

## 10. Housing Element

Programs	
<p>project) of sites identified in the Site Inventory to maintain sufficient sites at appropriate densities to accommodate RHNA for lower income households. If an approval of a development results in a reduction of site capacity below the residential capacity needed to accommodate the remaining RHNA, including for lower income households, the Town will identify and zone sufficient adequate sites at appropriate densities to accommodate the remaining RHNA.</p>	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Ongoing tracking as developments are approved
	Funding Source
	None required
	Quantified Objective
	Maintain RHNA capacity
	Performance Metric(s)
	Number of units and affordability level applied for; number of units and affordability level entitled; number of units and affordability level permitted; number of units and affordability level completed
<p><b>D</b> <b><u>Additional Housing Capacity for the North Forty Specific Plan</u></b></p> <p>Amend the North Forty Specific Plan to <u>allow for a density from 30 increase the maximum allowable density from 20</u> dwelling units per acre to 40 dwelling units per acre and increase the total number of dwelling units allowed in the Specific Plan.</p> <p><u>Sites identified in the North Forty Specific Plan Area are reuse sites and must permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. See Implementation Program ARAQ and ASAR.</u></p> <p><u>Amend the North Forty Specific Plan to remove the housing unit cap include a policy specifying that additional units as a result of the State density bonus law, SB 330, and other applicable state laws will not count toward the unit cap. This policy amendment will allow developments to reach the maximum allowable density plus the additional units due to density bonus and other applicable regulations. Annually monitor the impact of implementing the cap on housing production. If by the end of 2027 the cap is found to be constraining to housing production, amend the Specific Plan to modify the cap.</u></p>	Implementation Policies
	HE-1.1 Adequate Sites HE-3.3 Efficient Development Processing
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	January 2024
	Funding Source
	None required
	Quantified Objective
	Facilitate the construction of <u>15-45</u> new homes for lower-income households.
	Performance Metric(s)
	Number of affordable homeownership units entitled and the number of units entitled for lower-income Households

Programs		
	Amend the North 40 Specific Plan to remove guest parking requirements and modify development standards to facilitate achieving maximum densities.	
E	<b>Affordable Development on Town Owned Property</b>  Pursue opportunities to work with an affordable housing developer or enter into a public-private partnership to develop to construct affordable housing targeting lower-income households on Town owned property.	Implementation Policies
		HE-1.1 Adequate Sites HE-2.9 Public/Private Partnerships
		Responsible Department/Review Authority
		Town Manager
		Timeframe
		Ongoing effort
		Funding Source
		None required
		Quantified Objective
		The number of Town owneds two properties that could be suitable for affordable housing up to 20 units.
		Performance Metric(s)
		The number of Planning applications submitted for new affordable housing
F	<b>Update Permit Software System</b>  Update the existing permit software system to better monitor average processing times for ministerial and discretionary development permits. Use data to set baselines timelines to drive improvements. Update the Town planning and zoning regulations and remove permit processing constraints as appropriate.	Implementation Policies
		HE-3.3 Efficient Development Processing
		Responsible Department/Review Authority
		Community Development Department
		Timeframe
		Review and update regulations as appropriate at biannual years
		Funding Source
		None required
		Quantified Objective
		Reduce processing time by five percent
		Performance Metric(s)
		Improve current permit processing time
<del>G</del>	<del><b>Report Annually on Housing Availability</b></del>  <del>Update the existing permit software system to better monitor average processing times for ministerial and discretionary development permits. Use data to set baselines timelines to drive improvements. Update the Town planning</del>	<del>Implementation Policies</del>
		<del>HE-1.1 Adequate Sites HE-1.5 Variety of Housing Choices HE-3.3 Efficient Development Processing</del>
		<del>Responsible Department/Review Authority</del>
		<del>Community Development Department</del>
		<del>Timeframe</del>

