

TOWN OF LOS GATOS
HOUSING ELEMENT UPDATE
 GPC MEETING #4 – POLICY ALTERNATIVES

PROPOSED HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING STRATEGIES

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
G	Mitigate governmental constraints to housing development.		Add as new Constraints Goal
P	Continue expediting the permit processing system for residential development applications.		Add under new Constraints Goal
I	<i>Consider amending the Zoning Code to include a reasonable accommodation ordinance that ensures equal access to housing for persons with disabilities under the Fair Housing Act.</i>		<i>Add under new Constraints Goal</i>
I	<i>Regularly review Town planning and zoning regulations and remove housing development constraints as appropriate.</i>		<i>Add under new Constraints Goal</i>
P	Encourage sustainable housing development by promoting the Town’s voluntary green building program.		<i>Add under new Energy Goal (existing H.P.2.3 revised)</i>
P	Promote the construction of energy efficient new homes with assistance from the Energy Star Homes Program.	Language for this policy was taken from Chapter 9: Energy Conservation of the 2002-2007 Housing Element and converted into a policy.	<i>Add under new Energy Goal (existing H.P.2.3 revised)</i>
P	Continue to enforce the tree ordinance, which requires tree replacement based on the canopy of removed trees.		Add under new Energy Goal (existing H.P.2.3 revised)
P	Promote adopted water-efficient landscape standards for new residential development.		Add under new Energy Goal (existing H.P.2.3 revised)
P	Provide incentives to retrofit older homes with energy efficient features before resale or significant rehabilitation.	Language for this policy was taken from Chapter 9: Energy Conservation of the 2002-2007 Housing Element and converted into a policy.	Add under new Energy Goal (existing H.P.2.3 revised)

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

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
P	Provide incentives for mixed-use development that includes affordable housing along Los Gatos Boulevard.	To include implementing strategies such as density bonuses and appropriate funding mechanisms to support and facilitate mixed-use development along Los Gatos Boulevard.	Add under H.G.1.1
P	Ensure 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.		Add under H.G.1.1
I	<i>Amend the Zoning Code to define an emergency shelter as [insert definition of emergency shelter] and to allow for an emergency shelter as a permitted use in at least one zoning district [determine which zoning district].</i>	Per State law (SB 2), local government must “identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.” Alternatively, a local government may enter into an agreement with a neighboring jurisdiction to build an emergency shelter within the 5-year cycle. Monte Sereno is interested in entering into this type of agreement.	Add under H.G.1.1
P	Work with nonprofit agencies and housing developers to plan and develop a mix of affordable housing opportunities in Los Gatos.		Add under H.G.1.1
P	Ensure that new development does not disturb the privacy of nearby residences.		Add under H.G.2.1
P	Ensure that new multi-family and mixed-use developments are compatible with the character of the surrounding neighborhood.		Add under H.G.2.1
P	Improve the quality of rental housing by acquisition and/or rehabilitation.		Add under H.G.3.1

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No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
<i>I</i>	<i>Continue code enforcement to ensure that housing units are not substandard and are in compliance with Town codes.</i>		Add under H.G.3.1
P	Ensure that all Town policies and regulations are in compliance with State and federal fair housing laws.		Add under H.G.4.1
<i>I</i>	<i>Regularly maintain a list of up-to-date, available affordable housing in Los Gatos on the Town's website.</i>		<i>Add under H.G.4.1</i>
G	Provide housing for seniors of all income levels and needs.		New Goal
P	Promote the Town's Housing Conservation Program to assist low-income seniors with basic home repairs and maintenance.		
P	Allow and encourage small-scale living facilities of 2 to 6 seniors with shared nursing care services that can be integrated into existing neighborhoods as infill development.		
P	Work with existing assisted living facilities and support the development of new assisted living facilities within the Town.		
<i>I</i>	<i>Encourage the development of secondary dwelling units as senior housing opportunities.</i>		

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

No.	Goal, Policy, or Implementing Strategy	Notes	Recommendations
	Affordable Housing Overlay Zone		
I	<p><i>Amend the Zoning Code to include an Affordable Housing Overlay Zone (AHOZ), and amend the zoning map to apply the AHOZ to sites identified in the Housing Sites Inventory while leaving the existing zoning in place as the base zone. A land owner could choose to develop a property consistent with either the base zoning or the AHOZ. If a landowner chooses to develop according to the AHOZ, all of the benefits and restrictions of the AHOZ shall apply, including:</i></p> <ul style="list-style-type: none"> ◆ <i>Single- or multi-family residential development shall be allowed by-right and shall include no less than 25 percent of units affordable to low-income households (up to 80% of Area Median Income) and no less than 15 percent affordable to very low-income households (up to 50% of Area Median Income).</i> ◆ <i>Units may be rental or ownership.</i> ◆ <i>All affordable units shall remain affordable through a deed restriction of at least 99 years.</i> ◆ <i>All residential development shall be subject to full design review and follow design guidelines specified within the AHOZ for higher density residential development.</i> ◆ <i>All residential development shall be of a high quality and be designed to be compatible with the existing character of the surrounding neighborhood.</i> ◆ <i>All applicants must demonstrate that there is adequate school capacity to serve students living on the site.</i> 	<p><i>The AHOZ would be incorporated as an Implementing Strategy in the Housing Element.</i></p>	