

40925030	Pending	14810 Clara St (Lot B) (ADU)	ULS24-009, TUD25-009, D-26-010, ADR25-0050, B26-0032	ADU	R	8/12/2025									1		1			SB 9 (2021) - Resident	No	No	N/A	Approved	Ministerial
		53730007 15975 CERRO VISTA DR	ULS25-010, ADR25-0052, B25-0790, D-26-021	ADU	O	8/13/2025									1		1			SB 9 (2021) - Resident	No	No	N/A	Approved	Ministerial
		52906045 495 Bird Ave	D-25-070, B25-0720, ADR25-0048	ADU	R	8/21/2025									1		1			None	No	No	N/A	Approved	Ministerial
		51016043 207 Glen Ridge Av	D-25-075, B25-0839, ADR25-0056	ADU	R	8/22/2025									1		1			None	No	No	N/A	Approved	Ministerial
		53204040 16395 E La Chiquita Ave	D-26-015, ADR25-0057, B25-0899	ADU	R	9/4/2025									1		1			None	No	No	N/A	Approved	Ministerial
		52915020 16759 Frank Ave	D-25-074, B25-0933	ADU	R	9/12/2025									1		1			None	No	No	N/A	Approved	Ministerial
		53207101 16805 LOMA ST	S-25-043	SFD	O	9/22/2025									1		1			None	No	No	N/A	Approved	Discretionary
		53208048 16706 LITTLEFIELD LN	S-25-042	SFD	O	9/22/2025									1		1			None	No	No	N/A	Pending	Discretionary
56718069		56718079 100/102 Alerche Dr	ULS22-010, ADR25-0034, D-25-072, B25-0597	ADU	R	9/25/2025									1		1			SB 9 (2021) - Resident	No	No	N/A	Approved	Ministerial
		53208050 16660 Littlefield Ln	D-25-073, B25-1020, ADR25-0062	ADU	R	10/6/2025									1		1			None	No	No	N/A	Approved	Ministerial
		53233069 16680 KENNEDY RD	S-25-047	2 to 4	O	10/14/2025									1		2			None	No	No	N/A	Pending	Discretionary
		40713018 116 VALLECITOS WAY	S-25-046	2 to 4	O	10/27/2025									1		1			None	No	No	N/A	Pending	Discretionary
		40701007 735 Bicknell Rd	D-25-076, B25-1070, ADR25-0063	ADU	R	10/28/2025									1		1			None	No	No	N/A	Approved	Ministerial
		42420014 16717 Chirco Dr	D-25-077, B25-1077, ADR25-0067	ADU	R	11/3/2025									1		1			None	No	No	N/A	Approved	Ministerial
		42416001 139 Lester Lane	D-25-078, B25-1149, ADR25-0065	ADU	R	11/7/2025									1		1			None	No	No	N/A	Approved	Ministerial
		42422030 15495 Los Gatos Blvd	S-25-050, M-25-009	5+	O	11/7/2025									8		72			None	No	Yes	N/A	Pending	Discretionary
		53204071 16530 Hillow Rd	D-25-082, B25-1194, ADR25-0073	ADU	R	11/12/2025									1		1			None	No	No	N/A	Approved	Ministerial
53202053		53202078 16460 Bonnie Ln	TUD25-014, B26-0102	SFD	O	11/13/2025									1		1			SB 9 (2021) - Duplex	No	No	N/A	Approved	Ministerial
		41019036 15880 ROSE AVE	S-25-051	SFD	O	11/20/2025									1		1			None	No	No	N/A	Pending	Discretionary
		53714001 15900 Kennedy Rd	D-25-080, B25-1200, ADR25-0074	ADU	R	11/21/2025									1		1			None	No	No	N/A	Approved	Ministerial
		40926012 14645 GOLF LINKS DR	D-26-002, ADR25-0071, B25-1147	ADU	R	11/24/2025									1		1			None	No	No	N/A	Approved	Ministerial
		53212005 140 Stonybrook Rd	D-26-017, ADR25-0075, B25-1233	ADU	R	11/25/2025									1		1			None	No	No	N/A	Approved	Ministerial
		42420046 15601 Flintridge Dr	D-25-081, B25-1242, ADR25-0076	ADU	R	12/12/2025									1		1			None	No	No	N/A	Approved	Ministerial
		52347056 123 DOVER ST	B25-1309, D-26-001	ADU	R	12/17/2025									1		1			None	No	No	N/A	Approved	Ministerial
		53230034 126 Vista del Prado	D-26-003, B25-1333, ADR26-0008	ADU	R	12/19/2025									1		1			None	No	No	N/A	Approved	Ministerial
		52712006 230 LA TERRA CT	S-25-053	SFD	O	12/22/2025									1		1			None	No	No	N/A	Pending	Discretionary

Jurisdiction	Los Gatos	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	537	-	-	-	-	-	-	-	-	-	43	494	
	Non-Deed Restricted	-	4	10	12	17	-	-	-	-	-	-	-	
Low	Deed Restricted	310	-	1	-	-	-	-	-	-	-	36	274	
	Non-Deed Restricted	-	10	7	18	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	320	-	-	-	-	-	-	-	-	-	53	267	
	Non-Deed Restricted	-	18	14	9	12	-	-	-	-	-	-	-	
Above Moderate		826	3	25	7	25	-	-	-	-	-	60	766	
Total RHNA		1,993												
Total Units			25	60	35	72	-	-	-	-	-	192	1,801	

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		Los Gatos						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
A - Developer Forum	Establish an annual meeting between staff and housing developers to discuss constraints and opportunities to affordable and market rate housing projects.	1/31/2031	6th Cycle	Continuous	Meet once a year to generate a list of opportunities and constraints. Staff participated in the West Valley Cities 2025 Developer Forum held on 2/27/25.	Meetings	1	https://siliconvalleyathome.org/q1s-developer-roundtable-west-valley-cities-step-up-for-housing/
B - Large Site Program	Encourage property owners and affordable housing developers to target and market the availability of sites with the best potential for development by facilitating meetings between willing property owners of large sites. To assist the development of housing, especially for lower income households, on sites larger than 10 acres, the Town will facilitate land divisions and lot line adjustments to result in parcels sizes between one half to 10 acres that can accommodate multiple family developments affordable to lower income households in light of State, Federal, and local financing programs.	12/31/2025	6th Cycle	In progress	Measurable outcome: Facilitate four land divisions and/or lot line adjustments Several subdivision applications are in process.	Meetings	0	None
C - No Net Loss	Develop and implement an ongoing formal evaluation procedure (project-by 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.	1/31/2031	6th Cycle	Continuous	Conduct a formal evaluation of sites identified in the Site Inventory with approval of each project 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. Measurable outcome: Formal evaluation of RHNA capacity with approval of each project. The approval of four large projects in 2025, which included 240 units, included a formal evaluation of remaining RHNA capacity. Additionally, the approval of one large project thus far in 2026 with 450 units included the formal evaluation of remaining RHNA capacity.	Other	0	Resolution 2025-006; 2025-038; 2026-001; https://mccmeetings.blob.core.usgovcloudapi.net/losgatos-pubu/MEET-Packet-9eafab2e674440ebed006e7bc6dc924.pdf
D - Additional Housing Capacity for the North Forty Specific Plan	Amend the North Forty Specific Plan to allow for a density from 30 dwelling units per acre to 40 dwelling units per acre and increase the total number of dwelling units allowed in the Specific Plan. 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 AQ and AR. Amend the North Forty Specific Plan to remove the housing unit cap. This amendment will allow developments to reach the maximum allowable density plus the additional units due to density bonus and other applicable regulations. Amend the North 40 Specific Plan to remove guest parking requirements and modify development standards to facilitate achieving maximum densities.	1/31/2025	6th Cycle	In Progress	Amend the North Forty Specific Plan to: -Allow for a density from 30 dwelling units per acre to 40 dwelling units per acre and increase the total number of dwelling units allowed in the Specific Plan. -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. -Remove the housing unit cap. -Remove guest parking requirements and modify development standards to facilitate achieving maximum densities. Measurable outcome: Amendments to the N40 Specific Plan and/or Town Code. With the approval of North Forty Phase II in January 2026, 77 units for lower-income households were entitled.	Other	0	Resolution 2026-001;
E - Affordable Development on Town Owned Property	Pursue opportunities to work with an affordable housing developer or enter into a public-private partnership to develop affordable housing, targeting lower income households on Town owned property.	1/31/2031	6th Cycle	Continuous	Town Manager to continually liaise with affordable housing developers to develop affordable housing on two Town-owned properties suitable for up to 20 units.	Meetings	0	None
