

1. Agenda

Documents:

[HAC AGENDA SEPTEMBER 11, 2019 \(1\).PDF](#)

2. Agenda Packet

Documents:

[HAC AGENDA SEPTEMBER 11, 2019 \(1\).PDF](#)  
[7-10-2019 MEETING MINUTES.PDF](#)

3. Additional Material

Documents:

[INTERIM COMMUNITY DEVELOPMENT DIRECTOR EMAIL UPDATE ON HAC HOUSING NEEDS SURVEY .PDF](#)

4. Notice Of Adjournment Due To Lack Of A Quorum

Documents:

[9-11-19 NOTICE OF ADJOURNMENT DUE TO LACK OF A QUORUM.PDF](#)



City of Gilroy  
Housing & Community Development  
7351 Rosanna Street  
Gilroy, CA 95020  
(408) 846-0290-Phone  
(408) 846-0429-Fax



## Housing Advisory Committee (HAC)

Members: Reid Lerner (Chair), David Fissel (Vice-Chair)  
Rebeca Armendariz, Paulina Baeza, Tuyen Fiack, Brenda Flores,  
Bruce Morasca, Carlos Pineda, Manny Singh

**September 11, 2019**

*Meeting Agenda*

6:00 p.m.

*City Council Chambers, City Hall*  
7351 Rosanna Street Gilroy, CA 95020

### I. Welcome – Call to Order

- a. Inform attendees that the meeting will be audio recorded
- b. Welcome new member, introductions
- c. Roll call
- d. Report on posting of the agenda
- e. Staff comments
- f. Committee comments
- g. **PUBLIC COMMENT BY MEMBERS OF THE PUBLIC ON ITEMS NOT ON THE AGENDA, BUT WITHIN THE SUBJECT MATTER JURISDICTION OF THE HOUSING ADVISORY COMMITTEE.** [Please limit your comments to 3 minutes.](#) *(This portion of the meeting is reserved for persons desiring to address the Housing Advisory Committee on matters not on this agenda. The law does not permit Housing Advisory Committee action or extended discussion of any item not on the agenda except under special circumstances. If Housing Advisory Committee action is requested, the Housing Advisory Committee may place the matter ON a future agenda. All statements that require a response will be referred to staff for a reply in writing. Written material provided by public members for Housing Advisory Committee agenda item “public comment by Members of the Public on items not on the agenda” will be limited to 10 pages in hard copy. An unlimited amount of material may be provided if produced electronically.)*

### II. Approval of Minutes from July 10, 2019 meeting (report attached)

- a. Housing Advisory Committee Discussion
- b. Public comment
- c. Recommended Action: approve minutes

### III. Update on Gilroy Housing Needs Survey

- a. Update from staff on proposed housing needs survey
- b. Discussion
- c. Public comment

**IV. General Plan 2040 Community Workshops/Land Use Alternatives**

- a. Report from Chair Lerner on July 22/23 and August 22 General Plan Advisory Committee Meetings
- b. Public comment

**V. Update HAC Council Funding Request**

- a. Update on HAC Council funding request
- b. Public comment

**VI. Future Agenda Items**

- a. October 9, 2019--overview on November 4th Annual Advisory Body Presentation

**VII. Adjournment** - Next meeting is on Wednesday, October 9, 2019

The City of Gilroy does not discriminate on the basis of race, color, religion, national origin, sex (including sexual harassment), handicap, or age in any of its policies, procedures, or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Gilroy programs and activities. Pursuant to the Americans with Disabilities Act, the City of Gilroy will make reasonable efforts to accommodate persons with qualified disabilities. If you have inquiries regarding the equal opportunity policies, the filing of grievances, or to request a copy of the City's grievance procedures or if you require special accommodations, please contact the Housing and Community Development Office at (408) 846-0290 at least five days in advance of the meeting.

KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE.

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, Housing Advisory Committees and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE, TO RECEIVE A FREE COPY OF THE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION STAFF AT(408) [846-0204](tel:846-0204)/[shawna.freels@cityofgilroy.org](mailto:shawna.freels@cityofgilroy.org).



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*City of Gilroy  
Planning Division  
Housing & Community  
Development  
7351 Rosanna Street  
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## Housing Advisory Committee

*Draft - Meeting Minutes*

**July 10, 2019 – City Council Chambers, City Hall, 7351 Rosanna St.**

### **I. Welcome – Call to Order**

The Housing Advisory Committee meeting was called to order by Chair Lerner at 6:03 p.m.

**HAC Members present:** Reid Lerner (Chair), David Fissel (Vice Chair), Rebeca Armendariz, Brenda Flores, Bruce Morasca, Carlos Pineda

**HAC Members absent:** Paulina Baeza, Manny Singh

**City Staff present:** Sue O'Strander, Acting Community Development Director, Sandra Nava Committee Liaison

**Report on posting of the agenda:** Liaison Nava reported that the agenda was posted on Friday, July 5, 2019 at 5:56 p.m.

**Staff comments:** Business cards and name badges ordered, GUSD will appoint HAC member in August, Cannery Apartments Grand Opening Celebration is on July 25<sup>th</sup> from 1:00-3:00 p.m.

**Committee Comments:** Chair Lerner commented that other committees sit at dais.

**Public comment on items not on the agenda:** None

Public comment on item on the agenda: Patrick Flautt of the Bicycle Pedestrian Commission encouraged members to keep up the good work. He informed that his committee is engaging with the public through a survey and invited members to come to his committee meeting.

### **II. Approval of Minutes from June 12, 2019**

Motion was made by Member Armendariz, seconded by Member Pineda and carried 5-0-1 (Member Morasca abstaining) to approve the June 12, 2019 minutes with the amendment to add language on the cost for business cards and name badges.

