

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>

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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><u>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.</u></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>

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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
<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>	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
	Implementation Policies
	HE-3.4 Lot Consolidation
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	June 2025
	Funding Source

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	<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 the 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>

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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

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	<p>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).</p> <ul style="list-style-type: none">▪ Homesharing – Research and pursue a homesharing program, including coordination with non-profits and other 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.	

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Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
Program L. Below Market Price Program	Conduct a study to evaluate the existing BMP Program and recommend changes to the program to increase the number of units constructed.	By June 2025	Townwide with emphasis on high median income areas	Increase number of BMP units annually by five units (from 257 baseline) with a goal of achieving 30% of new units in high median income areas.
Program V. Housing Opportunities for Persons Living with Disabilities	Review and update regulations and encourage implementation of Universal Design. Amend Zoning Code to increase housing for persons with disabilities.	2023-2031 By December 2025.	Townwide	Increase housing for persons with disabilities by 90 units.
Program AP. Special Needs Housing	Establish streamlined procedures for special needs housing. Amend the Zoning Code to remove barriers to building special needs housing	By January 2028 By January 2024	Townwide	Adopt Zoning Cod amendments to facilitate the construction of units for special needs populations.
Program X. Assistance for Persons with Developmental Challenges	Work with local and/or regional partners to provide rental assistance for persons with developmental challenges.	Annually	Townwide	Provide rental assistance for persons with disabilities.
Program Q. ADUs	Promote the use of Housing Choice Vouchers (HCVs) and homesharing (once established) to make the units available to lower income households.	By December 2025	Townwide	Initiate a marketing plan and coordinate efforts for HCVs and homesharing programs.
Program T. Nonprofit Affordable Housing Providers	Pursue a homesharing program and market program annually.	By December 2025; Annually	Townwide with emphasis on lower density, single-family neighborhoods, and high median income neighborhoods	Facilitate 5 matches per year.
Program AV. Senate Bill 9 Monitoring	Annually monitor SB 9 entitlements and develop strategies, e.g., more flexible development standards to accommodate a potential shortfall, if necessary.	Annually monitor and adopt additional incentives, if needed by end of 2027	Townwide with emphasis on lower density, single-family neighborhoods, and high median income neighborhoods	Facilitate 96 SB 9 entitlements
Program AY. Housing Mobility	To improve housing mobility, promote more housing choices, and affordability.	Annually	Townwide	Provide 160 housing opportunities to lower income households.
Place-based Strategies for Neighborhood Improvement - Medium Priority				
Program AI. Countywide Home Repair Programs	Support home repair programs including Habitat for Humanity East Bay/Silicon Valley, Rebuilding Together, Housing Trust of Santa Clara County, and contribute funding from the Town's Below Market Price	2023-2031	Townwide with emphasis on central and western tracts where substandard housing conditions and aging units are more prevalent.	Complete three minor home repairs or accessibility improvements for lower income households annually.

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Appendix A. AFFH Report

■ Past priorities for single-family residential land uses through planning and zoning efforts as well as historical restrictive covenants have contributed to the prevalence of RCAs in the Town.

- The Town will use “Affirmative Marketing” strategies, as described in Implementation Program **AT BI**, to work with affordable and market rate housing developers to ensure that affordable housing is affirmatively marketed to households with disproportionate housing needs, including Hispanic and Black households who work in and live outside of Los Gatos (e.g., materials in Spanish and English, distributed through employers). The Town will also amend its Zoning Ordinance in order to increase the development of affordable housing.

■ Opportunities, including employment, environmental, economic, and housing may not be accessible to all residents, especially those in vulnerable populations.

- In addition to Program AT described above, Los Gatos will implement programs to facilitate the development of affordable housing, including special needs housing, to increase housing opportunities in the Town (Programs D, E, L, N, O, W). The Town will also serve vulnerable populations through Senior Housing Resources (Program I), Housing Opportunities for the Homeless (Program U), Assistance for Persons with Developmental Challenges (Program V), and Supportive Services for the Homeless (Program Y). The Town also aims to increase transportation opportunities for new households through Program AF, Transit Oriented Development.

