



TOWN OF LOS GATOS
SPECIAL JOINT MEETING OF THE TOWN COUNCIL, PLANNING
COMMISSION, AND HOUSING ELEMENT ADVISORY BOARD - STUDY
SESSION AGENDA
APRIL 06, 2022
TELECONFERENCE
6:00 P.M.

Rob Rennie, Mayor
Maria Ristow, Vice Mayor
Mary Badame, Council Member
Matthew Hudes, Council Member
Marico Sayoc, Council Member

PARTICIPATION IN THE PUBLIC PROCESS

How to participate: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please follow the participation instructions on page 2 of this agenda. If you wish to speak to an item NOT on the agenda, you may do so during the “Verbal Communications” period, by following the participation instructions on page 2 of this agenda. The time allocated to speakers may change to better facilitate the Town Council meeting.

Effective Proceedings: The purpose of the Town Council meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Town of Los Gatos asks that you follow the Town’s meeting guidelines while attending Town Council meetings and treat everyone with respect and dignity. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Town Council without first being recognized; interrupting speakers, Town Council or Town staff; continuing to speak after the allotted time has expired; failing to relinquish the podium when directed to do so; and repetitiously addressing the same subject. Disruption of the meeting may result in a violation of Penal Code 403.

Deadlines for Public Comment and Presentations are as follows:

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Clerk’s Office no later than 3:00 p.m. on the day of the Council meeting.
- Persons wishing to submit written comments to be included in the materials provided to Town Council must provide the comments as follows:
 - For inclusion in the regular packet: by 11:00 a.m. the Thursday before the Council meeting
 - For inclusion in any Addendum: by 11:00 a.m. the Monday before the Council meeting
 - For inclusion in any Desk Item: by 11:00 a.m. on the day of the Council Meeting

Town Council Meetings Broadcast Live on KCAT, Channel 15 (on Comcast) on the 1st and 3rd Tuesdays at 7:00 p.m.
Rebroadcast of Town Council Meetings on the 2nd and 4th Mondays at 7:00 p.m.
Live & Archived Council Meetings can be viewed by going to:
www.LosGatosCA.gov/TownYouTube

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]

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HOUSING ELEMENT ADVISORY BOARD - STUDY SESSION AGENDA
APRIL 06, 2022
TELECONFERENCE
6:00 PM

IMPORTANT NOTICE

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044, this meeting will not be physically open to the public and the Council will be teleconferencing from remote locations. Members of the public can only participate in the meeting by joining the Zoom webinar (log in information provided below).

PARTICIPATION

To provide oral comments in real-time during the meeting:

- **Zoom webinar:** Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: <https://losgatosca.gov.zoom.us/j/81566961958?pwd=cC9lYXRUbW9TMHRXRkxaRkhUa1Z5dz09>. Passcode: 636595. You can also type in 815 6696 1958 in the “Join a Meeting” page on the Zoom website at <https://zoom.us/join>.
- **Join by telephone:** Join by Telephone: Dial: USA 877 336 1839 US Toll-free or 636-651-0008 US Toll. Conference code: 969184

When the Mayor announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand. If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

When called to speak, you will be asked to provide your full name and your town/city of residence. This identifying information is optional and not a requirement for participation. Please limit your comments to three (3) minutes, or such other time as the Mayor may decide, consistent with the time limit for speakers at a Council meeting. If you wish to speak to an item or items on the Consent Calendar, please state which item number(s) you are commenting on at the beginning of your time.

If you are unable to participate in real-time, you may email to PublicComment@losgatosca.gov the subject line “Public Comment Item #__” (insert the item number relevant to your comment) or “Verbal Communications – Non-Agenda Item.” Comments received by 11:00 a.m. the day of the meeting will be reviewed and distributed before the meeting. All comments received will become part of the record.

