

# TOWN OF LOS GATOS

General Plan 2020

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2007 - 2014

## Housing Element

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TOWN OF LOS GATOS  
2020 GENERAL PLAN  
2007-2014 HOUSING ELEMENT

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## HOUSING ELEMENT

The Housing Element is one of seven state-mandated elements that must be included in every local General Plan. The Housing Element assesses housing needs for all income groups within the community and identifies a program to meet those housing needs. The goals of the Housing Element are:

- ◆ To increase the housing supply and the mix of housing types in an equitable manner.
- ◆ To promote infill development and socioeconomic equity and protect environmental resources.
- ◆ To promote an improved intraregional relationship between jobs and housing.

### *A. Scope and Content*

Unlike other General Plan elements, the Housing Element is subject to detailed statutory requirements regarding its content and is subject to mandatory review by the State of California Department of Housing and Community Development (HCD). The Housing Element must also be updated every five years, unlike other General Plan elements, which are typically updated every 10 to 20 years. In compliance with state law, this Housing Element contains the following information:

- ◆ **Scope and Content:** A description of the scope of the Housing Element and its content and update requirements.
- ◆ **Public Participation Efforts:** A description of the efforts to include all segments of the community in the Housing Element Update process.
- ◆ **General Plan Consistency:** A description of the relationship between the Housing Element and other elements of the General Plan.
- ◆ **Housing Needs Summary:** A summary of the Town's housing needs based on data and analysis required by state law and as provided in the Technical Appendix of this Housing Element.
- ◆ **Potential Constraints to Housing Development:** A summary of governmental, non-governmental, and environmental constraints that are addressed in detail in the Technical Appendix.
- ◆ **Adequate Sites Analysis:** A description of the Town's ability to meet its "fair share" of housing based on the Regional Housing Needs Allocation (RHNA) from the Association of Bay Area Governments (ABAG).

- ◆ **Energy Conservation Policies:** A list of the goal and policies from the Environment and Sustainability Element related to energy conservation in residential development in Los Gatos.
- ◆ **Housing Goals, Policies, and Actions:** A list of specific goals, policies, and actions that address housing issues based on the housing needs summary, constraints to housing development, and the Town's fair share of housing over the next five-year period.
- ◆ **Summary of Quantified Objectives:** A table listing the number of housing units to be built, rehabilitated, and preserved through the housing programs, which are listed as "actions," under the goals and policies in this Housing Element.

The Housing Element also includes a Technical Appendix, which provides a detailed report of the Town's population and housing stock characteristics, including:

- ◆ **Background:** A detailed description of what is included in the Housing Element Technical Appendix to satisfy Housing Element state law requirements.
- ◆ **Housing Needs Assessment:** Detailed demographic, economic, and housing data for the Town.
- ◆ **Projected Housing Needs:** A description and analysis of the Town's "fair share" of housing, or RHNA, and an inventory of subsidized housing units with an indication of which units could be at risk of conversion to market rate. This section also includes information on funding resources for housing development.
- ◆ **Constraints to Housing Development:** An analysis of the constraints to providing housing for all income levels.
- ◆ **Review of the 2003 Housing Element:** A review of the goals, objectives, and policies of the previous Housing Element and brief descriptions of accomplishments.
- ◆ **Housing Sites Inventory:** An inventory of residential land resources, including suitable sites for housing, homeless shelters, and transitional housing. This section includes a map of the potential housing sites and details the Town's ability to accommodate its RHNA, which is allocated to Los Gatos by ABAG.

***B. Public Participation Efforts***

This Housing Element was developed simultaneously with the broader General Plan Update. As part of the General Plan Update and Housing Element Update processes, the Town held a series of three public workshops and a community panel discussion to seek community input on housing and other issues. The workshops and panel were organized as follows:

- ◆ **Community Workshop #1:** General Plan Review held Saturday, November 1, 2008. This workshop provided an introduction to the overall General Plan Update and Housing Element Update processes.
- ◆ **Community Workshop #2:** Background Report and Focus Areas Refinement; held Saturday, April 18, 2009. This workshop included a summary of existing conditions in the Town as well as an exercise to determine which issues members of the public believed to be significant, and which warranted inclusion in the General Plan and Housing Element Updates.
- ◆ **Community Panels Held Saturday, May 2, 2009:** Experts were convened in an open panel format to discuss issues of significance to the General Plan and Housing Element Updates. Speakers discussed the need for affordable housing and senior housing and explained how other Bay Area communities are addressing similar needs.
- ◆ **Community Workshop #3:** Focus Area Policy Preference Survey held Saturday, August 8, 2009. A survey was conducted during this workshop to receive community feedback on proposed draft policies for the General Plan and Housing Element Updates, including preferences for different housing types in Los Gatos.

The Town conducted extensive public outreach to encourage community participation at these workshops and at the community panels. The Town encouraged participation of low- and moderate-income households by providing public meeting notices at the Adult Recreation Center and working closely with Regina Falkner, head of the Community Services Department for Los Gatos, to reach out to lower-income residents. Speakers for the community panels described above included representatives from The Terraces of Los Gatos and Los Gatos Meadows – both senior housing developments in Los Gatos – and a representative from Senior Housing Solutions, a non-profit affordable housing developer.

The Town of Los Gatos encouraged community participation throughout the Housing Element Update process by convening the General Plan Committee (GPC), a Town Committee comprised of two Council members, three Planning Commissioners, a Community Service Commissioner, and two public members. The GPC held meetings to review data analysis and policies as they were developed and to receive community comment and feedback. Additionally, as part of the General Plan Update, the Town Council appointed the General Plan Advisory Committee (GPAC) to provide further input and direction on goals, policies, and actions for the General Plan; review input from the community workshops and panels; and make recommendations to the Town Council and Planning Commission. The GPAC is comprised of the GPC members, individuals from other Town Commissions, and public members. The GPAC provided input and direction on four focus areas identified by Town Council for the General Plan: parks and recreation, environment and sustainability, youth needs, and senior needs. Feedback from the GPAC on overlapping issues between the four focus areas and the Housing Element topics were also incorporated into the Housing Element. For example, environment and sustainability goals, policies, and actions related to energy conservation in residential development were included in the Housing Element. Members of the GPAC included two Council members, three Planning Commissioners, individuals from various Town Commissions and Committees, and community members at-large. Local private and non-profit developers that build affordable housing were also consulted for input into the housing needs analysis.

