

Jurisdiction	Los Gatos	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	66	9	75	57	0					
	40715016	205 MISTLETOE RD		D-22-001, B22-0747	ADU	R	1/10/2022						1		1	1		No	No	No	Approved	
	51019012	47 ELLENWOOD AVE		D-22-003, B22-0314	ADU	R	1/19/2022						1		1	1		No	No	No	Approved	
	52326017	16010 Winterbrook RD		D-22-002, B22-0303	ADU	R	1/24/2022						1		1	1		No	No	No	Approved	
	53727065	14725 SKY LN		D-22-005, B22-0350	ADU	R	2/1/2022						1		1	1		No	No	No	Approved	
	410-16-004	465 Santa Cruz Ave		U-22-001, B22-0697	SFA	R	2/1/2022						1		1	1		No	No	No	Approved	
	52724035	262 BELVUE DR		D-22-006, B22-0274	ADU	R	2/14/2022						1		1	1		No	No	No	Approved	
	409-15-028	14300 Lora Drive		D-22-007, B21-0697	ADU	R	2/15/2022						1		1	1		No	No	No	Pending	
	53205020	16414 Englewood AVE		D-22-009, B22-0349	ADU	R	2/25/2022						1		1	1		No	No	No	Approved	
	52922004	211 CALDWELL AVE		D-22-008, B22-0306	ADU	R	2/28/2022						1		1	1		No	No	No	Approved	
	53205002	16668/16670 SHANNON		D-22-010, B22-0670	ADU	R	3/4/2022						1		1	1		No	No	No	Approved	
	527-09-022	15415 Santella Court		S-22-011	SFD	O	3/16/2022							1	1	1		No	No	No	Approved	
	52933044	9 Reservoir DR		D-22-013, B22-0392	ADU	R	3/17/2022						1		1	1		No	No	No	Approved	
	41013004	64 MARIPOSA AVE		D-22-012, B22-0858	ADU	R	3/18/2022						1		1	1		No	No	No	Approved	
	53223095	17621 HIGH ST		D-22-011, B23-0122	ADU	R	3/19/2022						1		1	1		No	No	No	Approved	
	529-11-048	1 AUGUSTA CT		D-22-014, B22-0073	ADU	R	3/24/2022						1		1	1		No	No	No	Approved	
	40926008	14686 GOLF LINKS DR		D-22-016, B22-0497	ADU	R	3/28/2022						1		1	1		No	No	No	Approved	
	51043021	83 FAIRVIEW PLZ		D-22-018	ADU	R	3/29/2022						1		1	1		No	No	No	Approved	
	52944021	138 PROSPECT AVE		D-22-019, B22-0248	ADU	R	3/30/2022						1		1	1		No	No	No	Pending	
	532-09-040	16635 Marchmont Dr		S-22-015, B22-0997	SFD	O	3/30/2022							1	1	1		No	No	No	Approved	
	532-37-029	142 WHITNEY AVE		D-22-017	ADU	R	4/1/2022						1		1	1		No	No	No	Approved	
	53239015	17400 Phillips AVE		D-22-015	ADU	R	4/14/2022						1		1	1		No	No	No	Approved	
	53205001	16680/16682 SHANNON		D-22-020, B22-0781	ADU	R	4/19/2022						1		1	1		No	No	No	Approved	
	40912016	890/892 TEAKWOOD CT		D-22-027, B22-0801	ADU	R	5/3/2022						2		2	2		No	No	No	Approved	
	409-03-008	100 CALLE MARGUERITA		D-22-023, B22-0563	ADU	R	5/4/2022						1		1	1		No	No	No	Approved	
	41013009	75/77 MARIPOSA AVE		D-22-025, B22-0503	ADU	R	5/5/2022						1		1	1		No	No	No	Approved	
