

City of Gilroy

Housing Advisory Committee (HAC)

2018 Annual Policy Body Presentation

Members:

Toby Echelberry, Chair
Rebeca Armendariz
Jerrod Coddington
Lucille Reyes

Reid Lerner, Vice-Chair
Elizabeth Bertolone
David Fissel
Jaime Rosso



August 20, 2018

HAC Year in Review

- Compassion Center – Tiny Home Project
- Accessory Dwelling Units (ADUs)
- Affordable housing projects followed:
 - Alexander Station
 - Cannery
 - Harvest Park
 - Senior Monterey Gateway

- HAC review of:
 - Overview of current Residential Development Ordinance (RDOs)
 - Zoning overlay development as it relates to Mixed Used Projects
 - Moratorium impacts
 - City, County housing ordinances and State housing laws education



Current and Upcoming Agenda Items

- IHOs
- The Missing Middle
- Density Bonuses
- Mixed Use Projects, ADUs, affordable housing mixed density projects

Inclusionary Housing Ordinance (IHO)

- Review local cities and provide a comparison report of their inclusionary policies
 - In-lieu vs. non-in-lieu fees/revenue to support inclusionary housing
 - Affordable housing compliance plans
- Review impact of use of various IHOs
- Using the Gilroy 2040 Plan, forecast what IHO impact would be



“The Missing Middle”

- Currently reviewing and determining study on gap in current Affordable Housing as programs target Very Low Income, Low Income and Seniors.
 - Comparison of Santa Clara County demographics vs. City of Gilroy and basis used for calculation of defined ranges
 - Identification of new classifications geared to newly defined gap
 - Review options to assist Educators, First responders and Key City Officials



Mixed Density Planning Impact for Affordable Housing

- HAC to prepare a proposal re: various other density planning projects to include not only high density (apartments) but look at duplex/triplex units, inclusion of 2-5 tiny homes on a single lot, ADUs, etc.

County Civil Grand Jury Report

- Affordable Housing Crisis “*Destiny is Our Destiny*” June 21, 2018
 - Gilroy requested to respond pertaining to the report findings and recommendations
- HAC supports findings and recommendations pertaining to IHO policy creation, density bonus ordinance, inclusion in new RHNA sub-region, commercial linkage fees to support Below Market Rate (BMR) housing and increased BMR percentages

