



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 03/05/2024

ITEM NO: 9

DESK ITEM

DATE: March 5, 2024  
TO: Mayor and Town Council  
FROM: Laurel Prevetti, Town Manager  
SUBJECT: Discuss and Provide Direction on the Proposed Revisions to the Draft Revised 2023-2031 Housing Element and Next Steps. Location: Town-Wide. General Plan Amendment Application GP-22-003.

**REMARKS:**

On March 4, 2024, the Town's Department of Housing and Community Development (HCD) reviewer provided feedback via email to Town staff and the Town's Housing Element consultant that the revised language for Programs J and AY is "generally, ok" as noted in Attachment 25. The HCD reviewer provided suggested language for the quantified objective of Program J as described below in blue font:

"Increase the number of housing units, including the combination of small multi-unit housing, religious institutions, Junior Accessory Dwelling Unit (JADU), and SB 10 by 150 units (including xxx number of units as affordable) in addition to meeting the RHNA for Very-Low and Low income over eight years with the goal of achieving 100% of the units in low to medium density designations and high median income areas."

Based on the feedback from the HCD reviewer, staff recommends that the Town Council modify the quantified objective of Program J with the following underlined text:

"Increase the number of housing units, including the combination of small multi-unit housing, religious institutions, Junior Accessory Dwelling Unit (JADU), and SB 10 by 150 units (including 30 of these units as being affordable) in addition to meeting the RHNA for Very-Low and Low income over eight years with the goal of achieving 100% of the units in low to medium density designations and high median income areas."

**PREPARED BY:** Erin Walters, Associate Planner and  
Jocelyn Shoopman, Associate Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and the Community Development Director

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SUBJECT: DRAFT REVISED 2023-2031 HOUSING ELEMENT/GP-22-003

DATE: March 5, 2024

ATTACHMENTS:

Previously Received with the January 16, 2024 Staff Report:

1. Draft Revised Housing Element, Track Changes Copy
2. Draft Response Table
3. December 1, 2023 HCD's Findings Comment Letter
4. Public Comments Received Between 11:01 a.m., Tuesday, December 19, 2023, and 11:00 a.m., Thursday, January 11, 2024

Previously Received with the January 16, 2024 Desk Item:

5. Comments from the Vice Mayor
6. Public Comments Received Between 11:01 a.m., Thursday, January 11, 2024, and 11:00 a.m., Tuesday, January 16, 2024

Previously Received with the February 6, 2024 Staff Report:

7. Draft Revised Housing Element, Track Changes – January 2024
8. Draft Response Table – January 2024
9. HCD Informal Preliminary Review Matrix with Staff's Responses
10. Goldfarb & Lipman, LLP Feedback Table with Staff's Responses
11. Track Changes and Clean Version of Program AY Housing Mobility
12. Public Comments Received Between 11:01 a.m., Tuesday, January 16, 2024, and 11:00 a.m., Thursday, February 1, 2024

Previously Received with the February 5, 2024 Addendum:

13. Pages from the Draft Revised Housing Element Without the Recommendations Made by the Housing Element Advisory Board
14. Correspondence with HCD

Previously Received with the February 20, 2024 Staff Report:

15. Extracted Pages from the Draft Revised Housing Element with Revision

Previously Received with the February 20, 2024 Desk Item:

16. Correspondence with HCD
17. HCD Second Informal Preliminary Review Matrix
18. Public Comment Received Between 11:01 a.m., Thursday, February 15, 2024, and 11:00 a.m., Tuesday, February 20, 2024

Attachments Received with the February 29, 2024 Staff Report:

19. HCD Second Informal Preliminary Review Matrix with Staff's Responses
20. Extracted Pages from the Draft Revised Housing Element with Revisions
21. Correspondence with HCD

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SUBJECT: DRAFT REVISED 2023-2031 HOUSING ELEMENT/GP-22-003

DATE: March 5, 2024

ATTACHMENTS (continued):

Attachment Received with the March 1, 2024 Addendum:

22. Communications from the Vice Mayor

Attachments Received with the March 4, 2024 Addendum B:

23. Map Analysis of Programs J and AY

24. Annotated Housing Element Consultant Communications Regarding Programs J and AY  
Shared with HCD on February 1, 2024

Attachment Received with this Desk Item:

25. Feedback from HCD Regarding Programs J and AY

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**From:** Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>  
**Sent:** Monday, March 4, 2024 12:38 PM  
**To:** Veronica Tam <[REDACTED]>; McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>  
**Cc:** Erin Walters <EWalters@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Jennifer Armer <JArmer@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>  
**Subject:** RE: Program J and AY Revisions

Hi Veronica,

After reviewing the revised program J and AY, we are generally ok. However, please see the suggested language to program J in [blue](#):

"Increase the number of housing units, including the combination of small multi-unit housing, religious institutions, Junior Accessory Dwelling Unit (JADU), and SB 10 by 150 units ([Including xxx number of units as affordable](#)) in addition to meeting the RHNA for Very-Low and Low income over eight years with the goal of achieving 100% of the units in low to medium density designations and high median income areas".

Warm regards,



*Jose A. Jauregui he / him*  
Housing Policy Analyst  
Housing Policy Development  
Housing & Community Development  
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833  
[REDACTED]



**From:** Veronica Tam <[REDACTED]>  
**Sent:** Monday, March 4, 2024 11:28 AM  
**To:** Jauregui, Jose @HCD <Jose.Jauregui@hcd.ca.gov>; McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>  
**Cc:** Erin Walters <EWalters@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Jennifer Armer <JArmer@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>  
**Subject:** Program J and AY Revisions

Hi Jose and Paul –

A reminder that we are having a Town Council meeting tomorrow night. It would be very helpful if we can get your review of these two programs and any suggested changes. We believe Jose was comfortable with all other revisions.

Veronica

Veronica Tam, AICP  
Principal  
[Veronica Tam and Associates, Inc.](#)  
[REDACTED]