	52305006	16667 SHANNON RD		D-22-026, B22-0476	ADU	R	5/5/2022						1		1	1		No	No	No	Approved	
	52313025	16400/16402 Lilac LN		D-22-021	ADU	R	5/11/2022						1		1	1		No	No	No	Approved	
	51045082	31 CLIFTON AVE		D-22-028/29, B22-1035	ADU	R	5/11/2022						2		2	2		No	No	No	Approved	
	52702007	72 DRYSDALE DR		D-22-031 (JADU)	ADU	R	5/11/2022						1		1	1		No	No	No	Approved	
	527-06-011	104 ANGEL CT		D-22-034	ADU	R	5/25/2022						1		1	1		No	No	No	Pending	
	40914017	17351 WEDGEWOOD AVE		D-22-036, D-23-004, B23-0118	ADU	R	6/2/2022						1		1	1		No	No	No	Approved	
	52325042	15903 ROCHIN CT		D-22-032, B22-0659	ADU	R	6/7/2022						1		1	1		No	No	No	Approved	
	41004019	15756/15758 OAK KNOLL		D-22-038, B22-0610	ADU	R	6/17/2022						1		1	1		No	No	No	Approved	
	52747045	241 GREGG CT		D-22-037, B22-0829	ADU	R	6/20/2022						1		1	1		No	No	No	Approved	
	53205002	16668 Shannon RD		D-22-040, B22-1102	ADU	R	6/20/2022						1		1	1		No	No	No	Approved	
	53206033	16700 SHANNON RD		D-22-039, B22-0872	ADU	R	6/23/2022						1		1	1		No	No	No	Approved	
	52914019	16830 FARLEY RD		D-22-041, B22-0572	ADU	R	6/23/2022						1		1	1		No	No	No	Approved	
	51019027	40 Hernandez AVE		D-22-042, B22-0481	ADU	R	6/27/2022						1		1	1		No	No	No	Approved	
	51020012	65 ELLENWOOD AVE		D-22-043, B22-0089	ADU	R	6/28/2022						1		1	1		No	No	No	Approved	
	52915092	16790/16788 FRANK AVE		D-22-035, B23-0037	ADU	R	6/29/2022						1		1	1		No	No	No	Approved	
	567-18-051	16220 Harwood Rd - Lot A		JADU within S-22-035	ADU	R	6/29/2022						1		1	1		No	No	No	Pending	
	567-18-051	16220 Harwood Rd - Lot C		JADU within S-22-034	ADU	R	6/29/2022						1		1	1		No	No	No	Pending	
	567-18-051	16220 Harwood Rd - Lot B		JADU within S-22-036	ADU	R	6/29/2022						1		1	1		No	No	No	Pending	
	567-18-051	16220 Harwood Rd - Lot C		S-22-034	SFD	O	6/29/2022							1	1	1		No	No	No	Pending	
	567-18-051	16220 Harwood Rd - Lot A		S-22-035	SFD	O	6/29/2022							1	1	1		No	No	No	Pending	
	567-18-051	16220 Harwood Rd - Lot B		S-22-036	SFD	O	6/29/2022							1	1	1		No	No	No	Pending	
	53218044	211/213 BROOKE ACRES		D-22-044, B22-1092	ADU	R	7/1/2022						1		1	1		No	No	No	Approved	
	53711017	14300 ARNERICH RD		D-22-046	ADU	R	7/12/2022						1		1	1		No	No	No	Approved	
	51020068	62/64 Ellenwood AVE		D-22-047, B22-1090	ADU	R	7/18/2022						1		1	1		No	No	No	Approved	
	52939024	334 JOHNSON AVE		D-22-048	ADU	R	7/20/2022						1		1	1		No	No	No	Approved	
	42419033	260 GARDEN LN		D-22-045, B22-0850	ADU	R	8/4/															

