

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction LOS GATOS

Reporting Period 01/01/2012 - 12/31/2012

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | | |
|---|------------------|-------------------------------|------------------------------------|----------------|---------------------|------------------------------|--|-------------------------|---|-----------------------------|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low- Income | Low- Income | Moderate- Income | Above Moderate- Income | | | See Instructions | See Instructions | |
| 16200 Shannon Rd | SU | Owner | 0 | 1 | 0 | 0 | 1 | 1 | | | 2nd unit is classified as a "Low Income" based on market survey conducted by an adjacent city which is in the same housing market and the methodology for the Town including the unit as a Low Income unit in our inventory was verified by Town staff with our State HCD reviewer Jess Negrete on March 19, 2013. The potential average rent of the Town BMP units did not exceed the allowable Low Income Rent for the County of Santa Clara. |
| 100 Montclair Rd. | SU | Owner | 0 | 1 | 0 | 0 | 1 | 1 | | | 2nd unit is classified as a "Low Income" based on market survey |

| | | | | | | | | | | | |
|---|--------|-------|---|---|---|----|---|---|---|-----|---|
| | | | | | | | | | | | conducted by an adjacent city which is in the same housing market and the methodology for the Town including the unit as a Low Income unit in our inventory was verified by Town staff with our State HCD reviewer Jess Negrete on March 19, 2013. The potential average rent of the Town BMP units did not exceed the allowable Low Income Rent for the County of Santa Clara. |
| 229 Caldwell/375 Los Gatos Blvd. | 2 to 4 | Owner | 0 | 1 | 1 | 0 | 2 | 2 | County of Santa Clara HOME Downpayment Assistance; Town of Los Gatos Inclusionary Program | Inc | Initial sprices for (1) Low Income and (1) Median Income Below Market Rate Unit conformed to the State's "affordable sales price" definitions and the Town of Los Gatos BMP Ordinance requirements. |
| (9) Total of Moderate and Above Moderate from Table A3 | | | | | 2 | 28 | | | | | |
| (10) Total by Income Table A/A3 | | | 0 | 3 | 2 | 28 | | | | | |
| (11) Total Extremely Low-Income Units* | | | 0 | | | | | | | | |

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|--|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | 0 | 0 | 0 | 0 | |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---------------------|-------------------|----------------|-------------------|--------------------|-------------|----------------------------------|
| No. of Units Permitted for Moderate | 0 | 1 | 0 | 0 | 0 | 1 | 1 |
| No. of Units Permitted for Above Moderate | 28 | 0 | 0 | 0 | 0 | 28 | 28 |

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | | | | | | | | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---|---------------------------------|--------------------------------------|
| Income Level | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | | |
| Very Low | Deed Restricted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Non-Restricted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| Low | Deed Restricted | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| | Non-Restricted | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | | | |
| Moderate | | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Above Moderate | | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 0 | - | 0 | 28 | 0 |
| Total RHNA by COG. Enter allocation number: | | 0 | | | | | | | | | | | |
| Total Units ▶ ▶ ▶ | | | 0 | 0 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 33 | |
| Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶ | | | | | | | | | | | | | 0 |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | |
|--|--|-------------------------------------|--|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| Affordable Housing Overlay Zone (Action HOU-2.1) | Adopt Affordable Housing Overlay Zone which will allow a property, as of right to develop owner-occupied or rental units at densities of at least 20 units per acre, and amend the zoning map to apply the AHOZ to each of the sites identified in the HousingSties Inventory while leaving the existing zoning in place as a base zone. | Within 1 Year (By December 2013) | The Town of Los Gatos is currently working on adopting the AHOZ program by December 31, 2013. The AHOZ Program and specific sites are currently being reviewed by the Town's General Plan Committee who will forwarded a recommendation to Planning Commission and Town Council. |
| Emergency Shelters (Action HOU-4.3) | Amend the Town Code to define an emergency shelter, to allow by right in a designated zoning district with applicable development standards that also similarly apply to other permitted uses in the zoning district. | Within 1 Year | The Town intends to consider adopting the required zoning ordinance amendment in Fall 2013. |
| Universal Design/Reasonable Accommodation (Action HOU-6.2) | Amend Town Code to include reasonable accommodation ordinance that ensures equal acces to housing for persons with disabilities under the Fair Housing Act w/ | Within 1 Year | The Town intends to consider adopting an ordinance change in Fall 2013 |

| | | | |
|--|--|---------------|---|
| | specific procedures. | | |
| Town Code "Family" Definition (Action HOU-6.6) | Amend Town Code to include occupancy standards of unrelated adults and to ensure compliance with Fair Housing Law | Within 1 Year | The Town intends to consider adopting an ordinance change in Fall 2013 |
| Study to Eliminate Multi-Family Residential CUP (Action HOU-6.7) | Conduct a study to evaluate removal of the Conditional Use Permit requirement for multi-family uses in teh Multi-Family Residential (RM) Zone. | Within 1 Year | The Town intends to study the issue and to consider adopting an ordinance change in Fall 2013 |
| Transitional Housing Definition (Action HOU-6.8) | Adopt Town Code amendment to establish Transitional Housing definition consistent with HSC Section 50675.2 and allow as a permitted use in applicable residential zones. | Within 1 Year | The Town intends to consider adopting an ordinance change in Fall 2013 |
| Town Code "Group Home" Definition (Action HOU-6.9) | Amend Town Code definition of Group Home to be consistent with HSC Section 1566.3. | Within 1 Year | The Town intends to consider adopting an ordinance change in Fall 2013 |
| Town Code Small Family Home Residential Care Facility Definition (Action HOU-6-10) | Amend Town Code definition to be consistent with HSC Section 1566.3 | With 1 Year | The Town intends to consider adopting an ordinance change in Fall 2013 |

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General Comments:

The Town of Los Gatos was assigned a total of 562 units for its 2007-2014 Regional Housing Needs Allocation(RHNA) by the Association of Bay Area Governments(ABAG).

From 2007 to 2009, the Town produced or approved building permits for 99 housing units (3 Low, 3 Mod, and 93 Above Moderate). This information could not be manually entered into the on-line reporting system by the Town and we ask HCD staff to ensure this housing production is reflected accordingly.

From 2009 to March 2013, an additional 117 units were produced, financed or approved for building permits (1 ELI, 1 VL, 38 Low, 2 Moderate, and 75 Above Moderate.) 1 VL income unit was produced a result of the Town's existing BMP Program (i.e. existing Housing Element Program) as part of an inclusionary requirement. One additional ELI senior housing unit (5 SRO units) was developed in conjunction with a local non-profit and funding provided by the Town's Redevelopment Agency. This information could not be entered into Table A2 based on the advice of HCD staff but is part of the Town's housing production for the period.

The information provided in this on-line report reflects the required annual reporting for 2012.