

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

**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	Project Type	Notes		
1					2	3	4	5							6	7	8	9	10		11	12	13	
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	Please select streamlining provision/s the application was submitted pursuant to.	Did 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.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	6	138	5	0	5	580	734	10	0							
	52747059	213 GREGG		D-24-?, B23-0750	ADU	R	7/24/2023				1				1			NONE	No	N/A	Pending	Ministerial		
	52933035	33 ROGERS/56 KIMBLE AVE		D-23-006, B23-0404	ADU	R	4/24/2023						1		1			NONE	No	N/A	Pending	Ministerial		
	52907028	507 UNIVERSITY AVE		D-23-007, B23-0539	ADU	R	5/31/2023						1		1	1		NONE	No	N/A	Approved	Ministerial		
	53214021	128 LONGMEADOW DR		D-23-008, B23-0252	ADU	R	3/20/2023				1				1	1		NONE	No	N/A	Approved	Ministerial		
	42418037	131 HIGHLAND OAKS DR		D-23-009, B23-0351	ADU	R	4/11/2023	1							1	1		NONE	No	N/A	Approved	Ministerial		
	52730031	135 BELVALE DR		D-23-010, B23-0028	ADU	R	1/12/2023				1				1	1		NONE	No	N/A	Approved	Ministerial		
	52914004	15805/7 IZORAH WAY		D-23-011, B23-0778	ADU	R	8/1/2023	1							1	1		NONE	No	N/A	Approved	Ministerial		
	53213012	16568 KENNEDY RD		D-23-012, B23-0528	ADU	R	5/24/2023				1				1			NONE	No	N/A	Pending	Ministerial		
	56764002	16180 HARWOOD RD		D-23-015, B23-0580	ADU	R	5/31/2023		1						1	1		NONE	No	N/A	Approved	Ministerial		
	52926015	22 PLEASANT ST		D-23-016, B23-0550	ADU	R	5/24/2023	1			1				1	1		NONE	No	N/A	Approved	Ministerial		
	53219032	16168 KENNEDY RD		D-23-017, B23-0266	ADU	R	3/23/2023						1		1			NONE	No	N/A	Pending	Ministerial		
	52902035	116 EDELEN AVE		D-23-018, B23-0469	ADU	R	5/4/2023							1	1			NONE	No	N/A	Pending	Ministerial		
	53237082	8 HOLLYWOOD AVE		D-23-019, B23-0568	ADU	R	5/26/2023						1		1			NONE	No	N/A	Pending	Ministerial		
	42416010	243 LONGRIDGE RD		D-23-020, B23-0716	ADU	R	7/11/2023				1				1	1		NONE	No	N/A	Approved	Ministerial		
	52710005	15321/23 FRANCIS OAKS WAY		D-23-021, B23-0827	ADU	R	8/18/2023	1							1			NONE	No	N/A	Pending	Ministerial		
	51016020	221 MASSOL AVE		D-23-023, B23-0372	ADU	R	4/18/2023	1							1	1		NONE	No	N/A	Approved	Ministerial		
	53219008	16290/16300 KENNEDY RD		D-23-024, B23-1076	ADU	R	11/9/2023						1		1			NONE	No	N/A	Pending	Ministerial		
53209039	53209039	16621/16623 MARCHMONT DR		D-23-025, B23-1121	ADU	R	5/17/2023						1		1	1		NONE	No	N/A	Approved	Ministerial		
	53225011	15405 BLACKBERRY HILL RD		D-23-026, B23-0743	ADU	R	7/20/2023							1	1			NONE	No	N/A	Pending	Ministerial		
	52923018	405 Alberto Way		S-23-027	5+	O	8/28/2023			8				44	52			NONE	Yes	N/A	Pending	Discretionary		
	40914026	14335 La Rinconada Dr, Parcel 2		S-23-029	SFD	O	9/5/2023							1	1			NONE	No	N/A	Pending	Discretionary		
	42407009, -052, -05	14859 Los Gatos Blvd		S-23-031	5+	O	9/22/2023			90				360	450			NONE	Yes	N/A	Pending	Discretionary		
	52901022	101 S Santa Cruz		S-23-040	5+	O	12/4/2023			12				46	58			NONE	Yes	N/A	Pending	Discretionary		
	52924001	50 Los Gatos-Saratoga Rd		S-23-042	5+	O	12/20/2023			28				126	154			NONE	Yes	N/A	Pending	Discretionary		

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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															
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022 - 01/30/2023	2										3	4	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Very Low	Deed Restricted	537	-	-	-	-	-	-	-	-	-	-	-	14	523
	Non-Deed Restricted		4	10	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	310	-	1	-	-	-	-	-	-	-	-	-	11	299
	Non-Deed Restricted		-	10	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	320	-	-	-	-	-	-	-	-	-	-	-	32	288
	Non-Deed Restricted		18	14	-	-	-	-	-	-	-	-	-		
Above Moderate		826	3	25	-	-	-	-	-	-	-	-	-	28	798
Total RHNA		1,993													
Total Units			25	60	-	-	-	-	-	-	-	-	-	85	1,908
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5 Extremely low-income Need		2										6	7	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*		269	-	-	-	-	-	-	-	-	-	-	-	-	269

*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.

