4:37 PM
133	I feel these should all be rental units only for those working at or attending schools, etc., in the area.	2/14/2022 4:36 PM
134	I believe we need to much more clearly separate the issues of fire safety and affordable housing - they are currently being co-mingled in a way that hurts achievement of both goals (not quite as Woodside's Mountain Lion protection, but close)	2/14/2022 4:03 PM
135	Mixed use: retail/office on ground level, residential above.	2/14/2022 3:52 PM
136	Use areas that exist that don't impact the view corridors or create dense housing that impacts the rural feel of the area....for example, areas like Bothin Nursery or Family Farm along Portola Rd where you don't see it from the road or trails.	2/14/2022 3:41 PM
137	Work with neighboring towns & cities for regional solutions.	2/14/2022 3:25 PM
138	Need to focus on safety and infrastructure to handle new housing.	2/14/2022 3:23 PM
139	Strongly focus on fire safety	2/14/2022 3:21 PM
140	Sponsor or catalyze housing development in suitable areas outside of Portola Valley and claim credit for those units. Push back against the notion of state and regional mandates. Be responsive to needs and desires of Town residents and not necessarily to hypothetical or unworkable "needs or desires" proposed by others. Realize that "the Town" should not necessarily try to assume responsibility for solving "everyone's supposed problems," especially in ways not yet proven to be economically and sociologically sound.	2/14/2022 6:39 AM
141	Govt subsidies are not a sustainable solution. Enable access to education and skills which are rewarded, e.g., engineering, software, law and medicine.	2/13/2022 4:01 PM
142	Survey local workers. What would help them? Teachers, gardeners...	2/13/2022 1:31 PM
143	R-1 in non-VHFHSZ areas should be rezoned so that a home could be turned into a 4-5 person RCFE Residential Care Facility for the Elderly or a daycare center	2/13/2022 11:33 AM
144	Please don't build ADUs in high fire-risk areas!	2/13/2022 8:29 AM
145	Take all available steps to reduce impact of SB9. Do not rush into changes, development or rezoning.	2/13/2022 2:09 AM
146	My main, and ongoing, concern with additional housing in PV is fire risk. I would like to see the town devise a detailed evacuation and fire risk management policy and have that drive the housing decisions, rather than making decisions on where housing will go and then trying to create a fire policy to wrap around those decisions.	2/12/2022 3:42 PM
147	BE FIRE SAFE. Be proactive ie there should already be an evacuation plan in place Be vigilant. Ie make sure buildings are built as stated not expanded a little here or there, like onto	2/12/2022 11:33 AM

	a neighbor's property	
148	Buy every house in Portola Valley and give them to illegal immigrants. For the children, you know.	2/12/2022 10:38 AM
149	Until the traffic on Alpine at Ladera egress streets and the shopper are improved, no more houses should be added! It's way to dangerous exiting along Alpine, and at 280. Fix that first before adding more residents.	2/12/2022 10:20 AM
150	spread out additional housing	2/12/2022 10:12 AM
151	Concern about small animal wildlife/birds with severe brush mitigation, already reduction of population where we live since 'no where to hide' or nest. Increased population means higher water usage, is that scarcity being addressed?	2/12/2022 9:34 AM
152	Use "in-lieu of" funds from past developments to help get projects started	2/12/2022 9:31 AM
153	Nothing you do will be "affordable" unless you (or some there agency) subsidize ! We older people of modest means can only afford PV because of Prop 13, which subsidizes us. Why can't the Town do the same for truly affordable housing, as in reduced taxes for agreements on rent. Or, reduced building fees for agreements on rent? Or, some other creative solution by our Town Management.	2/12/2022 9:00 AM
154	I feel strongly that the new development be homes/cottages distributed throughout the town and not be concentrated in one area in order to have more diversity throughout the town and not in just one location.	2/11/2022 8:41 PM
155	I think affordable housing should be evenly spread out thorough out the town in an equal number of smaller homes or cottages in each area of the town.	2/11/2022 8:30 PM
156	We need to preserve Alpine and Portola Roads as scenic corridors and stay true to our founders' General Plan. We must spread this housing out to be equitable among all residents. There are a number of existing "ADUs" that should be considered. Let's ask residents if they have an existing structure on their property that could be converted to an official ADU, and offer incentives to do so. I have seen a few open lots that could be counted - one is on Shawnee Pass near Cervantes. We should also include SB9 lot splits in the plan as there will be some of those developed within the next 8 years. If one owner owns multiple lots, could we include those extra lots in the HE plan? Is it possible for an existing owner to offer a home share? For example, an elderly couple may be willing to provide housing in their home in exchange for helping the couple with housekeeping, landscaping, errands, etc.	2/11/2022 6:14 PM
157	Emergency evacuation should be a top consideration	2/11/2022 6:10 PM
158	Can residents fund development outside our PV city zones as an alternative?	2/11/2022 5:42 PM
159	Slow walk this to see if changes to laws happen	2/11/2022 4:43 PM
160	What about traffic congestion? Alpine road is heavily traveled and difficult to access, e.g., at Alpine and Westridge.	2/11/2022 4:34 PM