F - Update Permit Software System	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.	1/31/2031	6th Cycle	Continuous	Measurable outcome: Reduce processing time by five percent. Continuing to test beta version of metrics dashboard developed by third-party vendor to Town's permit tracking software. Additionally, beginning to enable native tools within Town's permitting software to monitor processing times.	Other	0	None

G - Study Detached Single-Family Condominium Option	Study the development of a new floor area ratio standard for multi-family development when developed as detached single-family condominium units.	12/31/2024	6th Cycle	Not yet started	Study the development of a new floor area ratio standard for multi-family development when developed as detached single-family condominium units. Measurable outcome: Amendments to the Town Code.	Other	0	None
H - Coordination with Water and Sewer Providers	Deliver the adopted Housing Element to the San Jose Water Company and the West Valley Sanitation District so that they can prioritize current and future resources or services for housing development that helps meet Los Gatos' RHNA for lower income households.	7/10/2024	6th Cycle	Completed	Measurable outcome: Deliver the HE to SJWC. Housing Element delivered to SJWC on 6/13/24	Other	1	None
I - Senior Housing Resources	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.	1/31/2031	6th Cycle	Not yet started	Measurable outcome: Maintain the existing housing stock by funding three home repairs to lower income seniors annually	Other	0	None
I - Senior Housing Resources	Provide regularly updated senior housing resource materials at the Adult Recreation Center, Library, and Farmers' Market.	1/31/2031	6th Cycle	Not yet started	Provide regularly updated senior housing resource materials at the Adult Recreation Center, Library, and Farmers' Market.	Other	0	None
J - Small Multi-Unit Housing, "Missing Middle"	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 neighborhoods. Modify the Zoning Code to facilitate small multi-unit housing in certain low and medium density designations. 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. 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; townhomes; triplex stacked (vertical); and live-work spaces. 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. Research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs and if necessary, amend applicable ordinances and development standards to facilitate and allow for their development at the maximum density. Pursue establishment of a maximum average unit size as a tool to moderate unit.	12/31/2024	6th Cycle	Continuous	Increase the number of housing units, including the combination of small multi-unit housing, religious institutions, Junior Accessory Dwelling Unit (JADU), and SB 10 by 150 units (including 30 of these units as being affordable) over eight years with the goal of achieving 100% of the units in low to medium density designations and high median income areas. Measurable outcome: Complete Zoning Code amendment and track the number of entitled Planning applications received per year. The Town encourages and continues to permit construction of new JADUs, with approved permits for 8 JADUs in the 6th Cycle thus far, including two in 2025. The Town continues to approve a number of SB 9 lot splits and two-unit developments. Additionally, conversations are ongoing with property owners for development of housing at religious institutions. The Town is open to receiving a development application through SB 10, although none have been submitted to date.	Units	0	None
K - Lot Consolidation	The Town will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation, lot assemblage and redevelopment in mixed use and commercial areas. Based on this feedback, within two years of Housing Element adoption, the Town will adopt the development of a Lot Consolidation Ordinance to include specific incentives such as: flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking, reduced fees, and streamlined permit processing through administrative staff review. Upon adoption of the Ordinance, the Town will work with property owners that are receptive to lot consolidation/lot assemblage to assist them in facilitating the parcel merge process in a streamlined and timely manner.	6/30/2025	6th Cycle	Not yet started	Measurable outcome: Lot consolidation ordinance.	Other	0	None
L - Below Market Price Program	Conduct a study to evaluate the existing BMP Program and recommend changes to the program to increase the number of lower-income units and units for special needs groups constructed townwide. The study will include evaluation of the implementation of the BMP Program to date, including impacts to market rate housing related to current market conditions, project applications, estimated affordable housing requirements, fee collection, and actual construction of affordable housing units to address constraints based on the outcome of the evaluation. The study will evaluate the feasibility of requiring BMP's for senior assisted living, senior independent living, and senior communities.	12/31/2028	6th Cycle	Not yet started	Increase number of BMP units annually by five units with a goal of achieving 30% of new units in high median income areas. Measurable outcome: Complete study and implement policy actions The Town updated its BMP Ordinance in 2024. The Town approved 43 deed restricted BMP units in 2025.	Other	1	Ordinance 2366
M - Establish a Commercial Linkage Fee	Conduct a nexus study and amend the Municipal Code to include a linkage fee if appropriate. A commercial linkage fee is an impact fee levied on commercial development for the provision of affordable housing. Before levying an impact fee, the Town is required to complete a nexus study that shows the linkage between new development and the increased demand for housing.	12/31/2024	6th Cycle	Not yet started	Measurable outcome: Complete a nexus study to determine if linkage fees are appropriate	Other	0	None
N - Funds for Development for Extremely Low Income (ELI) Households	Continue to encourage the creation of housing that is affordable to extremely low-income households by allocating a percentage of the Town Affordable Housing (Below Market Price) Fund to subsidize housing for extremely low-income households. As part of the Town's annual budget process, provide a priority for funding ELI developments that may be submitted to the Town with the Town's BMP monies. Update the allocation as recommended by the BMP study. Additionally, provide staff technical assistance with the preparation of Tax Credit or grant funding applications or conducting local Tax Equity and Fiscal Responsibility Act (TEFRA) hearings to facilitate the financing of proposed housing projects in Los Gatos.	1/31/2031	6th Cycle	Continuous	Measurable outcome: Subsidize five developments which include extremely low-income households With the approval of North Forty Phase II in January 2026, 77 units for lower-income households were entitled. Staff expects to assist the affordable housing developer, Eden Housing with their future Tax Credit application.	Other	0	Resolution 2026-001;

