



ADU SURVEY

Take it today!



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Date: February 8, 2023

To: The Portola Valley Town Council, Portola Valley Planning Department

From: The ADU Ambassador Team

Subject: Results of the ADU/JADU survey

ADU/JADU production is a key component of the Town's housing strategy. ADUs help fulfill the need for intergenerational housing as well as rental units at below market rates. As input to the current Housing Element, the Town conducted an extensive public participation process to maximize resident input. During that process, residents expressed an interest in expanding ADU/JADU outreach and gathering information about how ADUs/JADUs could contribute to Housing Element obligations.

To accomplish this goal, the Town of Portola Valley appointed a team of 7 resident volunteers to assist with community education and conduct a survey to collect information. Specifically:

- Determine community interest in constructing ADUs and JADUs, and/or conversion of existing spaces to ADUs or JADUs
- Determine the number of properties interested in renting an ADU or JADU at various affordability levels

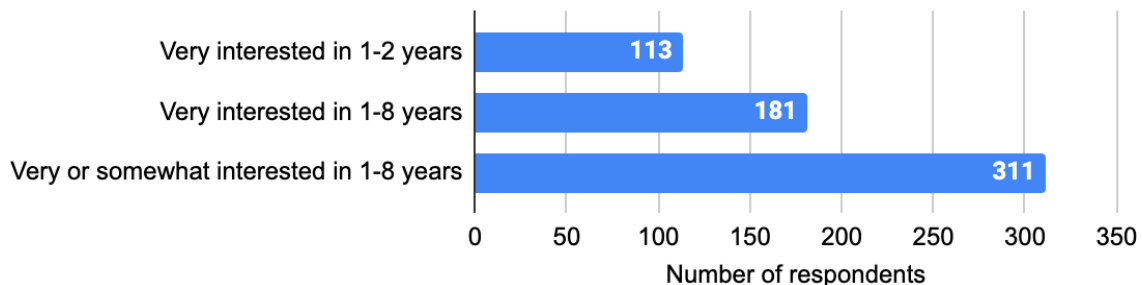
A survey was initiated on January 3, 2023. All households were mailed a postcard with the online survey link for access. Additionally, this link was shared on the Town website, on banners and posters distributed throughout the Town, and communicated via social avenues and platforms. Paper copies were made available at the Town Center and the Town Library. Survey results are summarized below.

Response Rate: 578 responses were received from validated addresses (one response per address), which represents a 35% response rate. Additionally, at least one response was received from 87% of the streets in Portola Valley. (Please note that not every respondent answered every question.)

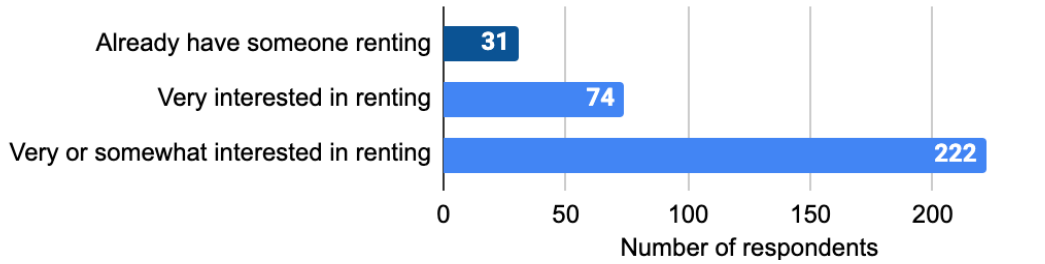
Response Summary:

1. Do you have an existing ADU or JADU that went through the Town's permitting process? 95

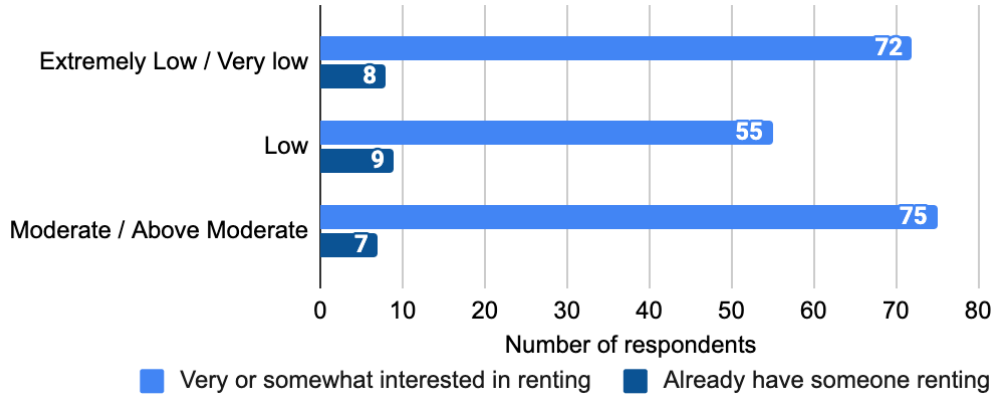
2. Are you interested in building or converting an ADU or JADU?



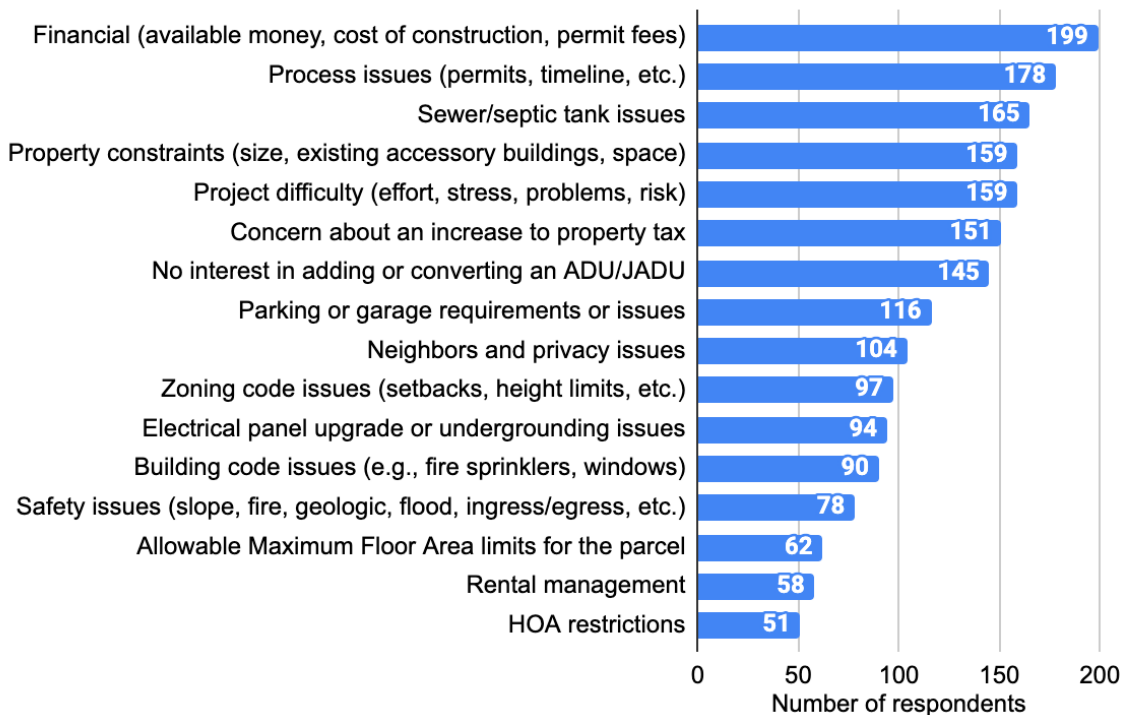
3. Are you interested in renting a current or future ADU/JADU?



