

Review of Previous Housing Element

E
APPENDIX

Appendix E. Review of Previous Housing Element

E.1 Introduction

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify those areas where progress was made and those areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element.
- Progress on Implementation.
- Appropriateness in Goals, Objectives, and Policies.

E.2 Effectiveness of the Element

The Town of Los Gatos' 2015 Housing Element identified the following goals:

- Expand the choice of housing opportunities for all economic segments of the community by supporting the development of affordable housing in a variety of types and sizes, including a mixture of ownership and rental housing.
- Maintain and/or adopt appropriate land use regulations and other development tools to encourage the development of affordable housing that is compatible with the neighborhood and the community.
- Preserve existing residential opportunities, including the existing affordable housing stock.
- Ensure that all persons have equal access to housing opportunities.
- Retain and expand affordable housing opportunities for seniors.
- Mitigate Town governmental constraints to affordable and special needs housing development.
- Encourage residential construction that promotes green building and energy conservation practices.
- Ensure that the Town has sufficient resources and takes appropriate measures to implement the Housing Element.
- Maintain the Town's 2005 jobs-to-household ratio of 1.5 jobs per household.

In order to achieve these goals, the 2015 Housing Element listed a series of policies and programs. The policies covered a range of housing concerns, including appropriate zoning for lower and moderate-income households, assisting in developing affordable housing, removing governmental constraints, conserving the existing affordable housing stock, preventing the conversion of affordable units to market rate, and promoting equal housing opportunities for all persons. The policies comply with State housing law guidelines.

E.3 Progress on Implementation

To assess the Town's progress on implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;
- Production of Housing;
- Preservation of "At Risk" Units; and
- Rehabilitation of Existing Units.

Each of these areas is discussed in detail below.

Overview of Adopted Programs

Table E-1 below identifies all of the actions the Town committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015 to 2023 planning period. Where a program is recommended to be continued in the current Housing Element, that program appears in Section 10.6 of Chapter 10. In updating the Housing Element, the Town took a critical evaluation of the 2015 Housing Element

programs. Programs that are considered routine functions are removed from the 2023-2031 Housing Element as specific housing programs. Housing programs that are intended to achieve similar objectives are combined to eliminate redundancy.

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Table E-1 Overview of Adopted Programs

No.	Programs (The text provided in this column is a synopsis only; for complete program language refer to the 2015 Housing Element)	Achievements/Effectiveness	Continue/Modify/Delete
Goal HOU-1	Expand the choice of housing opportunities for all economic segments of the community by supporting the development of affordable housing in a variety of types and sizes, including a mixture of ownership and rental housing.		Modify as Goal HE-1.
Policy HOU-1.1	Develop and utilize all available housing funding resources in order to provide the maximum amount of affordable housing as feasible.		Modify as Policy HE-2.1.
Policy HOU-1.2	Work with nonprofit agencies and housing developers to plan and develop a mix of affordable housing opportunities in Los Gatos.		Modify as Policy HE-2.9.
Actions/Implementation Programs			
1.1	Continue to implement the Below Market Price (BMP) program and evaluate it annually to ensure it is not a constraint to development.	BMP Program has been implemented on all residential projects that meet the criteria.	Modify as Implementation Program L.
1.2	Amend the Town Code to allow new deed restricted Accessory Dwelling Units (ADU) to be affordable to lower income households on non-conforming residential lots over 10,000 square feet and in the Hillside Residential Zone on sites that are larger than 5 acres.	Town Code has been amended to address this.	Delete.
1.3	Continue to provide up to a 100 percent density bonus for developments that include housing for elderly, handicapped, and/or very low and low-income households.	This is an incentive that has been available to projects that meet the criteria. There are still opportunities to fulfill this program and a modified version of this program will be continued.	Modify as Implementation Program R.
1.4	Using BMP in-lieu fees, implement the proposed programs and initiatives of the Town's Affordable Housing Strategies to increase and preserve affordable housing, such as purchasing affordability covenants in existing apartments.	Use of BMP in-lieu fees will be considered as opportunities arise and direction is provided to utilize the Town's BMP in-lieu fees. There are still opportunities to fulfill this program and a modified version of this program will be continued.	Modify as Implementation Program P.
1.5	Hold a periodic outreach meeting with affordable housing developers to discuss the development of housing affordable to extremely low-income households.	The Town will consider incentives when projects of this nature are proposed. There are still opportunities to fulfill this program and it is being continued but modified.	Modify as Implementation Program O.

