

1. Agenda

Documents:

[HAC AGENDA OCTOBER 9, 2019.PDF](#)

2. Agenda Packet

Documents:

[HAC AGENDA OCTOBER 9, 2019.PDF](#)

[7-10-2019 MEETING MINUTES.PDF](#)

[INTERIM COMMUNITY DEVELOPMENT DIRECTOR EMAIL UPDATE ON HAC](#)

[HOUSING NEEDS SURVEY .PDF](#)

3. Additional Material

Documents:

[CHAIR DRAFT ADVISORY BODY PRESENTATION TO COUNCIL.PDF](#)

[CITY DRAFT POWERPOINT FOR DISCUSSION.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

**October 9, 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 (report attached)

- 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. November 4, 2019 Annual Advisory Body Presentation to Council**

- a. Overview of the presentation process
- b. Members will create talking points for PowerPoint Presentation
- c. Public comment

**VII. Future Agenda Items**

- a. Members will add future agenda items
- b. Public comment

**VIII. Adjournment** - Next meeting is on Wednesday, November 13, 2019

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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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Planning Division  
Housing & Community  
Development  
7351 Rosanna Street  
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(408) 846-0242-Phone  
(408) 846-0429-Fax*



## 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

---

**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

# Chain Lerner's Draft Presentation

## City of Gilroy Housing Advisory Committee (HAC) 201<sup>g</sup>' Annual Policy Body Presentation

### Members:

~~Toby Eichelberry, Chair~~  
Rebeca Armendariz  
~~Jerrod Coddington~~  
~~Lucille Reyes~~

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



Paulina Baeza  
Brenda Flores

Manny Singh  
Bruce Novas  
Tuyen Hlack

~~August 20, 2018~~  
update



GHAC Reviews housing policies and programs, and make recommendations to the City Council on housing related matters

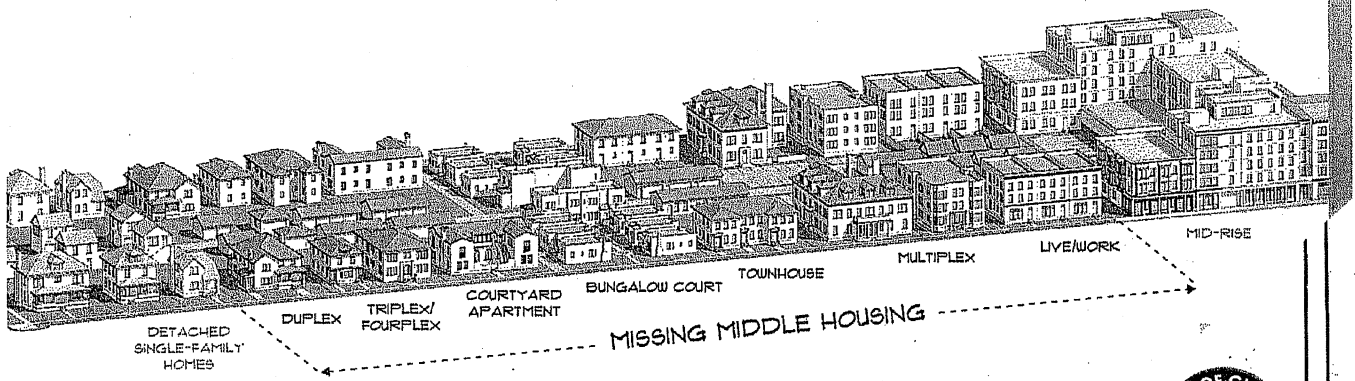
**GHAC TIMELINE 2019**

- |           |  |
|-----------|--|
| January   | Committee orientation and Introductions  |
| February  | Establish Committee Goals to support the City's Master Plan and Strategic Plan.<br>Discussion of current housing construction and trends in Gilroy   |
| March     | Establish goal to provide input on Gilroy General Plan 2040.<br>In future GHAC will provide inputs on revision to Zoning Map and Zoning Ordinance related to housing.<br>Discussion of Housing Economics and Housing Types, Affordable Housing, Market Rate Housing, Missing Middle, etc |
| April     | No Meeting due to lack of quorum.  |
| May       | Discussion of Housing Economics and Housing Types, Affordable Housing, Market Rate Housing, Missing Middle, etc<br>Formed Survey Subcommittees and the Subcommittees met   |
| June      | Discussion of Housing Economics and Housing Types, Affordable Housing, Market Rate Housing, Missing Middle, etc<br>Formed Survey Subcommittees and the Subcommittees met   |
| July      | Discussion of Housing types, housing needs, Missing Middle, and public survey.<br>Reid, Rebecca and Bruce attend GMAP community meetings at Luigi Apria and Elliot Schools   |
| August    | No Meeting due to lack of proper notice.   |
| September | No Meeting due to lack of quorum.  |
| October   | Reid, Rebecca and Bruce report on General Plan Workshops<br>Prepare for Citizen Survey<br>Prepare Presentation to City Council   |
| November  | Presentation to City Council<br>GHAC Meeting   |
| December  | GHAC Meeting<br>Attend GPAC 2040 Community Meetings  |



2

**Missing Middle Housing** is a range of multi-unit or clustered housing types—compatible in scale with detached single-family homes—that help meet the growing demand for walkable urban living.