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Programs	
	Performance Metric(s)
	Delivery of Housing Element
<b><u>JD</u></b> <b><u>Helping Senior Housing s</u></b> <b><u>PrograResourcesm</u></b>  Provide financial assistance for health, safety, emergency and accessibility home repairs to low-income seniors and low-income mobile homeowners through the Below Market Price Program funds, subject to availability of Program funds.  <u>Provide regularly updated senior housing resource materials at the Adult Recreation Center, Library, and Farmers' Market.</u>	Implementation Policies
	HE-1.6 Universal Design HE-2.7 Senior Housing HE-2.8 Equal Housing and Special Needs <u>HE-6.1 Fair Housing</u> <u>HE-6.2 Financial Assistance</u> <u>HE-6.3 Housing for Persons with Special Needs</u> <u>HE-6.4 Affordable Housing Awareness</u> <u>Responsible Department/Review Authority</u>
	Responsible Department/Review Authority
	Community Development Department and the Town Council
	Timeframe
	Ongoing and annual effort <u>Update materials annually</u>
	Funding Source
	Town Affordable Housing Funds
	Quantified Objective
	Maintain the existing housing stock by funding three home repairs to lower income seniors <u>annually</u>
	Performance Metric(s)
	Measure the number of units assisted versus the need
	Implementation Policies
<b><u>JK</u></b> <b><u>Small Multi-Unit Housing, "Missing Middle"</u></b>  <u>The Housing Element supports the land use goal of providing opportunities for housing that can accommodate the needs, preferences, and financial capabilities of current and future residents in terms of different housing types, tenures, density, sizes, and costs. Specifically, the Town aims to create mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Los Gatos households and expand housing in a variety of neighborhoodsall neighborhoods. These housing types include, but are not limited to, single dwelling units, multifamily dwelling units, accessory dwelling units, small and micro units, use of pre-fabricated homes, and</u>	HE-1.5 Variety of Housing Choices HE-2.4 Rental Housing HE-3.3 Efficient Development Processing
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	December 2024
	Funding Source
	None required
	Quantified Objective
	Increase the number of <u>housing units, including the combination of small multi-unit housinglow-rise multi-family developments, religious institutions, Junior Accessory Dwelling Unit (JADU), and SB 10 by five50150 units from the previous yearover eight years with the goal of achieving 100% of the units</u>

## 10. Housing Element

Programs	
<p>clustered housing/cottage housing. The Town will also promote small multi-unit housing that increases density while remaining consistent with the building scale and character present in existing neighborhoods. This includes multi-family units or clustered residential buildings that provide relatively smaller, less expensive units within existing neighborhoods.</p> <p>Update the Zoning Code to facilitate low rise multi-family structures small multi-unit housing in the low to mMedium Residential Density designations.</p> <p>Modify the Zoning Code to facilitate small multi-unit housing in certain low and medium density designations. This includes creating mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Los Gatos households and expand housing choices in a variety of neighborhoods. Housing types include, but are not limited to single dwelling units, multifamily dwelling units, accessory dwelling units, small and micro units, use of prefabricated homes, and clustered/cottage housing. This zoning will occur in a variety of areas throughout the Town but NOT in areas which are in Very High Fire Hazard Severity Zones, historic districts, adjacent to home in our historic inventory (currently pre-1941) homes, in hillside residential zones, within 500 feet of an evacuation route and within a half mile of a transit stop. The modification of the Zoning Code to facilitate small multi-unit housing will occur in a variety of areas throughout the Town, but in no event in any of the following areas or locations, Very High Fire Hazard Severity Zones, historic districts, adjacent to homes in our historic inventory (currently pre-1941 homes), hillside residential zones, within 500 feet of an evacuation route, or farther than one half mile of a transit stop.</p> <p>Small multi-unit housing is defined as multiple units on a single parcel (whether attached or detached) that are compatible in scale and form with detached single-family homes. Common housing types include duplexes; triplexes; fourplexes; courtyard apartments; cottage courts;</p>	<p>in low to medium density designations and high median income areas</p> <p>Performance Metric(s)</p> <p>Complete Zoning Code amendment by December 2024 and track the number of entitled Planning applications received per year</p>