REMOTE LOCATION PARTICIPANTS *The following Council Members, Planning Commission Members, and Housing Element Advisory Board Members are listed to permit them to appear electronically or telephonically at the Town Council meeting: MAYOR ROB RENNIE, VICE MAYOR MARIA RISTOW, COUNCIL MEMBER MARY BADAME, COUNCIL MEMBER MATTHEW HUDES, COUNCIL MEMBER MARICO SAYOC, CHAIR MELANIE HANSSEN, VICE CHAIR JEFFREY BARNETT, COMMISSIONER KYLIE CLARK, COMMISSIONER KATHRYN JANOFF, COMMISSIONER STEVE RASPE, COMMISSIONER REZA TAVANA, COMMISSIONER EMILY THOMAS, BOARD MEMBER SUSAN BURNETT, BOARD MEMBER RANDI CHEN, BOARD MEMBER TODD JARVIS, BOARD MEMBER JOSEPH MANNINA, BOARD MEMBER ADAM MAYER, BOARD MEMBER ROB MOORE, BOARD MEMBER STEVEN PIASECKI, and BOARD MEMBER RYAN ROSENBERG. All votes during the teleconferencing session will be conducted by roll call vote.*

RULES OF DECORUM AND CIVILITY

To conduct the business of the community in an effective and efficient manner, please follow the meeting guidelines set forth in the Town Code and State law.

The Town does not tolerate disruptive conduct, which includes but is not limited to:

- addressing the town Council without first being recognized;
- interrupting speakers, Town Council, or Town staff;
- continuing to speak after the allotted time has expired;
- failing to relinquish the microphone when directed to do so;
- repetitiously addressing the same subject.

Town Policy does not allow speakers to cede their commenting time to another speaker. Disruption of the meeting may result in a violation of Penal Code 403.

MEETING CALL TO ORDER

ROLL CALL

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Town Council on any matter that is listed on this special meeting agenda. This is the single opportunity to provide comments or ask questions at this special meeting. To ensure all agenda items are heard and unless additional time is authorized by the Mayor, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per speaker. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment.)*

OTHER BUSINESS

1. Nuts and Bolts of Affordable Housing

ADJOURNMENT *(Council policy is to adjourn no later than midnight unless a majority of Council votes for an extension of time).*

Writings related to an item on the Town Council meeting agenda distributed to members of the Council within 72 hours of the meeting are available for public inspection at the front desk of the Los Gatos Town Library, located at 100 Villa Avenue, and are also available for review on the official Town of Los Gatos website.

Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.



**TOWN OF LOS GATOS
STUDY SESSION REPORT**

MEETING DATE: 04/06/2022

ITEM NO: 1

DATE: March 31, 2022
TO: Mayor and Town Council, Planning Commission, and Housing Element Advisory Board
FROM: Laurel Prevetti, Town Manager
SUBJECT: Nuts and Bolts of Affordable Housing

REMARKS:

Several residents requested that the Town Council convene a study session with the Planning Commission and Housing Element Advisory Board to learn more about the challenges of building affordable housing, particularly the financial and legal realities.

To this end, the Community Development Director and I have been working with these residents to put together a panel of experts to answer questions regarding the nuts and bolts of affordable housing. The residents have provided discussion questions to the panel members. The Town Council, Planning Commission, and HEAB members will also have an opportunity to ask questions of panel members.

The panel consists of:

- Josh Selo, West Valley Community Services Executive Director. He will serve as moderator for the panel discussion.
- Barbara Kautz, Goldfarb Lipman Attorneys. She will explain the current legal landscape for Housing Elements.
- Don Capobres, Harmonie Park Development. He brings expertise in market rate development and partnerships with affordable housing developers.
- Andrea Osgood, Eden Housing. She has hands-on knowledge of affordable housing development and working with market rate developers.
- Chris Neale, The CORE Companies. He has experience with both market and affordable housing development.

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

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SUBJECT: Study Session: Nuts and Bolts of Affordable Housing

DATE: March 31, 2022

For background on what is a Housing Element and why all cities/towns/counties need one, please visit the Town's Housing Element website frequently asked questions at:

<https://engagelosgatoshousing.com/faqs>

In addition, West Valley Community Services hosted an introductory meeting on Housing Elements earlier this month. The Zoom recording can be found at:

<https://us02web.zoom.us/rec/share/ymlgfPV6ZjbaETrLkzre5SGAXSZQJEM0n9RwKlwnJBwQhSSOOZsEy25UssRi39xY.HynASOI0GAjBZ9JA> (Access Passcode: HEtownhall1!).