



TOWN OF LOS GATOS
HOUSING ELEMENT ADVISORY BOARD REPORT

MEETING DATE: 01/18/2024

ITEM NO: 2
DESK ITEM

DATE: January 18, 2024

TO: Housing Element Advisory Board

FROM: Joel Paulson, Community Development Director

SUBJECT: Review and Discuss the California Department of Housing and Community Development's (HCD) Comment Letter Received by the Town on December 1, 2023, and the Proposed Revisions to the Draft Revised Housing Element.

REMARKS:

On January 16, 2024, the Town Council met to review and discuss the proposed revisions to the Draft Revised Housing Element in response to the December 1, 2023, HCD letter. The following provides Town Council's direction for each HCD comment:

1. Category 1: Requires Sufficient Engagement and Feedback from HCD
 - Comment 1c. – Motion by Council Member Moore to bundle the steps the Town is taking to increase housing mobility similar to Program 6g in the Town of Los Altos's Certified Housing Element and to modify Program J to change language from "in all neighborhoods" to "in a variety of neighborhoods." Seconded by Council Member Ristow. Motion passed 3-2. Mayor Badame and Vice Mayor Hudes voted no.
2. Category 2: Ready for HCD Feedback
 - Comment 1b. – Motion by Vice Mayor Hudes to address Comment 1b. by using the example of Table 49 and Table 50 from the Los Altos Hills Certified Housing Element. Seconded by Council Member Moore. Motion passed unanimously.
 - Comment 2c. – An amended HEOZ Zoning Ordinance has been prepared by staff and the Town's outside legal counsel, Goldfarb & Lipman, LLP. This item will be heard by the Planning Commission on Wednesday, January 24, 2024, and by Town Council in February 2024.

PREPARED BY: Jocelyn Shoopman and Erin Walters
Associate Planner and Associate Planner

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REMARKS (continued):

- Comment 3b. – The Town's outside legal counsel, Goldfarb & Lipman, LLP, suggested minor changes in order to analyze how the development standards accumulatively function as a constraint on housing development. Town staff and the housing consultant, Veronica Tam and Associates, will refine per suggestions by outside legal counsel.
- Comment 3c., Program D – Town staff, the housing consultant, and the Town's legal counsel will continue to work on addressing HCD's comment regarding modifying development standards to achieve maximum densities in the North 40.
- Comment 3c., Program V – Revisions have been completed.
- Comment 3c., Program AQ – Revisions have been completed.
- Comment 3c., Program AW – Staff discussed the proposed revised language for reduced parking with HCD on December 13, 2023 and January 18, 2024.

3. Category 3: More Work to Do and Return to Town Council for Review

- Comment 1a. – Town staff, the housing consultant, and the Town's legal counsel will continue to work on addressing HCD's comment.
- Comment 2a. – Town staff, the housing consultant, and the Town's legal counsel will continue to work on addressing HCD's comment.
- Comment 3a. – Town staff, the housing consultant, and the Town's legal counsel will continue to work on addressing HCD's comment.
- Comment 3c., Program AA – Staff discussed the proposed revised language for reduced parking with HCD on December 13, 2023.
- Comment 4 – Town staff, the housing consultant, and the Town's legal counsel will continue to work on addressing HCD's comment and add monitoring and apply for grant opportunities.

Attachment 5 includes comments received from the HEAB Chair and Vice Chair. These comments were provided to Town Council for their January 16, 2024, Town Council meeting.

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REMARKS (continued):

Attachment 6 contains additional suggested edits to the Draft Revised Housing Element from the Town's legal counsel, Goldfarb & Lipman, LLP, to address HCD's December 1, 2023, comment letter.

Attachment 7 contains examples of sections from other Certified Housing Elements as discussed at the January 16, 2024, Town Council meeting.

Attachment 8 contains the Desk Item provided at the January 16, 2024, Town Council meeting.

On January 18, 2024, staff and the housing consultant met with Town's HCD reviewer and received an informal preliminary review matrix, provided in Attachment 9. The informal preliminary comments are based on proposed edits made to the Draft Revised Housing Element and provided to the Town's HCD reviewer on December 24, 2023. The proposed edits are in response to HCD's Comment Letter provided to the Town on December 1, 2023.

Attachment 10 contains public comments received between 11:01 a.m., Friday, January 12, 2024, and 11:00 a.m., Thursday, January 18, 2024.

Attachments Previously Received with the January 18, 2024, Staff Report:

1. Draft Revised Housing Element, Track Changes Copy
2. Draft Response Table
3. December 1, 2023, HCD Comment Letter
4. Public Comments Received by HCD

Attachments Received with this Desk Item:

5. Comments Received from the Chair and Vice Chair
6. Draft Response Table with Additional Suggested Edits from Goldfarb & Lipman, LLP
7. Examples of Section from Other Certified Housing Elements
8. January 16, 2024, Town Council Meeting, Desk Item
9. HCD Informal Preliminary Review Matrix
10. Public Comments Received between 11:01 a.m., Friday, January 12, 2024, and 11:00 a.m., Thursday, January 18, 2024

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