

HOUSING IN GILROY



Encouraging and Supporting Affordable Housing opportunities in Gilroy

Tenant Rent Protections

The City of Gilroy is subject to the Santa Clara County eviction moratorium as well as state mandates. For information on the moratorium, please visit the [Santa Clara County website](#).

Accessory Dwelling Units (ADUs)

Accessory dwelling units contribute needed housing to the City of Gilroy's housing stock and enhance housing opportunities. Additional information can be found on the City's dedicated [accessory dwelling unit \(ADU\) webpage](#) and in the [City's Zoning Ordinance](#).

Affordable Housing Requirements

The purpose of Gilroy's [Neighborhood District Policy](#) requires developments within the City's Neighborhood District are required to set aside 15 percent of its units to be affordable to very low-, low-, and moderate-income households. The City will be updating this Policy in 2021.

Density Bonuses

The [State density bonus law](#) was enacted to encourage developers to build affordable housing in exchange for local incentives, including additional units (increased density) and exceptions from City development standards (e.g., additional height, fewer parking stalls, reduced setbacks).

Housing Element Update (2023-2031)

State Housing-element law requires local governments to adequately plan to meet a share of the Regional Housing Need Allocation (RHNA) for different income categories, including lower-income households. The City of Gilroy will begin the process of adopting a new Housing Element for the 2023-2031 RHNA cycle in Summer 2021. This process will include extensive community outreach.

If you have questions on any of these housing efforts, please contact the City's Planning Department via email, planningdivision@cityofgilroy.org, or phone 408-846-0440.