Programs	
<p><del>townhomes; triplex stacked (vertical); and live-work spaces.</del></p> <p>Promote this program through publication, to include the following information: Low rise multi-family dwelling units ranging from two to 10 units can help meet the needs of families, seniors and students. Permit processing times tend to be shorter than larger multi-family buildings due to the low-rise nature of the structures.</p> <p><del>Specifically, update the Zoning to allow for all housing types considered for the provision of Small Multi-Unit Housing types as part of Low Density High Density Residential designations.</del></p> <p><del>Research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, amend applicable ordinances and development standards to facilitate and to allow for their development at the maximum density.</del></p> <p><del>Pursue establishment of a maximum average unit size as a tool to moderate unit sizes for developments over a certain size but to allow flexibility for a range of unit sizes.</del></p>	
<p><b><del>L</del>——<del>Rental Housing for Large Families</del></b></p> <p>Encourage development of multi-family rental housing that is greater than two bedrooms to encourage the provision of adequate rental housing for families.</p>	<del>Implementation Policies</del>
	<del>HE-1.5 Variety of Housing Choices</del>
	<del>HE-2.4 Rental Housing</del>
	<del>Responsible Department/Review Authority</del>
	<del>Community Development Department</del>
	<del>Timeframe</del>
	<del>Ongoing and annual effort</del>
	<del>Funding Source</del>
	<del>None required</del>
	<del>Quantified Objective</del>
	<del>Four family friendly multi-family rental housing units are entitled a year</del>
	<del>Performance Metric(s)</del>
	<del>Number of two-, three-, and four-bedroom units entitled and number of family friendly designated units</del>
<b><del>MK</del></b> <b>Lot Consolidation</b>	<del>Implementation Policies</del>

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Programs	
	<ul style="list-style-type: none"> <li>Facilitate annual outreach to developers. Annually identify development and housing opportunities</li> <li><u>Reduce development impact fees and permit processing fees for affordable housing projects for extremely low and very low units by 10 percent</u></li> </ul>
	Performance Metric(s)
	Number of affordable homeownership units entitled and number of units entitled for moderate, low, and very-low income households.
<u>PT</u>	<b>Purchase Affordability Covenants in Existing Apartments</b> <p>Create a program for the Town to purchase affordability covenants with BMP funding to increase the supply of affordable housing or “buy-down” existing affordability covenants to have deeper affordable units in existing rental properties. This program is analogous to purchasing covenants in new developments in conjunction with the BMP program, but for existing apartments.</p> <p>In existing and new rental developments, the Town could provide a rehabilitation loan or another form of subsidy to a rental property owner in exchange for securing affordability covenants on a percentage of units and the owner’s agreement to restrict rents on these units to levels that would be affordable to very low- and low-income households.</p>
	Implementation Policies
	HE-2.1 Financial Resources
	Responsible Department/Review Authority
	Community Development Department, Town Council
	Timeframe
	January <u>2028-2026</u>
	Funding Source
	Below Market Price Housing In-lieu Fees
	Quantified Objective
	Affordability covenants for three housing units with BMP funding to increase the supply of affordable housing per year
	Performance Metric(s)
	Number of affordability covenants
<u>UQ</u>	<b>Accessory Dwelling Units</b> <p><u>Facilitate ADU/JADU production with the following efforts:</u></p> <ul style="list-style-type: none"> <li>Waive building fees when an ADU is deed restricted for very low-and low-income <u>pursuant to Town Code (Section 29.10.320(a)).</u></li> <li>Initiate a marketing program for homeowners on the benefits of ADUs and the availability of resources (templates, cost calculators, technical support) to support development. <u>Promote the use of Housing Choice Vouchers (HCVs) and homesharing (once established) to make the units</u></li> </ul>
	Implementation Policies
	HE-1.7 Infill Opportunities in Single-Family Neighborhoods
	HE-2.4 Rental Housing
	HE-2.5 Pre-Approved Accessory Dwelling Units
	HE-2.6 Promote Accessory Dwelling Unit Construction
	HE-2.7 Senior Housing
	HE-3.1 Regulatory Incentives for Affordable Housing
	HE-3.3 Efficient Development Processing
	HE-3.5 Development Impact and Permit Fees
	Responsible Department/Review Authority
	Community Development Department
	Timeframe