No.	Programs (The text provided in this column is a synopsis only; for complete program language refer to the 2015 Housing Element)	Achievements/Effectiveness	Continue/Modify/Delete
1.6	Encourage the creation of housing that is affordable to extremely low-income households by considering allocating a percentage of the Town's Affordable Housing (Below Market Price) fund to subsidize housing for extremely low-income households.	Use of BMP in-lieu fees will be considered as opportunities arise and direction is provided to utilize the Town's BMP in-lieu fees.	Modify as Implementation Program N.
1.7	The Town will rezone 13.5 acres within the North 40 Specific Plan area within three years of Housing Element adoption at minimum a density of 20 dwelling units per acre to facilitate affordable housing production.	This was completed. 320 housing units were approved with a majority under construction.	Delete. The North Forty Specific Plan was adopted by the Town Council on June 17, 2015.
1.8	To assist the development of housing for lower income households on sites larger than ten acres, the Town will facilitate land divisions and lot line adjustments to result in parcels sizes between one to ten acres that facilitate multiple-family developments affordable to lower income households in light of state, federal and local financing programs.	When this type of project is submitted, it is given priority. There are still opportunities to fulfill this program and a modified version of this program will be continued.	Modify as Implementation Program K.
Goal HOU-2	Maintain and/or adopt appropriate land use regulations and other development tools to encourage the development of affordable housing that is compatible with the neighborhood and the community.		Delete.
Policy HOU-2.1	Continue to designate sufficient, residentially zoned land at appropriate densities to provide adequate sites to accommodate Los Gatos' RHNA for 2015–2023.		Modify as Policy HE-1.1.
Policy HOU-2.2	Ensure that the Town will provide sufficient land at appropriate zoning categories to meet its RHNA for very low-, and moderate-income households, as demonstrated in the Housing Sites Inventory analysis in Chapter 6 of the Housing Element Technical Appendix.		Delete.
Policy HOU-2.3	Encourage mixed-use developments that provide affordable housing close to employment centers and/or transportation facilities, particularly along Los Gatos Boulevard and within a ½-mile radius of the future Vasona light rail station.		Modify as Policy HE-2.3.
Policy HOU-2.4	Demonstrate that all new residential development is sufficiently served by public services and facilities, including pedestrian and vehicular circulation, water and wastewater services, police, fire, schools, and parks.		Modify as Policy HE-1.3.
Policy HOU-2.5	New single-family, multi-family, and mixed-use developments shall be compatible with the character of the surrounding neighborhood.		Modify as Policy HE-1.4.
Policy HOU-2.6	Strive to ensure that at least 30 percent of the housing stock is rental units.		Modify as Policy HE-2.4.
Policy HOU-2.7	Create new affordable housing opportunities through acquisition using Affordable Housing Funds.		Delete.

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Actions/Implementation Programs			
2.1	Continue to implement the minimum density and affordable housing incentives within the AHOZ.	A project has not been submitted for 110 Knowles Avenue, the one parcel in Town with an AHOZ overlay.	The AHOZ will be removed from the Town Code and replaced with the Housing Element Overlay Zone. Currently the AHOZ only applies to one site in Town (Site F-1).
2.2	For multiple-family residential development within the North 40 and the Southbay AHOZ site, subject to by right development, the Town will amend the Town Code to add by right development findings that, among other item, state that if a project meets the objective review criteria contained in the AHOZ Design Guidelines or North Forty Specific Plan design guidelines the deciding body will approve the affordable housing proposal.	On August 1, 2017, the Town Council approved the Phase I application for the North Forty Specific Plan Area which included 320 residential units. A project for the Southbay AHOZ site was not submitted during the fifth cycle planning period.	Delete. Implementation Programs AQ and AR are proposed to modify the Zoning Code and General Plan to create the HEOZ for all sites located on the Sites Inventory. The AHOZ will be removed from the Town Code.
2.3	The Town Code (Zoning Regulations) will be amended to clarify that Transitional and Supportive Housing is permitted in all residential zones by right.	No projects were submitted during the fifth cycle for Transitional or Supportive Housing.	Modify as Implementation Program AP.
2.4	For multiple family residential development within the North 40 and the Southbay AHOZ site subject to by right development, the Town will amend the Town Code to add by right development findings that, among other item, state that if a project meets the objective review criteria contained in the AHOZ Design Guidelines or North Forty Specific Plan design guidelines the deciding body will approve the affordable housing proposal.	On August 1, 2017, the Town Council approved the Phase I application for the North Forty Specific Plan Area which included 320 residential units. A project for the Southbay AHOZ site was not submitted during the fifth cycle planning period.	Delete. Implementation Programs AQ and AR are proposed to modify the Zoning Code and General Plan to create the HEOZ for all sites located on the Sites Inventory. The AHOZ will be removed from the Town Code.
2.5	To ensure adequate residential capacity to accommodate the RHNA for each income category, the Town will develop and implement an ongoing formal evaluation procedure (project-by-project) of sites identified in the Sites Inventory.	If this situation arises the Town will comply with this requirement.	Continue as Implementation Program C.