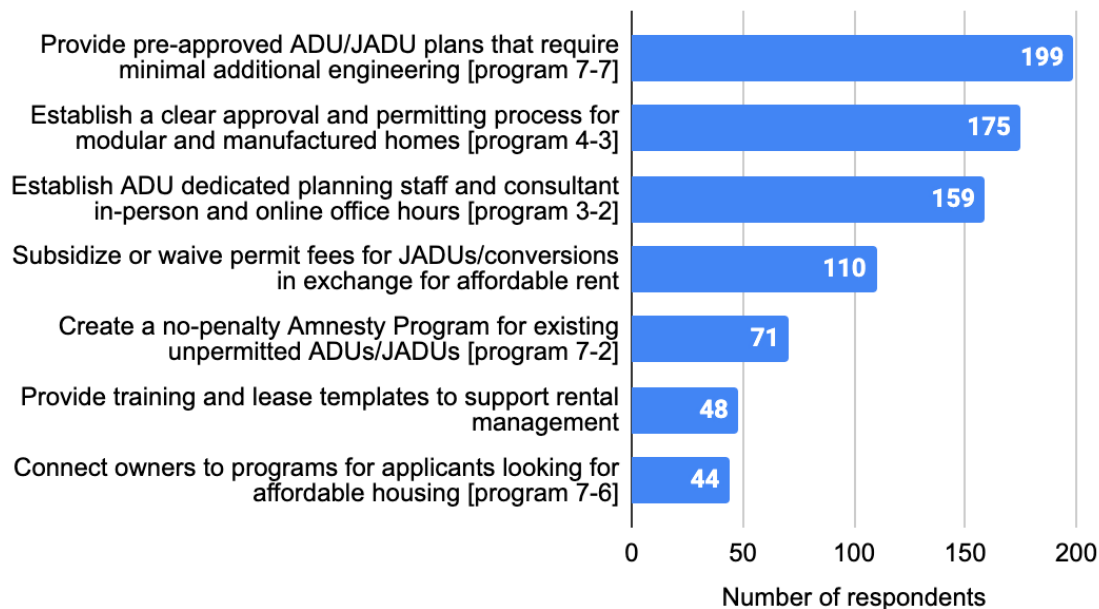
4. Would you be willing to rent at these monthly rates (lowest acceptable rate)?



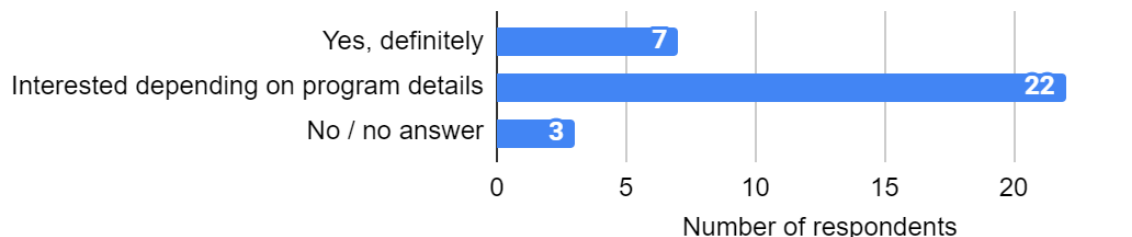
5. What barriers exist for you to build or convert an ADU/JADU?



6. What could the Town do to encourage you to build, convert, and/or rent an ADU/JADU?



7. Would you be interested in an Amnesty Program? (Answers among those who specified having an unpermitted second unit in a separate anonymous survey)



The Town has proposed the creation and adoption of several ADU/JADU programs outlined in *Section 7, Goals, Policies, and Programs in the Housing Element* which address many of the incentivization suggestions noted above in item 6. Additionally, as a result of survey input, the Town will review each of the barriers noted above in item 5.

The Town is encouraged by both the response rate to the survey and the results. We believe the results demonstrate significant interest in ADU/JADU construction/conversion and in rental of those units at a range of market and below market rates. This data adequately supports the Housing Element assumption of 92 accessory dwelling units.