## 10. Housing Element

Programs	
<p>available to lower income households.</p> <ul style="list-style-type: none"> <li>Collaborate with countywide efforts to develop pre-approved ADU plans suitable for Los Gatos, including designs that are ADA accessible.</li> <li>Streamline the review and permitting of ADU's by publishing pre-approved plans including plans that are ADA-compliant, which shall be posted on the Town's website.</li> <li>Promote California Housing Finance Agency (CHFA) ADU grants of \$40,000 available to qualified homeowners for pre-development costs.</li> <li>Proactively promote information made available through the Santa Clara County Planning Collaborative, a joint initiative of all 16 jurisdictions in the county on the Town's website with resources for interested property owners.</li> <li>Actively apply for grant programs, as funds are made available to assist property owners in the construction of ADU's/JADU's. Monitor funding availability annually.</li> <li>Develop and adopt objective standards to allow more than one (at minimum two) JADUs.</li> </ul> <p>The Town's ADU Ordinance goes beyond the requirements of State law by allowing a 10 percent increase in the floor area ratio standards.</p> <p>Annually monitor number of ADU's/JADU's produced, affordability levels. By July 2027, if the production of ADU/JADU is falling short of the projected trend, and make adjustments the Town will initiate developing strategies (additional incentives, flexible development standards, and/or identify additional sites for housing development) to accommodate a potential shortfall if determined necessary (i.e. adopt additional incentives or other strategies) and assess whether additional strategies and adjustments are necessary to increase ADU production, including searching for innovative funding sources and revisiting the ADU marketing program</p>	<ul style="list-style-type: none"> <li>Initiate marketing program and coordinate efforts on pre-approved ADU plans (2023) and other resources and services (December 2025)</li> <li>Select at least three plans and conduct media campaign to promote (December 2024)</li> <li>Monitor Annually monitor the production and affordability of ADUs</li> <li>Amend the ADU Ordinance (January 2024)</li> <li>Monitor ADU/JADU production against projection by July 2027 and develop strategies to address any potential shortfall in meeting RHNA by the end of 2027 annually and adjust, if necessary, within six months</li> </ul> <p>Funding Source</p> <p>Below Market Price Housing In-lieu Fees for Waiving Building Fees and General Fund</p> <p>Quantified Objective</p> <ul style="list-style-type: none"> <li>Facilitate construction of at least 200 ADUs or JADUs with a goal to facilitate construction of up to 200-350 ADUs or JADUs throughout the Planning period with a goal of 5% of these units being affordable to lower-income households and 50% in single-family, high median income neighborhoods</li> <li>Publish pre-approved ADU plans and templates, including designs that address ADA and senior housing needs</li> <li>Post pre-approved plans on Town website</li> <li>Use the Town's social media, website, local press, and community events to distribute information</li> <li>Adopt objective standards to allow more than one JADU per property by July 2025</li> <li>Facilitate construction of at least 10 JADUs in low density neighborhoods</li> <li>Through a homesharing program, assist at least 50 homeowners in renting out available ADUs and JADUs, especially in high/higher resource areas throughout the Planning period</li> </ul> <p>Performance Metric(s)</p> <p>Number of Building Permits issued; number of ADU/JADUs rented at a rental rate affordable for very low-and low-income households</p>

Programs	
	<div>for property owners, shortfall by the end of 2027.</div> <div>Amend the ADU Ordinance to comply with State law.</div> <div>Work with a nonprofit organization to administer a homesharing program that will expand beyond roommate matching by assisting homeowners in renting out ADUs and JADUs, further serving residents in the region with outreach for potential tenants.</div>
VR	<div>Density Bonus</div> <div>Conduct a study to evaluate the existing Density Bonus Ordinance and recommend changes to increase the number of units constructed. The study will include an evaluation of the implementation of the ordinance to date and actual construction of affordable housing units that utilized the Density Bonus. Additional density and height incentives beyond what the State requires will be considered (i.e., fee reductions, add free density of BMP units). The study shall recommend improvements to the Ordinance based on the outcome of the evaluation.</div> <div>Amend the Density Bonus Ordinance to comply with State law.</div>
	<div>Implementation Policies</div> <div>HE-3.1 Regulatory Incentives for Affordable Housing HE-2.3 Mixed-Use Development HE-2.8 Equal Housing and Special Needs</div> <div>Responsible Department/Review Authority</div> <div>Community Development Department</div> <div>Timeframe</div> <div><div>■ Amend the Density Bonus Ordinance (December 2024)</div><div>■ Complete study by June 2026 and implement recommended actions by December 2029</div></div> <div>Funding Source</div> <div>None required</div> <div>Quantified Objective</div> <div>Increase affordable housing units generated by an amended Density Bonus Ordinance</div> <div>Performance Metric(s)</div> <div>Measure the number of affordable units that received entitlements</div>
W	<div>Affordable Housing Overlay Zone (AHOZ)</div> <div>Continue to encourage development of housing affordable to all income levels on property within this Town Overlay Zone. The Overlay property on Knowles Avenue is a key site for a mixed income affordable housing project.</div>
	<div>Implementation Policies</div> <div>HE-3.1 Regulatory Incentives for Affordable Housing HE-2.7 Senior Housing HE-2.8 Equal Housing and Special Needs HE-2.9 Public/Private Partnerships HE-2.11 Smart Growth</div> <div>Responsible Department/Review Authority</div> <div>Community Development Department</div> <div>Timeframe</div> <div>Complete by 2025</div> <div>Funding Source</div>

