

# GENERAL PLAN 2020 ANNUAL PROGRESS REPORT

### INTRODUCTION

The Town Council adopted the Town of Los Gatos 2020 General Plan on September 20, 2010 after an extensive two-year community process to update and build upon the strong foundational framework established by the Town's 2000 General Plan.

On May 5, 2015, the Town adopted its 2015-2023 Housing Element which is a required subelement of the General Plan. The State Housing and Community Development Department certified the Housing Element on May 20, 2015.

Government Code Section 65400 mandates that cities and counties submit an annual report on the status of their General Plan and any progress in its implementation to their legislative bodies. Annual Progress Reports (APRs) must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.

### 2019 SIGNIFICANT PROJECTS

The following significant Planning efforts made progress or were completed in 2020:

• General Plan Update

The Town Council approved a Preferred Land Use Alternative framework for the General Plan update and the General Plan Advisory Committee continued their work on the update. Work on the update is anticipated to be completed by the end of 2021.

- <u>Town Code Amendments (Streamlining)</u>
   Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding land use and economic vitality streamlining related to formula retail businesses in the downtown C-2 zone, restaurants, minor exterior modifications to commercial buildings, and group classes were adopted by the Town Council.
- <u>Town Code Amendments (Family Daycare Homes)</u> Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding family daycare home regulations were adopted by the Town Council.
- <u>Town Code Amendments (ADUs)</u> Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding accessory dwelling units were adopted by the Town Council.
- <u>Town Code Amendments (Vehicle Sales)</u>
   Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding vehicle sales were adopted by the Town Council.

- <u>Town Code Amendments (Outdoor Lighting)</u> Amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding outdoor lighting and modifications to the Residential Design Guidelines were adopted by the Town Council.
- <u>Hillside Development Standards and Guidelines</u>
   Modifications to Chapter II. (Constraints Analysis), Chapter III. (Site Planning), and Chapter IX. (Project Review and Approval Process) of the Hillside Development Standards and Guidelines (HDS&G) regarding the visibility analysis were adopted by the Town Council.
- <u>BMP Guidelines</u> Modifications to the Below Market Price Program Guidelines were adopted by the Town Council.

### HOUSING ELEMENT ANNUAL PROGRESS

The Housing Element Annual Progress Report for 2020 is attached as Exhibit A.

#### **PROPERTIES ANNEXED TO THE TOWN IN 2020**

The Town Council approved the following annexations to the Town of Los Gatos from Unincorporated Santa Clara County in 2020:

• <u>El Gato Lane No. 4: 15765 El Gato Lane (approximately 0.49 acres)</u> Approved March 3, 2020 This Page Intentionally Left Blank

