

EXISTING HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING STRATEGIES

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
H.G.1.1	Expand the choice of housing opportunities for all economic segments of the community through a variety of housing types and sizes, including a mixture of ownership and rental housing.		KEEP.
H.P.1.1	Continue to designate sufficient residentially-zoned land at appropriate densities to provide adequate sites to meet Los Gatos' new construction need for 2002-2007.		REVISE: "Continue to designate sufficient residentially-zoned land at appropriate densities to provide adequate sites to meet Los Gatos' new construction need for 2002-2007 2007-2014."
H.P.1.2	Maintain and/or adopt appropriate land use regulations and other development tools to encourage the development of affordable housing.		KEEP.
H.P.1.3	Develop and utilize all available funding resources in order to provide the maximum amount of affordable housing as feasible.		KEEP.
H.I.1.1	<p><i>Adequate Land Inventory: The Town will ensure that there is sufficient land available at appropriate zoning categories to meet its need for very low and moderate income households. In order to achieve this, the Town will assess the progress of the development community in providing very low income units during the latter part of 2003. If it appears that an insufficient number of very low, low and moderate income units are being produced, the Town will consider rezoning up to five acres of land within a 1/2-mile radius of the future Vasona light rail station to a higher density (refer to the target area map in the Housing Element Technical Appendix).</i></p>	<p><i>The Town created a Planned Development Overlay Zone at 14300 Winchester Boulevard for the 290-unit Aventino Apartments complex, which includes 51 affordable housing units. The Aventino Apartments are within a one-half mile radius from the planned Vasona light rail station.</i></p>	<p><i>REVISE: "Adequate Land Inventory: The Town will ensure that there is sufficient land available at appropriate zoning categories to meet its need for very low-, low- and moderate-income households. In order to achieve this, the Town will assess the progress of the development community in providing very low income units during the latter part of 2003. If it appears that an insufficient number of very low, low and moderate income units are being produced, the Town will consider rezoning up to five acres of land within a 1/2 mile radius of the future Vasona light rail station to a higher density (refer to the target area map in the Housing Element Technical Appendix)."</i></p>

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No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
H.I.1.2	<p><i>Density Bonus: Continue to provide up to a 100% density bonus for developments that include housing for elderly, handicapped and/or very low and low-income households. Eligibility requirements are as follows:</i></p> <p><i>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.</i></p> <p><i>B. Housing restricted to elderly, handicapped and very low and low income residents shall be eligible for a density bonus up to 100% of the units permitted by the land use designation as shown on the land use plan or any specific plan and incentives based on the State Density Bonus law.</i></p> <p><i>C. Town density bonuses will also be granted for residential projects that actively facilitate and encourage use of transit or directly provide transit services to residents.</i></p> <p><i>D. Concessions to the Town’s density, traffic and parking regulations may be granted for mixed-use projects that provide residential units in non-residential zones.</i></p> <p><i>E. BMP (Below Market Price) units are not included when calculating density for a property.</i></p> <p><i>The Town will develop marketing materials that will ensure that Town staff and developers are aware of the various features of the density bonus program.</i></p>	<p><i>No new projects using density bonuses have been proposed in the Town.</i></p> <p><i>The Town continues to provide up to a 100% density bonus for developments that include affordable housing for very low-income, low-income, elderly and handicapped households.</i></p> <p><i>Information regarding the density bonus program is included on the website.</i></p>	<p><i>MOVE under new Constraints Goal and REVISE: “Density Bonus: Continue to provide up to a 100% density bonus for developments that include housing for elderly, handicapped and/or very low and low-income households. Eligibility requirements are as follows:</i></p> <p><i>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.</i></p> <p><i>B. Housing restricted to elderly, handicapped and very low and low income residents shall be eligible for a density bonus up to 100% of the units permitted by the land use designation as shown on the land use plan or any specific plan and incentives based on the State Density Bonus law.</i></p> <p><i>C. Town density bonuses will also be granted for residential projects that actively facilitate and encourage use of transit or directly provide transit services to residents.</i></p> <p><i>D. Concessions to the Town’s density, traffic and parking regulations may be granted for mixed-use projects that provide residential units in non-residential zones.</i></p> <p><i>E. BMP (Below Market Price) units are not included when calculating density for a property.</i></p> <p><i>The Town will develop maintain and continue to make available marketing materials that will ensure that Town staff and developers are aware of the various features of the density bonus program.”</i></p>