All public meeting agendas were posted at Town Hall and on the Town's website prior to each meeting. The Town made hard copy materials available at the Town Community Development Department (CDD) offices, the Town Clerk's office, and at the reference desk at the public library. Materials were also published on the Town's General Plan Update website.

Comments and feedback from the community workshops, panels, GPC meetings, and developer conversations were incorporated into the Housing Element's goals, policies, and actions. For example, at the community workshops and at GPC meetings, community members requested policies focused on senior housing needs. The Town has created a new Housing Element goal (Goal HOU-6) and related policies under this goal that address the need for affordable senior housing in Los Gatos. Steering committee members also requested more clear policies for persons with disabilities and/or special needs. The Town has included actions HOU-6.2 through HOU-6.4 to address these needs.

The review process and adoption of the Housing Element will include a joint Town Council and Planning Commission study session and separate public hearings with the Planning Commission and the Town Council, all of which will be open to the public for their input. As required by state law, a 45-day public review period for the Draft Housing Element will be held to receive community and agency comments.

### ***C. General Plan Consistency***

The Housing Element is an independent element of the General Plan; however, pursuant to state law it must be consistent with other General Plan elements. For example, the land use designation and policies that are contained in the Land Use Element establish the development capacity necessary to implement the Housing Element Programs. Proposed Housing policies are consistent with existing land use policies and build upon relevant existing policies in the General Plan.

Additionally, according to Government Code Section 65302, amendments to a General Plan's Safety Element and Conservation Element (incorporated into Los Gatos's Environment and Sustainability Element) would require a review of and amendments to the Housing Element as necessary for internal consistency, particularly as related to analysis and policies regarding flood hazards and flood management information. The Housing Element will be reviewed and amended every five years and as otherwise necessary in accordance with Government Code Section 65302 to remain consistent with other General Plan elements.

### ***D. Housing Needs Summary***

This section summarizes the housing needs of Los Gatos as determined through the comprehensive housing data assessment and analysis presented in the Technical Appendix. The housing needs summary describes population trends, characteristics of the housing stock, housing affordability, and special needs households.

#### **1. Population Trends**

Los Gatos had a population of approximately 28,813 in 2008, according to Nielson Claritas data. Over the last three decades, the population has grown very little and

at a fairly steady pace. The population is also aging. The median age in Los Gatos is currently 45 years, while in 1970 the median age was 30 years.<sup>1</sup>

According to ABAG, there were approximately 1.5 jobs per household in Los Gatos in 2005. This jobs/housing balance has remained the same since 2000. However, ABAG currently projects an increase in the number of jobs in Los Gatos, which could potentially increase demand for housing to accommodate persons employed in these new jobs.<sup>2</sup> ABAG projects that most of these new jobs will be in the Health, Educational, and Recreational Service Sector.<sup>3</sup>

## 2. Housing Stock

According to the California Department of Finance, Los Gatos had 12,952 total housing units in 2008. Approximately 70 percent of the total housing stock in Los Gatos consists of single-family homes, while the remaining approximately 30 percent consists of multi-family apartments, duplexes, and a very small percentage of mobile homes. Sixty-five percent of households are owner-occupied.

The housing stock of Los Gatos is generally in good condition, and few areas require reconstruction or rehabilitation. Just over half of the housing stock was built in the 1960s and 1970s, according to 2000 U.S. Census data. Approximately one-third of the housing stock was built prior to the 1960s, while the remaining 16 percent has been built since the 1980s. Much of the older housing stock is located near the Downtown in a redevelopment project area. According to the Town Building Department, a significant number of older homes in Los Gatos were rebuilt after the 1989 Loma Prieta earthquake. Overall, approximately 4.5 percent, or about 580 units, of the total housing stock, is currently in need of rehabilitation.<sup>4</sup>

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<sup>1</sup> Claritas, 2008 and U.S. Census, 2000.

<sup>2</sup> Association of Bay Area Governments, 2006, *Projections 2007: Forecasts for the San Francisco Bay Area to the Year 2035*, pages 191- to 192.

<sup>3</sup> The Health, Educational, and Recreational Services Sector is defined by ABAG as a combination of several classifications from the North American Industrial Classification System (NAICS). This classification includes: Educational Services; Health Care and Social Assistance; Arts, Entertainment, and Recreation; Accommodation and Food Services; and Other Services.

<sup>4</sup> Anthony Ghiossi, Building Official, Town of Los Gatos, personal communication with Wendie Rooney, Community Development Director, Town of Los Gatos, March 22, 2010.

Vacancy rates can be an indicator of demand for housing in a community. Los Gatos has a low overall vacancy rate of 3.1 percent. A low vacancy rate likely indicates an unmet demand for housing and higher homeownership and rental costs.

### **3. Housing Affordability**

Homeownership and rental costs in Los Gatos remain among some of the highest in Santa Clara County.

#### **a. For-Sale Market**

Single-family homes are the primary market for homeownership in Los Gatos. Between December 2007 and December 2008, 17 homes were sold in Los Gatos and the median price of a home fell about 30 percent from \$1.4 million to \$1 million. At \$1 million by the end of 2008, Los Gatos remains in second place for the highest median home sales price in Santa Clara County.

Close to one-fifth of the households in Los Gatos are classified as low- or very low-income, meaning that they earn less than 80 percent of the area median household income (AMI), which is \$97,800 for Santa Clara County for a family of four. Based on the high home sale prices, homeownership opportunities in Los Gatos are generally limited and difficult to achieve for low- and very low-income households.

#### **b. Rental Market**

The rental housing market includes apartments, townhouses, condominiums, second units, and some single-family homes. Based on a survey of online rental listings for Los Gatos conducted in 2008, the average monthly rent for an apartment is approximately \$1,690. A one-bedroom unit has an average monthly rent of approximately \$1,447, a two-bedroom/one-bath has an average monthly rent of \$1,423, and a two-bedroom/two-bath has an average monthly rent of \$2,200. The average monthly rent for a one-bedroom is likely higher than that of a two-bedroom/one-bath because most of the one-bedroom units on the market were newer than the two-bedroom units at the time of the survey.