risdiction	Los Gatos					ANNUAL ELEMENT PROGRESS REPOR	RT				Note: "+" indicates an optional field								
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eporting Year	2020	(Jan. 1 - Dec. 31)	_			Housing Element Implementation			(CCR Title 25 §620		Cells in grey contain auto-calculation formula	S							
									· -	)2)									
									Table A										
								Housing Dev	velopment Applica	tions Submitted									
	Projec	t Identifier				Unit Types	Date Application Submitted				Proposed Units - Affordability by Househo	ld Incomes				Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Note
		1			2	2	4				5				6	7	0	9	10
		ľ			2	3	4				5				0	1	0	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction	Unit Category (SFA,SFD,2 to	Tenure	Date Application Submitted	Very Low- Income Deed	Very Low- Income Non	Low-Income Deed	Low-Income Non Deed Restricted	Moderate- Income Deed	Moderate- Income Non	Above Moderate-	Total PROPOSED		Total DISAPPROVED	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC	Notes
			1 Tojoot Hamo		4,5+,ADU,MH)	R=Renter O=Owner	(see instructions)	Restricted	Deed Restricted	Restricted		Restricted	Deed Restricted		Units by Project	by project	Units by Project	65913.4(b)? (SB 35 Streamlining)	
nmary Row: Start Data Entry Below									0			(	25	1	25	25	0	0	
Inaly Row. Start Data Entry Below	410-15-053	308 Andrews St			ADU		R 1/6/2020						1		1	1		No	
		53 Fillmer Ave			ADU		R 1/13/2020						1		1	1		No	0
		16057 Shannon			ADU		R 1/30/2020						1			0		No	)
		409 Dardanelli Lane			ADU		R 2/10/2020						1		1	1		No	)
		20 Dittos			ADU		R 12/1/2020						1		1	1		No	)
	510-19-006	121 Glen Ridge			ADU		R 12/2/2020						1		1	1		No	0
		34 Peralta			ADU		R 5/12/2020						1		1	1		No	/
	532-08-009	16614 Marchmont Drive			ADU		R 6/4/2020						1		1	1		No	
	537-23-031	118 Happy Acres Road			ADU		R 6/18/2020						1		1	1		No	/
	529-20-014	17095 Pine Avenue	_		ADU		R 4/30/2020					ł	1		1	1		No	/
	529-20-011	17047 Pine Avenue			ADU		R 5/15/2020						1		1	1		No	
	523-04-026	836 Lilac Way			ADU		R 6/29/2020						1		1	1		No	
	529-22-062	215 A Caldwell Avenue			ADU		R 7/6/2020						1		1	1		No	
	527-09-034	15343 Santella Ct			SFD		O 3/5/2020							1	1	1		No	·
		104 A Bella Vista Court			ADU		R 5/28/2020						1		1	1		No	·
		314 Pennsylvania Avenue			ADU		R 8/28/2020						1		1	1		No	,
		592 More Ave			ADU		R 9/23/2020						1		1	1		No	
	510-43-025	57 Fairview Plaza			ADU		R 11/24/2020			1			1		1	1		No	
	537-33-009	20102 Foster Road			ADU		R 12/8/2020						1		1	1		No	
	527-03-010	15775 Gum Tree			ADU		R 6/15/2020						1		1	1		No	0
	567-18-003	16410 Harwood Rd			ADU ADU		R 10/23/2020						1		1	1		No	
	424-23-081	15073 Garden Hill Drive			ADU		R 12/8/2020						1		1	1		No	
	410-13-040	561 San Benito			ADU		R 12/21/2020						1		1	1		No	b
	409-15-028	14300 Lora Drive			SED		O 6/26/2000							1	1	1		No	