EXISTING HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING STRATEGIES (CONTINUED)

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
H.I.1.3	Development Standards: Continue to review and, where feasible, reduce development standards (e.g. parking requirements, open space requirements, etc.) for housing developments that will guarantee affordable units on a long-term basis for low and moderate-income households.	<p>Developers of Planned Developments can request a modification of development standards.</p> <p>Development standards were reduced for Aventino Apartments at 14300 Winchester Boulevard and for 15350 Winchester Boulevard. The Aventino Apartments received parking reductions and a building height that exceeded height limitations. The development at 15350 Winchester Boulevard received lot size and setback requirement reductions.</p>	MOVE under new Constraints Goal
H.I.1.4	Mixed Use Developments: Encourage mixed-use developments that provide affordable housing close to employment centers and/or transportation facilities.	The Town has implemented a mixed-use General Plan land use designation along Los Gatos Boulevard.	REVISE: “Mixed Use Developments: Encourage mixed-use developments that provide affordable housing close to employment centers and/or transportation facilities, particularly along Los Gatos Boulevard and within a 1/2-mile radius of the future Vasona light rail station.”
H.I.1.5	Below Market Price (BMP) Program: Continue to implement the BMP Program in order to increase the number of affordable units in the community. Continue policy that BMP units are counted in addition to maximum density allowed on a site. Evaluate changing eligibility criteria to very low and low-income households.	<p>The Town has continued to implement the BMP program through the 2002-2007 period.</p> <p>From 2002 to 2007, the Town added 75 BMP units to the housing stock.</p>	REVISE: “Below Market Price (BMP) Program: Continue to implement the BMP Program in order to increase the number of affordable units in the community. Continue policy that BMP units are counted in addition to maximum density allowed on a site. Evaluate changing eligibility criteria to very low and low-income households.”
H.I.1.6	Second Unit Program: Revise existing second unit program to encourage the production of more second units on residential parcels. Evaluate existing parking, square footage, transfer of credits, and other requirements to determine whether revisions would encourage the development of more second units.	<p>No second units have been added to the Town’s housing stock between 2002 and 2007.</p> <p>The second unit program was updated in 2003 and 2006 to allow second unit applications to be considered ministerially and to allow a revision in the parking requirements.</p>	REVISE: “Second Unit Program: Revise the existing second unit incentive program to encourage the production of more second units on residential parcels. Evaluate existing parking, square footage, transfer of credits, and other requirements. Regularly review the second unit incentive program to determine whether revisions would encourage the development of more second units.”

EXISTING HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING STRATEGIES (CONTINUED)