161	become known for equitable and inclusive decision making by inviting members of each economic strata within the town's population to be voting members of decision-making boards and panels	2/11/2022 3:58 PM
162	Build safe crossings, tunnels or bridges on alpine for pedestrians.	2/11/2022 3:58 PM
163	I'm in support of the space next to Roberts to be used for housing for people with disabilities.	2/11/2022 3:53 PM
164	Support the local public school faculty and staff	2/11/2022 2:59 PM
165	Here is a Berkeley report that details why building affordable housing in an urban wildfire interface is shortsighted and at odds with the goal: https://www.next10.org/publications/rebuilding-resilient	2/11/2022 2:15 PM
166	We should keep the rural nature of Portola Valley or it will become just another overbuillt and unattractive small peninsula town.	2/11/2022 2:14 PM
167	Careful look at evacuation— do not overbuild locations especially if there is increased impediment to evacuation due to physical, age related or mental issues. Do not want people put in harms way to meet arbitrary housing. Consider transportation issues since we already rely primarily on cars.	2/11/2022 1:46 PM

168	Single family homes with differential square footage.	2/11/2022 1:31 PM
169	Please consider mixed use designations. I'd like to shop + live close to amenities.	2/11/2022 12:56 PM
170	Integrate w/ commerce/community plan so we have more local shops/resources and don't have to drive to El Camino & beyond. Can be done in tasteful & balanced way.	2/11/2022 12:45 PM
171	PV will always be an attractive place to live and build SFH if it's zoning is respected and left as it is. Let the market economy decide the value of the properties. Subsidies artificially drive prices higher, not lower.	2/11/2022 10:57 AM
172	There have been thousands upon thousands of new apartments built along the Peninsula in the last decade. I see many for rent signs. Do NOT increase density west of 280.	2/11/2022 10:56 AM
173	Thank you for asking questions about affordable housing. My parents moved to Portola Valley in the 70s, and I was fortunate enough to buy a home here in the 80s. I had to move, and it was a sad day. I would not be able to move back now. In-law units, some apartments/cottages -- nothing supersized, but in moderation having the option to live here again, or for some people, ever, would be great.	2/11/2022 10:10 AM
174	Consider the model of luxury apartment buildings with a certain percentage of apartments set aside for affordable housing. Having more opportunities to rent vs buy (regardless of income level) would attract more young families.	2/11/2022 10:07 AM
175	Consider developing horse property adjacent to town center with denser housing for lower income families and workers	2/11/2022 9:49 AM
176	I don't think it's fair for the town to fulfill the mandate by just have schools etc offer housing to their employees; those houses are not available to the public. The town should allow institutions to provide housing AND build affordable housing for the fireman, public teachers, nurses, shop workers, etc as well	2/11/2022 9:44 AM
177	yes the Town should first catch up with the long overdue improvements to ensure there is no wildfire destroying our homes, ensure there is an evacuation plan with evacuation routes that will evacuate us safely, ensure that fire fighters know how to protect us in case of a fire (we just find out our new fire station does not have the equipment for the multifamily house built across the street at Woodside Priory), ensure we have an emergency center that is energy independent (it has been at least 5 years in the making and we still do not have it) make sure there is an emergency shelter and help for the elderly who live in this town, it is time to improve our infrastructure, improve our water supply, water pressure, and water quality before more people move in (again our concerns of the last 5 years have been ignored), ensure waste and sewer is properly disposed, ensure reliable internet, reliable phone service, and reliable energy because at this time we do not have this and again our concerns and requests for improvement have been ignored in the last yearsThe Town cannot build more housing before the Town fixes the problems...	2/11/2022 9:31 AM
178	Encourage and assist improvements to existing housing stock through policies that reduce cost and increase speed for remodels and additions	2/11/2022 8:45 AM
179	Portola valley d cvs an have both, single family residences zoned for minimum of one acre and smaller condominium developments. Wildlife and fire can be mitigated and still provide for much needed housing.	2/11/2022 8:27 AM
180	Pay more attention to the ever-increasing fire danger in this Town. Complete the fire mapping, figure out the best evacuation routes and take the other actions that you've been dancing around in the recent past. All of this should occupy a major role in any planning for new housing.	2/11/2022 8:04 AM
181	Including Ladera, we have housing policies that have had highly negative impact on some racial and income groups. This needs redressing. Thanks for asking and for doing this tough work!	2/11/2022 6:58 AM
182	Preserve wildlife and wilderness	2/11/2022 6:50 AM
183	I grew up in Portola Valley and am now a fairly successful lawyer with a high income. It is sad that even with a fair level of success Portola Valley is so expensive that I will never be able to afford a home there. The cost of housing has become so expensive that only Silicon Valley millionaires can afford homes there. If you do not do something about the housing crisis, the	2/11/2022 5:44 AM

	Town will eventually lose its soul. The negative transformation is already underway, and it should be addressed.	