O - Affordable Housing Development	Provide incentives for affordable housing development, including density bonus, fee deferrals or reductions, and reduced fees for studio units. The Town shall also provide annual outreach to attract and support affordable housing developers in the Town, including developers of senior housing, extremely low-, very low- and low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities. The Town shall annually identify development and housing opportunities. Review the financial needs of affordable housing projects, determine whether or not Town fees can be reduced to facilitate affordable housing development, and identify options for the Town to offset the foregone revenues from other sources.	1/31/2031	6th Cycle	Continuous	- Facilitate the construction of 460 new homes for moderate to lower-income households (100 for moderate, 190 for low, and 170 for very-low), including 30% in high median income areas. Measurable outcome: Number of affordable homeownership units entitled and number of units entitled for moderate, low, and very-low income households. Entitled units thus far in 6th Cycle. Moderate: 53 Low: 37 Very Low: 43	Units	0	None
O - Affordable Housing Development	- Facilitate annual outreach to developers. Annually identify development and housing opportunities.	1/31/2031	6th Cycle	Continuous	Measurable outcome: Number of affordable homeownership units entitled and number of units entitled for moderate, low, and very-low income households. Entitled units thus far in 6th Cycle. Moderate: 53 Low: 37 Very Low: 43	Units	0	None
O - Affordable Housing Development	- Reduce development impact fees and permit processing fees for affordable housing projects for extremely low and very low units by 10 percent.	1/31/2026	6th Cycle	Not yet started	Measurable outcome: Number of affordable homeownership units entitled and number of units entitled for moderate, low, and very-low income households.	Units	0	None
P - Purchase Affordability Covenants in Existing Apartments	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. 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.	1/31/2026	6th Cycle	Not yet started	Measurable Outcome: Affordability covenants for three housing units with BMP funding to increase the supply of affordable housing per year	Other	0	None
Q - Accessory Dwelling Units	Facilitate ADU/JADU production with the following: *Waive building fees when an ADU is deed restricted for very low-and low income. *Initiate a marketing program for homeowners on the benefits of ADUs and the availability of resources to support development. Promote the use of Housing Choice Vouchers (HCVs) and homesharing (once established). *Collaborate with countywide efforts to develop pre-approved ADU plans suitable for Los Gatos, including designs that are ADA accessible. *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. *Promote California Housing Finance Agency ADU grants of \$40,000 available to qualified homeowners for pre-development costs. *Proactively promote information made available through the Santa Clara County Planning Collaborative. *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. *Develop and adopt objective standards to allow more than one (at minimum two) JADUs. The Town's ADU Ordinance goes beyond the requirements of State law by allowing a 10 percent increase in the floor area ratio standards. 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, the Town will initiate developing strategies to accommodate a potential shortfall by the end of 2027. Amend the ADU Ordinance to comply with State law. Work with a nonprofit organization to administer a homesharing program.	1/31/2031	6th Cycle	In Progress	- Facilitate construction of at least 200 ADUs or JADUs with a goal to facilitate construction of up to 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. The Town encourages and continues to permit construction of new ADUs and JADUs, with approved permits for 89 ADUs and/or JADUs in 2025 thus far. The entirety of the Town is considered to be a high median income neighborhood with ADU and/or JADUs approved Town wide.	Units	0	Table A2 of the Town's 2025 Annual Progress Report
Q - Accessory Dwelling Units	- Publish pre-approved ADU plans and templates, including designs that address ADA and senior housing needs	1/31/2031	6th Cycle	Completed	- Publish pre-approved ADU plans and templates, including designs that address ADA and senior housing needs. Preapproved plans published on Town website by December 2024	Other	1	https://townoflosgatos.aduaccelerator.org/gallery
Q - Accessory Dwelling Units	- Post pre-approved plans on Town website	1/31/2031	6th Cycle	Completed	- Post pre-approved plans on Town website Preapproved plans published on Town website by December 2024	Other	1	https://townoflosgatos.aduaccelerator.org/gallery
Q - Accessory Dwelling Units	- Use the Town's social media, website, local press, and community events to distribute information	7/31/2025	6th Cycle	Completed	- Use the Town's social media, website, local press, and community events to distribute information. Town maintains a dedicated webpage for ADUs. ADUs have been publicized via social media	Other	1	https://www.losgatosca.gov/2481/Accessory-Dwelling-Unit-Information

Q - Accessory Dwelling Units	- Adopt objective standards to allow more than one JADU per property by July 2025	7/31/2025	6th Cycle	Completed	- Adopt objective standards to allow more than one JADU per property by July 2025. CA Gov Code Section 66333 (a) limits the number of JADUs to one per residential lot zoned for single-family residences.	Other	1	None
Q - Accessory Dwelling Units	- Facilitate construction of at least 10 JADUs in low density neighborhoods	1/31/2031	6th Cycle	Continuous	- Facilitate construction of at least 10 JADUs in low density neighborhoods . The Town encourages and continues to permit construction of new JADUs with approved permits for 10 JADUs in 2025 thus far. The 10 approved JADUs are located within single-family neighborhoods.	Other		Table A2 of the Town's 2025 Annual Progress Report
Q - Accessory Dwelling Units	- 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	1/31/2031	6th Cycle	In progress	- 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. Staff is researching homesharing opportunities via coordination with other West Valley cities and homesharing administrators.	Other	0	None
R - Density Bonus	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. Amend the Density Bonus Ordinance to comply with State law.	12/31/2029	6th Cycle	Completed	Increase affordable housing units generated by an amended Density Bonus Ordinance. Planning Commission review of draft 11/13/2024. Town council adoption 12/17/2024.	Units	1	Ordinance 2366
S - Congregational Land Overlay Zone	Expand site opportunities by allowing affordable housing on religious sites and through conducting outreach to owners and operators of religious institutions to raise awareness and encourage housing proposals. Study new Congregational Land Overlay to build upon what is available through AB 1851 and AB 2244 and help congregations by connecting them with affordable housing development partners. 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, and AJ – Assist in securing funding for affordable housing projects).	12/31/2025	6th Cycle	Completed	SB 4 (Affordable Housing on Faith and Higher Education Lands Act of 2023) made housing developments on faith and higher education lands a by-right use. Research complete and internal draft Ordinance in production. The Town continues conversation with property owners for development of housing at religious institutions. SB 4 (Affordable Housing on Faith and Higher Education Lands Act of 2023) made housing developments on faith and higher education lands a by-right use.	Units	1	None
