

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 26, 2024

Sharif Etman, Town Manager
Town of Portola Valley
765 Portola Valley
Portola Valley, CA 94028

RE: Revocation of Housing Element Compliance Finding – Town of Portola Valley

Dear Sharif Etman:

The California Department of Housing and Community Development (HCD) is hereby notifying the Town of Portola Valley (Town) that HCD has revoked, as of the date of this letter, its January 30, 2024 finding that the Town's housing element is in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq.). The Town had adopted this housing element on January 24, 2024.

On February 5, 2024, HCD issued the Town its written findings that the Town had failed to implement Programs 1-1a, 1-1b, 1-2a, and 1-6 included in its housing element pursuant to Government Code section 65583, and that this failure brought the Town's housing element out of substantial compliance with State Housing Element Law. HCD provided the Town with 30 days to respond to HCD's written findings pursuant to Government Code section 65585, subdivision (i)(1)(A).

On March 4, 2024, HCD received the Town's response to HCD's written findings. The Town's response does not demonstrate implementation of Programs 1-1b, 1-2, and 1-6. HCD thus finds that the Town's housing element is no longer in substantial compliance with State Housing Element Law. Consequently, HCD is revoking its finding of the Town's housing element compliance, as authorized by Government Code section 65585, subdivision (i)(1)(B). HCD's determination of non-compliance will remain in effect until the Town completes required rezone actions in Programs 1-1b, 1-2, and 1-6. Once the Town completes these program actions, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence identifying the updated status of the Town's housing element compliance.

Sharif Etman, Town Manager
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HCD is committed to assisting all localities in achieving and retaining substantial compliance with State Housing Element Law. If you have questions or need additional information, please contact Reid Miller at reid.miller@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Zisser', with a long horizontal flourish extending to the right.

David Zisser
Assistant Deputy Director
Local Government Relations and Accountability