184	Consolidate schooling at Corte Madera and use the Ormondale campus for local worker housing	2/11/2022 5:24 AM
185	My young family moved to Portola Valley from a high density area specifically to get away from the crime, congestion, pollution and other problems of that area. We have been shocked at the Town Council's willingness to pursue affordable housing at the expense of the qualities that were our primary reasons for moving here: the town's rural character, open spaces, diverse flora and fauna, etc. While I have supported affordable housing initiatives in appropriately situated areas with the requisite infrastructure, I strongly oppose such initiatives in an ecologically oriented area such as Portola Valley. The Town Council's main priority should be to protect Portola Valley's rural character by minimizing the impact of SB9, which will likely be repealed or significantly restricted in the near future. The Town Council's failure to do so is such an egregious dereliction of duty and complete disappointment that we are seriously considering selling our house and moving to an area where the leadership represents the interests of the constituents.	2/11/2022 12:52 AM
186	There are many apartment buildings being built in nearby communities that will accommodate housing needs. Minimum lot sizes for new homes should be established and existing landowners should be allowed to subdivide their properties to allow for more homes in existing developments.	2/10/2022 11:37 PM
187	Maintain large set-backs	2/10/2022 10:50 PM
188	Add apartments to local schools for teachers	2/10/2022 10:36 PM
189	allow for manufactured housing at town center	2/10/2022 10:35 PM
190	Build some units at the Town Center	2/10/2022 9:20 PM
191	I like the idea of what Priory has done with homes on the school property. Are there opportunities to provide apartments by businesses/churches etc? The horse sites? CMS?	2/10/2022 9:16 PM
192	Mixed use residential/commercial, mixed income developments, tiny home communities	2/10/2022 9:12 PM
193	Yes. It should be possible to integrate multi-family housing into neighborhoods here without destroying either the charm of a neighborhood or our scenic corridors. In Los Gatos, historic or near-historic neighborhoods (100+ years old) have beautiful old houses on tree-lined streets. Within these neighborhoods, scattered parcels have a two-story apartment building or a small, two-story condo development. These multi-family units are designed to blend into the look and feel of the neighborhoods and don't lessen the appeal of the area.	2/10/2022 9:09 PM
194	Critical to meet our environmental obligations by not putting housing into green spaces that have archeologic, biologic and riparian value as well as increasing fire risk by adding electricity to unelectrified green spaces and all the risks of additional population in a green space- like the Wedge. use an incentive system with the millions you have been holding of unmet affordable housing money obligation, setting up a loan system to fund project after project. I would suggest a population center at the center area by Robert's and around the town center. also behind the fire house...We need to stop mishandling offers like the Springdown contribution and the Blue Oaks obligation....	2/10/2022 8:35 PM
195	best to locate denser housing near commercial areas.	2/10/2022 8:12 PM
196	The Town should appeal to the state to have its housing mandates waived, the same way every other community in the fire zones west of 280 have. Only when that process has played out should the Town begin to implement a new housing plan.	2/10/2022 8:10 PM
197	Must consider fire danger and General plan first. New housing use existing footprints and areas first Priory churches and schools and exiting business and location take into account transit issues.	2/10/2022 8:01 PM
198	ADUs should be rented and tracked, not more square footage for wealthy.	2/10/2022 7:49 PM
199	How in the world will the Town control who rents or buys these new homes, especially after the first one or two renters/owners? Who will control the rents/purchase prices of new "affordable" homes? "Affordable" to whom??	2/10/2022 7:47 PM
200	very concerned about ability to evacuate in case of fire etc. it was a disaster for the Paradise	2/10/2022 7:38 PM

	fire and could be the same here. We need to address that.	