T - Nonprofit Affordable Housing Providers	Support the efforts of nonprofit affordable housing organizations that provide housing services in Los Gatos. Encourage the participation of these providers in developing housing and meeting the affordable housing needs of Los Gatos households particularly extremely low-income households. Staff will meet with nonprofit groups on at least on an annual basis to discuss constraints to development and develop strategies and actions for affordable housing development, including incentives for the development of affordable housing as provided under the Affordable Housing Overlay Zone. Research and pursue a homesharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with existing homeowners to increase matches in lower density neighborhoods. The Town will publicize and take other actions as necessary (e.g., facilitate presentations at the Los Gatos Adult Recreation Center, etc.).	12/31/2025	6th Cycle	Not yet started	Develop incentives for affordable housing and measure number of units using incentives Meet with nonprofit affordable housing providers to identify constraints and barriers	Meetings	0	None
U - Increased Range of Housing Opportunities for the Homeless	Continue to support the County of Santa Clara's Continuum of Care plan, as well as the "Housing 1000" campaign by "Destination: Home" to provide housing opportunities for homeless households, including emergency shelter, transitional housing, and permanent affordable housing opportunities.	1/31/2031	6th Cycle	Continuous	Support non-profit organizations to identify emergency shelter, transitional housing, and permanent housing opportunities with 20 bed nights annually. The Town collaborates in a monthly meeting with the West Valley Cities. The West Valley Homeless Services Needs Analysis Report was published July 2025 and the Homeless Services Feasibility Study was released for public review in February 2026. The Town's Hotel Program provided a total of 23 nights of emergency shelter, serving anywhere from 8-10 unhoused community members in 2025. Website resources updated to list unhoused housing opportunities.	Other	0	https://www.losgatosca.gov/3041/Local-Services-and-Resources https://www.losgatosca.gov/345/Housing-Programs

V - Housing Opportunities for Persons Living with Disabilities	<p>Support the provision of housing for the disabled population, including persons with developmental disabilities, through several means, including:</p> <ul style="list-style-type: none"> ☑ Review and revise the Reasonable Accommodation procedure to promote access to housing for persons with disabilities, address potential constraints including subjective approval findings such as "impact on surrounding uses". ☑ Encouraging accessibility design features to be incorporated in development. Review development regulations annually to remove constraints. ☑ By-right zoning for licensed residential care facilities (six or fewer residents) in all residential zones, and provisions for larger care facilities (seven or more residents) in multifamily residential zones subject to a conditional use permit. ☑ Treatment of supportive and transitional housing as a residential use of property, and subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone. ☑ Programs to facilitate affordable housing, including Density Bonus and Affordable Housing Overlay. ☑ Encouraging affordable housing developers to integrate supportive housing units, increasing project competitiveness for Tax Credits and other funding sources. ☑ Supporting the creation of ADUs in all residential districts. 	12/31/2024	6th Cycle	In Progress	<p>Zoning Code amendment to increase the number of disabled persons housed by 90 units.</p> <p>Measurable outcome: Zoning code amendment.</p> <p>Anticipated to go to Town Council mid to end of 2026</p>	Other	0	None
W - Rental Dispute Resolution Program	<p>Continue the administration of the Rental Dispute Resolution Program and consider revisions as necessary to make the program as effective as possible in protecting both tenants' and landlords' rights.</p>	1/31/2031	6th Cycle	Continuous	<p>Increase the number of disputes resolved by 20 percent.</p> <p>On-going administration and public outreach regarding the program. Staff is awaiting the 25/26 annual report to compare the number of disputes resolved compared to the 24/25 annual report.</p>	Other	0	https://www.losgatosca.gov/345/Housing-Programs
X - Assistance for Persons with Developmental Challenges	<p>Work with local and/or regional partners to provide rental assistance for persons with developmental challenges. Efforts will include the following:</p> <ul style="list-style-type: none"> * Work with the California Department of Developmental Services local Regional Center to identify the housing needs specific to developmentally challenged persons residing in Los Gatos and assist in identifying available housing that meets those needs. * Encourage qualifying Regional Center clients residing in Los Gatos to apply for appropriate rental assistance programs. * Identify outside funding sources, such as regional or State programs, that could provide rental assistance for developmentally challenged persons living in Los Gatos. * Make referrals to non-profit service providers with rental assistance or rental voucher programs such as West Valley Community Services and the Housing Authority of Santa Clara County. 	12/31/2025	6th Cycle	Continuous	<p>Provide rental assistance for persons with disabilities.</p> <p>Inquiries from the public received regarding rental assistance from the Town's housing administrator, Project Sentinel, are referred to West Valley Community Services and the Housing Authority of Santa Clara County.</p>	Other	0	https://www.losgatosca.gov/345/Housing-Programs
Y - Supportive Services for the Homeless	<p>Continue to support community and nonprofit organizations that provide supportive services for homeless persons in Los Gatos in part by continuing to fund the Town's annual grant and disseminating opportunities for other agency funding to West Valley Community Services (WVCS), in order to support its Comprehensive Emergency Assistance Program (CEAP).</p> <p>Continue to work with and fund local nonprofits, and to collaborate with local homeless service providers to provide information on homeless needs in the Town.</p>	1/31/2031	6th Cycle	Continuous	<p>Continue the Town's support to provide funds to WVCS for homeless persons services.</p> <p>Measurable outcome: The number of Town residents assisted through WVCS.</p> <p>The Town provided Annual Sustaining Grants for Non-Profits in 2025 which included: \$2,500 to St. Vincent de Paul for Laundry Service, \$20,000 to West Valley Community Services for human services support, \$20,000 for rental assistance to St. Vincent de Paul and the Los Gatos Anti Racism Coalition, \$6,000 for St. Luke's for food pantry support, and \$7,8000 to the Los Gatos Methodist Church for the shower program. Continued emergency housing services provided through the Town's hotel voucher program during extreme weather conditions and qualifying medical events.</p>	Other	0	https://www.losgatosca.gov/3041/Local-Services-and-Resources
Z- Stabilize Rents	<p>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.</p>	1/31/2025	6th Cycle	Not yet started	<p>Implement improvement opportunities for the Rental Dispute Mediation and Arbitration Ordinance.</p> <p>Measurable outcome: Number of disputes resolved versus unresolved.</p>	Other	0	None