No.	Programs (The text provided in this column is a synopsis only; for complete program language refer to the 2015 Housing Element)	Achievements/Effectiveness	Continue/Modify/Delete
Goal HOU-3	Preserve existing residential opportunities, including the existing affordable housing stock.		Modify as Goal HE-4.
Policy HOU-3.1	Encourage the maintenance and improvement of existing housing units.		Modify as Policy HE-4.1.
Policy HOU-3.2	Support the preservation and conservation of existing housing units that provide affordable housing opportunities for Town residents and workers.		Modify as Policy HE-4.4.
Policy HOU-3.3	Improve the quality of rental housing by acquisition and/or rehabilitation using Affordable Housing Fund.		Modify as Policy HE4-4.2.
Policy HOU-3.4	Preserve the affordability of units affordable to very low-, low-, and moderate-income households in Bonnie View Park, and enforce zoning regulations regarding conversion of mobile home parks in Los Gatos.		Continue as Policy HE-4.3.
Actions/Implementation Programs			
3.1	Continue to monitor affordable, multi-family housing units in the Town to ensure that they retain their affordability status.	No units have been converted to market rate rents.	Continue as Implementation Program AG.
3.2	The Town will continue to implement Section 29.20.155 of the Town Code that addresses conversions of residential use, specifically Section 29.20.155(a)(2) that requires that any proposed conversion satisfy the housing goals and policies as set forth in the General Plan.	This will be considered if a conversion of residential uses is proposed.	Continue as Implementation Program AH.
3.3	Continue to participate in the County of Santa Clara Community Development Block Grant Joint Powers Authority so Town residents can participate in County CDBG Housing Rehabilitation programs.	The Town still participates in these programs.	Continue as Implementation Program AI.
3.4	Continue to support countywide programs that provide assistance with minor home repairs and accessibility improvements for lower-income households, including special needs households.	The Town continues to support these programs.	Continue as Implementation Program AI.
Goal HOU-4	Ensure that all persons have equal access to housing opportunities.		Modify as Goal HE-6.
Policy HOU-4.1	Support housing programs that protect individuals' rights.		Modify as Policy HE-6.1.
Policy HOU-4.2	Continue to provide assistance to service providers who support special needs households such as seniors, persons with disabilities (including developmental challenges), and the homeless, such as Project Sentinel, Santa Clara County Housing Authority, and Santa Clara County Office of Supportive Housing.		Continue as Policy HE-6.3.

