

From: Gia Pham [REDACTED]

Sent: Wednesday, October 29, 2025 2:54 PM

To: Planning <Planning@losgatosca.gov>

Subject: October 29, 2025 Special Meeting Public Comment: North 40 Phase 2

[EXTERNAL SENDER]

October 29, 2025

Dear Planning Commissioners,

My name is Gia Pham, and I am the Communications Coordinator at Housing Choices, the nonprofit that will provide direct services for the affordable units dedicated to individuals with intellectual and developmental disabilities (IDD) in the North 40 Phase 2 development.

I am writing to express my strong support for this project and to urge the Commission to approve it without delay so that construction can move forward as planned. There is no reason to delay it. This proposal delivers exactly what was envisioned in the City's Housing Element and represents an important opportunity for Los Gatos to advance its affordable housing goals. The fewer restrictions placed on the project, the faster these affordable homes can be built.

Delays add cost and risk, as every additional month of postponement increases construction expenses and reduces feasibility. Timely approval will keep the project viable and ensure that the benefits reach families who have been waiting far too long for stable housing.

Housing Choices is proud to partner with Eden Housing, a trusted and mission-driven developer with a strong local track record. Eden successfully completed Phase 1 of the North 40 development on time and with the high quality and integrity the community expects. We have partnered with Eden Housing for years and have created truly remarkable and historically inclusive housing communities - the most recent being Mitchell Park Place in Palo Alto. This development combines project-based vouchers with preferences for individuals with IDD and features close proximity to inclusive parks, schools, and programs, in partnership with AbilityPath for job training and career growth. We know how trustworthy Eden Housing is in delivering on its promise and mission for affordable housing.

The Phase 2 affordable housing parcel will be pad-ready, allowing construction to begin quickly and efficiently once approvals are in place.

The current plans also require no Town funding while simultaneously achieving very low AMI affordability levels, ensuring homes are within reach for households most in need. The

site is also environmentally sound as it is not located in a flood zone or liquefaction area and benefits from a separate sewer system, avoiding issues that affect nearby neighborhoods.

The project is fully compliant with Housing Element standards, meeting the 30-unit-per-acre density requirement and reflecting best practices in planning and design. It will create a mixed-income, mixed-use community that integrates affordable homes seamlessly into the broader site plan, with shared outdoor spaces, walkable paths, and a community room that supports interaction and well-being.

Importantly, 25% of the affordable units will be reserved for adults with IDD, addressing one of our region's most pressing and underrepresented housing needs. Each year, the Los Gatos Union High School District's post-secondary program serves around 30 students with disabilities, many of whom age out without housing options. Housing Choices also has about 25 active clients urgently searching for housing in Los Gatos. This development offers them a chance to live safely, independently, and close to their families, schools, and vital support networks. For aging parents, it provides peace of mind knowing their adult children will have a stable home in their own community.

As more families with IDD children are priced out of Los Gatos, this project offers a pathway for them to stay connected to neighbors, teachers, and lifelong friends. Inclusionary developments like North 40 strengthen the fabric of the town by ensuring long-time residents of all abilities are not displaced.

Thank you for your thoughtful consideration and continued leadership. By approving North 40 Phase 2, the Commission will help create a more inclusive, affordable, and resilient Los Gatos that protects and welcomes everyone to call it home.

Warm Regards,

Gia Pham

Gia Pham
Communication Coordinator



Sobrato Center for Nonprofit
3460 W Bayshore Road, Suite 205
Palo Alto, CA 94303
www.housingchoices.org



Opening new doors for people with developmental disabilities



From: Lourdes Gonzalez [REDACTED]
Sent: Wednesday, October 29, 2025 1:52 PM
To: Planning <Planning@losgatosca.gov>
Cc: Javier Zaldivar [REDACTED]; Dennise Jauregui [REDACTED]
Subject: SARC's Letter of Support

[EXTERNAL SENDER]

Hello,
Please see attached letter.

Thank You

Lourdes Gonzalez
Executive Administrative Assistant
San Andreas Regional Center
6203 San Ignacio Avenue Suite 200
San Jose CA. 95119
[REDACTED]



October 28, 2025

Via email: planning@losgatosca.gov

Re: October 29, 2025, Special Meeting Public Comment: North 40 Phase 2

**SANTA CLARA AND
SAN BENITO COUNTIES**

6203 San Ignacio Avenue
Suite 200
San Jose, CA 95119

P.O. Box 50002
San Jose, CA
95150-0002
[REDACTED]

Dear Planning Commissioners,

I am writing on behalf of San Andreas Regional Center to express my support for the North 40 Phase II Development; to respectfully urge the Commission to approve this project so it can move forward without delay.

North 40 Phase II will provide much-needed affordable housing, with 25% of the units designated for individuals with intellectual and developmental disabilities who receive services from San Andreas Regional Center, the state funded Agency.

San Andreas Regional Center (SARC) is funded by the State of California to serve people with Intellectual and Developmental Disabilities as required by the Lanterman Developmental Disabilities Act. Our service area includes Santa Clara County and the Town of Los Gatos.

MONTEREY COUNTY

1370 S. Main Street
Salinas, CA 93901
[REDACTED]

The purpose of this letter is to support the advancement of the North 40 Phase II Development as this project will include 17 apartments subject to a preference for extremely low-income people with developmental disabilities. On a daily basis, SARC's Service Coordinators must address the impact of the lack of permanent supportive housing for people with developmental disabilities in Los Gatos. More than 100 people with developmental disabilities, including families who live in Los Gatos have been referred by SARC to Housing Choices for help to find affordable housing. Although SARC is not able to pay for residents' actual housing costs, we are funded to provide a variety of services that help residents with developmental disabilities live successfully in integrated housing in the community. In addition to funding on-site housing support services provided by Housing Choices, SARC will provide a variety of other services depending on the Individual Program Plan of each resident, including, for example, Independent Living, Supported Living, Community Day Programs, Employment Services and Behavioral Support.

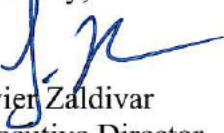
The need is urgent. Many other local families are aging and worry about what will happen to their loved ones with disabilities in the future.

I urge the Planning Commission to approve this development and ensure that the IDD-designated units and affordable housing components are preserved and prioritized as the project moves forward. Please contact me if I can provide any further information.

www.sarc.org

Member of the Association
of Regional Center Agencies

Sincerely,


Javier Zaldivar
Executive Director

