

## TRACK CHANGES VERSION

Based on Language Provided by the Vice Mayor from Attachment 5 of the 1/16/24 Desk Item

~~Draft based on Los Altos Program 6 G – for discussion~~  
~~Highlighted Adaptations to Los Gatos~~

### Town of Los Gatos Housing Element Program AY: Housing Mobility

Housing mobility strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access (Los Gatos is entirely highest resource in terms of access to opportunity and a concentrated area of affluence). To improve housing mobility and promote more housing choices and affordability ~~throughout Los Gatos townwide~~, including in lower-density neighborhoods, the Town will employ a suite of actions to expand housing opportunities affordable to extremely low, very low, low, and moderate income households. Actions and strategies include:

- SB 9 – Monitor the Town’s SB 9 standards and amend standards to facilitate SB 9 applications (e.g., duplexes in single-family zones) if the Town is not on track to meet its SB 9 application goal during the planning period. See Program AV.
- ~~Rezoning – for Small Multi-unit Housing, “Missing Middle” – Modify the Zoning Code to facilitate small multi-unit housing in the low and medium density designations. This includes creating mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Los Gatos households and expand housing choices in a variety of neighborhoods. Housing types include, but are not limited to single dwelling units, multi-family dwelling units, accessory dwelling units, small and micro units, use of prefabricated homes, and clustered/cottage housing. See Program J. – Modify zoning to allow residential or increased residential intensity and/or density of residential throughout Los Gatos. This includes zoning amendments already completed along higher intensity corridors with access to transit and other opportunities (North 40, Los Gatos Boulevard, Highway 9, and Winchester Boulevard) and for sites within lower density neighborhoods (Oka Lane, Lark Avenue Area, Union Avenue, Downtown Area). See Program AZ which has been implemented.~~
- Housing on Town Sites – Enter into a public-private partnership to develop housing, targeting low-income households, on Town-owned ~~Properties~~properties. See Program E.
- Enhanced Inclusionary Housing – Assess and amend the Town’s inclusionary housing requirements to better produce low-income units and units for special needs groups- ~~townwide throughout Los Gatos~~. See Program L.

- Accessory Dwelling Units (ADUs) – Encourage and streamline ADUs in single-family neighborhoods by preparing standardized ADU plans with a variety of unit sizes and by affirmatively marketing and outreach to increase awareness and the diversity of individuals residing in Los Gatos. [See Program Q.](#)
- Junior ADUs – Develop and adopt objective standards to allow more than one (at minimum two) Junior ADU per structure by July 2025. The objective is to achieve at least 10 JADUs in lower-density neighborhoods by January 2031. [See Program Q.](#)
- Religious Institutional Sites – [Expand housing opportunities](#) on all religious institutional sites within the Town. [See Program S.](#) Conduct outreach to owners and operators of religious institutions to raise awareness and encourage housing proposals. [Increase affordable housing on](#) ~~Permit 10 housing units on a~~ religious institution/faith-based site(s) during the 2023-2031 planning period [by 25 units](#). If no application for housing on a religious institution/faith-based site is received by December 2025, the Town will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting successful affordable housing units on other faith-based sites, as well as available Town resources and programs to support such projects (e.g., [Programs N, P, T, AI, AJ – Assist in securing funding for affordable housing projects](#)).
- Homesharing – Research and pursue a homesharing program, including coordination with non-profits and others [to assist with matching tenants with existing homeowners](#). The Town will publicize and take other actions as necessary (e.g., facilitate presentations at the [Los Gatos Adult Recreation Center](#), etc.) at least annually with the goal of five opportunities per year. [See Program T.](#)

**Responsible Body:** [Community Development](#) Department

**Funding Source:** General Fund

**Time Frame:** 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.

**Qualified Objective:** Provide [160](#) housing opportunities affordable to lower income households by January 2031.

**Geographic Targeting:** Townwide, but especially lower-density neighborhoods.

**Town of Los Gatos Housing Element Program**

**AY: Housing Mobility**

Housing mobility strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access (Los Gatos is entirely highest resource in terms of access to opportunity and a concentrated area of affluence). To improve housing mobility and promote more housing choices and affordability townwide, including in lower-density neighborhoods, the Town will employ a suite of actions to expand housing opportunities affordable to extremely low, very low-, low-, and moderate-income households. Actions and strategies include:

- SB 9 – Monitor the Town’s SB 9 standards and amend standards to facilitate SB 9 applications (e.g., duplexes in single-family zones) if the Town is not on track to meet its SB 9 application goal during the planning period. See Program AV.
- Rezoning – for Small Multi-unit Housing, “Missing Middle” – Modify the Zoning Code to facilitate small multi-unit housing in the low and medium density designations. This includes creating mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Los Gatos households and expand housing choices in a variety of neighborhoods. Housing types include, but are not limited to single dwelling units, multi-family dwelling units, accessory dwelling units, small and micro units, use of prefabricated homes, and clustered/cottage housing. See Program J.
- Housing on Town Sites – Enter into a public-private partnership to develop housing, targeting low-income households, on Town-owned properties. See Program E.
- Enhanced Inclusionary Housing – Assess and amend the Town’s inclusionary housing requirements to better produce low-income units and units for special needs groups townwide. See Program L.
- Accessory Dwelling Units (ADUs) – Encourage and streamline ADUs in single-family neighborhoods by preparing standardized ADU plans with a variety of unit sizes and by affirmatively marketing and outreach to increase awareness and the diversity of individuals residing in Los Gatos. See Program Q.
- Junior ADUs – Develop and adopt objective standards to allow more than one (at minimum two) Junior ADU per structure by July 2025. The objective is to achieve at least 10 JADUs in lower-density neighborhoods by January 2031. See Program Q.
- Religious Institutional Sites – Expand housing opportunities on all religious institutional sites within the Town. See Program S. Conduct outreach to owners and operators of religious institutions to raise awareness and encourage housing proposals. Increase affordable

housing on religious institution/faith-based site(s) during the 2023-2031 planning period by 25 units. If no application for housing on a religious institution/faith-based site is received by December 2025, the Town will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting successful affordable housing units on other faith-based sites, as well as available Town resources and programs to support such projects (e.g., Programs N, P, T, AI, AJ – Assist in securing funding for affordable housing projects).

- Homesharing – Research and pursue a homesharing program, including coordination with non-profits and others to assist with matching tenants with existing homeowners. The Town will publicize and take other actions as necessary (e.g., facilitate presentations at the Los Gatos Adult Recreation Center, etc.) at least annually with the goal of five opportunities per year. See Program T.

**Responsible Body:** Community Development Department

**Funding Source:** General Fund

**Time Frame:** 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.

**Qualified Objective:** Provide 160 housing opportunities affordable to lower income households by January 2031.

**Geographic Targeting:** Townwide, but especially lower-density neighborhoods.