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
H.I.1.7	<p>Consistency with Housing Element/Community Benefit: Continue policy that all approvals of residential developments of three or more units must 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. Further, review of potential developments shall include a determination that affordable units provided beyond the minimum BMP requirements are to be considered as a significant community benefit.</p>	<p>As development projects of three or more units were approved, the Town ensured that the proposed development was consistent with the Housing Element and addressed the Town's housing needs as identified in the Housing Element. All units provided beyond the minimum BMP requirements were considered a significant community benefit.</p>	<p>REVISE: "Consistency with Housing Element/Community Benefit: Continue <u>the</u> policy that all approvals of residential developments of three or more units must 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. Review potential developments to determine whether affordable units provided beyond the minimum BMP requirements are to be considered a significant community benefit."</p>
H.I.1.8	<p>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.</p>	<p>Annual reports have not been prepared.</p>	<p>KEEP.</p>
H.I.1.9	<p>Redevelopment Housing Set-Aside Funds/In-Lieu Fees: Develop a strategy for use of Redevelopment Housing Set-Aside funds and In-Lieu fees from the BMP Program. Consider the needs as identified in this Housing Element (e.g. Preservation of At Risk Units, Development of Units Affordable to Very Low and Low-Income Households, etc.) in the development of funding conditions and incentives.</p>	<p>The Redevelopment Agency is required to prepare a five-year implementation plan that addresses the Housing Set-Aside funds. The most recent Plan addresses the FY 2004/05 to FY 2008/09 period.</p> <p>The Town of Los Gatos completed the Affordable Housing Strategy in April 2009. The strategy includes proposed programs and initiatives on affordable housing preservation and development and recommendations on the development of a potential loan program.</p>	<p>REPLACE: "Redevelopment Housing Set-Aside Funds/In-Lieu Fees: Implement the Affordable Housing Strategy's proposed programs and initiatives to increase and preserve housing, such as purchasing affordability covenants in existing apartments and revitalize the second unit program and advertise the availability of the program."</p>
H.I.1.10	<p>Mortgage Credit Certificate (MCC) Program: Continue to encourage Los Gatos households to participate in MCC and other financial assistance programs (e.g. Teacher Mortgage Assistance) provided in the County of Santa Clara.</p>	<p>The MCC Program is available to Los Gatos households, and the Town encourages participation in the Program.</p>	<p>KEEP.</p>

EXISTING HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING STRATEGIES (CONTINUED)

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
H.G.2.1	Preserve existing residential opportunities and encourage additional residential use that is compatible with neighborhood and community.		KEEP.
H.P.2.1	Encourage the maintenance and improvement of existing housing units.		KEEP.
H.P.2.2	When evaluating new developments, evaluate the impact of development on the Town’s jobs/housing ratio.		KEEP.
H.P.2.3	Encourage residential construction that promotes energy conservation.		REVISE/CHANGE to Goal and MOVE under new Energy Conservation Goal: “Encourage residential construction that promotes <u>green building and energy conservation practices.</u> ”
H.I.2.1	<p>Housing Conservation Program: Continue to provide Housing Conservation Program assistance to property owners to improve their housing units. Undertake the following actions to increase program productivity:</p> <p>A. Conduct a housing condition survey in neighborhoods with older housing stock.</p> <p>B. If needed, redesign program goals and objectives to respond to results of housing condition survey.</p> <p>C. Redesign marketing materials and aggressively market program to potential applicants.</p>	<p>The Town markets the Housing Conservation Program on the Town’s website and through the Town newsletter.</p> <p>The Town has not conducted an updated housing condition survey during the 2002 to 2007 time period. According to the Town Building Department, any aging housing stock was primarily rebuilt after the 1989 Loma Prieta Earthquake. In the Los Gatos housing market, demand remains high for purchasing, remodeling and reselling homes.</p>	<p>REVISE: “Housing Conservation Program: Continue to provide Housing Conservation Program assistance to property owners to improve their housing units. Undertake the following actions to increase program productivity:</p> <p>A. Conduct a housing condition survey in neighborhoods with older housing stock.</p> <p>B. If needed, redesign program goals and objectives to respond to results of housing condition survey.</p> <p>C. Redesign marketing materials and aggressively market program to potential applicants.”</p>
H.I.2.2	<p>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.</p>	<p>The Town continues to support countywide programs that provide assistance with repairs and improvements. Between 2002 and 2007, the Town contributed \$45,000 toward such programs.</p>	KEEP.

