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

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HOUSING ELEMENT

The Housing Element is one of seven State-mandated elements that every local General Plan must include. The Housing Element assesses housing needs for all income groups and lays out a program to meet these 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 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 housing numbers from the Association of Bay Area Governments (ABAG).
- ◆ **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, called its Regional Housing Needs Allocation (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 analyzes in detail 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 a 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 Town conducted extensive public outreach to encourage community participation at these workshops and at the community panels. 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 what issues are significant to 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 for 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.

Los Gatos ensured community participation throughout the Housing Element Update process by convening General Plan Committee (GPC) meetings to review data analysis and policies as they were developed and to receive community comment and feedback. 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. In addition, local private and non-profit developers were also consulted for input into the housing needs analysis.

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 H-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 H.A.7.2 through H.A.7.5 to address these needs.

The review process and adoption of the Housing Element will include a community meeting and public hearings of the Planning Commission and 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, but must be consistent with other General Plan Elements, according to State law. The Housing Element is closely related to the Land Use Element because land use designations established by the Land Use Element are used to determine the housing development capacity of Los Gatos. Housing policies have been developed so that they do not conflict with existing land use policies and instead build upon relevant existing policies in the General Plan. The Housing Element will be reviewed and amended every five years and as otherwise necessary 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, housing overpayment, 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.¹

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

¹ Claritas, 2008 and U.S. Census, 2000.

persons employed in these new jobs.² ABAG projects that most of these new jobs will be in the Health, Educational and Recreational Service Sector.³

2. Housing Stock

Los Gatos had 12,952 total housing units in 2008, according to the State Department of Finance. Approximately 70 percent of the housing stock is single-family units, while the remaining stock is multi-family units and a very small percentage of mobile homes. In line with the large percentage of single-family homes in Los Gatos, 65 percent of households are owner-occupied.

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 or so percent has been built since the 1980s. Much of the older housing stock is located near the downtown area 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.

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.

² *Projections 2007: Forecasts for the San Francisco Bay Area to the Year 2035*, Association of Bay Area Governments, December 2006, pp. 191-192.

³ 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.

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, which is \$97,800 for Santa Clara County. 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 was higher than that of a two-bedroom/two-bath because most of the one-bedroom units are newer than the two-bedroom units on the market at the time of the survey.

Based on the limited information available on rental prices, 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. Overpayment

A standard rule of thumb for housing costs is that households should pay approximately one-third of their annual income toward their housing.

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, homeless households, single-parent households, and households with persons with disabilities. Farm worker households are also included in this category, but are not a significant population in need in Los Gatos, since they comprise less than one percent of the Los Gatos labor force.

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

Los Gatos has 150 units of senior housing in five housing developments. Villa Vasona at 626 W. Parr Avenue and The Terraces at Los Gatos at 800 Blossom Hill Road contribute to most of these 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.

b. 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.

c. 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 W. 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.

d. 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 larger than multi-family units, overcrowding is not considered a significant issue for the Town.

e. 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, the provision of emergency shelters, and the provision of transitional and permanent affordable 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 Zoning Ordinance 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 can impede the development of affordable housing.

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 were instated 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 (5 or more units) in Los Gatos include a certain number of affordable units. In limited instances, developers can also 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 State Density Bonus Law regulations.

2. Non-governmental Constraints

Non-governmental constraints primarily have to do with the market 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 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 can 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

Regional governmental agencies such as ABAG are required by State law to estimate a fair share of housing units, called a Regional Housing Needs Allocation (RHNA), which each community must be able to provide within its jurisdiction within 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 broken down by income category, each of which is based on a percentage of the area median household income (AMI) for Santa Clara County. For Los Gatos, the RHNA requirement broken down by income category is shown in Table H-1:

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 30% 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 |
| Total | 562 |

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

The Town has identified potential housing sites and determined through a sites analysis that Los Gatos would be able to accommodate its total RHNA number. Between January 1, 2007 and June 30, 2009, Los Gatos has approved and/or built 41 housing units, leaving a remaining unmet RHNA of 521 units. The sites analysis determined that the Town can accommodate 673 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.

G. Goals, Policies, and Actions

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

Goal H-1 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.

Policies

- H.P.1.1 Develop and utilize all available funding resources in order to provide the maximum amount of affordable housing as feasible.
- H.P.1.2 Work with nonprofit agencies and housing developers to plan and develop a mix of affordable housing opportunities in Los Gatos.

Actions

- H.A.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.

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

H.A.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

H.A.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 incentives based on the State 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

H.A.1.4 **Redevelopment Housing Set-Aside Funds/In-Lieu Fees:** Implement the Affordable Housing Strategy's proposed programs and initiatives to increase and preserve affordable housing, such as purchasing affordability covenants in existing apartments and promoting the availability of the second 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

Goal H-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

- H.P.2.1 Continue to designate sufficient, residentially-zoned land at appropriate densities to provide adequate sites to meet Los Gatos' new construction need for 2007-2014.
- H.P.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.
- H.P.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 1/2-mile radius of the future Vasona light rail station.
- H.P.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.
- H.P.2.5 New single-family, multi-family, and mixed-use developments shall be compatible with the character of the surrounding neighborhood.
- H.P.2.6 Strive to ensure that at least 30 percent of the housing stock is rental units.
- H.P.2.7 Create new affordable housing opportunities by acquisition using Redevelopment or Below Market Price Housing Funds.