201	Listen to the residents!	2/10/2022 7:36 PM
202	Fire risks and setbacks are top criteria	2/10/2022 7:28 PM
203	There are areas that would be ideal to expand housing that are not even discussed. These are privately owned lands such as where Whiskey Hill meets Portola Rd and Sand Hill. Why Is the option of using eminent domain not being considered?	2/10/2022 7:17 PM
204	Yes. Demand that relevant legislation be amended to take into consideration that more housing threatens more ghastly deaths from residents unable to escape wildfire, etc.	2/10/2022 7:14 PM
205	Limit size of new ADUs to 350 sq ft.	2/10/2022 7:12 PM
206	work with The Sequoias on the use of their land	2/10/2022 7:01 PM
207	Wait until the initiative on SB 9 is voted upon.	2/10/2022 6:53 PM
208	Don't	2/10/2022 6:27 PM
209	Just know that I appreciate the town staff, volunteers and community	2/10/2022 6:23 PM
210	Regular, perhaps volunteer-operated, mini-bus type public transportation along major corridors and to and from schools at appropriate hours, allowing hop on, hop off transit for all, and freeing moms from chauffeur duties and the roads from insane school traffic, permitting children to walk and bike safely to schools. Could be combined with overall lowered speed limits in town and promises of more affordable housing in exchange for no car ownership. This promise might, for example, allow me to favor small 4-8unit apartment buildings, owned or rented.s	2/10/2022 6:22 PM
211	PUSH BACK! Sue the state. This is crazy. When does it stop? What happens in the next RHNA round when they want us to add 250 more houses on top of what you just added?	2/10/2022 6:06 PM
212	Small clusters of cottages near or on school campuses for teachers. Some for firefighters near the station. Near town center for staff.	2/10/2022 5:54 PM
213	Protect trees and vegetation and guarantee building and parking lot setbacks along scenic corridors.	2/10/2022 5:40 PM
214	The state government has put us all at risk by completely ignoring the extreme fire danger that now exists in our state accompanied by an extended drought. Housing is also an issue but should not take priority over the safety of residents. Common sense says this is not the time to exacerbate a deadly problem. How punitive could Sacramento be if all the counties in the state banded together and said 'NO' to the housing demands?	2/10/2022 5:39 PM
215	Town actions should reflect the will of the majority of town residents rather than a few. If most residents are opposed to new housing developments, the Town should have put efforts into pushing back on SB-9 requirements as inappropriate for this area with its increasing wildfire risk. This survey should have been done years ago, prior to the Town updating the housing element or asking Stanford to initiate the planning of a large development project.	2/10/2022 5:37 PM
216	PV should be against SB9	2/10/2022 5:36 PM
217	Can land be annexed from SMC or Palo Alto? What can be negotiated with Open Space owners to create a Community Land Trust? Town Center fields and the Town Center facilities -- start over and create housing there instead if we have to. Go up.	2/10/2022 5:34 PM
218	Fight to keep the town as it is. That's what makes it desirable. Go see the movie Soilent Green and see where we are headed	2/10/2022 5:34 PM
219	I think the town should be added to the list of towns as against SB9. I believe housing should be added in urban areas with downtowns and mass transportation like RWC, etc.	2/10/2022 5:28 PM
220	Fight the state law. I prefer Portola Valley to remain rural, which is why we all moved here.	2/10/2022 5:25 PM
221	I think that if we are going to provide affordable housing and have the new residents feel part of the community they also need to be able to afford our local preschool, grocery store etc. otherwise I think integration will be difficult and we will have a "two tier" community	2/10/2022 5:23 PM
222	Open up Jasper Ridge for development of houses for Faculty and staff.	2/10/2022 5:18 PM

223	do not try to cram all the housing around the area of Alpine and Portola Roads. Its already noisy and congested. allow building in less populated areas	2/10/2022 5:10 PM
224	Engage the Town's legal team against Sacramento. Fight for our right to choose our own housing policies. Remind Sacramento that their increasing socio-political ideologies have recently lost citizens (and associated Congressional seat); such that political jockeying to accommodate MORE California residents while concurrently incenting Californians to leave the state; it is failed logic.	2/10/2022 5:09 PM
225	Fight RHNA allocations. Sue state to stop RHNA due to fire danger	2/10/2022 5:09 PM
226	I would prioritize housing for local workers (teachers, firefighters, sheriff's deputies, town staff, etc) who can't afford to live here.	2/10/2022 5:08 PM
227	Make sure ADUs are Used ONLY as rentals and not used as additions to main home (I.e. home office). Not sure how to do this!	2/10/2022 5:03 PM
