



TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
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LOS GATOS, CA 95030

October 2, 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 Draft Revised 2023-2031 Housing Element

Dear Mr. McDougall,

This letter serves to transmit the Town of Los Gatos' Draft Revised 2023-2031 Housing Element.

Previous Submittal – March 31, 2023

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. On February 13, 2023, the Town submitted the adopted 2023-2031 Housing Element to HCD for review and comment. A comment letter was received from HCD on April 14, 2023.

On March 31, 2023, the Town resubmitted a Draft Revised Housing Element to HCD for review and comment based on the remaining comments from the January 31, 2023 comment letter. A comment letter was received from HCD on May 30, 2023.

Draft Revisions

This Draft Revised Housing Element responds to the comments provided by HCD in the May 30, 2023, letter. The Town has made several modifications to the Housing Element, including but not limited to the following:

- The capacity of the Sites Inventory and Pipeline Projects was refined to account for the net capacity of sites with existing housing units;
- The removal of Site A-1 from the Sites Inventory due to the housing capacity resulting in less than the exiting number of units on-site. This results in a total of 48 sites in the modified Sites Inventory.
- The income distribution for Sites D-3, D-4, and D-5 was modified to place all housing units in the above moderate-income category since each site is less than half an acre and deemed inadequate to accommodate housing for lower-income housing.
- Housing units that were approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period were accounted for in Table 10-3 of Chapter 10;
- Additional analysis for the realistic development of non-vacant sites;
- Reorganization of the Implementation Programs through combining similar programs and removing programs that are required routinely;
- Reorganization of sections to improve cohesiveness;

- Additional AFFH maps and analysis, including, but not limited to the distribution of RHNA units by AFFH variables were provided, as well as an analysis of trends and patterns related to access to transportation on a local and regional level;
- Additional RCAA information and mapping;
- An assessment and prioritization of contributing factors to fair housing issues;
- Additional narrative of local knowledge on existing housing conditions;
- Additional narrative describing the Town's processing and permitting timelines;
- Further analysis on potential governmental constraints;
- A Senate Bill 9 analysis describing the number of non-historic parcels in the Town that would be eligible for a lot split or two-unit housing development; and
- The addition of Appendix I including and responding to public comments received on the Housing Element.

An expanded summary of these changes and detailed response to the May 30, 2023, letter with reference to the specific sections of the Housing Element that have been updated has been attached.

Housing Sites Inventory

The sites, calculated at their net, minimum density, in addition to Accessory Dwelling Unit Projections, Senate Bill 9 Projections, Pipeline Projects, and RHNA credits for housing units that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period have a total, net capacity of 2,708 units. This inventory accommodates a surplus of approximately 57 percent above the Town's RHNA of 1,993 housing units.

Public Review

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 Housing Element. The Draft Revised Housing Element was posted on September 22, 2023, seven days prior to submittal of the Draft Revised Housing Element to HCD for review, consistent with AB 215 requirements.

Included in this resubmittal is the Town's response memorandum to HCD's May 30, 2023, Findings/Comment Letter, two versions of the Draft Revised Housing Element, one with track changes and one clean copy, an electronic copy of the Sites Inventory Form, and written comments submitted to the Town during the seven-day public review period, September 22, 2023 through September 29, 2023.

The Draft Revised Housing Element was posted for seven days and public comments were provided that were in most instances, requests for technical details. In response to the suggestions for stronger commitments to foster affordable housing, the Town may continue to refine the existing language through work with the Housing Element Advisory Board in future rounds of revisions along with any additional requests from HCD; however, the Town has made substantial progress in addressing previous HCD comments and wishes to move forward with resubmittal at this time.

On behalf of the Town of Los Gatos, thank you for the review of the Town of Los Gatos' Draft Revised Housing Element. The Town looks forward to direction and feedback from HCD that would assist the Town in the evaluation and decision-making process to bring the Housing Element into a compliance status by or before the end of the 60-day review period. Questions or comments on the Housing Element may be directed to:

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

Sincerely,



Joel Paulson
Community Development Department
Town of Los Gatos

Enclosures:

- Response Memorandum to HCD's May 30, 2023, Findings/Comment Letter
- Town of Los Gatos Draft Revised 2023-2031 Housing Element with track changes
- Town of Los Gatos Draft Revised 2023-2031 Housing Element clean copy
- Electronic copy of the Sites Inventory Form
- Written Comments Submitted to the Town During the Seven-Day Public Review Period - September 22, 2023 through September 29, 2023