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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		2									3	4	
Income Level		RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	201	-	-	-	-	-	-	49	-	-	-	-	49	152
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	112	-	-	2	-	-	-	1	-	-	-	-	3	109
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	132	-	-	-	-	-	-	1	2	-	-	-	156	-
	Non-Deed Restricted		-	2	3	4	16	28	28	36	36	-	-		
Above Moderate		174	-	13	38	9	7	3	75	185	145	-	475	-	
Total RHNA		619													
Total Units			-	15	43	13	23	31	154	223	181	-	683	261	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5										6	7		
		Extremely low-income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		101	-	-	-	-	-	-	-	-	-	-	-	101	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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

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Reporting Year	2022	(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
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
North 40 Specific Plan Area Rezoning	Rezone Specific Plan Area	Within 3 years	North 40 Specific Plan zoning designation adopted on August 4, 2015.
Below Market Price (BMP) Program	Continue to implement the BMP Program in order to increase the number of affordable units in the community.	On-going	BMP Program is implemented on all residential projects that meet the criteria.
Enhanced Second Unit Policy	Amend the Town Code to allow more opportunities for new deed-restricted second units to be affordable to lower income households.	Within 1 year	Accessory Dwelling Unit Ordinance amendments adopted on 2/6/18.
General Plan Density Bonus	Continue to provide up to a 100% density bonus for developments that provide housing for elderly, handicapped, and/or very low and low income households.	On-going	This is an incentive that would be provided to projects that meet the criteria.
BMP In-Lieu Fees	Use BMP in-lieu fees to increase and preserve affordable housing.	On-going	Use of BMP in-lieu fees will be considered as opportunities arise.
Extremely Low-Income Households	Offer incentives to developers to develop this type of housing.	On-going	The Town will consider incentives when projects of this nature are proposed.
Funds for Development for Extremely Low-Income Households	Use BMP in-lieu fees to subsidize these types of projects.	On-going	Use of BMP in-lieu fees will be considered as opportunities arise.
Large Site Program	To assist development of housing for lower income households on sites larger than 10 acres.	On-going	Incentives and assistance will be considered as opportunities arise.
Affordable Housing Overlay Zone	Continue to implement minimum density and incentives in the AHOZ.	On-going	This will be implemented when a project in the AHOZ is considered.
Meeting Los Gatos' Housing Needs Using the AHOZ	Develop by-right development findings for North 40 and AHOZ site.	Within 1 year	This has not yet been completed.
Transitional and Supportive Housing	Amend Town Code to clarify Transitional and Supportive housing is a permitted use in residential zones.	Within 1 year	The Town will comply with State Law and SB 743 if a project is proposed before the Town Code is amended.
By Right Findings	Develop by-right development findings for North 40 and AHOZ site.	Within 1 year	This has not yet been completed.
No Net Loss	If residential capacity is reduced on a property on the Sites Inventory then the Town will identify and zone another property to accommodate the remaining RHNA.	On-going	If this situation arises the Town will comply with this requirement.
Preserve "At-Risk" Affordable Housing Units	Monitor affordable housing to ensure affordability status is maintained.	On-going	No units are at-risk of converting to market rents in the planning period.
Rental Housing Conservation Program	Any conversion of residential uses must satisfy the housing goals and policies of the General Plan.	On-going	This will be considered if a conversion of residential uses is proposed.
CDBG and other Housing Rehabilitation Programs	Continue to participate in CDBG JPA and CDBG Housing Rehabilitation programs.	On-going	The Town still participates in these programs.
Countywide Home Repair Programs	Support countywide programs that provide assistance to lower income households.	On-going	The Town supports these programs.
Town Housing Resources Guide	Provide information on developments that provide affordable housing units.	On-going	Town Housing Resources Guide is updated when necessary.
Rental Dispute Resolution Program	Continue to administer a Rental Dispute Resolution Program.	On-going	The Town continues to use Project Sentinel to administer a Rental Dispute Resolution Program.
Emergency Shelters	Change Town Code to allow emergency shelters in the CM zoning district as a permitted use.	Within 1 year	Town Code has been amended to address this.
Supportive Services for the Homeless	Continue to support organizations that provide supportive services for homeless persons.	On-going	The Town continues to support organizations that provide supportive services for homeless persons.
Santa Clara County Housing Consortium	Support the efforts of the Santa Clara County Fair Housing Consortium.	On-going	Project Sentinel is a member of the Santa Clara County Fair Housing Consortium and administers the Town's Rental Dispute Resolution Program.
Non-Profit Affordable Housing Providers	Support the efforts of non-profit affordable housing organizations.	On-going	The Town has met with affordable housing organizations regarding potential development in Town.
Increased Range of Housing Opportunities for the Homeless	Continue to support Santa Clara County's Continuum of Care Plan.	On-going	The Town continues to support Santa Clara County's Continuum of Care Plan.
Compliance with the Employee Housing Act	Amend Town Code to address the Employee Housing Act.	Within 1 year	The Town will comply with State Law if a project is proposed or an issue comes up before the Town Code is amended.
Senior Housing Resources	Update senior resource materials regularly.	Annually	Senior resource materials are updated when necessary.
Governmental Constraints	Remove affordable housing development constraints.	Every 3 years	The Town's Housing Element contains a number of items that limit or remove constraints.

