

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 20, 2015

Mr. Les White, Interim Town Manager
Town of Los Gatos
Civic Center
110 E. Main Street
Los Gatos, CA 95030

Dear Mr. White:

RE: Town of Los Gatos' 5th Cycle (2015-2023) Adopted Housing Element

Thank you for submitting the Town of Los Gatos' housing element adopted May 5, 2015 that was received for review on May 14, 2015. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review. The review was expedited to enable the jurisdiction to meet funding criteria for the One Bay Area Grant (OBAG) Program.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6). The adopted element was found to be substantially the same as the revised draft element the Department's April 29, 2015 review determined met statutory requirements.

The housing element now includes the necessary rezone program identifying adequate sites to accommodate the Town's regional housing need for lower-income households demonstrated by Program 1.7 to rezone at least 13.5 acres within three years of adoption of the housing element with minimum densities of 20 units per acre and permitting multifamily housing by-right. The Town must monitor and report on the results of this and other programs through the annual progress report, required pursuant to GC Section 65400.

Please note the Town of Los Gatos now meets specific requirements for State and Regional funding programs designed to reward local governments for compliance with State housing element law. For example, the Department's Housing Related Parks Program includes housing element compliance as a threshold requirement. Please see the Department's website for specific information about this and other State funding programs at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf.

The Department appreciates the effort and dedication provided by Ms. Laurel Prevetti, Assistant Town Manager/Director of Community Development Department, and also Mr. Joel Paulson, Planning Manager, throughout the course of the housing element review. The Department wishes the Town of Los Gatos success in implementing its element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide additional assistance in implementing the element, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,



Glen A. Campora
Assistant Deputy Director