Juriadiction Reporting Year	Los Gator 2020	(Jan. 1 - Dec. 31)						CCR Title	ent Implemer n 25 §6202)	RESS REPORT	г					*+* indicates an o	optional field o-calculation formulas																											
					A	nnual Building Activ	vity Report Sum	Table nmary - New Co	A2 Instruction, Entitle	d, Permits and Compl	pleted Units																																	
		Project Identifier			Unit 1	ypes		Affordabi	ility by Household I	incomes - Completed	Entitlement					Affordability	ty by Household	Incomes - Build	ing Permits						Afford	dability by H	Household Inc	comes - Certifi	icates of Occu	ipancy			Stream	ining In	Ho	ousing with Fina	ncial Assistance Restrictions	Housing without Financial Assistance o Deed Restrictions	Term of A	fordability	Demolished/De	troyed Units		Notes
		1			2	3			4				5	6			7	,				2	-			10				11		12 13	14	. 1	5	16	17	Deed Restrictions	or Deed P	19	21			21
Prior APN*	Current AJ	N Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure Very R=Renter O=Owner Restr	Low- e Deed ricted Restri	Low- a Non Dee ed Restric icted	come Low-Income ad Non Deed cted Restricted	Moderate- Mo Income Deed Inco Restricted Deed	oderate- come Non N I Restricted	Above Moderate- Income	Entifement Date Approved	# of Units issued Entitlements	Very Low- Ver Income Deed E Restricted Res	ry Low- me Non D Deed D stricted Res	- Income Low-Inc Deed Non De stricted Restric	come Moderate eed Income De ted Restricte	- Moderate- ed Income Nor d Deed Restrict	Above Moderate- ed Income	Building Permits Date Issued	# of Units Issue Building Permit	ed Very Low Income De Restricte	d Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	e Low-Incom Non Deed Restricted	ne Moderate- d Income Dee d Restricted	Moderate- d Income Non Deed Restricts	Above Moderate ed Income	Certificates Occupancy or forms of read (see instructi <u>Date base</u>	of iss other Centifi ons) other f d read	Units ued How man the units ancy or Extremely orms of Income	Wax Pr APPROVE Were GC 6591 CLow (SB ?* Stream YA	oject <u>D</u> using 3.4(b)? InfiEU 35 Y) ining) 4	Jnits? Ass for t N" (s	sistance Programs Each Development see instructions)	Deed Restriction Type (see instructions)	For units affordable withou financial assistance or deer restrictions, explain how th locality determined the units were affordable (see instructions)	Term of Af Deed Restr (f affordabl enter	fordability or iction (years) a in perpetuity 1000)*	Number of Demolia moliahed/Des Destri royed Units" Unit	red or yed " Demolish stroyed U Owner Renter	ed/De Units or r*	Notes"
Summary Row	Start Data Entry 532-35-06	Below 16982 Kennedy Rd			SFD	0	0	0	0	0 2	27	1	4/12/2017	31	1 49	0	1	0	1	1	6/14/201		154	0 0		0	0	o :	16	9/18/2020		16 0	0 N	0				1	1		0	0	0	
	527-09-01 527-55-03	201102 Evaluer Rvl 15358 Santalia Ct 129 Alta Tierra Ct			SED SED ADU	O O R						1	8232017 11/8/2017 3/13/2018	1	1					1	1/10/2019 1/10/201 10/5/2018	2	1							642020 8/6/2020		0	N		_			Survey for 2015-2023 Housing	-			_	_	
	527-55-03				ADU						1		3/13/2018	1	1				1		105/2018		1							8/6/2020		0	N					Element Survey for 2015-2023 Housing Element						
	405-28-02	14101 A Capri Dr 15385 Servelle			ADU SED	R					1		10/11/2018	1	1				1		6/14/2019		1					1		2/3/2020		1	N					Survey for 2015-2023 Housing Element						
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	510-18-04	104 Massol			ADU						1		1/3/2020	1									0									0	N					Flamont Survey for 2015-2023 Housing Flamont						
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	523-24-01	i 137 Lu Ray Dr			ADU	R									2				1		6/4/2019		1					1		35/2020		1	N					Element Survey for 2015-2023 Housing Element						
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	410-15-053 532-35-048	500 San Benito 53 Filmer Ave			ADU	R					1		1/21/2020	1									0									0	N					Element Survey for 2015-2023 Housing Element						
	424-45-00				ADU ADU	R					1		2/11/2020						1		4/24/2019		1				_		_			0	N					Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing						
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	510-42-033 532-32-03	34 Peralta 127 A Worcester			ADU ADU	R					1		6/9/2020	1	1				1		8/31/2020 5/9/2019		1					1		9/25/2020		1	N					Survey for 2015-2023 Housing Flamout Survey for 2015-2023 Housing						