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Programs	
Study and implement recommendations with regard to the Town's Rental Dispute Mediation and Arbitration Ordinance 2128 to help further stabilize rents for long-term residents.	HE-2.4 Rental Housing HE-6.6 Rental Dispute Mediation and Arbitration Ordinance
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Complete study by January 2025 and implement Municipal Code changes by June 2025
	Funding Source
	Below Market Price Housing In-lieu Fees
	Quantified Objective
	Implement improvement opportunities for the Rental Dispute Mediation and Arbitration Ordinance
	Performance Metric(s)
	Measure the number of disputes resolved versus unresolved
<b>AIAA</b>	<b>Reduce Parking Standards</b>
<p>Initiate a study <u>and outreach, including developers to determine and to make specific updates that would result amendments to for the Municipal Code, as follows, to address the following:</u></p> <ul style="list-style-type: none"> <li>Align parking requirements with the preparation of Objective Design Standards.</li> <li>Reduce parking requirements near transit.</li> <li>Remove guest parking <u>requirements for all residential and mixed-use projects in all zones.</u></li> <li>Allow parking to be unbundled from residential units.</li> </ul>	Implementation
	HE-2.7 Senior Housing HE-2.8 Equal Housing and Special Needs HE-3.1 Regulatory Incentives for Affordable Housing
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Complete study by January 2025 and implement Town Code changes by June 2025
	Funding Source
	None required
	Quantified Objective
	Zoning Code amendment to reduce parking standards
<b>AJAB</b>	<b>Allow for 100 Percent Affordable Residential Development in Mixed-Use General Plan Designations</b>
	Amend the General Plan and the Municipal Code to allow for 100 percent affordable residential development without the requirement of commercial uses.
	Implementation
	HE-3.1 Regulatory Incentives for Affordable Housing
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Implement General Plan and Municipal Code changes by June 2024
	Funding Source

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## 10. Housing Element

Programs	
	<p><u>Establish a list by December 31, 2024, to post online.</u></p> <p><u>Funding Source</u></p> <p><u>General fund (staff time)</u></p> <p><u>Quantified Objective</u></p> <p><u>Annually update the list or upon request from a local union.</u></p> <p><u>Performance Metric(s)</u></p> <p><u>N/A</u></p>
<p><b>AY Housing Mobility</b></p> <p>Housing mobility strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access (Los Gatos is entirely highest resource in terms of access to opportunity and a concentrated area of affluence). To improve housing mobility and promote more housing choices and affordability townwide, including in lower density neighborhoods, the Town will employ a suite of actions to expand housing opportunities affordable to extremely low, very low-, low-, and moderate-income households. Actions and strategies include:</p> <ul style="list-style-type: none"> <li>■ SB 9 – Monitor the Town’s SB 9 standards and amend standards to facilitate SB 9 applications (e.g., duplexes in single-family zones) if the Town is not on track to meet its SB 9 application goals during the planning period. See Program AV.</li> <li>■ Rezoning for Small Multi-Unit Housing, “Missing Middle” – Modify the Zoning Code to facilitate small multi-unit housing in certain the low and to medium density designations. This includes creating mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Los Gatos households and expand housing choices in a variety of neighborhoods. Housing types include, but are not limited to single dwelling units, multifamily dwelling units, accessory dwelling units, small and micro units, use of prefabricated homes, and clustered/cottage housing. This zoning will occur in</li> </ul>	<p><u>Implementation</u></p> <p><u>Policy HE-1.5 Variety of Housing Choices</u></p> <p><u>Policy HE-1.7 Infill Opportunities in Single-Family Neighborhoods</u></p> <p><u>Responsible Department/Review Authority</u></p> <p><u>Community Development Department</u></p> <p><u>Timeframe</u></p> <p><u>Annually review overall progress and effectiveness in April and include information in annual report to HCD. If the Town is not on track to meet its 160 affordable housing unit goal for the 8-year RHNA cycle by 2027 (i.e., 80 affordable units built or in process by 2027), the Town will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects), adaptive reuse, and allowing additional ADUs and/or JADUs, within six months, if sufficient progress toward this quantified objective is not being met.</u></p> <p><u>Funding Source</u></p> <p><u>General fund (staff time)</u></p> <p><u>Quantified Objective</u></p> <p><u>Provide 160 housing opportunities affordable to lower income households by January 2031.</u></p> <p><u>Performance Metric(s)</u></p> <p><u>Townwide, but especially lower-density neighborhoods</u></p>