Based on this information, low-income households in Los Gatos would generally be able to afford a one-bedroom or two-bedroom/one-bath unit. Very low-income households would not be able to afford a rental unit in Los Gatos without a subsidy.

c. Overpaying for Housing

Thirty percent of a household's gross annual income is a commonly recognized standard for acceptable housing costs. Overpayment occurs when a household spends more than 30 percent of its income on housing. Overall, about 30 percent of homeowners and close to 35 percent of renters overpay for their housing in Los Gatos, according to 2000 Comprehensive Housing Affordability Strategy (CHAS) data from the Department of Housing and Urban Development (HUD). When broken down by household income level, a majority of low- and very low-income renters are overpaying for housing in Los Gatos. In fact, over 80 percent of very low-income renters are overpaying for their housing. A majority of very low-income homeowners are also overpaying for their housing.

**4. Households with Special Needs**

Special needs households are defined as households with circumstances that can make it particularly difficult to find adequate and affordable housing. These households refer to senior households, overcrowded and large-family households, the homeless population, single-parent households, and households with persons with disabilities. Households made up of farm workers are also included in this category; however, as they make up less than 1 percent of the labor force in Los Gatos, they are not considered to be a significant population in determining special needs housing in the Town.

a. Extremely Low-Income Households

Extremely low-income households are defined as households at or under 30 percent of the AMI as determined by HUD for Santa Clara County. An extremely low-income, four-person household in Santa Clara County would have an income level of \$31,850 or less. In Los Gatos, there are approximately 900 extremely low-income households, or 7.5 percent of Los Gatos's total number of households. Half of these extremely low-income households are renters. A majority of both extremely low-income homeowners and renters have housing problems, which include having more than one person per room (overcrowding), paying over 30 percent of the household's income for housing costs (overpaying), or lacking plumbing or complete kitchen facilities.<sup>5</sup>

b. Senior Households

Seniors are defined as persons who are 65 years or older. Seniors often have a limited income and a range of accessibility and health care needs that necessitate

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<sup>5</sup> "Housing problems" is defined by the U.S. Department of Housing and Urban Development for Comprehensive Affordable Housing Strategy data.

specific types of housing. Approximately 5,023 seniors reside in Los Gatos, according to Nielsen Claritas 2008 data, which represents approximately 17 percent of the total population. About two-thirds of existing senior households in Los Gatos are homeowners. Given Los Gatos's aging population, senior housing is a significant issue for the Town.

Los Gatos has 150 subsidized units of senior housing in five housing developments. Villa Vasona at 626 West Parr Avenue and The Terraces of Los Gatos at 800 Blossom Hill Road contain most of these subsidized senior housing units. Los Gatos also has Los Gatos Meadows Life Care, a licensed Life Care Residence with 170 senior housing units at 110 Wood Road.

c. Single-Parent Households

Generally, a single-parent household may have more difficulty affording appropriate housing for a family than a family household with dual incomes. Single-parent households represented approximately one-fifth of all households with families in Los Gatos, according to the 2000 U.S. Census. Two percent of family households with married couples in Los Gatos lived below the poverty line compared to 13 percent of single-parent households in Los Gatos. These statistics have remained about the same since 1990, according to the U.S. Census.

d. Households with Persons with Disabilities

Approximately 1,776 persons in Los Gatos had a disability that affected their mobility or self-care, according to the 2000 U.S. Census. A majority of these persons have a disability that affects their ability to work. The cost of housing is prohibitively expensive for those on Supplemental Security Income (SSI), which provided an average of \$800 to \$900 per person per month in 2007 to 2008.

Neighboring San Jose has three housing resource centers and/or programs for persons with disabilities in Los Gatos: the Silicon Valley Independent Living Center at 2306 Zanker Road, the Mental Health Advocacy Project run by the Law Foundation of Silicon Valley at 111 West Saint John Street, and the Shelter Plus Care Program administered by the Housing Authority of the County of Santa Clara at 505 West Julian Street.

e. Overcrowded and Large-Family Households

Large-family households are defined as having five or more persons. An overcrowded household is one that has more than one person per room, not including bathrooms and kitchens. Los Gatos has 760 large-family households, or 6.5 percent of its total household population, according to 2000 CHAS data.

Overcrowding is more likely to occur in renter households because there are fewer rental units on the market with enough bedrooms to accommodate large families. However, most large-family households in Los Gatos are owner-occupied. Since owner-occupied homes are typically single-family homes and generally larger than multi-family units, overcrowding is not considered a significant issue for the Town.

f. Homeless Persons

According to the 2007 Santa Clara County Homeless Census and Survey, a total of approximately 30 homeless persons live in Los Gatos, which represents less than 0.5 percent of the total count of homeless persons in Santa Clara County.

Los Gatos contributes funds to the Santa Clara County Continuum of Care program, which includes prevention services, permanent affordable housing, the provision of emergency shelters, and transitional and permanent housing. HomeSafe and Sobrato Living Center in Santa Clara provide housing opportunities for homeless persons in Los Gatos. The Town provides food and shelter vouchers from the Salvation Army, and food pantries are available at local churches such as St. Mary's, St. Luke's, and Calvary Church. Los Gatos does not currently have emergency or transitional shelters within the Town limits.

Based on recent updates to state law, local jurisdictions are required to address in more detail housing for certain special needs groups such as homeless persons (as mandated by Senate Bill 2). In compliance with these state law updates, Los Gatos will amend its Town Code within one year of the adoption of the Housing Element to incorporate these new provisions.

***E. Potential Constraints to Housing Development***

Potential constraints to housing development include governmental regulations, market factors, and environmental issues in Los Gatos. A brief summary is included below, while a more detailed discussion of these constraints can be found in the Housing Element Technical Appendix.

**1. Governmental Constraints**

Governmental regulations that require adequate, quality housing in Los Gatos can potentially drive up the cost of construction and affect the price of housing. Local land use and zoning regulations, development standards and design guidelines, fees and exactions, and permit processing procedures could impede the development of affordable housing.

A Conditional Use Permit (CUP) is required for multi-family housing in the Multi-Family Residential (RM) zone. Requiring a CUP may unduly constrain the development of affordable housing. Therefore, this Housing Element includes Action HOU-6.6, which calls for a study to evaluate the removal of the CUP requirement for multi-family housing in the RM zone. Additionally, a parking requirement of 1.5 parking spaces per unit, and allowing up to 1 additional visitor space with discretionary approval, for multi-family housing may unduly constrain affordable housing development in Los Gatos. This Housing Element includes Action HOU-6.7, which calls for a study to evaluate reducing parking requirements for multi-family housing in the RM zone.