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	532-08-00	16614 Marchmont			ADU ADU	R					1		6/25/2020	1	1								0									0	N					Flamont						
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	532-28-01 527-58-02	323 Johnson Ave 115 A Harwood Ct			ADU ADU	R					1		3/5/2019 1/23/2019	1	1				1		8/23/2019 5/28/2019		1	-				1		5/22/2020 7/16/2020		1	N					Element Survey for 2015-2023 Housing						
	424-18-02	i 146 Oakmont Way			ADU	R					1		1/17/2019	1	1								0									0	N					Survey for 2015-2023 Housing Element						
529-44-005	529-44-01 510-15-02				ADU ADU	R					1		1/25/2019	1	1				1		7/26/2019 8/13/2019		1									0	N					Element Survey for 2015-2023 Housing Survey for 2015-2023 Housing						
	510-41-00	33 Walnut Ave			ADU	R					1		5/14/2019	1	1								0									0	N					Element Survey for 2015-2023 Housing Element						
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529-15-005	523-25-02				ADU	R					1		2/21/2019	1	1				1		1/10/2020		1							6/26/2020		0	N					Survey for 2015-2023 Housing						
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	529-20-011	17047 Pine Ave			ADU	R					1		6/9/2020	1	5								0									0	N					Flamout Survey for 2015-2023 Housing Flamout Survey for 2015-2023 Housing						
	523-04-026	836 Lilac Way 215 A Caldwell Ave			ADU ADU	R			_		1		11/20/2020 9/25/2020	1									0									0	N					Survey for 2015-2023 Housing				_	_	
	529-22-062	215 A Caldwell Ave 20100 Foster			ADU	R					1		12/14/2020	1									0									0	N					Survey for 2015-2023 Housing Flammant						
	529-22-047	104 A Bella Vista Ct			ADU ADU	R					1		6/2/2020 9/8/2020	1					1		10/12/2020		1									0	N					Element Superv for 2015-2023 Housing	+					
	510-42-040	314 Pernayhania Ave 15775 Gum Tree			ADU	R					1		7/21/2020	1					1		10-30(2020)		0									0	N					Element Survey for 2015-2023 Housing Element						
	527-03-010 529-16-07 529-01-01				5+							78	3/27/2019	78	5								0									0	N				page 1			000				
	510-42-04				ADU	R					1		4/3/2019	1					1		1/6/2020		1					1		9/24/2020		1	N					Survey for 2015-2023 Housing Flammant Survey for 2015-2023 Housing						
	532-07-03				ADU ADU	R			-		1		5/14/2019 10/29/2020	1	1								0									0	N					Survey for 2015-2023 Housing	-	-				
	410-19-01	1 15964 Rose Ave			ADU	R					1		8/13/2019	1	1				1		7/31/2020		1									0	N					Flamont Survey for 2015-2023 Housing Flamont Survey for 2015-2023 Housing						
	529-21-04				ADU ADU	R			_		1		6/18/2019	1	1								0									0	N					Flamont Survey for 2015-2023 Housing	+					
	510-47-02	100 Clifton Ave			ADU	R					1		5/29/2019	1	1								0									0	N					Flamont Survey for 2015-2023 Housing						
	424-20-03	15547 Corinne Dr			ADU ADU	R					1		3/7/2019 6/18/2019	1					1		3/3/2020		1					1		7/23/2020		0	N		— <b>—</b> —	-		Flamont Survey for 2015-2023 Housing Flamont Survey for 2015-2023 Housing	+					
	529-35-06				ADU	R				+ +	1		3/7/2019	1	1				1	1	3/16/2020		1					,		7/23/2020		0	N					Flamont Survey for 2015-2023 Housing	1					
	532-28-03	1 210 Loma Alta			ADU	R					1		6/7/2019	1					1		8/20/2019		1					1		2/28/2020		1	N					Flamont Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing					_	
	537-24-01 532-35-04				ADU ADU	R			-		1		4/19/2019 6/21/2019	1					1	+	6/14/2019 10/30/2019		1					1		8/26/2020		1	N					Element Survey for 2015-2023 Housing	-	-				
	532-29-01	121 Johnson Ave			ADU	R					1		6/27/2019	1	1								0									0	N					Element Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing						
	424-23-08	15073 Garden Hill 16082 Shannon Rd			ADU ADU	R				+	1		12/9/2020 10/16/2019	1	1								0									0	N					Element Survey for 2015-2023 Housing	+					
	409-26-01	14652 Golf Links Rd			ADU	R					1		10/11/2019	1									0									0	N					Element Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing Element Element						
	529-34-04	148 A Cleland Ave 15682 Gum Tree Lane			ADU ADU	R					1		9/27/2019 10/31/2019	1	1								0									0	N					Survey for 2015-2023 Housing Element Survey for 2015-2023 Housing	+					
	527-09-00	Lane		1	ADU	R				<u> </u>	1		10/31/2019	1	1								ö									0	N				I	Element	1					