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.

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

Jurisdiction		Los Gatos	
Reporting Year		2023 (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
Developer Forum	Meet once a year to generate a list of opportunities and constraints	Annually provide focus group or Town Hall meeting opportunities	New program not yet complete
Large Site Program	Facilitate four land divisions and/or lot line adjustments	Annually provide focus group or Town Hall meeting opportunities	New program not yet complete
No Net Loss	Maintain RHNA capacity	Ongoing tracking as developments are approved	Maintained
Additional Housing Capacity for the North Forty Specific Plan	Facilitate the construction of 45 new homes for lower-income households	January 2025	In progress
Affordable Development on Town Owned Property	The Town owns two properties that could be suitable for affordable housing up to 20 units.	Ongoing effort	Ongoing effort
Update Permit Software System	Reduce processing time by five percent	Review and update regulations as appropriate at biannual years	Ongoing effort
Study Detached Single-Family Condominium Option	Increase the floor area ratio to promote higher density housing development	December 2024	Not yet complete
Coordination with Water and Sewer Providers	Deliver Housing Element	Upon adoption of the Housing Element	Not yet adopted
Senior Housing Resources	Maintain the existing housing stock by funding three home repairs to lower income seniors annually	Ongoing and annual effort Update materials annually	Ongoing effort
Small Multi-Unit Housing, "Missing Middle"	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.	December 2024	Not yet complete
Lot Consolidation	Facilitate nine lot consolidations.	June 2025	Not yet complete
Below Market Price Program	Increase number of BMP units annually by five units with a goal of achieving 30% of new units in high median income areas	Complete study by June 2025 and implement recommended policy actions by December 2028	Not yet complete
Establish a Commercial Linkage Fee	Complete a nexus study to determine if linkage fees are appropriate	Complete study by June 2024 and implement recommended actions by December 2024	Not yet complete
Funds for Development for Extremely Low Income (ELI) Households	Subsidize five developments which include extremely low-income households	Ongoing and annual effort	Ongoing effort
Affordable Housing Development	- 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 - Facilitate annual outreach to developers. Annually identify development and housing opportunities - Reduce development impact fees and permit processing fees for affordable housing projects for extremely low and very low units by 10 percent	Ongoing and annual effort Reduce development impact fees by January 2026	Not yet complete
Purchase Affordability Covenants in Existing Apartments	Affordability covenants for three housing units with BMP funding to increase the supply of affordable housing per year	January 2026	Not yet complete

Accessory Dwelling Units	<ul style="list-style-type: none"> - 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 - Publish pre-approved ADU plans and templates, including designs that address ADA and senior housing needs - Post pre-approved plans on Town website - Use the Town's social media, website, local press, and community events to distribute information - Adopt objective standards to allow more than one JADU per property by July 2025 - Facilitate construction of at least 10 JADUs in low density neighborhoods - 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 	<ul style="list-style-type: none"> - Initiate marketing program and coordinate efforts on pre-approved ADU plans (2023) and other resources and services (December 2025) - Select at least three plans and conduct media campaign to promote (December 2024) - Annually monitor the production and affordability of ADUs - Amend the ADU Ordinance (January 2024) - Monitor ADU/JADU production against projection by July 2027 and develop strategies to address any potential shortfall in meeting RHNA by the end of 2027 	ADU ordinance amended, production monitoring ongoing
Density Bonus	Increase affordable housing units generated by an amended Density Bonus Ordinance	<ul style="list-style-type: none"> - Bonus Ordinance (December 2024) - Complete study by June 2026 and implement recommended actions by December 2029 	Not yet complete
Congregational Land Overlay Zone	Increase affordable housing on religious sites by 25 units.	December 2025	Not yet complete
Nonprofit Affordable Housing Providers	Meet with nonprofit affordable housing providers to identify constraints and barriers	Ongoing and annual effort to support nonprofit affordable housing organizations. Pursue a homesharing program by December 2025 and market program annually with the goal of 5 matches a year.	Not yet complete
Increased Range of Housing Opportunities for the Homeless	Support non-profit organizations to identify emergency shelter, transitional housing, and permanent housing opportunities with 20 bed nights annually.	Ongoing and annual effort	Ongoing effort
Housing Opportunities for Persons Living with Disabilities	Zoning Code amendment to increase the number of disabled persons housed by 90 units.	December 2024	Not yet complete
Rental Dispute Resolution Program	Increase the number of disputes resolved by 20 percent.	Ongoing and annual effort	Ongoing effort
Assistance for Persons with Developmental Challenges	Provide rental assistance for persons with disabilities	Annually follow up on a periodic basis with service providers to determine outcomes for referrals and update referral process and timelines accordingly 2023-2031 period	Not yet complete
Supportive Services for the Homeless	Continue the Town's support to provide funds to WVCS for homeless persons services	Ongoing and annual effort	Ongoing effort
Stabilize Rents	Implement improvement opportunities for the Rental Dispute Mediation and Arbitration Ordinance	Complete study by January 2025 and implement Municipal Code changes by June 2025	Not yet complete
Reduce Parking Standards	Zoning Code amendment to reduce parking standards	Complete study by January 2025 and implement Town Code changes by June 2025	Not yet complete
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	Implement General Plan and Municipal Code changes by June 2024	Not yet complete
SB 35 Process Improvements	Measure SB 35 applications processed per year	December 2023	Application form created, no applications received
Low Barrier Navigation Centers	Zoning Code amendment to include the definition for "Low Barrier Navigation Center" consistent with State law	December 2023	Not yet complete
Fair Housing Law Education	Add 50 new subscribers to the Notify me subscriber list	Resources posted by end of January 2023	New program not yet complete
Transit Oriented Development	Zoning Code amendment to establish development standards for transit-oriented development	Implement Municipal Code changes by June 2025	Not yet complete