AA - Reduce Parking Standards	<p>Initiate a study and outreach, including developers to make specific updates that would result amendments to the Municipal Code, as follows :</p> <ul style="list-style-type: none"> ☑ Align parking requirements with the preparation of Objective Design Standards. ☑ Reduce parking requirements near transit. ☑ Remove guest parking requirements for all residential and mixed-use projects in all zones. ☑ Allow parking to be unbundled from residential units. 	6/30/2025	6th Cycle	Completed	<p>Zoning Code amendment to reduce parking standards.</p> <p>Completed, Ordinance adopted by Town Council in February 2025</p>	Other	1	Ordinance 2372

AB - Allow for 100 Percent Affordable Residential Development in Mixed-Use General Plan Designations	Amend the General Plan and Zoning Code to allow for 100 percent affordable housing development in Mixed-Use General Plan designations	6/30/2025	6th Cycle	In Progress	Amend the General Plan and Zoning Code to allow for 100 percent affordable housing development in Mixed-Use General Plan designations . Measurable outcome: Zoning Code Amendments On April 9, 2025, the Planning Commission recommended that the Town Council adopt a resolution to amend the General Plan to allow 100 percent affordable housing projects in Mixed Use General Plan land use designations. On May 6, 2025, the Town Council considered the item and continued it to a future date with direction to staff to continue to refine the draft resolution; however, the Town is compliant with AB 2011 should a qualifying project be submitted to the Town.	Other		https://meetings.municode.com/adaHtmlDocument/index?cc=LOGATOS&me=d86d40504d7644ec8101a144b25c4452&ip=True
AC - SB 35 Process Improvements	Develop an SB 35 checklist and written procedures for processing SB 35 applications to ensure efficient and complete application processing.	12/31/2023	6th Cycle	Completed	Measurable outcome: Development of application form and track number of SB 35 applications process per year. Application form created. No SB 35 applications received thus far in this cycle.	Other		https://www.losgatosca.gov/DocumentCenter/View/33129/Senate-Bill-35-Preliminary-Application---Fillable https://www.losgatosca.gov/DocumentCenter/View/33130/Senate-Bill-35-Formal-Application---Fillable
AD - Low Barrier Navigation Centers	Amend the Zoning Code Definitions to include the definition for "Low Barrier Navigation Center" consistent with State law. Allow at least two mixed-use zoning districts to permit low barrier navigation centers as a by-right use.	12/31/2023	6th Cycle	Completed	Measurable outcome: Zoning Code Amendment Completed, ordinance adopted by Town Council December 2024	Other		1 Ordinance 2367
AE - Fair Housing Law Education	Educate the community about landlords and renters rights and responsibilities under Fair Housing law, needs and benefits of affordable housing, and available resources in the Town by posting information on the Town's website, social media posts and/or brochures, distributing information through the business licensing recertification process, and posting fair housing posters in Town Hall, the community center and the library.	1/31/2023	6th Cycle	Completed	Measurable outcome: Add 50 new subscribers to the Notify me subscriber list. Social media posts. Posters/flyers. Completed, October 2024	Other		1 None
AF - Transit Oriented Development	As part of the comprehensive Zoning Code update, establish development standards for transit-oriented development located within existing transit areas that promote sustainable land use practices which reduce vehicle trips and allow for mixed-use developments as well as stand-alone residential. In addition, the Town shall provide for CEQA streamlining consistent with the provisions of SB 375.	6/30/2025	6th Cycle	Completed	Measurable outcome: Zoning Code amendment to establish development standards for transit-oriented development. The Town does not have major transit stops and only on small area with a high-quality transit corridors. The Town has approved four multi-unit developments along one of the Town's only bus routes (VTA Route 27) including 690 units.	Other		1 None
AG - Preserve "At-Risk" Affordable Housing Units	Continue to monitor affordable, multifamily housing units in the Town to ensure that they retain their affordability status.	1/31/2031	6th Cycle	Continuous	Measurable outcome: Preserve all 169 publicly assisted housing units in Los Gatos. No units lost thus far within this cycle.	Other		0 None
AH - Rental Housing Conservation Program	Continue to implement Section 29.20.155 of the Town Code that addresses conversions of residential use, specifically Section 29.20.155(a)(2), which requires that any proposed conversion satisfy the housing goals and policies as set forth in the 2040 General Plan.	1/31/2031	6th Cycle	Continuous	Measurable outcome: Zero loss of rental housing. No units lost thus far within this cycle.	Other		0 None
AI - Countywide Home Repair Programs	Continue to support countywide programs (through Habitat for Humanity East Bay/Silicon Valley, Rebuilding Together, Housing Trust of Santa Clara County, etc.) that provide assistance with minor home repairs and accessibility improvements for lower income households, including special needs households. Support annual funding requests submitted by rehabilitation agencies to the County of Santa Clara, and provide local technical assistance as needed to nonprofits submitting funding applications to the County and/or applying for building permits through the Town's building permit process. Contribute funding from the Town's Below Market Price monies to support these programs. Continue to participate as a member of the County of Santa Clara JPA. Continue to provide staffing to the County Technical Advisory Committee (TAC), which reviews annual applications for funding and helps formulate funding recommendations to the Board of Supervisors. Promote County programs through Town website and social media accounts	1/31/2031	6th Cycle	Continuous	Measurable outcome: Three minor home repairs and/or accessibility improvements annually for lower income households, including special needs households The Town maintains a website that connects residents with many housing programs in Santa Clara County to improve and preserve the supply and quality of existing rental and ownership housing opportunities that are available for residents and employees of local businesses.	Other		https://www.losgatosca.gov/345/Housing-Programs
AJ - Town Residential Rehabilitation Program	Create a new program to assist lower income homeowners, including senior and disabled households, with funding for home repairs and improvements. The program could incentivize providing grants for the following activities: accessibility improvements; exterior or interior home repair; repair of fencing and/or landscaping; plumbing; exterior painting; roof repair; and similar activities.	12/31/2027	6th Cycle	Not yet started	Measurable outcome: Provide rehabilitation to five low-income homeowner units annually	Other		0 None
AK - Solar Energy	Continue to enforce State of California Title 24 requirements for energy conservation. Continue to expedite solar panel installation by requiring only ministerial building permits.	1/31/2031	6th Cycle	Continuous	Increase solar energy use through ministerial building permits. Applications for solar projects are process ministerially. Additionally, the Town implemented SolarApp+ to provide a further streamlined process for residential solar projects. The app reduces the time and resources needed to review and approve small residential solar installations in the community.	Other		https://www.losgatosca.gov/220/Building https://solarapp.nrel.gov

