



TOWN OF LOS GATOS
FINANCE COMMISSION REPORT

MEETING DATE: 08/10/2026

ITEM NO: 4

DATE: August 10, 2026
TO: Finance Commission
FROM: Chris Contantin, Town Manager
SUBJECT: Receive the Following Final Reports, Fiscal Condition Analysis, Future Growth and Sustainability Study Fiscal Impact Analysis and Asset Liability Management Study and Forward to the Town Council for Review

RECOMMENDATION:

Receive the following final reports, Fiscal Condition Analysis, Future Growth and Sustainability Study, and Fiscal Impact Analysis and Asset Liability Management Study and forward to the Town Council.

BACKGROUND:

In December 2025, the Town began work with NHA Advisors with sub-contract support from Raftelis Financial Consultants and Willdan. Raftelis is leading the first study with the development of a baseline long-term financial model. Willdan is supporting the second study, focusing on fiscal impact analysis that incorporates proposed and planned growth based on the Housing Element Plan and General Plan, with sensitivity analysis regarding the percentage of new units designated as affordable. Both studies will support the future Asset, Liability Management (ALM) study.

DISCUSSION:

A preliminary Fiscal Condition Assessment with Five-Year and Long-Term Financial Projections and Fiscal Impact Analysis for Proposed and Planned Growth was presented to the Finance Commission at their February 2, 2026, meeting. The Commission requested an assumptions memo for the five-year and long-term forecast and changes to methodology for the study focused on the fiscal impact of proposed and planned growth based on the Housing Element. Memos were posted to the Town's Finance website on March 18, 2026, and were brought to the Finance Commission on April 13, 2026.

PREPARED BY: Kristina Alfaro
Administrative Services Director

Reviewed by: Town Manager and Town Attorney

PAGE 2 OF 2

SUBJECT: Finance Commission Consideration of Community Funding Grant Review

DATE: August 10, 2026

On April 21, 2026, the memos were reviewed by the Town Council, and recommendations were provided on scenarios to inform the Asset Liability Management Study.

The Asset Liability Management Study incorporates information from both the Fiscal Condition Analysis, Future Growth and Sustainability Study Fiscal Impact Analysis and Council recommendations and is being submitted to the Finance Commission for review.

CONCLUSION:

Receive final reports and provide feedback for the Town Council.

FISCAL IMPACT:

There is no fiscal impact related to this report.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:

1. Fiscal Condition Analysis Report
2. Future Growth And Sustainability Study Fiscal Impact Analysis
3. Asset and Liability Management Study