EXISTING HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING STRATEGIES (CONTINUED)

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
H.I.2.3	<p>Jobs/Housing Balance: As part of the development review process, evaluate applications that have significant number of jobs or housing in regard to the potential impact on the Town’s jobs/housing ratio. The objective is to maintain the Town’s 2002 ratio of 1.5 jobs per household/housing unit. However, the jobs/housing balance shall not be used as a criteria for denying projects that include affordable housing opportunities.</p>	<p>In June 2007, the Town simultaneously approved development of the Netflix headquarters and Aventino apartments, which includes affordable units.</p>	<p>REVISE: “Jobs/Housing Balance: 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. The objective is to maintain the Town’s 2002 2005 ratio of 1.5 jobs per household/housing unit. However, the jobs/housing balance shall not be used as a criteria for denying projects that include affordable housing opportunities.”</p>
H.I.2.4	<p>Energy Conservation Opportunities: Continue to enforce Title 24 requirements for energy conservation and evaluate utilizing some of the other suggestions as identified in Chapter 9 of the Housing Element Technical Appendix to encourage developers to exceed Title 24 requirements.</p>	<p>Title 24 requirements continue to be enforced by the Town. Of the 2003 Housing Element’s Chapter 9 energy efficient methods, the Town has done the following:</p> <ol style="list-style-type: none"> 1. Implemented a tree ordinance which requires a tree replacement based on the canopy of removed trees. 2. Adopted water-efficient landscape standards. 3. Required narrower streets for projects in Planned Development zones. <p>The Town includes voluntary green building standards in its Hillside Development Standards and Guidelines, adopted in 2004. The Town has also adopted a voluntary green building program following Build It Green standards.</p>	<p>REVISE: “Energy Conservation Opportunities: Continue to enforce State of California Title 24 requirements for energy conservation, and evaluate utilizing some of the other suggestions as identified in Chapter 9 of the Housing Element Technical Appendix to encourage developers to exceed Title 24 requirements”</p> <p>MOVE: Under new Energy Conservation Goal</p>
H.I.2.5	<p>Weatherization Program: Support the weatherization program administered countywide by the County of Santa Clara. This program assists very low-income homeowners with weatherization improvements to their home.</p>	<p>The Town markets to its residents the weatherization program alongside the Town’s Housing Conservation Program.</p>	<p>MOVE: Under new Energy Conservation Goal</p>

EXISTING HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING STRATEGIES (CONTINUED)

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
H.G.3.1	Preserve the existing affordable housing stock		KEEP.
H.P.3.1	Support preservation and conservation of existing housing units that provide affordable housing opportunities for Town residents and workers and strive to ensure that at least 30% of the housing stock are rental units.		KEEP.
H.I.3.1	<i>Mobile Home Preservation: Preserve mobile homes (150 total) and adopt mobile home park conversion policies to preserve existing housing opportunities and to ensure the provision of affordable units similar to the existing park's unit capacity.</i>	<i>A total of 137 mobile homes – 69 mobile homes at Creekside Village, located at 484 Woodland Avenue in Los Gatos, and 68 mobile homes located at 14685 Oka Road, have been preserved. Mobile home park conversion policies have been adopted in the 2003 Housing Element. Zoning regulations under Article II, Division 8 of the Town Zoning Ordinance address the conversion of mobile park homes.</i>	REPLACE: "Preserve mobile homes at Creekside Village and 14685 Oka Road and enforce zoning regulations regarding conversion of mobile home parks in Los Gatos."
H.I.3.2	<i>Preserve "At Risk" Affordable Housing Units: Monitor the 220 publicly assisted, multi-family housing units in the Town to ensure that they retain their affordability status. These developments include Villa Vasona, The Terraces, Open Doors, Los Gatos Fourplex, 95 Fairview Plaza and the Los Gatos Creek Village Apartments. Develop a strategy to retain affordability of units at Villa Vasona, which is scheduled to have its Section 8 assistance expire in November 2004. A notification procedure for tenants that will be developed cooperatively between the Town and the property owner shall be included in the strategy.</i>	<i>The Town proactively contacts the Villa Vasona property when its Section 8 contract is expiring to determine its affordability status. The developer of Villa Vasona did renew the Section 8 contract in 2004, which now expires in 2010.</i>	REVISE: "Preserve "At Risk" Affordable Housing Units: Monitor the 220 <u>335</u> publicly assisted, multi-family housing units in the Town to ensure that they retain their affordability status. These developments include <u>smaller owner- and renter-occupied units under the BMP Program as well as Villa Vasona, Aventino Apartments, The Terraces, Open Doors, Los Gatos Fourplex, 95 Fairview Plaza, and the Los Gatos Creek Village Apartments, Blossom Hill, and Anne Way.</u> Develop a strategy to retain affordability of units at Villa Vasona, which is scheduled to have its Section 8 assistance expire in November 2004 <u>May 2010</u> . <u>Work cooperatively with property owners to develop a notification procedure for Villa Vasona tenants. A notification procedure for tenants that will be developed cooperatively between the Town and the property owner shall be included in the strategy.</u> "