According to California Government Code Section 65583.2(c)(3)(B), the density at which affordable housing can be appropriately accommodated in Santa Clara County is 20 dwelling units per acre. A density of 20 dwelling units per acre is allowed under the RM zone. Additionally, there is no density maximum for the number of dwelling units that could be constructed on sites with the Mixed Use Commercial land use designation, and development standards under this land use designation do not hinder development at 20 dwelling units per acre. Los Gatos also offers density bonuses to allow for developments with increased density based on certain requirements, consistent with the State's density bonus law. More detailed information on development standards and zoning regulations in the Town can be found in the Technical Appendix in Chapter 4 Constraints and Chapter 6 Housing Sites Inventory.

State law requires that local jurisdictions evaluate *any* housing programs as potential constraints on housing development. Los Gatos has four local housing programs that have been evaluated to determine whether they pose potential constraints on housing development in the Town: the Below Market Price (BMP) Program, Affordable Housing Fund, Rental Dispute Resolution Program, and Density Bonus Program. However, because these programs are intended to facilitate the development of affordable housing, the Town does not consider these programs to be constraints on housing production.

The BMP Program requires that all new residential construction (five or more units) in Los Gatos include a certain number of affordable units. In limited instances, developers can opt out of the BMP Program's affordable housing requirement and pay an in-lieu fee into the Affordable Housing Fund, whose funds are set aside specifically for the development of affordable housing in Los Gatos. The Rental Dispute Resolution Program is administered by Project Sentinel, a local

non-profit organization contracted by the Town, and provides conciliation, mediation, and arbitration services for Los Gatos renters. The Density Bonus Program provides qualified projects the ability to develop more units on-site as outlined by the State's density bonus law regulations.

## 2. Non-Governmental Constraints

Non-governmental constraints are primarily market-related and are outside of the control of the local jurisdiction. Such constraints include land costs, construction costs, and available financing for development. Los Gatos can help alleviate some of these constraints through the implementation of policies and programs that may offset some of these costs. These policies and programs are described at the end of this chapter. A list and descriptions of available financial resources for housing development can be found on page 3-11 of the Housing Element Technical Appendix.

## 3. Environmental Constraints

As part of the Housing Element, Los Gatos must identify environmental issues that could potentially impact or impede the development of housing in the Town. The Town is generally built out, and most existing environmental constraints are mitigated by federal, state, and local plans, codes, or policies. The following key environmental issues could potentially affect housing development:

- ◆ **Sensitive habitat.** Water bodies, such as Los Gatos Creek, could potentially be sensitive biological habitat. Potential impacts on natural communities are mitigated by policies in the Safety Element and the Environment and Sustainability Element of the Los Gatos General Plan.
- ◆ **Hazards.** Geology and soil characteristics, such as seismicity and slope instability, fire and flood hazards, and hazardous materials could affect where housing could be built. Potential impacts associated with hazards are mitigated by policies in the Safety Element of the Los Gatos General Plan, the Hillside Development Standards and Guidelines, and state and federal agencies such as the State Department of Toxic Substances Control, the Federal Emergency Management Agency (FEMA), and the U.S. Environmental Protection Agency (EPA).
- ◆ **Noise.** Noise associated with Highways 17 and 85 and the Union Pacific Railroad (UPRR) line parallel to and south of Highway 85 could potentially impact housing. The California Building Code and the Noise Element of the Los Gatos General Plan contain policies and standards that mitigate these impacts.

***F. Adequate Sites Analysis***

State law requires regional governmental agencies such as ABAG to estimate a fair share of housing units, called a RHNA, which each community must be able to plan for within its jurisdiction in a specific timeframe. The RHNA for Los Gatos is 562 total housing units from January 1, 2007 to June 30, 2014.

The RHNA is further distributed by income category, each of which is based on a percentage of the AMI for Santa Clara County. For Los Gatos, the RHNA requirement distributed by income category is shown in Table H-1.

Based on a detailed analysis of potential housing sites in Los Gatos, the Town has identified properties that could be realistically developed during the Housing Element planning period and that would successfully accommodate Los Gatos's total RHNA number. In order to determine this focused list of the most feasible sites, the Town first cast as wide of a net as possible in order to identify an appropriate range of other sites for initial consideration. The Town initially considered approximately one dozen additional sites. After consultation with the GPC, Town staff focused on five viable sites that are in areas where adequate infrastructure, services, and amenities are available to accommodate new housing.

Between January 1, 2007 and June 30, 2009, Los Gatos has approved and/or built 110 housing units, leaving a remaining unmet RHNA of 452 units. The sites analysis determined that the Town can accommodate 494 housing units on various vacant and underutilized sites throughout Los Gatos and that the Town can meet its RHNA at all income categories. Chapter 6 of the Housing Element Technical Appendix presents the housing sites analysis on which this conclusion is based.

TABLE H-1 REGIONAL HOUSING NEEDS ALLOCATION (RHNA) FOR  
 LOS GATOS, JANUARY 1, 2007 TO JUNE 30, 2014

Income Category*	RHNA
Extremely Low (Less than <del>30</del> <u>31</u> % AMI)	77
Very Low (31% to 50% AMI)	77
Low (51% to 80% AMI)	100
Moderate (81% to 120% AMI)	122
Above Moderate (Over 120% AMI)	186
<b>Total</b>	<b>562</b>

\* The income categories are defined by the U.S. Department of Housing and Urban Development (HUD).

**G. Energy Conservation Policies**

As required by state housing law, the Housing Element must analyze energy conservation opportunities in residential development. In the following section, Goal HOU-8 and its related policies and action address energy conservation in residential development in Los Gatos. Additionally, two of the elements of Los Gatos’s Draft 2020 General Plan – the Environment and Sustainability Element and the Vasona Light Rail Element – specifically include goals and policies related to infill development, increasing density around transit, and energy-efficient building materials and construction in residential development.

