

Affordable Housing

September 29, 2020



OVERVIEW



- What is affordable housing?
- What is Los Gatos currently doing to create affordable housing?
- What are some new ideas under consideration?

2020 Income Requirements

Santa Clara County Area Median Income: \$141,600

| | 1 Person HH | 2 Person HH | 3 Person HH | 4 Person HH | 5 Person HH | 6 Person HH |
|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Ext. Low (30%) | \$33,150 | \$37,900 | \$42,650 | \$47,350 | \$51,150 | \$54,950 |
| Very Low (50%) | 55,300 | 63,200 | 71,100 | 78,950 | 85,300 | 91,600 |
| Low (80%) | 78,550 | 89,750 | 100,950 | 112,150 | 121,150 | 130,100 |
| Median (100%) | 99,100 | 113,300 | 127,450 | 141,600 | 152,950 | 164,250 |
| Mod. (120%) | 118,950 | 135,900 | 152,900 | 169,900 | 183,500 | 197,100 |

AFFORDABLE
HOUSING



Who can meet these income requirements?

- *Teacher*
- *Fire Fighter*
- *Retail Clerk*
- **Stylists**
- **Construction Workers**
- **Public Employees**
- **Health Workers**
- **Service Workers**

AFFORDABLE
HOUSING



Missing Middle Housing

Those who earn too high an income to qualify for traditional Affordable Housing, but too low to buy or rent at market price



AFFORDABLE
HOUSING



Los Gatos has been Proactive

- *Below Market Price Program*
- *“Teacher” Housing Project*
- *Accessory Dwelling Units*

EXISTING LG
PROGRAMS



Inclusionary Housing

- *10 - 20% units on site must be affordable*
- *Integrated into the overall development*
- *Deed restricted for 50+ years*
- *Rental and ownership units*

BELOW MARKET
PRICE PROGRAM



Production to Date

- **119 Rental Units (Deed Restricted)**
- **55 For Sale Units (Deed Restricted)**
- **49 Approved, Not Yet Constructed Very Low Income Senior Rental Units (North 40)**
- **191 Units Not Deed Restricted**

**BELOW MARKET
PRICE PROGRAM**



Proposed Changes

- *Reduce in-lieu fee options*
- *Have more units built*
- *Increase rental income level from 80% to 120%*

BELOW MARKET
PRICE PROGRAM

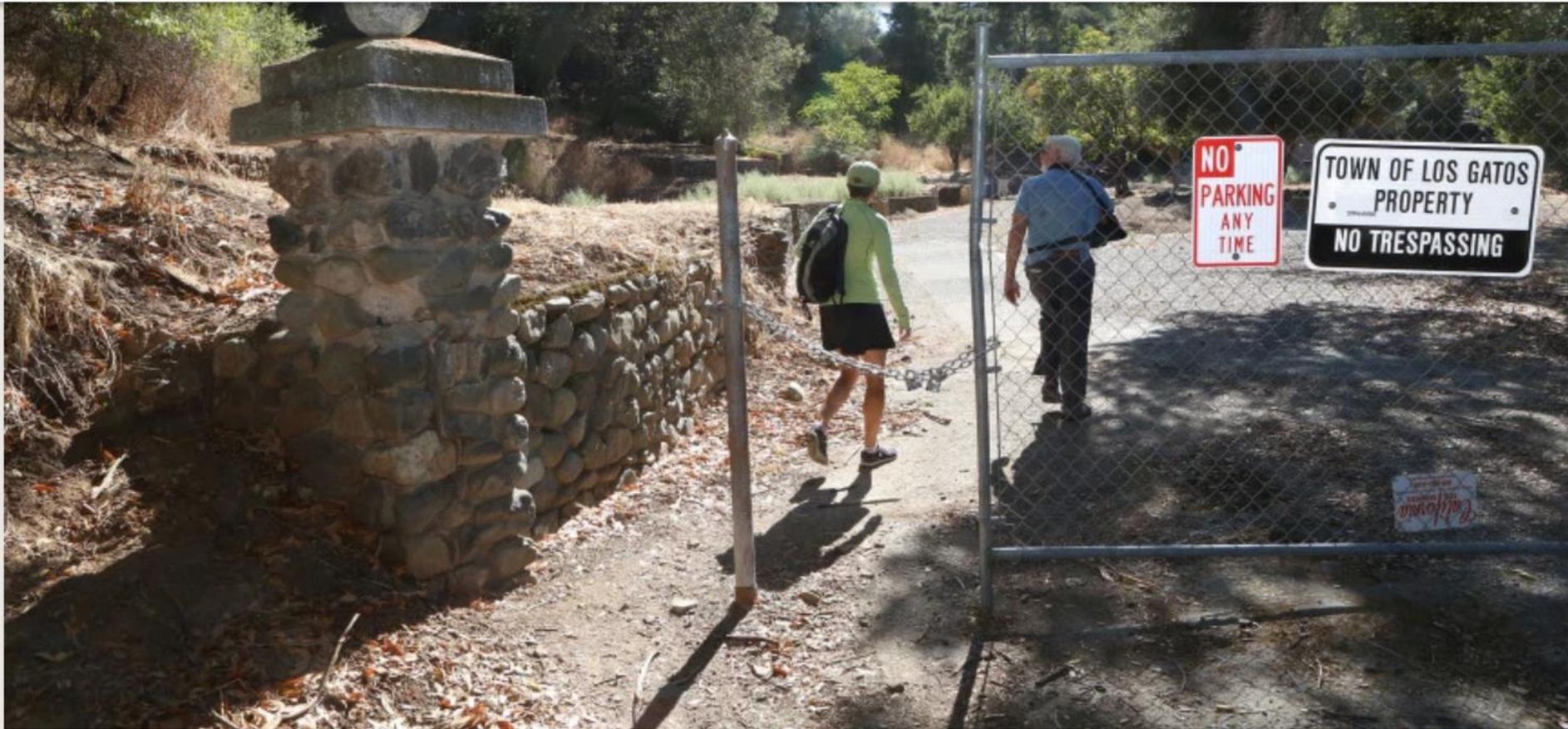


“Teacher” Housing



The
Mercury
News

Teacher housing coming to Los Gatos



(Photograph by George Sakkestad)

The Los Gatos Town Council unanimously approved plans Tuesday night for four affordable homes to be built for teachers at 20 Dittos Lane, near the downtown shopping district. (Photograph by George Sakkestad)



Accessory Dwelling Units

- *Over 400 ADUs*
- *Mid-80's grandfathering*
- State law evolving
- 2017 - 4 units
- 2018 - 41 units
- 2019 - 51 units
- ADU up to 1,200 sq. ft.
- Junior ADU up to 500 sq. ft.

EXISTING LG
PROGRAM



General Plan Update

- Changes to density ranges
- Ability to do more than one unit within the footprint of a single-family home
- Creating more mixed-use opportunities
- Increased height in strategic locations

NEW IDEAS



NEXT STEPS



- On 10/6, the Council will consider updates to the Los Gatos Below Market Price program
- On 10/6, the Council will consider ideas from this workshop
- Participate in the General Plan Update process: www.losgatos2040.com
- On 11/5, the GPAC will consider Draft Land Use Element