

Jurisdiction	Los Gatos
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/01/2015 - 01/01/2022

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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 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)? (SR 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	1	63	121	185	58	0						
	529-15-103	16777 Frank Avenue			ADU	R	1/19/2021						1		1	1		No	No	No		
	532-06-014	16726 Shannon Drive			ADU	R	1/29/2021						1		1	1		No	No	No		
	510-14-044	221-023 Alameda			ADU	R	1/27/2021						1		1	1		No	No	No		
	537-30-005	16000 Carmo Vista Drive			ADU	R	1/28/2021						1		1	1		No	No	No		
	510-47-045	144 Wood Rd			SFD	O	1/27/2021						1		1	1		No	No	No		
	532-36-076	17200 Los Robles			SFD	O	2/24/2021						2		2	1		No	No	No		
	510-14-019	246 Alameda Ave			SFD	O	8/31/2021					1			1	0		No	No	No		
	532-29-045	102 Alta Heights Ct			ADU	R	6/29/2021					1			1	1		No	No	No		
	527-55-039	131129 Alta Tierra Ct			ADU	R	2/20/2021					1			1	1		No	No	No		
	510-15-011	515 Bachman Ave			ADU	R	10/12/2021					1			1	1		No	No	No		
	510-44-020	44 Bayview Ave			ADU	R	9/20/2021					1			1	1		No	No	No		
	527-28-024	160158 Belmont Dr			ADU	R	1/5/2021					1			1	1		No	No	No		
	525-21-036	403 Bella Vista Ave			ADU	R	6/30/2021					1			1	1		No	No	No		
	424-12-027	380 Blackwell Dr			ADU	R	8/30/2021					1			1	1		No	No	No		
	532-14-028	132 Blueberry Hill Dr			ADU	R	11/15/2021					1			1	0		No	No	No		
	510-45-041	101 BROADWAY			ADU	R	1/4/2021					1			1	1		No	No	No		
	406-32-008	14345 CARRIS DR			ADU	R	9/15/2021					1			1	1		No	No	No		
	532-08-020	103105 CARDINAL LN			ADU	R	3/9/2021					1			1	1		No	No	No		
	537-30-018	16135 CERRO VISTA DR			ADU	R	11/27/2021					1			1	0		No	No	No		
	510-45-070	50 CLIFTON AVE			ADU	R	8/24/2021					1			1	1		No	No	No		
	532-21-007	17121 Crescent DR			ADU	R	11/18/2021					1			1	1		No	No	No		
	532-23-072	16890 CYPRESS WAY			ADU	R	12/1/2021					1			1	1		No	No	No		
	532-26-099	1633016332 CYPRESS WAY			ADU	R	1/12/2021					1			1	1		No	No	No		
	527-02-007	72 DRYSDALE DR			ADU	R	6/15/2021					1			1	1		No	No	No		
	529-04-018	231028 EDELEN AVE			ADU	R	12/14/2021					1			1	0		No	No	No		
	529-04-016	247249 EDELEN AVE			ADU	R	4/21/2021					1			1	1		No	No	No		
	532-05-023	16358 Englewood AVE			ADU	R	12/16/2021					1			1	1		No	No	No		
	532-07-028	16625 ENGLEWOOD AVE			ADU	R	6/4/2021					1			1	1		No	No	No		
	532-05-016	16470 Englewood AVE			ADU	R	3/23/2021					1			1	1		No	No	No		
	510-43-003	48 FARVIEW PLZ			ADU	R	5/13/2021					1			1	1		No	No	No		
	510-19-005	125 GLEN RIDGE AVE			ADU	R	8/9/2021					1			1	1		No	No	No		
	527-15-010	1658015682 GREENIDGE TER			ADU	R	9/28/2021					1			1	1		No	No	No		
	527-47-049	533 GREGG CT			ADU	R	3/19/2021					1			1	1		No	No	No		
	527-57-005	16841 HARWOOD RD			ADU	R	6/21/2021					1			1	1		No	No	No		
	523-08-011	113 HELOW CT			ADU	R	8/24/2021					1			1	1		No	No	No		
	529-14-005	158115 JZORAH WAY			ADU	R	6/29/2021					1			1	1		No	No	No		
	532-20-012	16484 KENNEDY RD			SFD	O	9/29/2021					1		1		0		No	No	No		
	532-17-005	1651016508 KENNEDY RD			ADU	R	9/7/2021					1			1	1		No	No	No		
	424-23-005	112 LAS ASTAS DR			ADU	R	8/3/2021					1			1	1		No	No	No		
	424-23-005	112114 LAS ASTAS DR			ADU	R	8/23/2021					1			1	1		No	No	No		
	532-28-037	200902 LOMA ALTA AVE			ADU	R	4/20/2021					1			1	1		No	No	No		
	532-29-073	15 LOMA ALTA AVE			ADU	R	2/24/2021					1			1	1		No	No	No		