EXISTING HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING STRATEGIES (CONTINUED)

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
H.I.3.3	<i>Rental Housing Conservation Program: The Town’s existing multifamily, 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 Zoning Ordinance 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.</i>	<i>The Town continues to implement Section 2920.155 of the Zoning Ordinance to address residential use conversions.</i>	KEEP.
H.G.4.1	Ensure that all persons have equal access to housing opportunities.		KEEP.
H.P.4.1	Support housing programs that protect individuals’ rights.		KEEP.
H.P.4.2	Continue to provide assistance to service providers of special needs households such as seniors, disabled and homeless.		KEEP.
H.I.4.1	<i>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.</i>	<i>The Town continues to administer the Rental Dispute Resolution Program. No revisions have been necessary.</i>	KEEP.
H.I.4.2	<i>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 Fair Sentinel, and the Mental Health Advocate Program. These organizations provide resources for Los Gatos residents with tenant/landlord, housing discrimination and fair housing concerns.</i>	<i>The Town encourages and supports the Santa Clara County Fair Housing Consortiums as resources for housing issues.</i>	KEEP.
H.I.4.3	<i>Support for 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. Non-profit groups will be invited to work cooperatively with the Town in developing strategies and actions for affordable housing.</i>	<i>The Town has worked with Senior Housing Solutions, Habitat for Humanity and Catholic Charities of Santa Clara County to develop housing and provide housing services in Los Gatos.</i>	REVISE: “ Support for 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. <u>Continue to invite</u> Non-profit groups will be invited to work cooperatively with the Town in developing strategies and actions for affordable housing.”

EXISTING HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING STRATEGIES (CONTINUED)

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
H.I.4.4	<i>Homeless: Increased Range of Housing Opportunities: 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.</i>	<i>The Town has provided a total of \$12,000 in support of the Continuum of Care plan between 2002 and 2007.</i>	<i>REVISE: “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.”</i>
H.I.4.5	<i>Disabled: Remove Constraints and Encourage Accessible Housing in Residential Developments: Continue to require “universal design” features in all new residential developments. Adopt Reasonable Accommodations Regulation that will allow for reduced processing time and streamlined procedures for appropriate zoning/land use applications.</i>	<i>A Reasonable Accommodation Ordinance has not been adopted by the Town. The Town maintains residential development guidelines and guidelines in the BMP Program that call for universal design features in all new housing.</i>	<i>REVISE/CHANGE to Policy and MOVE under new Constraints Goal: “Disabled: Remove constraints and encourage accessible housing in <u>new</u> residential developments.” CHANGE to Implementing Strategy and MOVE under new Constraints Goal: “Continue to require “universal design” features in all new residential developments.” REVISE/CHANGE to Implementing Strategy and MOVE under new Constraints Goal: “Adopt Reasonable Accommodations Regulation that will <u>Give priority to special needs housing by allowing</u> for reduced processing time and streamlined procedures for such appropriate zoning/land use applications.”</i>
H.G.5.1	Provide adequate management and staffing of affordable housing funds and programs.	<i>No additional staff have been hired for management and planning of housing programs and funding for the Town.</i>	<i>DELETE</i>
H.I.5.1	<i>Housing Management: Consider additional staff support for the management and planning of housing programs and funding for the Town.</i>	<i>No additional staff have been hired for management and planning of housing programs and funding for the Town.</i>	<i>DELETE</i>