Jurisdiction Los Gatos				ANNUAL	ELEMENT PROGRESS RE	PORT			Note: "+" indicates an optional	field													
Reporting Year 2020	(Jan. 1 - Dec. 31)			Housing	Element Implementation				Cells in grey contain auto-calculat	ion formulas													
				(	(CCR Title 25 §6202)																		 
409-27-007	14859 Golf Links	ADU	R			1	11/13/2019		1		1		3/11/2020	1				0	N		Survey for 2015-2023 Housing Element		
523-23-098	15575 Camino Del	ADU	R			1	11/8/2019		1		1		7/8/2020	1				0	N		Survey for 2015-2023 Housing Element	· · · · ·	
532-37-073	207 A Hollywood	ADU	R			1	11/14/2019				1		7/8/2020	1				0	N		Survey for 2015-2023 Housing Element		
529-38-031	47 Alpine Ave	ADU	R			1	11/13/2019							0				0	N		Survey for 2015-2023 Housing Flamout	í – – – – – – – – – – – – – – – – – – –	 1
407-05-007	403 A Montclair Read	ADU	R			1	10/25/2019							0				0	N		Survey for 2015-2023 Housing	í	 
532-29-068	118 Panighetti PI	ADU	R			1	12/4/2019							0				0	N		Survey for 2015-2023 Housing	· · · · · ·	 
529-35-068	56 Central Ave	ADU	R			1	11/1/2019				1		8/7/2020	1				0	N		Survey for 2015-2023 Housing	i	 
532-08-039	16755 Kennedy Rd	ADU	R			1	11/7/2019							0				0	N		Survey for 2015-2023 Housing Flammant	i	 
529-44-005 529-44-017	110 A Sisters Court	ADU	R			1	10/30/2019				1		2/28/2020	1				0	N		Survey for 2015-2023 Housing	i	 
510-47-039	121 A Wood Road	ADU	R			1	11/13/2019				1		3/6/2020	1				0	N		Element Survey for 2015-2023 Housing	(	 +
532-30-032	111 Spreckets	ADU	R			1	11/26/2019				1		12/17/2020	1				0	N		Element Survey for 2015-2023 Housing	i t	 +
537-04-019	17528 A Tourney	 ADU	R			1	12/3/2019							0				0	N		Element Survey for 2015-2023 Housing		 +
410-15-010	84 15 A Ashler	ADU	8			1	12/10/2019		1				6232020	1				0	N		Element Survey for 2015-2023 Housing		 
532-03-034	16336 A Shady	ADU					10/31/2019		1		1		6/12/2020	1					N		Flamont Survey for 2015-2023 Housing		 
510-18-038	View I n 103 A Tait Avenue	ADU					8/1/2019		1		1		11/9/2020	1					N		Element Survey for 2015-2023 Housing		 
527-31-063	189 Belvue Dr	ADU				1	8/19/2019		1										N		Element Survey for 2015-2023 Housing	-+	 +
527-31-063	16513 Ferris Ave	 ADU	R			1	7/29/2019		1					0					N		Flamont Survey for 2015-2023 Housing		 +
410-16-055	466 San Benito	 ADU	R			1	9(3/2019		1					0					N		Flamont Survey for 2015-2023 Housing		 +
410-10-055 529-44-005 529-44-009	Ave 178 Prospect Ave	ADU	R			1	9/1/2019		1		1		36/2020	0	 			0	N		Flamont Survey for 2015-2023 Housing		 
	178 Prospect Ave	 ADU	R			1	9/11/2019		1		'		3/6/2020		 			0	N		Flammant Survey for 2015-2023 Housing		 
510-17-070	102 Wilder		R						1					0				0			Flammant Survey for 2015-2023 Housing		 
532-35-009	239 Harding	ADU				1	9/29/2020		1		1		12/16/2020	1		1	12/18/2020	1	N		Flammant Survey for 2015-2023 Housing		 
510-15-020	213 Belmont 16135 Connor	ADU	R			1	8/17/2020		1		1	16	12/17/2020 8/6/2020	1				0	N		Flamont		 
424-07-100	16031 Bartlett		0					0	0			16	86/2020	16				0	N				 
424-07-100	15013 Briggs	5+	0						0			6		6				0	N			1	
	15025 Briggs	5+						6	0			5		5				0	N				 
424-07-100	15002 Briggs	 54	0						0	-		8	10/7/2020 8/6/2020					0	N				 
424-07-100 424-07-100	15032 Briggs 15018 Briggs	 5+								1		7		4				0					 +
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529-32-006	207 Prospect	ADU	R						0					0		1	3/12/2020	1	N		Survey for 2015-2023 Housing Element		
409-30-021	14737 Eastview	ADU	R						•			1	6/17/2020	1		1	12/22/2020	1	N		Survey for 2015-2023 Housing Flamout		
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Jurisdiction	Los Gatos	
Reporting Year	2020	(Jan. 1 - Dec. 31)