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No.	Programs (The text provided in this column is a synopsis only; for complete program language refer to the 2015 Housing Element)	Achievements/Effectiveness	Continue/Modify/Delete
Policy HOU-4.3	Continue to encourage Los Gatos households to participate in financial assistance programs provided in the County of Santa Clara.		Continue as Policy HE-6.2.
Actions/Implementation Programs			
4.1	Continue to provide a guide to developments that include affordable housing units as part of the Housing Resources Guide posted on the Town's website.	The Town Housing Resources Guide is updated when necessary and a modified version of this program will be continued.	Modify as Implementation Program AL.
4.2	Continue the administration of the Rental Dispute Resolution Program and consider revisions as necessary to make the program as effective as possible in protecting both tenants and landlords' rights.	The Town continues to use Project Sentinel to administer a Rental Dispute Resolution Program.	Continue as Implementation Program AM.
4.3	Continue to allow for an emergency shelter as a by-right permitted use in the Controlled Manufacturing (CM) zoning district, subject to appropriate development standards.	This program has been completed. The Town Code has been amended to address this.	Delete.
4.4	Continue to provide support for community and non-profit organizations providing supportive services for homeless persons in Los Gatos.	The Town continues to support organizations that provide supportive services for homeless persons.	Continue as Implementation Program Y.
4.5	Support the efforts of the Santa Clara County Fair Housing Consortium. Continue to make referrals through Project Sentinel and provide updated fair housing information on the Town's website and at public locations through the Town, such as the Adult Recreation Center and public kiosks.	Project Sentinel is a member of the Santa Clara County Fair Housing Consortium and administers the Town's Rental Dispute Resolution Program.	Modify as Implementation Program AM.
4.6	Support the efforts of non-profit affordable housing organizations that provide housing services in Los Gatos.	The Town has met with affordable housing organizations regarding potential development in Town and a modified version of this program will be continued.	Modify as Implementation Program Y.

No.	Programs (The text provided in this column is a synopsis only; for complete program language refer to the 2015 Housing Element)	Achievements/Effectiveness	Continue/Modify/Delete
4.7	Continue to support the County of Santa Clara's Continuum of Care plan, as well as the "Housing 1000" campaign by Destination: Home.	The Town continues to support Santa Clara County's Continuum of Care Plan and a modified version of this program will be continued.	Continue as Implementation Program U.
4.8	The Town shall amend the Town Code within one year of the Housing Element adoption to be consistent with the Employee Housing Act.	This program has been completed. The Town will comply with State Law if a project is proposed, or an issue comes up before the Town Code is amended.	Delete.
Goal HOU-5	Retain and expand affordable housing opportunities for seniors.		Modify as Goal HE-2
Policy HOU-5.1	Promote the Town's Housing Conservation Program to assist low-income seniors with basic home repairs and maintenance.		Delete.
Policy HOU-5.2	Allow and encourage small-scale living facilities of two to six seniors that may include nursing care services that can be integrated into existing neighborhoods as infill development.		Delete.
Policy HOU-5.3	Work with existing senior lifestyle living and assisted living facilities in Los Gatos, and support the development of new senior housing that includes continuum of care facilities within the Town.		Modify as Policy HE-2.7.
Actions/Implementation Programs			
5.1	Provide regularly updated senior housing resource materials at the Adult Recreation Center.	Senior resource materials are updated when necessary and this program will be continued.	Continue as Implementation Program I.
Goal HOU-6	Mitigate Town governmental constraints to affordable and special needs housing development.		Modify as Goal HE-3
Policy HOU-6.1	Continue expediting the permit processing system for affordable residential development applications.		Modify Policy HE-3.3.
Policy HOU-6.2	Encourage universal design features in all new residential developments, to supplement the Title 24 requirements.		Modify as Policy HE-1.6.
Policy HOU-6.3	Support the rehabilitation and modification of housing to allow accessible to people of all abilities.		Delete.

