



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 03/05/2024

ITEM NO: 9

DESK ITEM B

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:

Attachment 26 contains a timeline of the Draft Revised Housing Element since December 1, 2023.

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

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 (continued):

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

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 the March 5, 2024 Desk Item:

25. Feedback from HCD Regarding Programs J and AY

Attachment Received with this Desk Item B:

26. Draft Revised Housing Element Timeline Since December 1, 2023

Draft Revised Housing Element Timeline Since December 1, 2023

- **December 1, 2023** – The Town received HCD’s comment letter on the Draft Revised Housing Element as formally submitted to HCD on October 2, 2023, along with additional revisions submitted on November 28, 2023.
- **December 13, 2023** – Staff and the Housing Element consultant met with the Town’s HCD reviewer and Senior Program Manager, Paul McDougall to discuss the December 1, 2023, HCD comment letter.
- **December 19, 2023** – The Town Council unanimously voted to follow a five-step process regarding the Housing Element update and provided direction to staff.
- **December 24, 2023** – The Town’s Housing Element consultant requested informal feedback from the Town’s HCD reviewer on the Town’s draft approach for addressing a portion of HCD’s comments from the December 1, 2023, letter.
- **January 16, 2024** – The Town Council met to review and discuss proposed revisions to the Draft Revised Housing Element and provided direction to staff.
- **January 18, 2024** – Staff and the Housing Element consultant met with the Town’s HCD reviewer and received an informal preliminary review matrix in response to the draft approach described on December 24, 2023, and discussed by Town Council on January 16, 2024.
- **January 18, 2024** – The Housing Element Advisory Board met to review and discuss proposed revisions to the Draft Revised Housing Element and provided recommendations for future Town Council consideration.
- **February 1, 2024** – The Town’s Housing Element consultant requested informal feedback from the Town’s HCD reviewer on the proposed revisions to the Draft Revised Housing Element in response to the January 18, 2024, HCD informal preliminary review matrix.
- **February 6, 2024** – The Town Council met to review and discuss proposed revisions to the Draft Revised Housing Element. The Town Council approved a motion to incorporate additional modified language to Programs J and AY.
- **February 9, 2024** – The Town’s Housing Element consultant requested informal feedback from HCD on the modified language to Programs J and AY.

- **February 20, 2024** – Staff and the Housing Element consultant received a second HCD informal preliminary review matrix in response to the February 1, 2024, and February 9, 2024, request for informal feedback.
- **February 20, 2024** – The Town Council met to review and discuss proposed revisions to the Draft Revised Housing Element. The Town Council approved a motion to incorporate modified language to Programs J and AY.
- **February 22, 2024** – Town staff requested a meeting with the Town’s HCD reviewer to discuss the second informal preliminary review matrix prior to the March 5, 2024, Town Council meeting.
- **March 1, 2024** – Town staff and the Housing Element Consultant with the Town’s HCD reviewer for a live editing meeting where staff was able to share the Town’s draft approach in addressing the HCD preliminary review matrix comments received on February 20, 2024. The HCD reviewer requested that staff provide additional analysis for the proposed language in Programs J and AY.
- **March 1, 2024** – Town staff provided the additional analysis to the Town’s HCD reviewer to be shared with HCD Senior Program Manager Paul McDougall for discussion and feedback.
- **March 4, 2024** – Town staff and the Housing Element consultant received feedback from the Town’s HCD reviewer that the proposed language for Programs J and AY were “generally, ok” and suggested additional language for the quantified objective of the program.
- **March 5, 2024** – Town Council meeting to review and discuss the proposed revisions to the Draft Revised Housing Element and provide direction to staff on the next steps.