Reasonable Accommodation Ordinance	Amend the Town's Reasonable Accommodation Ordinance.	Within 1 year	This has not yet been completed.
Persons with Disabilities	Remove constraints to housing with persons with disabilities.	Every 3 years	Removal of constraints is considered when necessary.
Special Needs Housing	Give priority to special needs housing.	On-going	If a project of this nature is submitted it will be given priority.
Special Needs Housing	Include preferential handling of special needs populations.	On-going	Will be considered when plans are adopted and projects are funded.
Rental Assistance for Persons with Developmental Challenges	Explore opportunities to work with local and/or regional partners to provide rental assistance for persons with developmental challenges.	On-going	The Town will explore opportunities with local and/or regional partners during this Housing Element cycle.
Universal Design	Consider universal design enhancements and include universal design features in new construction.	Every 2 years	The Town will consider enhancements to universal design and the Town requires universal design features in new construction consistent with Building Code requirements.
Universal Design Awareness	Increase awareness of universal design principles.	Within 2 years	The Town will take appropriate actions to increase awareness of universal design principles.
Developmental Challenges	Continue to work with the CA Department of Developmental Services to inform citizens of available services.	On-going	The Town will work with the CA Department of Developmental Services to inform citizens of available services.
Development Standards	Continue to review, evaluate, update, and streamline the development process for affordable housing developments.	On-going	The Town considers improvements to the development review process for affordable housing projects when they are proposed.
Energy Conservation Opportunities	Continue to enforce Title 24 requirements.	On-going	The Town enforces Title 24 requirements.
Annual Housing Report	Prepare an annual housing report.	On-going	The Town prepares an annual housing report.
Housing Management	Continue to fund staff for management and planning of housing programs and funding.	By December 2016	The Town has contracted with Hello Housing to administer our affordable housing program and has staff that dedicate time to our affordable housing program.
Coordination with Water and Sewer Service Providers	Provide the Housing Element to the San Jose Water Company and West Valley Sanitation District	Upon adoption of Housing Element	Town staff regularly work with the San Jose Water Company and West Valley Sanitation District on upgrades to their infrastructure and they are involved in development applications and environmental review.

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NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.

Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

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Housing Element Implementation

Note: * indicates an optional field

Cells in grey contain auto-calculation formulas

Table I										
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										
532-35-067	16880 KENNEDY RD		ULS22-001	Application for Parcel Map for Lot Split	2/7/2022					
52702002	15961 Quail Hill RD		ULS22-002	Application for Parcel Map for Lot Split	6/14/2022					
53209039	16619 Marchmont Dr		ULS22-003	Application for Parcel Map for Lot Split	11/28/2022					
56719036	125 ALERCHE DR		ULS22-004	Application for Parcel Map for Lot Split	7/12/2022					
53215002	16405 KENNEDY RD		ULS22-005	Application for Parcel Map for Lot Split	7/19/2022					

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	36
Above Moderate		145
Total Units		181

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	1	1	0
SFD	2	3	4
2 to 4	0	0	4
5+	0	142	32
ADU	54	35	24
MH	0	0	0
Total	57	181	64

Housing Applications Summary	
Total Housing Applications Submitted:	72
Number of Proposed Units in All Applications Received:	75
Total Housing Units Approved:	57
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

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ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$	-	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	55
Above Moderate		2
Total Units		57

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	36
Above Moderate		145
Total Units		181

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	3
	Non-Deed Restricted	24
Above Moderate		36
Total Units		64