## 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 E	}						
					Regional Hou	using Needs /	Allocation Pro	gress					
					Permitted	Units Issued	by Affordabi	lity					
		1					2					3	4
In	ncome 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
		•		•									
	Deed Restricted	201						49				49	152
Very Low	Non-Deed Restricted	201										49	152
	Deed Restricted	112		2				1				3	109
Low	Non-Deed Restricted	112										5	109
	Deed Restricted	132						1				81	51
Moderate	Non-Deed Restricted	132	2	3	4	16	28	27				01	51
Above Moderate		174	13	38	9	7	3	76				146	28
Total RHNA		619											
Total Units			15	43	13	23	31	154				279	340
Note: unite serving	extremely low-income house	holds are included in th	a very low-income	permitted units totals									

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

Cells in grey contain auto-calculation formulas

## ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	Los Gatos	(CCR Title 25 §6	5202) 1
Reporting Year	2020	(Jan. 1 - Dec. 31)	
		Table D	
	Program Impl	ementation Status purs	suant to GC Section 65583
Describe progress of all p	programs including local efforts to remove go	Housing Programs Prog vernmental constraints to the element.	ress Report maintenance, improvement, and development of housing as identified in the housing
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 saisfy 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.

Awarenessprinciples.within 2 yearsprinciples.Developmental ChallengesContinue to work with the CA Department of Developmental ServicesOn-goingThe Town will work with the CA Department of Developmental Services to inform citizens of available services.Development StandardsContinue to review, evaluate, update, and streamline the development process for affordable housing developments.On-goingThe Town considers improvements to the development review process for affordable housing projects when they are proposed.Energy Conservation OpportunitiesContinue to enforce Title 24 requirements.On-goingThe Town enforces Title 24 requirements.Annual Housing ReportPrepare an annual housing report. Continue to fund staff for management and planning of housing programs and funding.On-goingThe 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 ServiceProvide the Housing Element to the San Jose Water Company and West ValleyUpon adoption of Housing FlementTown staff regularly work with the San Jose Water Company and West Valley Sanitation District on upgrades to their infrastructure and they are involved in		1		
Housing providers         affordable housing organizations.         Dr-going         development in Town.         Dr-down           Housing Opportunities for Housing Opportunities for Combinuum of Care Plan.         Continuum of Care Plan.         The Town continues to support Santa Clara Couty's Continuum of Care Plan.           Compliance with the Employee Housing Act.         Amend Town Code to adress the Employee Housing Act.         Within 1 year         The Town continues to support Santa Clara Couty's Continuum of Care Plan.           Governmental Constraints         Amend Town Code to adress the Resonable         Within 1 year         The Town will comply with State Law if a project is proposed or an issue comes updore thousing Resources           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.           Accommodation Accommodation Actinance         Amend the Town's Reasonable Accommodation grigonic participant on thousing of special necks populations.         On-going         If a project of this nature is submitted it will be given priority.           Special Needs Housing necks populations         Explore opportunities to work with local and/or going         On-going         Will be considered when plans are adopted and projects are funded.           Wriversal Besign         Consider universal design         On-going         The Town will explore opportunities with local and/or regional partners during this Housing Element cycle.		••	On-going	
Housing Opportunities for the Homeless         Continue to support Santa Clara Couty's Continuum of Care Plan.           Compliance with the Employee Housing Act. Employee Housing Act. Update senior resource materials regionee Housing Act. Update senior resource materials accommodation         Mithin 1 year         The Town continues to support Santa Clara Couty's Continuum of Care Plan.           Governmental Constraints Reasonable Accommodation         Annualy         Senior resource materials are updated when necessary.           Governmental Constraints Reasonable Accommodation         Amend the Town's Reasonable Accommodation Ordinance.         Every 3 years         The Town's Housing Element contains a number of items that limit or remove constraints.           Special Needs Housing Persons with Disabilities         Remove constraints to housing with persons with disabilities.         Every 3 years         Removal of constraints is considered when necessary.           Special Needs Housing Persons with Disabilities         Include preferential handing of special needs populations.         On-going         If a project of this nature is submitted it will be given priority.           Special Needs Housing Persons with Developmental Challenges         Include preferential handing of special needs populations.         On-going         Will be considered when plans are adopted and projects are funded.           Universal Design         Include preferential handing of special necks populations.         On-going         The Town will explore opportunities with local and/or regional partners to provide requirements.		••	On-going	
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Jurisdiction	Los Gatos	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary									
Income Leve	1	Current Year							
Very Low	Deed Restricted	49							
Very Low	Non-Deed Restricted	0							
Low	Deed Restricted	1							
LOW	Non-Deed Restricted	0							
Moderate	Deed Restricted	1							
Moderate	Non-Deed Restricted	27							
Above Moderate		76							
Total Units		154							

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

Housing Applications Summary	
Total Housing Applications Submitted:	25
Number of Proposed Units in All Applications Received:	25
Total Housing Units Approved:	25
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 Constructe	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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