- In addition to actions to facilitate new affordable housing opportunities described previously, the Town has outlined place-based strategies for neighborhood improvement with the following metrics to develop better access to opportunities (environmental, housing, etc.). Specifically, the Town will complete three minor home repairs or accessibility improvements for lower income households annually, provide rehabilitation to five low-income homeowner units annually, and complete three projects related to public facilities and transportation infrastructure.

Fair Housing Issue

Los Gatos feeds to high performing schools, yet, except for Asian students, students of color cannot take advantage of these learning opportunities because they cannot afford to live in Los Gatos.

Priority Level: **Low**High

Contributing factors:

- Lack of affordable housing overall due to high land costs, high construction costs, limited availability of land, limited availability of financing, duration of permitting process, cost of permitting process, and lack of incentives.
- The Town will address this issue by allocating a percentage of the Town’s Affordable Housing (Below Market Program) Fund to subsidize housing for extremely low-income households and by including housing development sites on the Sites Inventory in all areas of Town. **The Town aims to increase BMP units by five units annually in addition to other actions to facilitate affordable housing development outlined in this Housing Element.**

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Appendix A. AFFH Report

Table A-1. Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action	Priority
Outreach and Enforcement	<ul style="list-style-type: none"> Lack of adequate fair housing testing, monitoring, or targeted outreach 	<ul style="list-style-type: none"> Program A: Developer Forum Program O: Affordable Housing Development Program W: Rental Dispute Resolution Program Program AE: Fair Housing Law Education Program AM: Santa Clara County Fair Housing Consortium Program I: Senior Housing Resources Program X: Developmental Challenges Program AN: Use a Variety of Communication Methods Program AO: Educate Single-Family Property Owners Regarding In-Fill Housing Options Program AT: Affirmative Marketing 	High
Integration and Segregation (Outreach and Enforcement, New Housing Opportunities in High Resource Areas, and Housing Mobility)	<ul style="list-style-type: none"> Concentrated wealth and White populations in the Town as compared to the region Past priorities for single-family residential land uses and historical restrictive covenants 	<ul style="list-style-type: none"> Program O: Affordable Housing Development Program AM: Santa Clara County Fair Housing Consortium Program AN: Use a Variety of Communication Methods Program AT: Affirmative Marketing Program D: Additional Housing Capacity for North Forty Specific Plan Program J: Small Multi-Unit "Missing Middle" Housing Program L: Below Market Price Program Program AP: Special Needs Housing Program AY: Housing Mobility 	High
Access to Opportunities (New Housing Opportunities in High Resource Areas)	<ul style="list-style-type: none"> Lack of diverse housing stock such as multifamily housing Lack of affordable housing overall due to high land costs, high construction costs, limited availability of land, limited availability of financing, duration of permitting process, cost of permitting process, and lack of incentives 	<ul style="list-style-type: none"> Program D: Additional Housing Capacity for North Forty Specific Plan Program N: Funds for Development for Extremely Low Income (ELI) Households Program O: Affordable Housing Development Program Q: ADUs Program AB: Allow for 100 Percent Affordable Residential Development in Mixed-Use General Plan Designations 	Medium
Disproportionate Housing Needs (Housing Mobility and Place-based Strategies for Neighborhood Improvement)	<ul style="list-style-type: none"> Lack of diverse housing stock such as multifamily housing Disproportionate need for housing and assistance for special needs populations 	<ul style="list-style-type: none"> Program V: Housing Opportunities for Persons Living with Disabilities Program AP: Special Needs Housing Program X: Assistance for Persons with Developmental Challenges Program T: Nonprofit Affordable Housing Providers Program AI: Countywide Home Repair Programs Program AJ: Residential Rehabilitation Program AFFH: CIP Projects 	Medium

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