## Programs

a variety of areas throughout the Town but NOT in areas which are in Very High Fire Hazard Severity Zones, historic districts, adjacent to homes in our historic inventory (currently pre-1941) homes, in hillside residential zones, within 500 feet of an evacuation route and within a half mile of a transit stop. The modification of the Zoning Code to facilitate small multi-unit housing will occur in a variety of areas throughout the Town, but in no event in any of the following areas or locations, Very High Fire Hazard Severity Zones, historic districts, adjacent to homes in our historic inventory (currently pre-1941 homes), hillside residential zones, within 500 feet of an evacuation route, or farther than one half mile of a transit stop. See Program J.

- Housing on Town Sites – Enter into a public-private partnership to develop housing, targeting low-income households, on Town owned properties. See Program E.
- Enhanced Inclusionary Housing – Assess and amend the Town's inclusionary housing requirements to better produce low-income units and units for special needs groups townwide. See Program L.
- Accessory Dwelling Units (ADUs) – Encourage and streamline ADUs in single-family neighborhoods by preparing standardized ADU plans with a variety of unit sizes and by affirmatively marketing and outreach to increase awareness and the diversity of individuals residing in Los Gatos. See Program Q.
- Junior ADUs – Develop and adopt objective standards to allow more than one (at minimum two) Junior ADU per structure by July 2025. The objective is to achieve at least 10 JADUs in lower-density neighborhoods by January 2031. See Program Q.
- Religious Institutional Sites – Expand housing opportunities on all religious institutional sites within the Town. See Program S. Conduct outreach to

## 10. Housing Element

Programs	
	<p>owners and operators of religious institutions to raise awareness and encourage housing proposals. Increase affordable housing on religious institution/faith-based site(s) during the 2023-2031 planning period by 25 units. If no application for housing on a religious institution/faith-based site is received by December 2025, the Town will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting successful affordable housing units on other faith-based sites, as well as available Town resources and programs to support such projects (e.g., Programs N, P, T, AI, AJ – Assist in securing funding for affordable housing projects).</p> <ul style="list-style-type: none"> <li>■ Homesharing – Research and pursue a homesharing program, including coordination with non-profits and others to assist at least 50 homeowners in renting out available ADUs and JADUs with with matching tenants with existing homeowners. The Town will publicize and take other actions as necessary (e.g., facilitate presentations at the Los Gatos Adult Recreation Center, etc.) at least annually with the goal of five opportunities per year. See Program T.</li> </ul>



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## Appendix A. AFFH Report

### Past priorities for single-family residential land uses through planning and zoning efforts as well as historical restrictive covenants have contributed to the prevalence of RCAs in the Town.

- The Town will use “Affirmative Marketing” strategies, as described in Implementation Program **AT**, to work with affordable and market rate housing developers to ensure that affordable housing is affirmatively marketed to households with disproportionate housing needs, including Hispanic and Black households who work in and live outside of Los Gatos (e.g., materials in Spanish and English, distributed through employers). The Town will also amend its Zoning Ordinance in order to increase the development of affordable housing.
- The adoption of the North Forty Specific Plan by the Town Council in 2015 provided diversity in the housing stock for the Town. As described in Implementation Program D, the Town will amend the North Forty Specific Plan to allow for an increase in the density from 30 dwelling units per acre to 40 dwelling units per acre and will remove the housing unit cap.
- Opportunities, including employment, environmental, economic, and housing may not be accessible to all residents, especially those in vulnerable populations.
  - In addition to Program AT described above, Los Gatos will implement programs to facilitate the development of affordable housing, including special needs housing, to increase housing opportunities in the Town (Programs D, E, L, N, O, W). The Town will also serve vulnerable populations through Senior Housing Resources (Program I), Housing Opportunities for the Homeless (Program U), Assistance for Persons with Developmental Challenges (Program V), and Supportive Services for the Homeless (Program Y). The Town also aims to increase transportation opportunities for new households through Program AF, Transit Oriented Development.
  - In addition to actions to facilitate new affordable housing opportunities described previously, the Town has outlined place-based strategies for neighborhood improvement with the following metrics to develop better access to opportunities (environmental, housing, etc.). Specifically, the Town will complete three minor home repairs or accessibility improvements for lower income households annually, provide rehabilitation to five low-income homeowner units annually, and complete three projects related to public facilities and transportation infrastructure.

