



**TOWN OF LOS GATOS
STUDY SESSION REPORT**

MEETING DATE: 04/06/2022

ITEM NO: 1

DATE: March 31, 2022
TO: Mayor and Town Council, Planning Commission, and Housing Element Advisory Board
FROM: Laurel Prevetti, Town Manager
SUBJECT: Nuts and Bolts of Affordable Housing

REMARKS:

Several residents requested that the Town Council convene a study session with the Planning Commission and Housing Element Advisory Board to learn more about the challenges of building affordable housing, particularly the financial and legal realities.

To this end, the Community Development Director and I have been working with these residents to put together a panel of experts to answer questions regarding the nuts and bolts of affordable housing. The residents have provided discussion questions to the panel members. The Town Council, Planning Commission, and HEAB members will also have an opportunity to ask questions of panel members.

The panel consists of:

- Josh Selo, West Valley Community Services Executive Director. He will serve as moderator for the panel discussion.
- Barbara Kautz, Goldfarb Lipman Attorneys. She will explain the current legal landscape for Housing Elements.
- Don Capobres, Harmonie Park Development. He brings expertise in market rate development and partnerships with affordable housing developers.
- Andrea Osgood, Eden Housing. She has hands-on knowledge of affordable housing development and working with market rate developers.
- Chris Neale, The CORE Companies. He has experience with both market and affordable housing development.

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

PAGE 2 OF 2

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For background on what is a Housing Element and why all cities/towns/counties need one, please visit the Town's Housing Element website frequently asked questions at:

<https://engagelosgatoshousing.com/faqs>

In addition, West Valley Community Services hosted an introductory meeting on Housing Elements earlier this month. The Zoom recording can be found at:

<https://us02web.zoom.us/rec/share/ymlgfPV6ZjbaETrLkzre5SGAXSZQJEM0n9RwKlwnJBwQhSSOOZsEy25UssRi39xY.HynASOI0GAjBZ9JA> (Access Passcode: HEtownhall1!).