### **III. Subcommittee Reports**

Chair Lerner reported meeting with work plan subcommittee to cull the list of survey items and will bring a sample bilingual survey in August to submit to staff.

Motion was made by Member Armendariz, seconded by Chair Lerner and carried 6-0-0 to accept "Housing Advisory Committee Community Outreach Plan 2019", late delivered material for discussion. Discussion was held on survey types and if City approval is required. Staff shared with members that City social media and online resources are the only available option for a city-related committee survey. Some members were concerned with residents who don't have internet access and discussed also doing personal canvassing; staff will get clarity on personal canvassing options. The goal of the survey is to determine "what does Gilroy need" in terms of housing types to give advice to the City when they update the zoning ordinance.

There was no report on site visits. Chair Lerner provided pictures of various housing types.

Public comment: Patrick made suggestions on survey methods based on his experience with the Bicycle Pedestrian Committee and housing survey questions.

#### **IV. General Plan 2040 Community Workshops/Land Use Alternatives**

Staff informed members that General Plan 2040 Land Use Alternatives community workshops will be held July 22, 2019 at Eliot School and July 23<sup>rd</sup> at Luigi Aprea Elementary School; both meetings will cover the same topic. Members were provided the General Plan Alternatives Report and were encouraged to attend one or both of the community meetings in order to provide input to Chair Lerner who sits on the General Plan Advisory Committee.

#### **V. Future Agenda Items**

- a. October 9, 2019 overview on November 4<sup>th</sup> Annual Advisory Body Presentation
- b. September 11, 2019 Overview of new housing laws affecting affordable housing, *New State Housing Legislation*.
- c. Make recommendation on Land Use Alternatives for Chair Lerner to share with the GPAC
- d. Report on outcome of HAC Council funding request

#### **VI. Adjournment -**

Chair Lerner adjourned the meeting at 7:17 p.m.

## Sandra Nava

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**From:** Greg Larson  
**Sent:** Wednesday, September 11, 2019 1:22 PM  
**To:** Sue OStrander; Sandra Nava  
**Subject:** HAC Housing Needs Survey

Sue and Sandra,

Please share this information with the HAC regarding their request to conduct a housing needs assessment survey.

First, City staff recognizes the need for a comprehensive housing needs assessment for the City of Gilroy, especially during these particularly challenging times of rapidly rising housing costs and increased homelessness and residential dislocation. However, a simple voluntary online survey, even with targeted outreach to specific populations, would not constitute a full assessment of the City's housing needs.

Second, the City has two efforts already underway which will directly link to these needs, both of which will be occurring this fall. First, State law now requires our General Plan update to include "economic justice" considerations which will no doubt focus on housing needs given current circumstances. Second, the Federal Housing and Urban Development Department is requiring all jurisdictions in Santa Clara County to prepare a Consolidated Plan for future funding of CDBG and HOME related programs. Both of these efforts will include citywide mailings and community forums, as well as targeted outreach to the most likely impacted populations. We will also be asking if either effort could include an online survey.

Third, starting late next year, the City will initiate the preparation of our next Housing Element, a significant part of the General Plan which provides the framework for assessing the City's housing needs and how best to meet them, all in the context of residential planning requirements placed on each jurisdiction. The Housing Element, in particular, requires a comprehensive review of the City's housing needs and opportunities, far beyond what just a simple survey would do, and then provides the policy recommendations and action plans necessary to actually meet those needs. It would be appropriate to involve the HAC in the preparation and review of the City's next Housing Element.

Last, in the meantime, due to current vacancies and other workloads, we do not have the capacity to support a special online survey effort unrelated to the work above. Staff would not be available for development, review or dissemination of any survey instrument, nor for the collection, data entry, tabulation or analysis of those results. Without City staff involvement, any survey would be unofficial and beyond the scope of HAC or City resources and websites, including social media.

Nonetheless, we would ask HAC to brainstorm the information they believe would be most helpful to the HAC when the City's ongoing housing-related work comes forward. We want to ensure that HAC is brought in as appropriate to review these other efforts, and to ensure that the information HAC believes would be helpful is collected as part of an overall and comprehensive review of the City's housing needs.

Thank you, in advance.

Greg Larson, Interim Director  
Community Development Department  
City of Gilroy, California  
408-761-1326



**NOTICE OF ADJOURNMENT**

Notice is hereby given that the Housing Advisory Committee's meeting of September 11, 2019 was adjourned for lack of a quorum. There being three members present, I Sue O'Strander of the City of Gilroy adjourned the meeting at 6:20 p.m. to the next regularly scheduled meeting of October 9, 2019, at the hour of 6:00 p.m.

Date: September 11, 2019

Sue O'Strander/Deputy Community Development Director  
Name/title

**AFFIDAVIT OF POSTING OF NOTICE OF ADJOURNMENT**

STATE OF CALIFORNIA )

COUNTY OF SANTA CLARA)

SS: CITY OF GILROY

**AFFIDAVIT OF POSTING NOTICE OF ADJOURNMENT**

I, Sue O'Strander, declare as follows:

That I am the Deputy Community Development Director of the City of Gilroy; that at a meeting of the Housing Advisory Committee of the City of Gilroy held on September 11, 2019; that a quorum of the members of the Housing Advisory Committee were not present and as authorized under GC 54955, adjourned the said meeting to the hour of 6:20 p.m.; and that a copy of said notice was posted at a conspicuous place at the door of the room at which said meeting was held.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 11, 2019 at Gilroy, California.

Sue O'Strander/Deputy Community Development Director  
Name/title

*Sandra Nava*  
HCD Technician for  
Sue O'Strander