The relevant Environment and Sustainability Element goal and policies are:

- ◆ Policy ENV-16.1. Encourage the use of energy conservation techniques and technology in existing and proposed development to improve energy conservation.
- ◆ Policy ENV-16.5. Require new subdivisions to examine the feasibility of incorporating site layouts that allow for passive solar heating and cooling.
- ◆ Policy ENV-16.6. Encourage new development to incorporate measures that reduce energy use through solar orientation by taking advantage of shade, prevailing winds, landscaping, and sun screens.

- ◆ Goal ENV-17. To promote green buildings that minimize consumption of energy and natural resources.
- ◆ Policy ENV-17.1. Require new construction and remodels to use energy- and resource-efficient and ecologically sound designs, technologies and building materials, as well as recycled materials to promote sustainability.
- ◆ Policy ENV-17.2. Require higher levels of energy efficiency as house size increases.
- ◆ Policy ENV-17.3. Encourage reductions in the use of nonrenewable resources in building construction, maintenance, and operations.
- ◆ Policy ENV-17.4. Encourage new multi-family construction to include green roofs and common space for community gardens.
- ◆ Policy ENV-17.5. Require all new homes to follow the Town's adopted GreenPoint Rated Building Guidelines.
- ◆ Policy ENV-17.6. Provide incentives, such as giving priority in plan review, processing and field inspections services, for projects that achieve a LEED-Silver or higher rating or comparable GreenPoint rating.
- ◆ Policy ENV-17.7. Encourage LEED certification or comparable certification for new non-residential buildings over 5,000 square feet.
- ◆ Policy ENV-17.8. Provide expedited permit processing for new construction or substantial remodels that exceed Title 24 requirements by at least 20 percent.
- ◆ Policy ENV-17.9. New Town-owned facilities shall serve as examples of sustainable development by utilizing recycled and renewable resources, water conserving fixtures and landscaping, and energy efficient systems and appliances.
- ◆ Policy ENV-17.10. Continue to promote the weatherization of all homes through publicizing available utility energy audit and financing programs and investigate the possibility of contracting with PG&E to identify participants.
- ◆ Policy ENV-17.11. Provide public education and publicity about energy efficiency and emissions reduction programs and incentives.
- ◆ Policy ENV-17.12. Provide green building information, marketing, training, and technical assistance to property owners, development professionals, schools, and special districts.

- ◆ Policy ENV-17.13. Coordinate with other local governments, special districts, nonprofits and other public organizations to share resources, achieve economies of scale and develop green building policies and programs that are optimized on a regional scale.
- ◆ Policy ENV-17.14. Provide permitting-related and other incentives for energy efficient building projects, for example by giving green projects priority in plan review, processing, and field inspection services.

The relevant Vasona Light Rail Element goal and policies are:

- ◆ Goal VLR-2. To encourage affordable housing (senior housing, multi-family housing, mixed-use with housing) in appropriate locations within the Vasona Light Rail area to address the Town's housing needs and take advantage of the opportunities afforded by mass transit.
- ◆ Policy VLR-2.1. Encourage development of residential rental units throughout the Vasona Light Rail area. Residential development proposals shall demonstrate how they address the Town's unmet housing goals for affordable housing.
- ◆ Policy VLR-2.2: Proposed mixed-use projects in the Vasona Light Rail area, which include residential uses shall assist the Town in meeting its housing goals of providing rental units, senior housing, and affordable housing.

#### *H. Goals, Policies, and Actions*

The following goals, policies, and actions are intended to address the housing needs of Los Gatos.

<b>Goal HOU-1</b>	<b>Expand the choice of housing opportunities for all economic segments of the community by supporting the development of affordable housing in a variety of types and sizes, including a mixture of ownership and rental housing.</b>
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**Policies**

- Policy HOU-1.1      Develop and utilize all available funding resources in order to provide the maximum amount of affordable housing as feasible.
- Policy HOU-1.2      Work with nonprofit agencies and housing developers to plan and develop a mix of affordable housing opportunities in Los Gatos.
- Policy HOU-1.3      Work with the Los Gatos Redevelopment Agency to develop housing affordable for extremely low-income households.

**Actions**

- Action HOU-1.1      **Below Market Price (BMP) Program:** Continue to implement the BMP Program in order to increase the number of affordable units in the community. Continue the policy that BMP units are not counted toward the maximum density allowed on a site. Town staff shall review potential developments to determine whether affordable units provided beyond the minimum BMP requirements are to be considered a significant community benefit.

The Town will evaluate implementation of the BMP Program on an annual basis, including impacts to market rate housing related to current market conditions, project applications, estimated affordable housing requirements, fee collection, and actual construction of affordable housing units to address constraints based on the outcome of the evaluation.

*Funding Source:*            Housing Set-Aside Funds, Town  
   Affordable Housing Fund

*Responsible Agencies:*    Community Development  
   Department, Housing Authority of the  
   County of Santa Clara

*Time Frame:*                January 1, 2007 to June 30, 2014

Action HOU-1.2 **Second Unit Program:** Continue the existing second unit incentive program to encourage the production of more second units on residential parcels. Regularly review the second unit incentive program to determine whether revisions would encourage the development of more second units.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014;  
Review program every three to five years

Action HOU-1.3 **Density Bonus:** Continue to provide up to a 100 percent density bonus for developments that include housing for elderly, handicapped, and/or very low and low-income households. Eligibility requirements are as follows:

- A. All housing projects on lots in excess of 40,000 square feet must be processed as Planned Developments in order to receive a density bonus.
- B. Housing restricted to elderly, handicapped, and very low- and low-income residents shall be eligible for a density bonus up to 100 percent of the units permitted by the land use designation as shown on the land use plan or any specific plan and shall be eligible to request incentives based on the State's density bonus law.
- C. Town density bonuses will also be granted for residential projects that actively facilitate and encourage the use of transit or directly provide transit services to residents.
- D. Deviations from the Town's density, traffic, and parking regulations may be granted for mixed-use projects that provide residential units in non-residential zones.
- E. BMP (Below Market Price) units are not included when calculating density for a property. The Town will continue to develop and maintain available marketing materials that will ensure that Town staff and developers are aware of the various features of the density bonus program.

*Funding Source:* None required

*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-1.4 **Redevelopment Housing Set-Aside Funds/In-Lieu Fees:** Implement the proposed programs and initiatives of the Town's Affordable Housing Strategy, developed and adopted in 2009, which describes strategies to incentivize the development of units for lower-income and moderate-income households, to increase and preserve affordable housing, such as purchasing affordability covenants in existing apartments and promoting the zero-interest construction loan for secondary dwelling unit program.