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No.	Programs (The text provided in this column is a synopsis only; for complete program language refer to the 2015 Housing Element)	Achievements/Effectiveness	Continue/Modify/Delete
Policy HOU-6.4	Support the provision of permanent, affordable, and accessible housing that allows persons with special needs to live independent lives. For the purposes of this Housing Element “persons with special needs” include extremely low-income households, the elderly, overcrowded and large-family households, the homeless population, those in need of emergency shelter, youth aging out of foster care, female-headed or single-parent households, and persons with disabilities, including developmental challenges.		Continue as Policy HE-2.8.
Policy HOU-6.5	Support efforts to provide coordinated services for persons with special needs in the Town.		Modify as Policy HE-6.3.
Actions/Implementation Programs			
6.1	Regularly review Town planning and zoning regulations and remove affordable housing development constraints as appropriate.	The Town's Housing Element contains a number of items that limit or remove constraints and this program will be continued in multiple implementation programs to reduce constraints and encourage housing.	Modify as Implementation Programs B, AA, AC, AQ, and AR to reduce constraints and encourage housing.
6.2	Continue to enforce Section 29.10.505–530 of the Town Code to ensure equal access to housing for persons with disabilities under the Fair Housing Act and provide specific procedures for requesting and granting reasonable accommodations.	This has not yet been completed and this program will be continued.	Continue as Implementation Program V.
6.3	Remove constraints to housing for persons with disabilities and encourage accessible housing in new residential developments.	Removal of constraints is considered when necessary. A modified version of this program will be continued.	Modify as Implementation Program AP.
6.4	Give priority to special needs housing by allowing for reduced processing time and streamlined procedures for such appropriate zoning/land use applications.	If a project of this nature is submitted, it will be given priority and a modified version of this program will be continued.	Modify as Implementation Program AP.
6.5	Include preferential handling of special needs populations in management plans and regulatory agreements of funded projects.	Will be considered when plans are adopted, and projects are funded, and a modified version of this program will be continued.	Modify as Implementation Program X.

No.	Programs (The text provided in this column is a synopsis only; for complete program language refer to the 2015 Housing Element)	Achievements/Effectiveness	Continue/Modify/Delete
6.6	Explore opportunities to work with local and/or regional partners to provide rental assistance for persons with developmental challenges.	The Town will explore opportunities with local and/or regional partners during the Housing Element update process and a modified version of this program will be continued.	Modify as Implementation Program X.
6.7	Consider development of universal design enhancements to existing design guidelines and standards to encourage the inclusion of universal design features in new construction. Periodically study every two years and adopt as appropriate specific revisions or amendments to the Town's development documents as part of the Town Building Code.	This was completed. The Town considers enhancements to universal design and the Town requires universal design features in new construction consistent with Building Code requirements.	Delete.
6.8	Increase awareness of universal design principles by periodically educating the Town Council, Commissions, and Boards about universal design and making information available to residents and builders at the Community Development Counter.	This was completed. The Town takes appropriate actions to increase awareness of universal design principles.	Delete.
6.9	Continue to work with the local California Department of Developmental Services Regional Center to continue to inform families within Los Gatos on housing and services available for persons with developmental challenges.	The Town works with the California Department of Developmental Services to inform citizens of available services and a modified version of this program will be continued.	Modify as Implementation Program X.
6.10	On a biannual basis, continue to review, evaluate, update, and streamline as necessary, the development process for housing developments that will guarantee affordable units on a long-term basis for very low-, low-, and moderate-income households.	The Town considers improvements to the development review process for affordable housing projects when they are proposed.	Delete.
Goal HOU-7	Encourage residential construction that promotes green building and energy conservation practices.		Continue as Goal HE-5
Policy HOU-7.1	Encourage sustainable housing development throughout the Town using the Town's voluntary green building program by continuing to require that all residential development applications complete the Build It Green GreenPoint Rated Checklist as part of the development application package.		Modify as Policy HE-5.1.
Policy HOU-7.2	Promote the construction of energy efficient new homes utilizing the Energy Star Homes Program.		Delete.

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Actions/Implementation Programs			
7.1	Continue to enforce State of California Title 24 requirements for energy conservation.	The Town enforces Title 24 requirements, and this program will be continued.	Continue as Implementation Program AK.
Goal HOU-8	Ensure that the Town has sufficient resources and takes appropriate measures to implement the Housing Element.		Delete.
Policy HOU-8.1	All approvals of residential developments of three or more units shall include a finding that the proposed development is consistent with the Town's Housing Element and addresses the Town's housing needs as identified in the Housing Element.		Delete.
Policy HOU-8.2	Provide adequate management and staffing of affordable housing funds and programs.		Delete.
8.1	Prepare an annual housing report for the review of the Town Council including information on progress made towards achieving new construction need, affordable housing conserved/developed, effectiveness of existing programs and recommendations for improvement.	The Town prepares an annual housing report and this program will be continued.	This is a routine function and is deleted as a housing program.
8.2	Continue to fund staff for the management and planning of housing programs and funding for the Town.	The Town has contracted with HouseKeys to administer our affordable housing program and has staff that dedicate time to the Town's affordable housing program.	Delete.
8.3	Deliver the adopted Housing Element to the San Jose Water Company and the West Valley Sanitation District.	Town staff regularly work with the San Jose Water Company and West Valley Sanitation District on upgrades to their infrastructure and they are involved in development applications and environmental review.	Modify as Implementation Program H.

