

## **Portola Valley Ad Hoc Housing Element Committee (AHHEC) June 20th, 2022 Committee Meeting Summary**

The June 20th, 2022 AHHEC meeting was attended by over 80 members of the community. The meeting ran just over 5 hours from 4:30 to 9:44. Here is a link to the [agenda packet](#) and the [meeting recording](#). The Draft Housing Element is available at [www.portolavalley.net/housingelement](http://www.portolavalley.net/housingelement).

### **Discussion and Conclusions**

The AHHEC is an advisory committee, and the goal of the meeting was to offer a recommendation to the Planning Commission and Town Council for a Sites Inventory and related policies to meet the Town's RHNA mandate. This was the 13<sup>th</sup> meeting of the Committee in an 18-month process that began in August 2021, and the 7<sup>th</sup> meeting within the process to consider the Sites Inventory recommendation.

The agenda included a summary report from the June 15th Planning Commission meeting and a request for consideration of feedback from that meeting with respect to the Opt-In program, ADU/JADU production, decreasing the buffer, an update about the legal status of Ford Field Park, and a new suggestion from two Planning Commissioners to include a "sunrise" approach, a provision that would trigger only if the Town was not meeting its unit production over the 8-year period.

Below are timestamps to key portions of [the meeting recording](#):

- Oral Communications from the public (timestamp 0:2:30)
- Staff presentation (timestamp 0:11:05)
- Committee questions (timestamp 0:58:05)
- Public comments (timestamp 2:09)
- Committee discussion (timestamp 3:25)
- Committee conclusions/vote (timestamp 4:55)

Conclusions of the AHHEC are highlighted below:

1. **Opt-In:** A strong majority preferred to maintain the Opt-In approach as an alternative to SB9 that provides more local control and enables disbursement, a priority indicated by the community.
2. **Ford Field Park:** A majority supported affordable housing at Ford Field Park based on the conclusion it was the only realistic path to the required number of very low-income units, other than increased development at Nathorst which was strongly opposed by the Nathorst neighbors.
3. **ADUs/JADUs:** The Committee unanimously rejected using ADU/JADUs to achieve the Town's very-low-income category asserting it would not be a viable approach with HCD. The Committee was split on smaller increases to ADUs/JADUs and requested they be evaluated separately.
4. **Buffer:** The Committee was split on lowering the buffer for moderate and above moderate categories to 15% versus maintaining all categories at 20%.
5. **Sunrise Strategy:** A strong majority rejected the Sunrise approach; the discussion suggested many felt this approach would prolong the process with delayed negative community impact and confusion, and add complexity. The Committee understands that a subcommittee of the

Planning Commission has been created to further evaluate this approach which will be discussed at the June 29th Planning Commission meeting.

6. **Glen Oaks:** There was general consensus to zone Glen Oaks mixed-use and decrease density, if possible, to maintain the Town's rural equestrian character and mitigate some of the density along Alpine Road.

**Upcoming Milestones:**

- Wednesday, June 29th – Planning Commission
- Friday, July 8<sup>th</sup> – Public comments on the Draft Housing Element requested by this date
- Wednesday, July 13th – Town Council Meeting