H.P.2.8 Actions

H.A.2.1 **Affordable Housing Overlay Zone:** Amend the Zoning Code to include an Affordable Housing Overlay Zone (AHOZ), and amend the zoning map to apply the AHOZ to each of the sites identified in the Housing Sites Inventory while leaving the existing zoning in place as the base zone. A landowner may 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.

Funding Source: None required

Responsible Agencies: Community Development Department

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

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| <p>Goal H-3 Preserve existing residential opportunities, including the existing affordable housing stock.</p> |
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H.P.3.1 Policies

H.P.3.2 Encourage the maintenance and improvement of existing housing units.

H.P.3.3 Support the preservation and conservation of existing housing units that provide affordable housing opportunities for Town residents and workers.

H.P.3.4 Improve the quality of rental housing by acquisition and/or rehabilitation using Redevelopment or Below Market Price Housing Funds.

H.P.3.5 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.

H.P.3.6 Actions

H.A.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, 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, for which the property owner has indicated that Section 8 assistance will be renewed in May 2010, through a five-year contract.

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.

H.A.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 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.

Funding Source: None required

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

H.A.3.3 **Housing Conservation Program:** Continue to provide Housing Conservation Program assistance to property owners to improve their housing units. Redesign marketing materials and aggressively market program to potential applicants.

Funding Source: 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

H.A.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 H-4 Ensure that all persons have equal access to housing opportunities.

H.P.4.1 Policies

H.P.4.2 Support housing programs that protect individuals' rights.

H.P.4.3 Continue to provide assistance to service providers of special needs households such as seniors, persons with disabilities, and the homeless.

H.P.4.4 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.

H.P.4.5 Actions

H.A.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.

H.A.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.

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

H.A.4.3 **Emergency Shelters:** Amend the Zoning 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 to allow for an emergency shelter as a by-right permitted use in the Controlled Manufacturing (CM) zoning district, subject to appropriate development standards.

Funding Source: None required
Responsible Agencies: Community Development Department

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

H.A.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

H.A.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 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.

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

H.A.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. Continue to invite non-profit groups to work cooperatively with the Town in developing strategies and actions for affordable housing.

Funding Source: None required
Responsible Agencies: Community Development Department

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

- H.A.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

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|---|
| Goal H-5 Retain and expand affordable housing opportunities for seniors. |
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H.P.5.1 Policies

- H.P.5.2 Promote the Town’s Housing Conservation Program to assist low-income seniors with basic home repairs and maintenance.
- H.P.5.3 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.
- H.P.5.4 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.

H.P.5.5 Action

H.A.5.1 **Senior Housing Resources:** Provide regularly updated senior housing resource materials at the Senior Center.

Funding Source: None required

Responsible Agencies: Community Services Department

Time Frame: Update materials annually

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| <p>Goal H-6 Mitigate Town governmental constraints to affordable housing development.</p> |
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H.P.6.1 Policies

H.P.6.2 Continue expediting the permit processing system for affordable residential development applications.

H.P.6.3 Require “universal design” features in all new residential developments.

H.P.6.4 Actions

H.A.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.

H.A.6.2 **Reasonable Accommodation Ordinance:** Amend the Zoning Code to include a reasonable accommodation ordinance that

ensures equal access to housing for persons with disabilities under the Fair Housing Act.

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

H.A.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

H.A.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

H.A.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

Goal H-7 Maintain the Town's 2005 jobs-to-household ratio of 1.5 jobs per household.

Policy

H.P.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.

Goal H-8 Encourage residential construction that promotes green building and energy conservation practices.

H.P.8.1 Policies

H.P.8.2 Encourage sustainable housing development throughout the Town by promoting the Town's voluntary green building program.

H.P.8.3 Promote the construction of energy efficient new homes utilizing the Energy Star Homes Program.

Actions

H.A.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

H.A.8.2 **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.

Funding Source: None required

Responsible Agencies: Community Development Department

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

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

Policies

H.P.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.

H.P.9.2 Provide adequate management and staffing of affordable housing funds and programs.

Actions

H.A.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

H.A.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.

H.A.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

H. 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 G 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 673 new units will be built in the Town over the remaining five years of

TABLE H-2 **QUANTIFIED HOUSING OBJECTIVES, 2007-2014**

| Income Category | Number of Housing Units | | |
|-----------------|-------------------------|----------------|--------------|
| | New Construction | Rehabilitation | Conservation |
| Extremely Low | 94 | 2 | 0 |
| Very Low | 95 | 3 | 129 |
| Low | 140 | 5 | 54 |
| Moderate | 154 | 5 | 152 |
| Above Moderate | 190 | 0 | 0 |
| Total | 673 | 15 | 335 |

the Housing Element planning period, of which 329 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 H.A.4.2) and the Housing Conservation Program (Action H.A.3.1). The Town will take measures to conserve the 107 very low-income units of the Villa Vasona Apartments through Action H.A.4.1 Preserve “At-Risk” Affordable Housing Units. Based on Action H.A.4.1, the Town also hopes to conserve 228 additional subsidized units.

TOWN OF LOS GATOS
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