*Funding Source:* Housing Set-Aside Funds, Town  
Affordable Housing Fund

*Responsible Agencies:* Town Redevelopment Agency,  
Community Development Department

*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-1.5 **Extremely Low-Income Households:** Hold an annual outreach meeting with affordable housing developers to discuss the development of housing affordable to extremely low-income households, provide expedited processing for housing affordable to extremely low-income households, identify funding and grant opportunities, and offer incentives equivalent to the incentives offered under Action HOU-2.1 for the Affordable Housing Overlay Zone (AHOZ).

*Funding Source:* Housing Set-Aside Funds, Town  
Affordable Housing Fund

*Responsible Agencies:* Town Redevelopment Agency,  
Community Development Department

*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-1.6 **Funds for Development for Extremely Low-Income Households:** Encourage the Redevelopment Agency to work with affordable housing developers to utilize a portion of Housing Set-Aside Funds for the development of housing that is affordable to extremely low-income households. Allocate a percentage of the Housing Set-Aside Funds to the development of housing for extremely low-income households.

*Funding Source:* Housing Set-Aside Funds, Town Affordable Housing Fund  
*Responsible Agencies:* Town Redevelopment Agency, Community Development Department  
*Time Frame:* Allocate a percentage of Housing Set-Aside Funds within one year of adoption of this Housing Element and reassess funds in 2012 if funds have not been expended on a qualified project by the end of 2011.

**Goal HOU-2 Maintain and/or adopt appropriate land use regulations and other development tools to encourage the development of affordable housing that is compatible with the neighborhood and the community.**

**Policies**

- Policy HOU-2.1 Continue to designate sufficient, residentially-zoned land at appropriate densities to provide adequate sites to meet Los Gatos’s new construction need for 2007-2014.
  
- Policy HOU-2.2 Ensure that the Town will provide sufficient land at appropriate zoning categories to meet its need for very low-, low-, and moderate-income households, as demonstrated in the Housing Sites Inventory analysis in Chapter 6 of the Housing Element Technical Appendix.
  
- Policy HOU-2.3 Encourage mixed–use developments that provide affordable housing close to employment centers and/or transportation facilities, particularly along Los Gatos Boulevard and within a ½-mile radius of the future Vasona light rail station.
  
- Policy HOU-2.4 Demonstrate that all new residential development is sufficiently served by public services and facilities, including pedestrian and vehicular circulation, water and wastewater services, police, fire, schools, and parks.

- Policy HOU-2.5 New single-family, multi-family, and mixed-use developments shall be compatible with the character of the surrounding neighborhood.
- Policy HOU-2.6 Strive to ensure that at least 30 percent of the housing stock is rental units.
- Policy HOU-2.7 Create new affordable housing opportunities through acquisition using Redevelopment or Below Market Price Housing Funds.

### Actions

Action HOU-2.1 **Affordable Housing Overlay Zone:** Amend the Town Code to include an Affordable Housing Overlay Zone (AHOZ), which will permit development of a property with owner-occupied or rental units at densities of a minimum of 20 units per acre by right, without discretionary review, and amend the zoning map to apply the AHOZ to each site identified in the Housing Sites Inventory while leaving the existing zoning in place as the base zone. The Town will develop new development standards specific to the AHOZ that allow for a minimum of 20 dwelling units per acre. These development standards will be similar to standards found under the RM zone such as:

- ◆ Allowing for a building height of at least three stories.
- ◆ Requiring no more than 1.5 parking spaces per unit.
- ◆ Ensuring that the project design is compatible with its surroundings.

A landowner may choose to develop a property consistent with either the base zoning or the AHOZ. The Town will monitor the development of sites within the AHOZ. If sites are developed without use of the overlay, the Town will designate additional AHOZ sites as needed. The AHOZ will include the following incentives and requirements:

- ◆ Require that a minimum of 50 percent of housing units be affordable to households at the moderate income level and below for housing projects in the AHOZ.

- ◆ Allocate 20 percent of the Los Gatos Redevelopment Agency Housing Set-Aside Funds and the Town’s BMP funds for affordable housing projects in the AHOZ.
- ◆ Defer building plan check and inspection fees until units in an AHOZ project are occupied.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Within one year of adoption of this Housing Element

Action HOU-2.2

**Meeting Los Gatos’s Housing Needs Using the AHOZ:**

The Housing Element assumes that sites designated under the AHOZ will be developed at a density of 20 dwelling units per acre. If the Town approves a development on any AHOZ site that includes less than 20 dwelling units per acre, the Town shall identify and, if necessary, rezone one or more additional sites within one year of approving the development to maintain the Town’s capacity to meet its housing needs as identified in the Housing Element. When selecting additional sites, the Town shall consider neighborhood compatibility and mitigation of traffic impacts.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Within one year of adoption of this Housing Element

**Goal HOU-3 Preserve existing residential opportunities, including the existing affordable housing stock.**

**Policies**

Policy HOU-3.1 Encourage the maintenance and improvement of existing housing units.

- Policy HOU-3.2 Support the preservation and conservation of existing housing units that provide affordable housing opportunities for Town residents and workers.
- Policy HOU-3.3 Improve the quality of rental housing by acquisition and/or rehabilitation using Redevelopment or Below Market Price Housing Funds.
- Policy HOU-3.4 Preserve the affordability of units affordable to very low-, low-, and moderate-income households in Bonnie View Park, and enforce zoning regulations regarding conversion of mobile home parks in Los Gatos.

