



TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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CIVIC CENTER
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LOS GATOS, CA 95030

February 13, 2023

Paul McDougall
State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Re: Town of Los Gatos 2023-2031 Adopted Housing Element

Dear Mr. McDougall,

This letter serves to transmit the Town of Los Gatos' adopted 6th Cycle 2023-2031 Housing Element.

This modified Housing Element responds to the comment and feedback from the State Department of Housing and Community Development's (HCD) January 12, 2023, letter on Los Gatos' Initial Draft with regards to modification of the Sites Inventory to assume development at a minimum density and the addition of two new sites to ensure that the Town meets its Regional Housing Needs Allocation (RHNA).

Revisions to the Housing Element

In response to HCD's feedback, the Town has modified Appendix D, Sites Inventory Analysis, and Appendix H, Sites Inventory Form, to assume development at a minimum density. This modification was reviewed by the Town's Planning Commission and Town Council at publicly noticed hearings on January 11, 2023, and January 30, 2023.

Housing Sites Inventory

With these modifications to the Sites Inventory, the Housing Element maintains an inventory that provides housing capacity for 2,312 housing units. This inventory accommodates a buffer of approximately 16 percent above the Town's RHNA of 1,993 housing units.

Public Review

On January 30, 2023, the Los Gatos Town Council adopted the 2023-2031 Housing Element with modifications to the Sites Inventory, making the finding that it is in substantial compliance with State law.

Pursuant to Government Code 65585(b)(1), the Town has posted the modifications to the Town's Housing Element website and provided notification to all individuals and organizations that previously requested notices, as well as all parties on the Town's notification list, including those who have previously commented on the Draft Housing Element. The adopted Housing Element was

posted on February 3, 2023, seven days prior to submittal of the adopted Housing Element to HCD for review consistent with AB 215 requirements.

Included in this resubmittal are two versions of the adopted 2023-2031 Housing Element, one with track changes and one clean copy, an electronic copy of the Sites Inventory Form, a copy of the resolution adopting the 2023-2031 Housing Element, and written comments submitted to the Town during the seven-day public review period.

The Town is in the process of addressing the remaining comments found in the January 12, 2023, HCD findings/comment letter and will be resubmitting a revised Housing Element after the revisions have been completed.

We look forward to continuing to work with HCD staff during the review of Los Gatos' 6th Cycle Housing Element to ensure the Town establishes a robust and inclusive plan for housing for 2023-2031. The Town looks forward to direction and feedback from HCD that would assist the Town in this evaluation and decision-making process. Questions or comments on the Housing Element may be directed to the following Town contacts:

Joel Paulson, Community Development Director
jpaulson@losgatosca.gov
408-354-6879

Jennifer Armer, Planning Manager
jarmer@losgatosca.gov
408-399-5706

Sincerely,



Joel Paulson
Community Development Department
Town of Los Gatos

Enclosures:

- Adopted 2023-2031 Housing Element with track changes
- Adopted 2023-2031 Housing Element clean copy
- Electronic copy of the Sites Inventory Form
- Resolution adopting the 2023-2031 Housing Element
- Written comments submitted to the Town during the seven-day public review period