228	Lot splits, increase allowable density	2/10/2022 4:58 PM
229	Please provide lower income housing for teachers and others that work in our community.	2/10/2022 4:55 PM
230	Please try and take action to reflect the desire of the tax base rather than drive personal agendas	2/10/2022 4:54 PM
231	Californians are moving to other states. Housing mandates are contrived at best. Triple digits increases in our numbers are ridiculous. Fight the state bureaucracy with all we have. There is no teeth to their requirements. Represent and implement Portola Valley's master plan. Let go of any and all political agendas you have. No one person matters. We only matter together. We are obligated to serve and preserve Portola Valley as it was designed.	2/10/2022 4:51 PM
232	Cheaper planning costs via Town Planning for ADUs, relaxation of planning rules for new builds.	2/10/2022 4:49 PM
233	Too much fire, flooding and earthquake issues for that many houses to be built.	2/10/2022 4:47 PM
234	allow clusters of smaller homes or townhouses on some of the larger properties around town	2/10/2022 4:47 PM
235	I don't believe that any more housing should be built in the WUI. PV is the absolute worst landscape for further development. It is a regional treasure, whose scenic corridors are appreciated by all the many thousands who come annually to recreate. And it is a tinderbox which is only going to become more dangerous as the climate continues to change. No new development.	2/10/2022 4:45 PM
236	I think it's important to remember that creating a welcoming and affordable community for a broad range of people will be beneficial to all. Diversity is a good thing. People are worried about their home values - but home values will remain strong, if we create an inclusive community. People will WANT to live here, because we have created opportunity for not just a sliver of the population.	2/10/2022 4:31 PM
237	Strong push back on the RHNA numbers	2/10/2022 4:29 PM
238	I greatly disagree that a state which is rapidly building housing while losing citizens has a housing crisis. We should ignore and or work around the State and deal with the consequences which will be non-existent give our political donors.	2/10/2022 4:25 PM
239	Don't 'reinvent' the Town	2/10/2022 4:24 PM
240	The big open spaces should be preserved, but people should be allowed to do what they want with their property as long as it is safe. As someone who grew up here and will inevitably have to leave once I no longer live with my parents, I would love the opportunity to return to where I grew up. I also work here, which means that I am more invested in this town than a lot of people. I want to be able to stay!	2/10/2022 4:24 PM
241	Change is inevitable but there is a disconnect with putting low income housing in Portola Valley where the infrastructure for mass transit, affordable stores, etc...is non-existent. There is also the ongoing cost for managing town supported housing I would rather have private entities such as Stanford, Priory, churches, etc, manage within guidelines set by the town.	2/10/2022 4:19 PM
242	Allow higher density residential development for workers contiguous to the businesses they serve	2/10/2022 4:16 PM

243	Reach out to organizations that are already building housing for those below moderate income, for advice and possible partnership.	2/10/2022 4:12 PM
244	Do everything. The problem (statewide) is too big to nibble at. Yes, consider natural hazards, but don't let people use those as an excuse to stop all new housing. PV is going to have to change; change is good.	2/10/2022 4:10 PM
245	Low income and high density housing belongs along corridors like El Camino, not in a rural town like Portola Valley. Period.	2/10/2022 4:04 PM
246	No fences on subdivided / ADU lots to allow flow of wildlife and maintain the rural character of the town as much as possible.	2/10/2022 4:03 PM
247	The town should be added to the list of cities that oppose SB-9	2/10/2022 3:59 PM
248	It's too expensive to build ADUs. Can the town partner with some of the prefab companies to offer incentives or create group buying potential? I would love to build an ADU and rent it out below market, but at \$900-1000 per sq foot of build cost (that was a recent estimate!) I will never ever break even so I have no incentive. Also, if other accommodations were offered (grandfathering in other non-permitted structures etc) that would likely incentivize people. This town is SO hard to build in, SO restrictive and anti-development, that it's just too much of a hassle. The town needs to be seen as friendlier to building if it wants the townspeople to lean in and help it out with meeting the 253 units. Why would I want to build a unit where I will lose money and also have a terrible and terribly long experience with the permitting process? Literally every single person I know here that has had to deal with the town for building permits/approvals has awful stories about the process (sometimes with the people in the planning office, sometimes with nasty neighbors). It's really sad and honestly the reputation of the building office and the process will need to get much better if you're going to get people to want to build these units for you.	2/10/2022 3:54 PM
