

From: Veronica Tam <[REDACTED]>
Sent: Tuesday, February 20, 2024 9:00 AM
To: Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>; McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>
Cc: Jennifer Armer <JArmer@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: RE: Los Gatos HE Revisions

I mean before our meeting tonight, thanks!

Veronica Tam, AICP
Principal
[Veronica Tam and Associates, Inc.](#)

[REDACTED]
[REDACTED]
[REDACTED]

From: Veronica Tam
Sent: Tuesday, February 20, 2024 8:59 AM
To: Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>; McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>
Cc: Jennifer Armer <JArmer@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Los Gatos HE Revisions

Hi Jose and Paul –

Any chance we can get some feedback on the revisions?

Veronica

Veronica Tam, AICP
Principal
[Veronica Tam and Associates, Inc.](#)

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[REDACTED]
[REDACTED]

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From: Veronica Tam <[REDACTED]>
Sent: Friday, February 16, 2024 10:16 AM
To: Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>
Subject: Re: Los Gatos


Yes!! Thanks. Sorry having a morning exercise class.

Sent from my iPhone

From: Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>
Sent: Friday, February 16, 2024 9:35 AM
To: Veronica Tam <[REDACTED]>
Subject: RE: Los Gatos

Just to confirm Green reflects latest revisions, Teal reflects revisions made in January and Yellow reflects revisions made in September?

Warm regards,

| | |
|---|---|
|  | Jose A. Jauregui he / him Housing Policy Analyst Housing Policy Development Housing & Community Development 2020 W. El Camino Avenue, Suite 500 Sacramento, CA 95833 Cell: (916) 820-1516 |
|---|---|

From: Veronica Tam <[REDACTED]>
Sent: Friday, February 16, 2024 10:16 AM
To: Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>
Subject: Re: Los Gatos

It's the green highlight.

Sent from my iPhone

From: Jauregui, Jose @HCD
Sent: Friday, February 16, 2024 8:31 AM
To: Veronica Tam <[REDACTED]>
Subject: RE: Los Gatos

Good morning Veronica,

Can you please let me know which highlighted track changes reflect the most recent revisions made to the element? There are too many colors that I just want to be sure as to what we are reviewing.

Warm regards,

| | |
|---|--|
|  | Jose A. Jauregui he / him Housing Policy Analyst |
|---|--|

Housing Policy Development
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2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
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From: Veronica Tam <[REDACTED]>
Sent: Wednesday, February 14, 2024 2:30 PM
To: Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>
Cc: McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>
Subject: RE: Los Gatos

Yes, I sent the revised pages in a couple of emails. The town council does not want us to officially resubmit until you have okayed it.

Veronica Tam, AICP
Principal
[Veronica Tam and Associates, Inc.](#)

[REDACTED]
[REDACTED]
[REDACTED]

From: Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>
Sent: Wednesday, February 14, 2024 2:29 PM
To: Veronica Tam <[REDACTED]>
Cc: McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>
Subject: RE: Los Gatos

Can't guarantee I can give this a look by Tuesday, but I'll do my best! Did you just want us to review the revised program languages? I'm still catching up on emails.

Warm regards,

<image001.png>

Jose A. Jauregui he / him
Housing Policy Analyst
Housing Policy Development
Housing & Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
Cell: (916) 820-1516

From: Veronica Tam <[REDACTED]>
Sent: Wednesday, February 14, 2024 2:10 PM
To: Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>
Cc: McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>
Subject: Los Gatos

Hi Jose –

Los Gatos has a Town Council meeting on Tuesday. Do you think you can take a quick look at our revisions before that and give some feedback?

Thanks,
Veronica

Veronica Tam, AICP

Principal

Veronica Tam and Associates, Inc.

