

Fees and other costs (Asked Jason and Carter/Kevin):

8,230.00	8/10/2021	Town of PV	
100.00	8/18/2021	Woodside Fire Protection District	
17,724.00	9/22/2021	Town of PV	
100.00	9/22/2021	Woodside Fire Protection District	
5,355.00	3/9/2022	Town of PV	
225.00	4/18/2022	Woodside Fire Protection District	
225.00	4/18/2022	Woodside Fire Protection District	
225.00	4/18/2022	Woodside Fire Protection District	
225.00	4/18/2022	Woodside Fire Protection District	
225.00	4/18/2022	Woodside Fire Protection District	
225.00	4/18/2022	Woodside Fire Protection District	
143,248.97	4/18/2022	Town of PV	
12,332.40	9/7/2022	Town of PV	
188,440.37			

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ADU SURVEY

Take it today!

Portola Valley ADU/JADU Survey

The ADU Team needs your help! Portola Valley is required by California to create 253 housing units by 2031. Accessory Dwelling Units (ADUs) and Junior ADUs are one of our best options for new housing, and they form a significant component of the Town's Housing Element plan.

This survey is:

- Resident driven – A group of your neighbors put it together
- Town run – PV will use the results to support our Housing Element and plan programs
- Commitment-free – You always have zero obligation to build or rent

Please spend just **5 minutes** to complete the survey by **1/18** (with one response per PV address). We encourage you to answer the questions based on your current understanding, but if you do want to learn more, we have organized some information at www.portolavalley.net/ADUinfo.

For questions about the survey itself email pv.ADU.survey@gmail.com.

Quick Tips:

- ADU: Accessory dwelling unit, aka in-law unit, can be attached or detached from house.
- JADU: Junior ADU, a room in a house with a kitchenette and exterior door, <500 sq. ft.
- In most cases properties can have both an ADU and a JADU, but fire safety and geological issues may limit.
- There is no minimum lot size to build an ADU.
- A new, detached ADU can exceed a property's maximum floor area limit up to 800 sq. ft.
- In most cases properties with a pool or guest house can convert it to an ADU or add an ADU.
- Converting an existing space into an ADU/JADU could be done at relatively low cost.

Your Email (required) _____

What is your address? (required) _____

One survey per Portola Valley address

1. Do you have an existing ADU or JADU on your property that went through the Town's permitting process, to the best of your knowledge? (If more than one, add the number of ADUs under Other).

- ☐ Yes
- ☐ No
- ☐ Other:

2. Are you interested in BUILDING a new ADU and/or a new JADU during this 8-year Housing Element cycle (2023-2031)?

- | | |
|---|--|
| <input type="radio"/> Not interested | <input type="radio"/> JADU: Very interested (in 1-2 years) |
| <input type="radio"/> ADU: Very interested (in 1-2 years) | <input type="radio"/> JADU: Very interested (in 3-8 years) |
| <input type="radio"/> ADU: Very interested (in 3-8 years) | <input type="radio"/> JADU: Somewhat interested |
| <input type="radio"/> ADU: Somewhat interested | <input type="radio"/> Other: |

3. Are you interested in CONVERTING an existing space into an ADU or JADU? This might be as simple as adding a kitchenette or an external door.

- | | |
|---|--|
| <input type="radio"/> Not interested | <input type="radio"/> JADU: Very interested (in 1-2 years) |
| <input type="radio"/> ADU: Very interested (in 1-2 years) | <input type="radio"/> JADU: Very interested (in 3-8 years) |
| <input type="radio"/> ADU: Very interested (in 3-8 years) | <input type="radio"/> JADU: Somewhat interested |
| <input type="radio"/> ADU: Somewhat interested | <input type="radio"/> Other: |

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

Long term occupancy by household employees, local teachers, students, or family who would otherwise be in the rental market all count. Using an ADU/JADU as temporary space for your immediate family would not count. (There are no requirements to rent your ADU/JADU.)

- ☐ I currently have someone renting my ADU/JADU
- ☐ I am very interested in renting my current or future ADU/JADU
- ☐ I am somewhat interested in renting my current or future ADU/JADU
- ☐ No, I don't plan to rent my current or future ADU/JADU
- ☐ Other:

5. If you are interested in renting your unit, would you be willing to rent at these monthly rates (inclusive of utilities)?