249	Challenge the target number assigned to Portola Valley as not attainable considering important factors such as limit to egress in an emergency.	2/10/2022 3:52 PM
250	The closer to the freeway, the better for evacuation	2/10/2022 3:51 PM
251	Relax rules on bldg ADU's. Evidently our town makes it fairly difficult with all our current rules.	2/10/2022 3:50 PM
252	Roads to and from town. There are only two main roads out of town and they are single lane in each direction. That is extremely dangerous in a fire or emergency situation	2/10/2022 3:49 PM
253	We should all collectively be focusing our housing efforts on massive taxation of second homes. The issue is not that there's insufficient housing, it's that wealth is distributed grossly unequally. Numerous in Portola valley sit empty for months at a time. Also, to the extent we cannot reduce vacant homes and thus must build, we should build in places where there's ample access to public transit and other amenities. We also should all be focusing on repealing prop 13, because it encourages people not to downsize or to move because they want to maintain their tax basis. This is yet another artificial restraint on housing that makes it seem like there's a shortage of housing when in fact there's simply a distribution issue.	2/10/2022 3:46 PM
254	Fight the requirements this is a country town	2/10/2022 3:46 PM
255	Be creative, small change not massive change	2/10/2022 3:46 PM
256	Allow basements to be made into adu's	2/10/2022 3:45 PM
257	Think about accessibility. Unfortunately cars are essential here and the services that are offered food, grocery, gas are not in line with other areas.	2/10/2022 3:44 PM
258	The most important issue is fires safety. There are currently only 2 exits to escape a fire in PV. Most likely during a fire we will be left with only one useable exit. This is a death trap. We must not be forced to increase the numbers in our community until viable exits are available. Please put the safety of our town first and do not allow the state to force us into a deadly situation. Most communities have a variety of exits to use if a fire were to hit. Unfortunately we do not! We do not want to lose a neighbor trying to flee a fire! Please take this seriously- we do not want another Paradise on our hands. Next time please allow for a larger comment section. Many of us are scared of what is happening and we have a lot to say!	2/10/2022 3:41 PM
259	Mixed use housing and updated commercial in/near Ladera Shopper	2/10/2022 3:39 PM
260	Why, no one listens anyway.	2/10/2022 3:34 PM

261	None	2/10/2022 3:27 PM
262	See answer on #7	2/10/2022 3:26 PM
263	Find ways to meet the requirements with the most space-efficient housing possible. People live here for the benefits offered by the outdoors spaces, so provide smaller living units. Consider options like this: https://www.nytimes.com/2018/03/04/technology/dorm-living-grown-ups-san-francisco.html or	2/10/2022 3:05 PM
264	With regard to question 5 above I had to say "strongly disagree". This isn't because I don't think we should put affordable housing in safe places. I said strongly disagree because I think PV is full of NIMBYs who are using the geology and wildfire risk as an excuse to try and keep people of different income levels and ethnicities out of PV.	2/10/2022 2:26 PM
265	How much of the gap would be filled buy the proposed Stanford project?	2/10/2022 1:47 PM
266	The above questions are quite loaded. There is no indication as to WHAT ENTITY (private? government?) will "create" or "provide" any of the aforementioned housing. If we are concerned about providing housing for people who work in the community, then we should provide housing at the large employers with sufficient space on their site (Sequoias/Priory), the government should stay out of developing housing or picking winners and losers. PV does not have the infrastructure in terms of roads or fire safety to handle significantly more housing. We should appeal our RHNA numbers. Since we haven't, then the best solution is to simply tell the State that we have "planned for" our allocated RHNA number via SB9, and via Sequoias and Priory having permission for more housing for employees.	2/10/2022 1:22 PM
267	Is it possible to develop more affordable housing around the Town Center? Is any part of the Spring Down property eligible to be developed for housing? Is there a way to restrict affordable housing to only those with a connection to PV?	2/10/2022 1:19 PM
268	Strategically re-zone parts of Alpine and Portola Roads to allow for 20 units per acre.	2/10/2022 1:19 PM
269	Do not hunt for legal exceptions- like Mountain Lion habitat. That was embarrassing for Woodside.	2/10/2022 12:57 PM