AL - Town Housing Resources Guide	<p>Continue to provide a guide to developments that include affordable housing units as part of the Housing Resources Guide posted on the Town's website, and available at Town Hall, Library, and other Town facilities.</p> <p>Publicize available warming/cooling centers as provided by the Santa Clara County of Office of Supportive Housing during inclement weather episodes.</p> <p>Provide regularly updated senior housing resource materials at the Adult Recreation Center, Library, and Farmers' Market.</p>	1/31/2031	6th Cycle	Completed	<p>Increase the Housing Resources Guide usage by measuring the number of persons accessing the Town's Housing Resources Guide on the website.</p> <p>Town's Housing Resource Guide (A Guide to Housing Service Programs and Affordable Housing)was updated in 2026-26.</p> <p>The Town Library may be activated as a warming/cooling center as needed.</p> <p>Town maintains a Local Services and Resources webpage to connect residents to various support services.</p>	Other	1	<p>https://www.losgatosca.gov/DocumentCenter/View/8037/Los-Gatos-Housing-Resources-Guide?bidid=</p> <p>https://www.losgatosca.gov/3041/Local-Services-and-Resources</p>
AM - Santa Clara County Fair Housing Consortium	<p>Support the efforts of the Santa Clara County Fair Housing Consortium, as follows.</p> <p>Continue to make referrals through Project Sentinel and provide updated fair housing information on the Town's website and at public locations through the Town, such as the Adult Recreation Center, Library, Farmers' Market and public kiosks. Through an ongoing partnership with Project Sentinel, a member of the Consortium and the Town's service administrator for the Rental Dispute Resolution Program, Town staff is able to attend the Consortiums annual Fair Housing Symposium, receive training, and disseminate fair housing information (including how to contact Consortium agencies for assistance) to members of the public who contact the Town about a potential fair housing related matter.</p>	1/31/2031	6th Cycle	Continuous	<p>Measurable outcome: Zero displacement. Counsel 10 tenants annually on tenant/landlord concerns to prevent displacement.</p> <p>The Town's Housing Resource Guide (A Guide to Housing Service Programs and Affordable Housing) provides direct links to the Asian Law Alliance and Project Sentinel, members of the Fair Housing Consortium. This guide was updated in 2025-26.</p>	Other	0	<p>https://www.losgatosca.gov/DocumentCenter/View/8037/Los-Gatos-Housing-Resources-Guide?bidid=</p>
AN - Community Education Using a Variety of Communication Methods	<p>Provide education on the problems and needs of affordable housing as a means of changing negative attitudes towards the provision of affordable housing.</p> <p>Broadcast information about available housing resources through a variety of communication methods across media, technological nonprofit organizations and traditional in person outreach methods, such as the Farmers' Market, Library, and community center, with a particular focus on reaching the very low- and low-income demographic and those who may not have access to online resources.</p>	1/31/2031	6th Cycle	Continuous	<p>Measurable outcome: Increase availability of information. Continue to provide housing resources to very low- and low-income individuals.</p> <p>The Town's Housing Programs website is continuously updated with new information, as made available. On May 6, 2025, the Town Council made an Affordable Housing Month Proclamation. The Town's Below Market administrator, HouseKeys holds monthly virtual webinars to provide support to applicants and those with general questions on the application process for rental or owner-occupied below market price units in the Town.</p>	Other	0	<p>https://www.losgatosca.gov/345/Housing-Programs, https://www.housekeys.org/events?view=calendar&month=01-2025, and https://mccmeetings.blob.core.usgovcloudapi.net/losgatos-pubu/MEET-Packet-d86d40504d7644ec8101a144b25c4452.pdf</p>
AO - Educate Single-Family Property Owners Regarding In-Fill Housing Options	<p>Create and distribute educational materials to include information about the process to construct ADUs, multigenerational housing, and options available with Senate Bill SB 9.</p>	1/31/2031	6th Cycle	Continuous	<p>Measurable outcome: Provide education on SB 9 and ADU's.</p> <p>Pamphlets and dedicated webpages maintained for SB 9 and ADUs. Frequent discussions with contacts to provide answers to specific questions.</p> <p>Disseminated information at the Towns Spring into green event in April 2025.</p>	Other	0	<p>https://www.losgatosca.gov/2481/Accessory-Dwelling-Unit-Information</p> <p>https://www.losgatosca.gov/2703/Senate-Bill-SB-9</p>
AP - Special Needs Housing	<p>Amend the Zoning Code to remove barriers to building special needs housing.</p>	1/31/2024	6th Cycle	In progress	<p>Measurable outcome: Amend the Zoning Code to remove barriers to building special needs housing</p> <p>On February 12, 2025 the Planning Commission recommended that the Town Council adopt a resolution to amend the Zoning Code to remove barriers to building special needs housing. Staff has further refined the resolution and will be returning to Planning Commission and Town Council mid to end-2026. The Town is complying with state law.</p>	Other	0	<p>https://mccmeetings.blob.core.usgovcloudapi.net/losgatos-pubu/MEET-Agenda-f692bcba36a7470e9cfa400589be142.pdf</p>
AQ - Zoning Code Amendments	<p>Amend the Zoning Code to comply with State law and ensure adequate sites are available to accommodate the identified sites in the Sites Inventory. These Code revisions include:</p>	1/31/2024	6th Cycle	Continuous	<p>See specifics below.</p>	Other	1	<p>See specifics below.</p>
AQ	<p>Amend the Zoning Code to include a Housing Element Overlay Zone (HEOZ) to apply to the sites included in the Site Inventory to modify the development standards (i.e., density, lot coverage, FAR, height) on those sites. The Town will commit to monitoring and evaluating the HEOZ development standards and complete first evaluation of said standards by December 2026 and then annually thereafter, including outreach with the development community, and making adjustments as necessary. If it is determined that adjustments are needed, they will be completed within six months of the annual evaluation. The amended HEOZ Ordinance is projected to be adopted by the Town Council in March of 2024.</p>	3/1/2024	6th Cycle	Completed	<p>Measurable outcome: Zoning Code amendments.</p> <p>On November 7, 2023, the Town Council adopted the zoning and general plan amendment to create the HEOZ and apply the HEOZ to the Sites Inventory of the Housing Element. The HEOZ ordinance was effective on December 21, 2023.</p>	Other	1	<p>https://meetings.municode.com/adaHtmlDocument/index?cc=LOSGATOS&me=b26f19d7282545959b9ad78205822229&ip=True</p>
AQ	<p>Clarify the text of the non-residential zones regarding housing.</p>	1/31/2031	6th Cycle	In progress	<p>Measurable outcome: Zoning Code amendments.</p> <p>The Town is compliant with AB 2011 should a qualifying project be submitted to the Town.</p>	Other	0	<p>None</p>