Preserve "At-Risk" Affordable Housing Units	Preserve all 169 publicly assisted housing units in Los Gatos.	Ongoing and annual effort	Ongoing effort
Rental Housing Conservation Program	Zero loss of rental housing	Ongoing and annual effort	Ongoing effort
Countywide Home Repair Programs	Three minor home repairs and/or accessibility improvements annually for lower income households, including special needs households	Ongoing and annual effort Update Town website to provide links to County programs annually	Ongoing effort
Town Residential Rehabilitation Program	Provide rehabilitation to five low-income homeowner units annually	December 2027	Not yet complete
Solar Energy	Increase solar energy use through ministerial building permits	Ongoing and annual effort	Ongoing effort
Town Housing Resources Guide	Increase the Housing Resources Guide usage	Update materials annually	Ongoing effort
Santa Clara County Fair Housing Consortium	Zero displacement	Ongoing and annual effort	Ongoing effort
Community Education Using a Variety of Communication Methods	Increase availability of information.	Update materials quarterly	Ongoing effort
Educate Single-Family Property Owners Regarding In-Fill Housing Options	Provide education on SB 9 and ADU's.	Update materials quarterly	Ongoing effort
Special Needs Housing	Amend the Zoning Code to remove barriers to building special needs housing	Amend Zoning Code by January 2024 Establish prioritize processing of special needs housing by January 2028	In progress
Zoning Code Amendments	Amend the Zoning Code consistent with the Housing Element timing	Complete rezonings by January 31, 2024, and monitoring and evaluation of the HEOZ developments standards by December 2026.	Initial required rezonings have been completed, other work ongoing.
General Plan Amendment	Adopt General Plan amendments consistent with the Housing Element timing.	Complete General Plan amendments by January 31, 2024	General Plan updates complete.
Provide Adequate Sites for Housing, RHNA Rezoning, and Lower Income Households on Nonvacant and Vacant Sites Previously Identified	The number of housing units entitled per year on these sites	Rezone all sites in the Sites Inventory to increase housing on nonvacant and vacant sites previously identified by January 31, 2023.	Rezoning complete
Affirmative Marketing	Number of marketing plans updated.	As applications which propose new housing units are submitted and available	Ongoing effort
Replacement Unit Program	New policy adopted	Adopt a policy by January 2024 and apply the policy as applications on sites within the Sites Inventory are received and processed	Not yet complete
Senate Bill 9 Monitoring	Prepare Annual Progress Report and issue 96 SB 9 units over the eight-year period	Evaluate effectiveness of SB 9 approvals every year beginning in 2023; and identify additional incentives and/or site capacity, if needed by 2027	Ongoing effort
Story Poles and Netting Policy	Reduce cost of development by modifying the story pole requirements for affordable housing projects.	Implement by March 2024, and evaluate effectiveness of reduced requirements every year beginning in 2025; and identify additional incentives and/or site capacity, if needed, within six months of need identification.	In progress
Local Labor Program List	Annually update the list or upon request from a local union.	Establish a list by December 31, 2024, to post online.	Not yet complete
Housing Mobility	Provide 160 housing opportunities affordable to lower income households by January 2031.	Annually review overall progress and effectiveness in April and include information in annual report to HCD. If the Town is not on track to meet its 160 affordable housing unit goal for the 8-year RHNA cycle by 2027 (i.e., 80 affordable units built or in process by 2027), the Town will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects), adaptive reuse, and allowing additional ADUs and/or JADUs, within six months, if sufficient progress toward this quantified objective is not being met.	Ongoing effort

Data is auto-populated based on data entered in Tables A, A2, C, and D

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	14
Low	Deed Restricted	1
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	15
Above Moderate		25
Total Units		65

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	7	6	5
2 to 4 units per structure	2	4	0
5+ units per structure	113	14	202
Accessory Dwelling Unit	21	41	39
Mobile/Manufactured Home	0	0	0
Total	143	65	246

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	48	65
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	24
Number of Proposed Units in All Applications Received:	734
Total Housing Units Approved:	10
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	19	19
Discretionary	5	715

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	4
Number of Units in Applications Submitted Requesting a Density Bonus	714
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	51
Sites Rezoned to Accommodate the RHNA	0

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