	409-15-030	14274 LORA DR			ADU	R	2/2/2021					1			1	1		No	No	No		
	424-10-009	14926 LOS GATOS BLVD			5+	R	4/20/2021					1	4		5	1		No	No	No		
	529-22-058	348351 LOS GATOS BLVD			ADU	R	4/12/2021					1			1	1		No	No	No		
	532-09-039	16619 MARCHMONT DR			ADU	R	11/5/2021					1			1	1		No	No	No		
	532-09-032	16515 Marchmont DR			ADU	R	6/7/2021					1			1	1		No	No	No		
	532-09-033	16529 MARCHMONT DR			ADU	R	3/16/2021					1			1	1		No	No	No		
	532-10-003	212214 MARCHMONT DR			ADU	R	6/15/2021					1			1	1		No	No	No		
	424-15-018	152 MARICOPA DR			ADU	R	11/29/2021					1			1	0		No	No	No		
	410-12-030	2022 MARIPOSA AVE			ADU	R	7/27/2021					1			1	1		No	No	No		
	410-15-069	590 MONTEREY AVE			ADU	R	10/14/2021					1			1	1		No	No	No		
	424-44-005	16437 MOUNTAIN WAY			ADU	R	12/9/2021					1			1	1		No	No	No		
	426-40-008	751 POLLARD RD			ADU	R	3/5/2021					1			1	1		No	No	No		
	415-18-018	517 SAN BENITO AVE			ADU	R	7/2/2021					1			1	1		No	No	No		
	537-26-065	15785 SHANNON RD			ADU	R	11/12/2021					1			1	1		No	No	No		
	537-26-046	15815 SHANNON RD			ADU	R	9/29/2021					1			1	1		No	No	No		
	532-29-063	112 STACIA ST			ADU	R	7/19/2021					1			1	1		No	No	No		
	532-29-094	118116 STACIA ST			ADU	R	3/28/2021					1			1	1		No	No	No		
	527-20-003	400 SUMMIT DR			SFD	O	7/7/2021					1			1	0		No	No	No		
	532-09-024	16580 TOPPING WAY			ADU	R	11/23/2021					1			1	1		No	No	No		
	532-09-022	16608 Topping Way			ADU	R	2/8/2021					1			1	1		No	No	No		
	532-13-054	139 VISTA DEL MONTE			ADU	R	10/15/2021					1			1	1		No	No	No		
	409-14-013	17291 Wedgewood AVE			SFD	O	7/26/2021					1			1	0		No	No	No		
	532-36-066	127 WHEELER AVE			ADU	R	3/18/2021					1			1	1		No	No	No		
	532-29-069	51 WHITNEY AVE			ADU	R	7/14/2021					1			1	1		No	No	No		
	529-11-013, 038, 039, 040	15860 WINCHESTER BLVD			5+	R	4/15/2021							113	113	0		No	No	No		
	510-47-045	144 WOOD RD			SFD	O	1/27/2021							1	1	1		No	No	No		

EXHIBIT A

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

CCR Title 25 §6002

Reporting Year

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Jurisdiction	Los Gatos	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

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	-	-	119	13
	Non-Deed Restricted		2	3	4	16	28	27	36	-	-		
Above Moderate		174	13	38	9	7	3	76	185	-	-	331	-
Total RHNA		619											
Total Units			15	43	13	23	31	154	223	-	-	502	274

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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 include units that were permitted since the start of the planning period.

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

(CCR Title 25 §6202)

Jurisdiction	Los Gatos		
Reporting Year	2021	(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.

Jurisdiction	Los Gatos	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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	2
	Non-Deed Restricted	36
Above Moderate		185
Total Units		223

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	0	0	0
SFD	1	4	1
2 to 4	0	0	0
5+	0	183	23
ADU	58	36	23
MH	0	0	0
Total	59	223	47

Housing Applications Summary	
Total Housing Applications Submitted:	68
Number of Proposed Units in All Applications Received:	185
Total Housing Units Approved:	58
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

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