### Fair Housing Issue

Los Gatos feeds to high performing schools, yet, except for Asian students, students of color cannot take advantage of these learning opportunities because they cannot afford to live in Los Gatos.

**Priority Level:** LowHigh

### Contributing factors:

- Lack of affordable housing overall due to high land costs, high construction costs, limited availability of land, limited availability of financing, duration of permitting process, cost of permitting process, and lack of incentives.
- The Town will address this issue by allocating a percentage of the Town's Affordable Housing (Below Market Program) Fund to subsidize housing for extremely low-income households and by including housing development sites on the Sites Inventory in all areas of Town. **The Town aims to increase BMP units by five units annually in addition to other actions to facilitate affordable housing development outlined in this Housing Element.**

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## Appendix C. Governmental and Non-Governmental Constraints

- Town's Consulting Traffic Consultant
- Santa Clara Valley Water District
- County of Santa Clara – Health Department

4. Story Poles and Public Hearing Notices: Once a project is deemed complete the story poles and netting and project sign shall be installed prior to the neighborhood notification process and shall remain in place until the project has been acted upon and the appeal period has ended. Public notices will not be mailed and/or application(s) shall not be advertised until a Story Pole Plan has been approved by the project planner, the story poles and netting have been installed, and photographs have been submitted to the project planner. A licensed surveyor or civil engineer shall submit written verification that the height and position of the poles and netting accurately represents the height and location of the proposed structure(s) or addition.

Public hearing notices will be sent out once the story poles process is complete. Public notices are sent out to property owners and tenants within 500 feet of the subject property for hillside zoned properties and 300 feet for non-hillside zoned properties.

5. Public Hearings: If a discretionary application is determined to require a public hearing, Division 7 of Chapter 29 of the Town Code assigns which hearing body has the authority to issue decisions for development applications. There are three types of public hearing bodies in the Town: Development Review Committee (DRC); Planning Commission (PC); and Town Council (TC).

### Development Review Committee

The DRC consists of the following departments: Community Development (Planning and Building Divisions), Parks and Public Works, and Santa Clara County Fire. The Santa Clara County Environmental Health Department is also part of the DRC when certain matters require its input. The DRC has the authority to approve certain applications pursuant to Town Code and/or standards, that require no change in the General Plan or Zoning Code, meet the Zoning Code regulations, and meet the Residential Design Guidelines and/or Hillside Development Standard and Guidelines.

DRC meetings are held every Tuesday at 10:00 a.m. in the Town Council Chambers, located in the lower level of Town Hall. Applicants are sent a copy of the DRC agenda. The applicant and/or representative is required to be present, and members of the public are welcome to attend and participate.

If any applicant or an interested person as defined by the Town Code, wishes to appeal an action or decision of the DRC, such appeal must be made in writing with the required fee, to the Community Development Department within 10 calendar days of the DRC's action or decision. The matter will then be set for hearing on the next available Planning Commission agenda.

### Planning Commission

The PC consists of seven residents of the Town of Los Gatos, appointed to serve a four-year term. Upon appointment, Planning Commissioners must demonstrate knowledge of the Town Code and its land use and planning policies. The PC has the authority to approve certain applications pursuant to Town Code and/or standards.

The PC performs duties and exercises power and authority with regard to planning, subdivisions, zoning, zoning administration, and other land use regulatory controls as prescribed by ordinance and State law. The PC reviews projects that require variances or exceptions from Town Code, projects that request exceptions from the Town Design standards, projects requiring Conditional Use Permits, hillside development applications depending on the scope of work, and appeals from the DRC. The Planning Commission is the deciding body for all types of projects which propose multi-family residential or mixed-use project