Owners determine their own tenants and lease requirements (within the extent of the law).

- ☐ Up to \$1000 for a one-person household
 - ☐ \$1000 to \$1600 for a one-person household
 - ☐ \$1600 to \$2600 for a one-person household
 - ☐ Up to \$1100 for a two-person household
 - ☐ \$1100 to \$1900 for a two-person household
 - ☐ \$1900 to \$3000 for a two-person household
- ☐ Up to \$1400 for a four-person household
 - ☐ \$1400 to \$2300 for a four-person household
 - ☐ \$2300 to \$3700 for a four-person household
 - ☐ Market rates
 - ☐ Other:

6. What barriers exist for you to build or convert an ADU/JADU on your property? Choose up to 5.

- ☐ No interest in adding or converting an ADU/JADU
- ☐ Financial (available money, cost of construction, permit fees)
- ☐ Concern about an increase to my property tax
- ☐ Safety issues (slope, fire, geologic, flood, ingress/egress constraints, etc.)
- ☐ Property constraints (size, existing accessory buildings, space)
- ☐ Sewer/septic tank issues
- ☐ Electrical panel upgrade or undergrounding issues
- ☐ Building code issues (e.g., fire sprinklers, windows)
- ☐ Parking or garage requirements or issues
- ☐ Allowable Maximum Floor Area limits for the parcel (ADUs can be added above the limit.)
- ☐ Zoning code issues (setbacks, height limits, etc.)
- ☐ HOA restrictions
- ☐ Project difficulty (effort, stress, problems, risk)
- ☐ Process issues (permits, timeline, etc.)
- ☐ Rental management
- ☐ Neighbors and privacy issues
- ☐ Other:

7. What could the Town do to encourage you to build or convert an ADU/JADU on your property and/or rent it?

- ☐ Establish ADU dedicated planning staff and consultant in-person and online office hours
- ☐ Provide pre-approved ADU/JADU plans (including modular units) that require minimal additional engineering
- ☐ Establish a clear approval and permitting process for modular and manufactured homes
- ☐ Connect owners to programs for applicants looking for affordable housing
- ☐ Provide training and lease templates to support rental management
- ☐ Subsidize or waive permit fees for JADUs/conversions in exchange for affordable rent
- ☐ Create a no-penalty Amnesty Program for existing unpermitted ADUs/JADUs
- ☐ Other:

8. Do you have any other comments you would like to share?

9. Would you be willing to discuss your existing or potential plans or questions with one of your neighbors on the ADU Team? Please provide your name and phone number below.

Please return the survey to the PV Town Hall.

If you are interested in providing feedback on a potential amnesty program, there is an optional, anonymous survey available at this link or QR Code:

<https://tinyurl.com/pvamnesty>

Point your camera
phone at the QR
code, then click the
link that appears.



PV Anonymous Amnesty Program Survey

This survey is being conducted anonymously. No identifiable information is collected. Any information you share will be used only in aggregate.

The Town is actively considering offering a new amnesty program to enable residents to formalize an unpermitted structure on their property with no penalty from the Town. Any units, however, would be required to make basic life safety improvements as part of the process. There would be some tax assessment consequences.

1. Do you have an existing ADU or JADU at your property that was constructed without a Town permit, to the best of your knowledge?

- ☐ Yes, a detached ADU
- ☐ Yes, an attached ADU (sharing a wall)
- ☐ Yes, an internal ADU (within the structure of the main house)
- ☐ Yes, a Junior ADU (maximum 500 sf)
- ☐ No
- ☐ Other:

2. Approximately what year was the unit constructed? _____

3. Approximately how big is the unit in square feet? _____

4. How many bedrooms? _____

5. Do you currently rent out the unit?

- ☐ Yes
- ☐ No
- ☐ Other:

6. Would you be interested in an Amnesty Program that would create opportunities to formalize the unit without any penalty from the Town? This would include a requirement to make basic life safety improvements as part of the process, if necessary. There would be some tax assessment consequences.

- ☐ Yes, I would definitely like to do this
- ☐ No
- ☐ I'm interested but it would depend on the details of the program
- ☐ Other:

7. What features would you like to see in an Amnesty Program?

8. Any additional comments?