

TOWN OF LOS GATOS
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SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE OF THE TOWN OF LOS GATOS JUNE 24, 2009 HELD AT THE NEIGHBORHOOD CENTER, 208 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:35 pm by John Bourgeois.

ATTENDANCE

Members present: John Bourgeois, Barbara Cardillo, Marcia Jensen, Tom O'Donnell, Jane Ogle, Joe Pirzynski, and Chuck Sloan

Members absent: Barbara Spector

Staff present: Wendie Rooney, Director of Community Development and Joel Paulson, Associate Planner.

Public attendees: Eric Morley

VERBAL COMMUNICATIONS:

None

ITEM 1 Affordable Housing Strategies

Joel Paulson stated that the April 2009 Draft is a result of the Committee's March 25, 2009, review and comments. The meeting information packet contains both the revised copy and the copy with the changes identified in Track Changes Format.

Committee Comments:

John Bourgeois asked whether the Committee's former request to add a goal that the Town encourages mixed income housing developments had been included.

Barbara Cardillo stated that it was addressed in the first paragraph on Page 8. The Committee discussed if the goal statement sufficiently addressed their concerns, and Mr. Pirzynski suggested adding "whenever possible" before "...mixed income housing developments." The Committee agreed to revise the goal consistent with Mr. Pirzynski's suggestion.

Marcia Jensen asked if paragraph 2 on page 9 affects the Town's ability and desire to provide age restricted housing.

Joel Paulsen explained that it does not eliminate the ability to provide age restricted housing. However, per RDA Housing requirements, the Town cannot spend more than

42 percent of its total RDA Housing Funds on senior or age restricted housing. This percentage is consistent with the percent of low income household in the Town with a member over the age of 65.

Jane Ogle referenced Table 3 on Page 4 and commented on the income ranges and the difficulty in trying to provide housing for the very low income category. Mr. Pirzynski noted that the Town uses the Santa Clara County HUD maximum incomes. The Committee discussed the difficulty in trying to achieve this level of affordability.

Marcia Jensen commented on Section 4 (Provide Zero Interest Loans for Secondary Dwelling Units) on Page 17. She asked whether the Town should subsidize the construction of secondary units that may end up housing family member/s of the primary residential dwelling. Mr. Paulson commented that staff is working with the Town Attorney on deed restriction language that would be imposed on the property that has a subsidized secondary unit. He further commented that the Town Council has been supportive of this program, but it has not yielded many new units.

Chuck Sloan asked how the Town would monitor this program to ensure that the units are rented to qualifying recipients. Mr. Paulson noted that the staff is working with the Housing Trust on the monitoring process and that this information will be included in the Affordable Housing Strategies Council report.

Chuck Sloan asked about the marketing of these affordable housing programs and how potential recipients find out about their availability. Mr. Paulson commented that the programs will be publicized on the Town's website.

Marcia Jensen asked if the secondary dwelling units will need to meet all zoning requirements. Mr. Paulson answered yes.

Marcia Jensen commented on the improvement made to Table 1 in the Appendix. She asked if the table would be used to evaluate proposals. Mr. Paulson answered yes. Ms. Jensen noted that there should be some type of tracking system and annual evaluation. She also noted that the tracking should include the number of historic units that are destroyed in addition to those preserved.

Joe Pirzynski asked why Park Avenue on Appendix B was in red font. Mr. Paulson noted that the red font indicated that the item was added from the previous draft.

Chuck Sloan asked if the Planning Commission reviews this document. Mr. Paulson noted that the Planning Commission is not required to review this document and that the Town Council has final approval.

Other than the one addition stated in these minutes, the Committee did not make any other changes to the April 2009 draft of the Affordable Housing Strategies and forwarded the document to the next reviewing body.

APPROVAL OF MINUTES

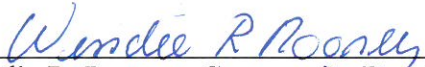
Wendie Rooney noted that the Committee had asked her to review the minutes for clarity purposes. Ms. Rooney commented that to ensure the minutes are more clear, all documents that are referenced in the minutes will be dated and that the sections, and, in relevant cases, the paragraphs that are germane to the Committee's comments will be noted. The Committee indicated that the minutes were much clearer and would suffice.

Joe Pirzynski made a motion to approve the minutes; Mr. O'Donnell seconded the motion; and the committee voted 7-0 to approve the March 25, 2009 and April 22, 2009 minutes.

ADJOURNMENT

Meeting was adjourned at 5:55 PM. The next meeting of the General Plan Committee is scheduled for July 8, 2009.

Prepared by:



Wendie R. Rooney, Community Development Director