AQ	<p>Rezoning the Caltrans Right-of-Way – Site E3 from R:1:8 to R-M. Take additionally steps to make the site available for residential development, including decertification, by the end of 2026. If by 2027 the site has not progressed to be available for residential development in the planning period, identify and add additional sites, if necessary, by 2028.</p>	12/31/2028	6th Cycle	In progress	<p>Measurable outcome: Zoning amendment.</p> <p>On November 7, 2023, the Town Council adopted a resolution to amend the General Plan land use designation of Caltrans Right-of-Way adjacent to 14685 Oka Road from Low Density Residential to Medium Density Residential</p>	Other	0	<p>https://meetings.municode.com/adaHtmlDocument/index?cc=LOSGATOS&me=b26f19d7282545959b9ad78205822229&ip=True</p>

AQ	Amend the Accessory Dwelling Unit Ordinance.	12/31/2028	6th Cycle	In progress	Measurable outcome: Zoning Code amendments. ADU Ord. amended in 2024 (Ordinance 2351). Ongoing effort to update again.	Other	0	None
AQ	Amend the Density Bonus Ordinance.	12/31/2028	6th Cycle	Completed	Measurable outcome: Zoning Code amendments.	Other	1	Ordinance 2366
AQ	Amend the Architecture and Site considerations for a multi-family and mixed-use project to make them objective and provide certainty in outcomes.	12/31/2028	6th Cycle	Completed	Measurable outcome: Zoning Code amendments. Planning Commission review of draft 12/10/2024. Town council adoption 1/21/2025	Other	1	Ordinance 2370
AQ	Amend the Architecture and Site findings for a multi-family and mixed-use project to make them objective and provide certainty in outcomes of the application review. Specifically, address Finding (4) relating to site layout and Finding (6) relating to the exterior architectural design of buildings and structures. These findings can be considered subjective and open to interpretation.	12/31/2028	6th Cycle	Completed	Measurable outcome: Zoning Code amendments. Planning Commission review of draft 12/10/2024. Town council adoption 1/21/2025	Other	1	Ordinance 2370
AQ	Amend the Conditional Use Permit findings for a multi-family and mixed-use project to make them objective and provide certainty in outcomes of the application review. Specifically, address Finding (1) relating to use of the property as desirable to the public convenience and Finding (2) relating to the integrity and character of the zone. These findings can be considered subjective and open to interpretation.	12/31/2028	6th Cycle	Completed	Measurable outcome: Zoning Code amendments. Planning Commission review of draft 12/10/2024. Town council adoption 1/21/2025	Other	1	Ordinance 2370
AQ	Amend the Zoning Code to clarify that the Town will comply with Section 65852.3 of the Government Code to allow the installation of manufactured homes.	12/31/2028	6th Cycle	Completed	Measurable outcome: Zoning Code amendments. Planning Commission review of draft 12/10/2024. Town council adoption 1/21/2025	Other	1	Ordinance 2370
AQ	Amend the Zoning Code to align the private open space and the community recreation space requirements for a multi-family and condominium project with the Objective Design Standards.	12/31/2028	6th Cycle	Completed	Measurable outcome: Zoning Code amendments. Planning Commission review of draft 12/10/2024. Town council adoption 1/21/2025	Other	1	Ordinance 2370
AQ	Amend the Zoning Code to align parking requirements for a multifamily and condominium project with the preparation of the Objective Design Standards.	12/31/2028	6th Cycle	Completed	Measurable outcome: Zoning Code amendments. This item was inadvertently included in Program AQ as the Town's Objective Design Standards does not contain parking requirements for multi-family and condominium projects. Reductions in parking standards will be addressed in Program AA of the 2023-2031 Housing Element.	Other	1	Ordinance 2372
AR - General Plan Amendment	Amend the General Plan to modify the designation of 16492 Los Gatos Boulevard and Parcel 532-07-086 from Low Density Residential to Neighborhood Commercial, modify the designation of the Cal Trans Right-of-Way from Low Density Residential to Medium Density Residential, and establish new maximum densities for the High Residential, Medium Density Residential, Low Density Residential, Mixed-Use, Neighborhood Commercial, and Central Business District land use designations to provide for the development of housing for the sites in the Site Inventory. See Program AQ. As individual elements of the General Plan are amended, the Town will review and revise related elements impacted to ensure internal consistency. By-right approval without discretionary review: Pursuant to State law, the following types of sites used to fulfill the Town's lower income RHNA will be subjected to by-right approval without discretionary review pursuant to Government Code section 65583.2(H) and (I) when 20 percent or more of the units are affordable to lower income households: *Rezoning Sites: All sites that are to be rezoned with the Housing Element Overlay Zone (HEOZ) as identified in Appendix D, given that the rezoning occurs after the statutory deadline of the Housing Element (January 31, 2023). *Reuse Sites: As identified in Appendix D, sites that were used in the 5th cycle Housing Element to meet the RHNA will be rezoned with the HEOZ.	1/31/2024	6th Cycle	Completed	Measurable outcomes: General plan amendments. On November 7, 2023, the Town Council adopted a resolution to amend the General Plan land use designation of 16492 Los Gatos Blvd and parcel identified as APN 532-07-086 from Low Density Residential Neighborhood Commercial.	Other	1	https://meetings.municode.com/adaHtmlDocument/index?cc=LOSGATOS&me=b26f19d7282545959b9ad7820582229&ip=True Resolution 2023-065
AS - Provide Adequate Sites for Housing, RHNA Rezoning, and Lower Income Households on Nonvacant and Vacant Sites Previously Identified	Rezoning sites as identified within Appendix D to accommodate the Town's RHNA and a 24 percent buffer to allow for compliance with No Net Loss Provisions of SB 166. By-right approval without discretionary review: Pursuant to State law, the following types of sites used to fulfill the Town's lower income RHNA will be subjected to by-right approval without discretionary review pursuant to Government Code section 65583.2(H) and (I) when 20 percent or more of the units are affordable to lower income households: *Rezoning Sites: All sites that are to be rezoned with the Housing Element Overlay Zone (HEOZ) as identified in Appendix D, given that the rezoning occurs after the statutory deadline of the Housing Element (January 31, 2023). *Reuse Sites: As identified in Appendix D, sites that were used in the 5th cycle Housing Element to meet the RHNA will be rezoned with the HEOZ.	1/31/2023	6th Cycle	Completed	Measurable outcome: Rezoning the reuse sites. On November 21, 2023, the Town Council adopted Ordinance 2348 applying the Housing Element Overlay Zone to a number of sites in the Town.	Other	1	Ordinance 2348

AT - Affirmative Marketing	<p>The Town will 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 notify a broad representation of the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings. Specific outreach activities include:</p> <ul style="list-style-type: none"> *Maintain the Housing Element email list and send public notices to all interested public and non-profit agencies and affected property owners. *Post notices at the Community Development Department and at the Town library with information on the type and number of units proposed for a project and their expected availability. *Publish notices in the local newspaper with information on the type and number of units proposed for a project and their expected availability. *Post information and meeting information on the Town's website and social media accounts with information on the type and number of units proposed for a project and their expected availability. *Provide notice to community groups such as West Valley Community Services with information on the type and number of units proposed for a project and their expected availability. 	1/31/2031	6th Cycle	Continuous	<p>Measurable outcome: Number of marketing plans updated.</p> <p>The Town will work with its Below Market Rate program administrator, HouseKeys to affirmatively market any available affordable housing units generated from approved housing development projects. At this time, no projects have received building permits for construction and are close enough to approaching occupancy for this process to have began.</p>	Other	0	None