3

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**GILROY HOUSING ADVISORY COMMITTEE  
EXHIBIT 1**

**Chapter 30: Zoning Ordinance // City of Gilroy  
ARTICLE XI: RESIDENTIAL USE TABLE**

Residential Uses

- Accessory Dwelling Units
- Condominiums
- Duplex
- Mobile Home Park
- Modular Home
- Multiple Family Building
- Residential Care Home
- Single Family Dwelling
- Townhouse

Commercial Uses

- Bed / Breakfast Establishment (1 – 2 Rooms)
- Boarding or Rooming House
- Home Occupation

Public & Semi-Public Uses

- Emergency Shelter
- Religious Institution
- Supportive and Transitional Housing
- Temporary Building

**ARTICLE XIX: COMMERCIAL USE TABLE**

Commercial Uses

- Bed / Breakfast Establishment
- Hotel
- Motel
- Travel Trailer or Camping Facility

Public & Semi-Public Uses

- Emergency Shelter
- Religious Institution
- Rest Home

Residential Uses

- Boarding or Rooming House
- Caretaker's Quarters
- Residential Unit

**ARTICLE XIX: DOWNTOWN USE TABLE**

Commercial Uses

- Bed / Breakfast Establishment
- Hotel
- Motel

Public & Semi-Public Uses

- Emergency Shelter
- Religious Institution
- Rest Home

Residential Uses

- Boarding or Rooming House
- Caretaker's Quarters
- Residential Units

**GILROY HOUSING ADVISORY COMMITTEE  
EXHIBIT 2**

**Missing Middle Housing Types**

**May Not Be Listed in Gilroy Zoning Ordinances**

- 1) Agricultural Worker House
- 2) AirBNB
- 3) Bungalow Court
- 4) Carriage House
- 5) Casita / Cabin
- 6) Co-Housing
- 7) Commercial Building Conversion
- 8) Cooperative / Co-op
- 9) Courtyard Houses
- 10) Dormitory
- 11) Extended Stay Executive Hotel
- 12) Flats (full floor)
- 13) Fraternity, Lodge, or Club Residence [Gavilan College or IOOF]
- 14) Garden Apartments (basement apartments)
- 15) Hostel [Youth Hostel / Tourist Hostel / Senior Hostel]
- 16) Industrial Building Conversion
- 17) Intentional Community
- 18) Live / Work Spaces
- 19) Mansion (a large residential building)
- 20) Military Family Housing
- 21) Mission / Seminary
- 22) Modern Construction Forms: Domes
- 23) Patio Houses
- 24) Row Houses
- 25) Smart Buildings / LEED / Green Building / Sustainable / Passive Building Standard
- 26) Starter Homes
- 27) Sorority / Sisterhood / Convent
- 28) Student Housing
- 29) Tenants-In-Common
- 30) Tiny Houses
- 31) Triplex / Fourplex / Multiplex
- 32) Urban Loft (with Mezzanine)
- 33) Vacation Rentals by Owner / VRBO
- 34) Villa (several buildings working together)
- 35) YMCA
- 36) YWCA
- 37) Zero Net Energy ZNE [mandatory in CA by 2020]



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Thanks to City Staff

Sandra Nava  
Bryce Atkins  
Suzanne Goretta  
Susan O'Strander  
Stan Ketchum  
Toby Eckelberry  
Greg Larson



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**DRAFT**  
**City of Gilroy**  
**Housing Advisory Committee (HAC)**  
**2019 Annual Advisory Body Presentation**

**Members:**

Reid Lerner, Chair	David Fissel, Vice-Chair
Rebeca Armendariz	Paulina Baeza
Tuyen Fiack	Brenda Flores
Bruce Morasca	Manny Singh



November 4, 2019

**HAC Reviews Housing Policies and Programs and  
Makes Recommendations to Council on Housing Matters**

- Work plan that supports City's Master Plan and Strategic Plan
- Council appointment of Chair Lerner to provide input for Gilroy General Plan 2040 at General Plan Advisory Committee (GPAC) meetings
- Housing related input to GPAC on revision to Zoning Map and Zoning Ordinance
- Discussed housing economics, needs, and types (affordable, market rate housing, missing middle, etc.)



## HAC Reviews Housing Policies and Programs and Makes Recommendations to Council on Housing Matters

- Housing Needs Survey
- Preparation for Advisory Body Presentation to Council
- Chair Lerner and Members Armendariz, and Morasca reported on General Plan Advisory Committee workshops



## Missing Middle Housing Multi-Unit or Clustered Housing Types

- Compatible in scale with detached single-family homes
- Duplex, Triplex, Fourplex
- Courtyard Apartment
- Bungalow Court
- Townhouse
- Multiplex
- Live/Work
- Help meet growing demand for walkable urban living