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[REDACTED]
[REDACTED]

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From: Veronica Tam <[REDACTED]>
Sent: Friday, February 9, 2024 1:54 PM
To: McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>; Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>
Cc: Erin Walters <EWalters@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Jennifer Armer <JArmer@losgatosca.gov>
Subject: Programs J and AY - Revisions based on Council direction

Hi Paul and Jose –

Town Council met on February 6th and is proposing alternative language to Programs J and AY and are requesting HCD's feedback. Attached are the edits to Program J and Program AY per the Town Council's direction. Can we get your feedback by February 16? We need to report to Council.

Thanks,
Veronica

Veronica Tam, AICP
Principal
[Veronica Tam and Associates, Inc.](#)

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[REDACTED]
[REDACTED]

| Programs | |
|---|--|
| | Performance Metric(s) |
| | Delivery of Housing Element |
| JJ | Helping Senior Housing s PrograResourcesm |
| Provide financial assistance for health, safety, emergency and accessibility home repairs to low-income seniors and low-income mobile homeowners through the Below Market Price Program funds, subject to availability of Program funds. | Implementation Policies |
| | HE-1.6 Universal Design HE-2.7 Senior Housing HE-2.8 Equal Housing and Special Needs <u>HE-6.1 Fair Housing</u> <u>HE-6.2 Financial Assistance</u> <u>HE-6.3 Housing for Persons with Special Needs</u> <u>HE-6.4 Affordable Housing Awareness</u> <u>Responsible Department/Review Authority</u> |
| <u>Provide regularly updated senior housing resource materials at the Adult Recreation Center, Library, and Farmers' Market.</u> | Responsible Department/Review Authority |
| | Community Development Department and the Town Council |
| | Timeframe |
| | Ongoing and annual effort <u>Update materials annually</u> |
| | Funding Source |
| | Town Affordable Housing Funds |
| | Quantified Objective |
| | Maintain the existing housing stock by funding three home repairs to lower income seniors <u>annually</u> |
| | Performance Metric(s) |
| | Measure the number of units assisted versus the need |
| JK | Small Multi-Unit Housing, "Missing Middle" |
| <u>The Housing Element supports the land use goal of providing opportunities for housing that can accommodate the needs, preferences, and financial capabilities of current and future residents in terms of different housing types, tenures, density, sizes, and costs. Specifically, the Town aims to create mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Los Gatos households and expand housing in a variety of neighborhoodsall neighborhoods. These housing types include, but are not limited to, single dwelling units, multifamily dwelling units, accessory dwelling units, small and micro units, use of pre-fabricated homes, and clustered housing/cottage housing. The</u> | Implementation Policies |
| | HE-1.5 Variety of Housing Choices HE-2.4 Rental Housing HE-3.3 Efficient Development Processing |
| | Responsible Department/Review Authority |
| | Community Development Department |
| | Timeframe |
| | December 2024 |
| | Funding Source |
| | None required |
| | Quantified Objective |
| | Increase the number of <u>small multi-unit housinglow-rise multi-family developments by five50150 units from the previous yearover eight years with the goal of achieving 100% of the units in low to medium density designations and high median income areas</u> |

10. Housing Element

| Programs | |
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| <p>Town will also promote small multi-unit housing that increases density while remaining consistent with the building scale and character present in existing neighborhoods. This includes multi-family units or clustered residential buildings that provide relatively smaller, less expensive units within existing neighborhoods.</p> <p>Update the Zoning Code to facilitate low rise multi-family structures small multi-unit housing in the low to mMedium Residential Density designations.</p> <p>Modify the Zoning Code to facilitate small multi-unit housing in certain 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, multifamily dwelling units, accessory dwelling units, small and micro units, use of prefabricated homes, and clustered/cottage housing. This zoning will occur in a variety of areas throughout the Town but NOT in areas which are in Very High Fire Hazard Severity Zones, historic districts, adjacent to home in our historic inventory (currently pre-1941) homes, in hillside residential zones, within 500 feet of an evacuation route and within a half mile of a transit stop.</p> <p>Small multi-unit housing is defined as multiple units on a single parcel (whether attached or detached) that are compatible in scale and form with detached single-family homes. Common housing types include duplexes; triplexes; fourplexes; courtyard apartments; cottage courts; townhomes; triplex stacked (vertical); and live-work spaces.</p> <p>Promote this program through publication, to include the following information: Low rise multi-family dwelling units ranging from two to 10 units can help meet the needs of families, seniors and students. Permit processing times tend to be shorter than larger multi-family buildings</p> | <p>Performance Metric(s)</p> <p>Complete Zoning Code amendment by December 2024 and track the number of entitled Planning applications received per year</p> |