Production of Housing

The 2015 Housing Element identified a Regional Housing Needs Allocation (RHNA) of 619 housing units in Los Gatos between January 1, 2015, and June 30, 2023. The RHNA was divided into the following income categories:

- 100 units affordable to extremely low-income households.
- 101 units affordable to very low-income households.
- 112 units affordable to low-income households.
- 132 units affordable to moderate-income households.
- 174 units affordable to above moderate-income households.

As shown in Table A5-2, during the 2015–2023 planning period, 683 new units were added to the Town’s housing stock, achieving approximately 110 percent of the Town’s RHNA. Units affordable to moderate- and lower-income households that were created during the planning period include density bonus senior rental units (North Forty Phase I), an attached condominium (Union Avenue) and detached townhomes (Knowles Avenue) produced through the BMP program and accessory dwelling units.

Table E-2 Housing Units Produced, January 1, 2015, to December 30, 2022

Affordability	New Construction Need	Housing Units Produced	Percent Achieved
Extremely Low	100	0	0%
Very Low	101	49	48.5%
Low	112	3	2.7%
Moderate	132	156	118.2%
Above Moderate	174	475	272.9%
Total	619	683	110.3%

Source: HCD Annual Progress Report Dashboard (as of December 30, 2022).

Preservation of “At Risk” Units

According to the 2015 Housing Element, there were no affordable units at risk of converting to market rate within 10 years from the beginning of the 2015 to 2023 planning period.

Rehabilitation of Existing Units

The Town did not rehabilitate any housing units between 2015 and 2023.

Efforts to Address Special Housing Needs

Special needs populations include farmworkers, large families, female-headed single parent households, people experiencing homelessness, persons with disabilities, seniors, and households with extremely low incomes. Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community’s special housing needs. As shown in Table E-1 above, the Housing Element included several programs that addressed senior housing needs, households with extremely low incomes, emergency shelters, and needs for persons with disabilities. Some of the accomplishments include:

- Phase I of the North Forty Specific Plan included 49 very low-income senior units and 1 moderate-income manager’s unit.
- The Town’s ADU Ordinance implemented a 10 percent increase in the allowable floor area for a new ADU to increase the production of smaller, more affordable units.

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- On November 15, 2022, the Town Council adopted Resolution 2022-072 adopting Objective Standards for the review of qualifying multi-family and residential mixed-use developments.

E.4 Appropriateness of Goals, Objectives, and Policies

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015 to 2023 timeframe because they directly relate to the program requirements listed by the California Department of Housing and Community Development.

As for new construction, the greatest progress was made in producing housing in the moderate income and above moderate-income categories, where the Town permitted approximately 62 percent and 80 percent of the needed units, respectively. The Town permitted only about a quarter of its needed very low-income units and less than three percent of its low-income units. As was the case in the in prior years, the cost of housing continued to be high in Los Gatos, making affordable housing difficult to develop in the Los Gatos market. The Town successfully provided the governmental framework to encourage and facilitate affordable housing through a continuation of its BMP program and enhanced Accessory Dwelling Unit Ordinance.

E.5 Summary

During the 2015–2023 planning period, as of December 31, 2022, 683 new units were added to the Town's housing stock, achieving approximately 110 percent of the Town's RHNA. The Town exceeded the required housing units per RHNA in the moderate and above moderate-income categories; however, fell short in the low-income category. Many of the goals, policies, and programs added and modified in this document have the goal and objective of increasing the total production of very low- and low-income category housing units during the 6th Housing Element cycle.

Nonetheless, the goals, objectives, policies, and actions in the 2015 to 2023 Housing Element complied with State housing law that was in effect at the time and provided proper guidance for housing development in the Town. In the 2023 to 2031 Housing Element update, objectives for each of the goals will be modified as appropriate to more specifically respond to the current housing environment in Los Gatos. Policies will also be modified as needed to respond to current Housing Element law and existing, anticipated residential development conditions, and provide additional incentives to encourage the production of affordable housing.