#### Actions

- Action HOU-3.1 **Preserve “At-Risk” Affordable Housing Units:** Monitor affordable, multi-family housing units in the Town to ensure that they retain their affordability status. These developments include smaller owner- and renter-occupied units under the BMP Program as well as Villa Vasona, Aventino Apartments, The Terraces of Los Gatos, Open Doors, Los Gatos Fourplex, 95 Fairview Plaza, Los Gatos Creek Village Apartments, Blossom Hill, and Anne Way. Develop a strategy to retain affordability of units at Villa Vasona. Work with the Housing Authority of the County of Santa Clara (HACSC), which administers the Section 8 program, to identify noticing requirements and funding opportunities to help preserve these units.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014;  
develop strategy for Villa Vasona by  
June 2014

- Action HOU-3.2 **Rental Housing Conservation Program:** The Town’s existing multi-family, privately-owned rental units provide housing opportunities for households of varied income levels. The Town will continue to implement Section 29.20.155 of the Town Code that addresses conversions of residential use, specifically Section 29.20.155(a)(2) that requires that any

proposed conversion satisfy the housing goals and policies as set forth in the General Plan.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-3.3 **Housing Conservation Program:** Continue to provide Housing Conservation Program assistance to property owners to improve their housing units. Strive to improve at least 15 housing units through this program. Redesign marketing materials and aggressively market program to potential applicants.

*Funding Source:* Community Development Block Grant (CDBG), Redevelopment Funds  
*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014; redesign and publish marketing materials within one year of adoption of Housing Element

Action HOU-3.4 **Home Access Program:** Continue to support countywide programs, such as the Home Access Program, that provide assistance with minor home repairs and accessibility improvements for lower-income households.

*Funding Source:* None required  
*Responsible Agencies:* County of Santa Clara  
*Time Frame:* January 1, 2007 to June 30, 2014

**Goal HOU-4 Ensure that all persons have equal access to housing opportunities.**

**Policies**

Policy HOU-4.1 Support housing programs that protect individuals' rights.

Policy HOU-4.2 Continue to provide assistance to service providers of special needs households such as seniors, persons with disabilities, and the homeless.

Policy HOU-4.3 Continue to encourage Los Gatos households to participate in the Mortgage Credit Certificate (MCC) Program and other financial assistance programs (e.g. Teacher Mortgage Assistance) provided in the County of Santa Clara.

**Actions**

Action HOU-4.1 **List of Affordable Housing:** Provide a list of developments that include affordable housing units on the Town’s website.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Develop and publish list on-line by December 2010; update list annually

Action HOU-4.2 **Rental Dispute Resolution Program:** Continue the administration of the Rental Dispute Resolution Program and consider revisions as necessary to make the program as effective as possible in protecting both tenants and landlords rights.

*Funding Source:* Program fees  
*Responsible Agencies:* Community Services Department  
*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-4.3 **Emergency Shelters:** Amend the Town Code to define an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by homeless persons” and create development standards to allow for an emergency shelter as a by-right permitted use in the Controlled Manufacturing (CM) zoning district, subject to appropriate development standards. As a by-right permitted use in the CM zoning district, emergency shelters will not require discretionary review. Development standards established for emergency shelters will encourage and facilitate the development of such shelters, while requiring these shelters to meet the same development and management standards that apply to other allowed uses within the CM zoning district.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department

*Time Frame:* Within one year of adoption of this  
Housing Element

Action HOU-4.4 **Supportive Services for the Homeless:** Continue to provide support for community and non-profit organizations providing supportive services for homeless persons in Los Gatos.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-4.5 **Santa Clara County Fair Housing Consortium:** Support the efforts of the Santa Clara County Fair Housing Consortium, which includes the Asian Law Alliance, Mid-Peninsula Citizens for Fair Housing, Project Sentinel, and the Mental Health Advocacy Project. Continue to make referrals through Project Sentinel and provide updated fair housing information on the Town's website and at public locations through the Town, such as the Adult Recreation Center and public kiosks. These organizations provide resources for Los Gatos residents with tenant/landlord, housing discrimination, and fair housing concerns. Each organization conducts outreach including community education presentations, distributed flyers, and referral calls.

*Funding Source:* None required  
*Responsible Agencies:* Community Services Department  
*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-4.6 **Non-Profit Affordable Housing Providers:** Recognize and support the efforts of non-profit affordable housing organizations that provide housing services in Los Gatos. Encourage the participation of these providers in developing housing and meeting the affordable housing needs of Los Gatos households. Meet with non-profit groups on at least an annual basis to develop strategies and actions for affordable housing development. Provide similar incentives for the development of affordable housing as provided under the Affordable Housing Overlay Zone (Action HOU-2.1).

*Funding Source:* None required

*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-4.7 **Increased Range of Housing Opportunities for the Homeless:** Continue to support the County of Santa Clara’s “Continuum of Care” plan to provide housing opportunities for homeless households including emergency shelter, transitional housing, and permanent affordable housing opportunities.

*Funding Source:* CDBG  
*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014

**Goal HOU-5 Retain and expand affordable housing opportunities for seniors.**

**Policies**

- Policy HOU-5.1 Promote the Town’s Housing Conservation Program to assist low-income seniors with basic home repairs and maintenance.
  
- Policy HOU-5.2 Allow and encourage small-scale living facilities of two to six seniors that may include nursing care services that can be integrated into existing neighborhoods as infill development.
  
- Policy HOU-5.3 Work with existing senior lifestyle living and assisted living facilities in Los Gatos, and support the development of new senior housing that includes continuum of care facilities within the Town.

**Action**

Action HOU-5.1 **Senior Housing Resources:** Provide regularly updated senior housing resource materials at the Adult Recreation Center.

*Funding Source:* None required  
*Responsible Agencies:* Community Services Department  
*Time Frame:* Update materials annually

<b>Goal HOU-6 Mitigate Town governmental constraints to affordable housing development.</b>
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**Policies**

- Policy HOU-6.1 Continue expediting the permit processing system for affordable residential development applications.
- Policy HOU-6.2 Require “universal design” features in all new residential developments.