| Programs | |
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| <p>due to the low-rise nature of the structures.</p> <p><u>Specifically, update the Zoning to allow for all housing types considered for the provision of Small Multi-Unit Housing types as part of Low Density High Density Residential designations.</u></p> <p><u>Research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, amend applicable ordinances and development standards to facilitate and to allow for their development at the maximum density.</u></p> <p><u>Pursue establishment of a maximum average unit size as a tool to moderate unit sizes for developments over a certain size but to allow flexibility for a range of unit sizes.</u></p> | |
| <p>L Rental Housing for Large Families</p> <p>Encourage development of multi-family rental housing that is greater than two bedrooms to encourage the provision of adequate rental housing for families.</p> | Implementation Policies |
| | HE-1.5 Variety of Housing Choices |
| | HE-2.4 Rental Housing |
| | Responsible Department/Review Authority |
| | Community Development Department |
| | Timeframe |
| | Ongoing and annual effort |
| | Funding Source |
| | None required |
| | Quantified Objective |
| | Four family friendly multi-family rental housing units are entitled a year |
| | Performance Metric(s) |
| | Number of two-, three-, and four-bedroom units entitled and number of family friendly designated units |
| <p>MK Lot Consolidation</p> <p>The Town will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation, lot assemblage and redevelopment in mixed use and commercial areas. Based on this feedback, within two years of Housing Element adoption, the Town will <u>consider</u></p> | Implementation Policies |
| | HE-3.4 Lot Consolidation |
| | Responsible Department/Review Authority |
| | Community Development Department |
| | Timeframe |
| | June 2025 |
| | Funding Source |

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10. Housing Element

| Programs | |
|---|---|
| | <p><u>Establish a list by December 31, 2024, to post online.</u></p> <p><u>Funding Source</u></p> <p><u>General fund (staff time)</u></p> <p><u>Quantified Objective</u></p> <p><u>Annually update the list or upon request from a local union.</u></p> <p><u>Performance Metric(s)</u></p> <p><u>N/A</u></p> |
| <p>AY Housing Mobility</p> <p>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:</p> <ul style="list-style-type: none"> ■ 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 goals 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 certain low and to 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, multifamily dwelling units, accessory dwelling units, small and micro units, use of prefabricated homes, and clustered/cottage housing. This zoning will occur in a | <p><u>Implementation</u></p> <p><u>Policy HE-1.5 Variety of Housing Choices</u></p> <p><u>Policy HE-1.7 Infill Opportunities in Single-Family Neighborhoods</u></p> <p><u>Responsible Department/Review Authority</u></p> <p><u>Community Development Department</u></p> <p><u>Timeframe</u></p> <p><u>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.</u></p> <p><u>Funding Source</u></p> <p><u>General fund (staff time)</u></p> <p><u>Quantified Objective</u></p> <p><u>Provide 160 housing opportunities affordable to lower income households by January 2031.</u></p> <p><u>Performance Metric(s)</u></p> <p><u>Townwide, but especially lower-density neighborhoods</u></p> |

Programs

variety of areas throughout the Town but NOT in areas which are in Very High Fire Hazard Severity Zones, historic districts, adjacent to home in our historic inventory (currently pre-1941) homes, in hillside residential zones, within 500 feet of an evacuation route and within a half mile of a transit stop. 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