AU - Replacement Unit Program	Adopt a policy requiring replacement housing units subject to the requirements of Government Code section 65915 (c)(3) when new development occurs on a housing inventory site which currently has or within the past five years had residential uses (existing, vacated or demolished), and was legally restricted to low-income households, or subject to price control, or occupied by low-income households.	1/31/2024	6th Cycle	Completed	<p>Measurable outcome: Adopt a new policy.</p> <p>Completed, ordinance adopted by Town Council December 2024</p>	Other	1	Resolution 2024-052
AV - Senate Bill 9 Monitoring	<p>Annually monitor the number of SB 9 entitlements produced. By July 2027, if the production of SB 9 entitlements is falling short of the projected trend, the Town will initiate and develop strategies (additional incentives or provide greater flexibility to the development standards) to accommodate a potential shortfall by the end of 2027.</p> <p>Based on objective criteria that are consistent with recent SB 9 applications in the Town, about 3,000 parcels can potentially accommodate SB 9 units. Given the number of SB 9 applications received during 2023 (four two-unit development and seven urban lot splits), a projection of 12 SB 9 units annually is considered conservative.</p> <p>The Town has not utilized these potential SB 9 units to meet its RHNA adequate sites requirement. The Town's SB 9 Ordinance goes beyond the requirements of State law by allowing a 10 percent increase in the floor area ratio standards for an SB 9 project.</p>	1/31/2031	6th Cycle	Continuous	<p>Prepare Annual Progress Report and issue 96 SB 9 units over the eight-year period.</p> <p>Within the 6th Cycle thus far, the Town received at least 27 applications under SB 9, 13 of which were received in 2025. The Town maintains a dedicated webpage providing information on SB 9 and provides direct information to residents when inquiries are received. Staff continually tracks SB 9 applications and provides relevant data through the APR.</p>	Other	0	https://www.losgatosca.gov/2703/Senate-Bill-SB-9
AW - Story Poles and Netting Policy	Update the Story Pole and Netting Policy and create alternative options for residential or mixed-use projects with affordable housing to reduce the associated costs of installing story poles, by providing an option to provide visuals, video rendering, or other visual methods in place of story poles for all multi-family and mixed-use projects to reduce constrains/cost and increase approval certainty.	3/31/2024	6th Cycle	Completed	<p>Measurable outcome: Reduce cost of development by modifying the story pole requirements for affordable housing projects.</p> <p>Completed, ordinance adopted by Town Council April 2024</p>	Other	1	Resolution 2024-017
AX - Local Labor Program List	Establish and post a list of local labor unions and apprenticeship programs on the website to encourage the developers and contractors to hire local labor.	12/31/2024	6th Cycle	Completed	<p>Measurable outcome: Annually update the list or upon request from a local union.</p> <p>The Town maintains a webpage providing a list of local labor unions and primary contacts for each union.</p>	Other	1	https://www.losgatosca.gov/2970/Local-Labor-Unions
AY - Housing Mobility	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:	1/31/2031	6th Cycle	Continuous	<p>Measurable outcome: Provide 160 housing opportunities affordable to lower income households by January 2031.</p> <p>The Town approved 43 deed restricted BMP units in 2025, and another 77 so far in 2026.</p>	Other	0	None
AY	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.	1/31/2031	6th Cycle	Continuous	<p>See Program AV.</p> <p>Within the 6th Cycle thus far, the Town received at least 27 applications under SB 9, 13 of which were received in 2025. The Town maintains a dedicated webpage providing information on SB 9 and provides direct information to residents when inquiries are received. Staff continually tracks SB 9 applications and provides relevant data through the APR.</p>	Other	0	https://www.losgatosca.gov/2703/Senate-Bill-SB-9

AY	Rezoning for Small Multi-Unit Housing, “Missing Middle” – 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. The modification of the Zoning Code to facilitate the development of small multi-unit housing will occur in a variety of neighborhoods throughout the Town except for in the Very High Fire Hazard Severity Zones, hillside residential zones, and historic districts. See Program J.	1/31/2031	6th Cycle	Continuous	See Program J. The Town encourages and continues to permit construction of new JADUs, with approved permits for 8 JADUs in the 6th Cycle thus far, including two in 2025. The Town continues to approve a number of SB 9 lot splits and two-unit developments. Additionally, conversations are ongoing with property owners for development of housing at religious institutions. The Town is open to receiving a development application through SB 10, although none have been submitted to date.	Units		0 None
AY	Housing on Town Sites – Enter into a public-private partnership to develop housing, targeting low income households, on Town owned properties. See Program E.	1/31/2031	6th Cycle	Continuous	See Program E. Continuous and ongoing.	Meetings		0 None
AY	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.	1/31/2031	6th Cycle	Completed	See Program L. The Town updated its BMP Ordinance in 2024. The Town approved 43 deed restricted BMP units in 2025.	Other		1 Ordinance 2366
AY	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.	1/31/2031	6th Cycle	Completed	See Program Q. Preapproved plans published on Town website by December 2024.	Other		https://townoflosgatos.aduaccelerator.org/gallery
AY	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.	1/31/2031	6th Cycle	Completed	See Program Q. CA Gov Code Section 66333 (a) limits the number of JADUs to one per residential lot zoned for single-family residences.	Other		1 None
AY	Religious Institutional Sites – Expand housing opportunities on all religious institutional sites within the Town. See Program S. Conduct outreach to 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).	1/31/2031	6th Cycle	Continuous	See Programs N, P, T, AI, AJ. Research complete and internal draft Ordinance in production. The Town continues conversation with property owners for development of housing at religious institutions. SB 4 (Affordable Housing on Faith and Higher Education Lands Act of 2023) made housing developments on faith and higher education lands a by-right use.	Units		0 None
AY	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 tenants. 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.	1/31/2031	6th Cycle	Not yet started	See Program T.	Other		0 None

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