**Actions**

- Action HOU-6.1 **Governmental Constraints:** Regularly review Town planning and zoning regulations and remove affordable housing development constraints as appropriate.
- Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Review and update regulations as appropriate at least every three years
- Action HOU-6.2 **Reasonable Accommodation Ordinance:** Amend the Town Code to include a reasonable accommodation ordinance that ensures equal access to housing for persons with disabilities under the Fair Housing Act and establishes specific procedures for requesting and granting reasonable accommodations.
- Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Within one year of adoption of this Housing Element
- Action HOU-6.3 **Persons with Disabilities:** Remove constraints and encourage accessible housing in new residential developments.
- Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Review and update regulations as necessary, but at least every three years

Action HOU-6.4 **Special Needs Housing:** Give priority to special needs housing by allowing for reduced processing time and streamlined procedures for such appropriate zoning/land use applications.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-6.5 **Development Standards:** Continue to review and streamline the development process for housing developments that will guarantee affordable units on a long-term basis for very low-, low-, and moderate-income households.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014

Action HOU-6.6 **Multi-Family Residential in the RM Zone:** Conduct a study to evaluate the Conditional Use Permit (CUP) requirement for multi-family uses in the Multi-Family Residential (RM) zone as a potential constraint on housing development and mitigate or remove the CUP requirement.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Conduct study by June 30, 2012;  
implement results of study within one year of completing the study

Action HOU-6.7 **Parking Requirements in the RM Zone:** Conduct a study to evaluate parking space requirements, including the discretionary visitor parking space requirement, as potential constraints on housing development and mitigate or reduce the parking space requirements for multi-family uses in the Multi-Family Residential (RM) zone.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Conduct study by June 30, 2012;  
implement results of study within one year of completing the study

Action HOU-6.8 **Town Code Definition for “Family”:** Amend the definition of “family” in the Town Code to include occupancy standards for unrelated adults and to ensure compliance with Fair Housing Law.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Within one year of adoption of the HE

Action HOU-6.9 **Town Code Definition for “Supportive and Transitional Housing”:** Amend the Town Code to include a definition of “supportive and transitional housing” consistent with California Health and Safety Code Section 50675.2 that permits supportive and transitional housing as a residential use in Los Gatos. Supportive and transitional housing will be subject to the same development standards that apply to other residential uses of the same type in the same zone.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Within one year of adoption of the HE

Action HOU-6.10 **Town Code Definition of “Group Home”:** Amend the definition of “group home” in the Town Code to be a licensed facility that generally provides services for a group of seven or more adults or children needing or wanting care or supervision, consistent with California Health and Safety Code Section 1566.3.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* Within one year of adoption of the HE

Action HOU-6.11 **Town Code Definition of “Small Family Home Residential Care Facility”:** Amend the Town Code to allow by right small family home residential care facilities for six or less persons within all residential districts, consistent with California Health and Safety Code Section 1566.3.

*Funding Source:* None required

*Responsible Agencies:* Community Development Department  
*Time Frame:* Within one year of adoption of the HE

<b>Goal HOU-7</b>	<b>Maintain the Town's 2005 jobs-to-household ratio of 1.5 jobs per household.</b>
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**Policy**

Policy HOU-7.1 As part of the development review process, evaluate applications that have significant numbers of jobs or housing in regard to the potential impact on the Town's jobs/housing ratio. However, the jobs/housing balance shall not be used as criterion for denying projects that include affordable housing opportunities.

<b>Goal HOU-8</b>	<b>Encourage residential construction that promotes green building and energy conservation practices.</b>
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**Policies**

Policy HOU-8.1 Encourage sustainable housing development throughout the Town using the Town's voluntary green building program by continuing to require that all residential development applications complete the Build It Green GreenPoint Rated Checklist as part of the development application package.

Policy HOU-8.2 Promote the construction of energy efficient new homes utilizing the Energy Star Homes Program.

**Actions**

Action HOU-8.1 **Energy Conservation Opportunities:** Continue to enforce State of California Title 24 requirements for energy conservation.

*Funding Source:* None required  
*Responsible Agencies:* Community Development Department  
*Time Frame:* January 1, 2007 to June 30, 2014

**Goal HOU-9    Ensure that the Town has sufficient resources and takes appropriate measures to implement the Housing Element.**

**Policies**

- Policy HOU-9.1    All approvals of residential developments of three or more units shall include a finding that the proposed development is consistent with the Town's Housing Element and addresses the Town's housing needs as identified in the Housing Element.
- Policy HOU-9.2    Provide adequate management and staffing of affordable housing funds and programs.

**Actions**

- Action HOU-9.1    **Annual Housing Report:** Prepare an annual housing report for the review of the Town Council including information on progress made towards achieving new construction need, affordable housing conserved/developed, effectiveness of existing programs and recommendations for improvement. Consult with non-profit providers, special need providers, and other community resources in preparation and evaluation of the report.
- Funding Source:*            None required
- Responsible Agencies:*    Community Development Department
- Time Frame:*                January 1, 2007 to June 30, 2014
- Action HOU-9.2    **Housing Management:** Consider additional staff support for the management and planning of housing programs and funding for the Town.
- Funding Source:*            Redevelopment Housing Set-Aside, Santa Clara Urban County Funds
- Responsible Agencies:*    Community Development Department, Redevelopment Agency
- Time Frame:*                Develop recommendation and plan for additional housing staff support by December 2011

Action HOU-9.3     **Coordination with Water and Sewer Service Providers:**  
Deliver the adopted Housing Element to the San Jose Water Company and the West Valley Sanitation District so that they can prioritize current and future resources or services for housing development that helps meet Los Gatos’s RHNA for lower-income households.

*Funding Source:*           None required  
*Responsible Agencies:*   Community Development Department  
*Time Frame:*             Upon adoption of this Housing  
  Element

***I. Summary of Quantified Housing Objectives***

Table H-2 provides a summary of the number of housing units that will be produced as a result of implementing the actions described in Section H of this Housing Element. Based on the housing sites inventory analysis provided in detail in Chapter 6 of the Housing Element Technical Appendix, up to 494 new units will be built in the Town over the remaining five years of the Housing Element planning period, of which 272 units will be affordable to very low- and low-income households. The Town also has a goal of rehabilitating 15 units through the Rental Housing Conservation Program (Action HOU-3.2) and the Housing Conservation Program (Action HOU-3.3). The Town will take measures to conserve the 107 very low-income units of the Villa Vasona Apartments through Action HOU-3.1 Preserve “At-Risk” Affordable Housing Units. Based on Action HOU-3.1, the Town also hopes to conserve 228 additional subsidized units.

TOWN OF LOS GATOS  
 2020 GENERAL PLAN  
 2007-2014 HOUSING ELEMENT

TABLE H-2 QUANTIFIED HOUSING OBJECTIVES, 2007-2014

Income Category	Number of Housing Units		
	New Construction	Rehabilitation	Conservation
Extremely Low	84	2	0
Very Low	84	3	129
Low	104	5	54
Moderate	128	5	152
Above Moderate	94	0	0
<b>Total</b>	<b>494</b>	<b>15</b>	<b>335</b>