

1. Agenda

Documents:

[HAC AGENDA APRIL 10, 2019.PDF](#)

2. Agenda Packet

Documents:

[HAC AGENDA APRIL 10, 2019.PDF](#)

[3-13-2019 DRAFT MEETING MINUTES.PDF](#)



City of Gilroy  
Housing & Community Development  
7351 Rosanna Street  
Gilroy, CA 95020  
(408) 846-0290-Phone  
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## Housing Advisory Committee (HAC)

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

**April 10, 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. Roll Call
- c. Report on posting of the agenda
- d. Staff comments
- e. Committee Comments
- f. **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 March 13, 2019 meetings (report attached)

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

### III. Affordable Housing Week Activities

- a. [https://siliconvalleyathome.org/event\\_type/affordable-housing-week/](https://siliconvalleyathome.org/event_type/affordable-housing-week/)
- b. Housing Advisory Committee Discussion
- c. Public comment

### IV. Select Representative for General Plan Advisory Committee (GPAC)

- a. Housing Advisory Committee Discussion
- b. Public comment
- c. Recommended Action: approve a HAC Representative for 2040 GPAC

## V. Subcommittee Report

- a. Subcommittee report on 2019 work plan
- b. Finalize work plan
- c. Report on items to remove from future agenda items list
- d. Public comment
- e. Recommended Action: approve 2019 HAC work plan

## VI. Future Agenda Items

- a. Presentation from the Missing Middle Housing Agency
- b. HAC Guidelines
- c. HAC Bylaws
- d. Overview of New Housing Laws affecting the Missing Middle
- e. Overview of HTF-include staff report and PowerPoint Presentation
- f. Latest rent figures for new affordable housing units
- g. Affordable housing and mixed use data spreadsheet- approved/not built & acreage
- h. Reports from Jim Carney that address base data on Gilroy's affordable housing
- i. Update from Chair Lerner on Soft Story Retrofit Program- apartment with garage on bottom
- j. Discussion on Affordable Housing funding initiatives study for UC Berkeley students & teachers

## VII. Adjournment - Next meeting is on Wednesday, May 8, 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.**

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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.  
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## Housing Advisory Committee

*Draft - Meeting Minutes*

March 13, 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 6:05 p.m.

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

**HAC Members absent:**

**City Staff present:** Jim Carney, Senior Advisor, Bryce Atkins, Finance Manager

**Report on posting of the agenda:** The agenda was posted on Friday, March 8, 2019 at 5:07 p.m.

**Staff comments:** The Housing and Grants Manager position is open until filled.

**Committee Comments:** Member Morasca asked for an update on the new member orientation.

**Public comment:** Adilene Moreno-SJSU student stated she is interested in urban planning and wants to learn about the Committee and become more involved in the community. She is considering applying for the HAC.

### II. Approval of Minutes from January 9, 2019 and February 13, 2019

Motion was made by Chair Lerner, seconded by Member Fissel and carried 5-0-1 (Committee Member Pineda abstaining) to accept the January 9, 2019 meeting minutes. Motion was made by Chair Lerner, seconded by Member Fissel and carried, 5-0-1 (Committee Member Pineda abstaining) to accept the February 13, 2019 meeting minutes.

### III. Report from HAC Subcommittee on Goal and Budget Input

Subcommittee of Members Singh and Morasca reported that they seek clearer bylaws, putting the HAC under the Planning Commission in an advisory role, focusing on the missing middle and having the “Missing Middle Housing Agency” do a presentation, and conducting a retreat during half of a HAC meeting.

Discussion was held on drafting a letter requesting a member of HAC sit on the General Plan Advisory Committee (GPAC).

Motion as made by Chair Lerner, seconded by Member Flores and carried unanimously 7-0-0 to have the subcommittee create a letter within a week recommending having a Housing Advisory Committee Representative on the General Plan Advisory Committee.

Discussion was held on the HAC having input on the Housing Trust Fund.

There was no public comment.

### IV. Create Work Plan to Structure 2019 Meetings as part of Biannual Budget

Discussion was held on creating a work plan for structuring the meetings focused on the “missing middle”. Gilroy needs or wants must be determined as well as what will draw money from Measure A funding. The subcommittee will come back with a recommended work plan.

## **V. FY 2019-20 and FY 2020-21 Committee Budget Input**

Subcommittee of Member Morasca and Chair Lerner reported on budget input. Discussion was held on requesting additional hours of staff time for retreat, work session, or workshop for non-regularly scheduled meetings.

Motion was made by Member Morasca, seconded by Chair Lerner and carried 7-0-0 to request 12 hours of additional staff time for study sessions and special meetings to support the committee's mission.

## **VI. Future Agenda Items**

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- b. HAC Guidelines
- c. HAC Bylaws
- d. Overview of HTF-include staff report and PowerPoint Presentation
- e. Overview of New Housing Laws affecting the Missing Middle
- f. 2040 General Plan HAC Committee Representation
- g. Annual Housing tour on a Saturday in May "Affordable Housing Week"
- h. Latest rent figures for new affordable housing units
- i. Affordable housing and mixed use data spreadsheet- approved/not built & acreage
- j. Reports from Jim Carney that address base data on Gilroy's affordable housing
- k. Update from Chair Lerner on Soft Story Retrofit Program- apartment with garage on bottom
- l. Discussion on Affordable Housing funding initiatives study for UC Berkeley students & teachers

## **VII. Adjournment -**

Chair Lerner adjourned the meeting at 7:28 p.m.