

| Programs | |
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| <p>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' RHNA for lower income households.</p> | Community Development Department |
| | Timeframe |
| | Upon adoption of the Housing Element |
| | Funding Source |
| | None required |
| | Quantified Objective |
| | Deliver Housing Element |
| | Performance Metric(s) |
| | Delivery of Housing Element |
| <p>I Senior Housing Resources</p> <p>Provide financial assistance for health, safety, emergency and accessibility home repairs to low-income seniors and low-income mobile homeowners through the Below Market Price Program funds, subject to availability of Program funds.</p> <p>Provide regularly updated senior housing resource materials at the Adult Recreation Center, Library, and Farmers' Market.</p> | Implementation Policies |
| | HE-1.6 Universal Design HE-2.7 Senior Housing HE-2.8 Equal Housing and Special Needs HE-6.1 Fair Housing HE-6.2 Financial Assistance HE-6.3 Housing for Persons with Special Needs HE-6.4 Affordable Housing Awareness |
| | Responsible Department/Review Authority |
| | Community Development Department and the Town Council |
| | Timeframe |
| | Ongoing and annual effort Update materials annually |
| | Funding Source |
| | Town Affordable Housing Funds |
| | Quantified Objective |
| | Maintain the existing housing stock by funding three home repairs to lower income seniors annually |
| | Performance Metric(s) |
| | Measure the number of units assisted versus the need |
| | <p>J Small Multi-Unit Housing, "Missing Middle"</p> <p>The Housing Element supports the land use goal of providing opportunities for housing that can accommodate the needs, preferences, and financial capabilities of current and future residents in terms of different housing types, tenures, density, sizes, and costs. Specifically, the Town aims to create mixed residential neighborhoods through</p> |
| HE-1.5 Variety of Housing Choices HE-2.4 Rental Housing HE-3.3 Efficient Development Processing | |
| Responsible Department/Review Authority | |
| Community Development Department | |
| Timeframe | |
| December 2024 | |
| Funding Source | |

10. Housing Element

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| <p>new and innovative housing types that meet the changing needs of Los Gatos households and expand housing in a variety of neighborhoods. These housing types include, but are not limited to, single dwelling units, multifamily dwelling units, accessory dwelling units, small and micro units, use of pre-fabricated homes, and clustered housing/cottage housing. The Town will also promote small multi-unit housing that increases density. This includes multi-family units or clustered residential buildings that provide relatively smaller, less expensive units within existing neighborhoods.</p> <p>Modify the Zoning Code to facilitate small multi-unit housing in certain low and medium density designations. This includes creating mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Los Gatos households and expand housing choices in a variety of neighborhoods. Housing types include, but are not limited to single dwelling units, multifamily dwelling units, accessory dwelling units, small and micro units, use of prefabricated homes, and clustered/cottage housing. The modification of the Zoning Code to facilitate the development of small multi-unit housing will occur in a variety of neighborhoods throughout the Town except for in the Very High Fire Hazard Severity Zones, hillside residential zones, and historic districts.</p> <p>Small multi-unit housing is defined as multiple units on a single parcel (whether attached or detached) that are compatible in scale and form with detached single-family homes. Common housing types include duplexes; triplexes; fourplexes; courtyard apartments; cottage courts; townhomes; triplex stacked (vertical); and live-work spaces.</p> <p>Promote this program through publication, to include the following information: Low rise multi-family dwelling units ranging from two to 10 units can help meet the needs of families, seniors and students. Permit processing times tend to be shorter than larger multi-family buildings</p> | None required |
| | Quantified Objective |
| | <p>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) over eight years with the goal of achieving 100% of the units in low to medium density designations and high median income areas.</p> |
| | Performance Metric(s) |
| | <p>Complete Zoning Code amendment by December 2024 and track the number of entitled Planning applications received per year</p> |

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| <p>due to the low-rise nature of the structures.</p> <p>Research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, amend applicable ordinances and development standards to facilitate and allow for their development at the maximum density.</p> <p>Pursue establishment of a maximum average unit size as a tool to moderate unit sizes for developments over a certain size but to allow flexibility for a range of unit sizes.</p> | |
| <p>K</p> <p>Lot Consolidation</p> <p>The Town will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation, lot assemblage and redevelopment in mixed use and commercial areas. Based on this feedback, within two years of Housing Element adoption, the Town will adopt the development of a Lot Consolidation Ordinance to include specific incentives such as: flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking, reduced fees, and streamlined permit processing through administrative staff review. Upon adoption of the Ordinance, the Town will work with property owners that are receptive to lot consolidation/lot assemblage to assist them in facilitating the parcel merge process in a streamlined and timely manner.</p> | Implementation Policies |
| | HE-3.4 Lot Consolidation |
| | Responsible Department/Review Authority |
| | Community Development Department |
| | Timeframe |
| | June 2025 |
| | Funding Source |
| | None required |
| | Quantified Objective |
| | Facilitate nine lot consolidations. |
| Performance Metric(s) | |
| Complete Zoning Code amendment | |
| <p>L</p> <p>Below Market Price Program</p> <p>Conduct a study to evaluate the existing BMP Program and recommend changes to the program to increase the number of lower-income units and units for special needs groups constructed townwide. The study will include evaluation of the implementation of the BMP Program to date, including impacts to market rate housing related to current market conditions, project applications, estimated affordable housing requirements, fee collection, and actual construction of</p> | Implementation Policies |
| | HE-2.7 Senior Housing HE-3.1 Regulatory Incentives for Affordable Housing HE-4.1 Property and Housing Conditions HE-4.2 Multi-family Housing Acquisition Improvement |
| | Responsible Department/Review Authority |
| | Community Development Department |
| | Timeframe |
| Complete study by June 2025 and implement recommended policy actions by December 2028 | |