City of Gilroy
Housing Advisory Committee (HAC)
2018 Annual Policy Body Presentation

Members:
Toby Echelberry, Chair  Reid Lerner, Vice-Chair
Rebeca Armendariz    Elizabeth Bertolone
Jerrod Coddington    David Fissel
Lucille Reyes        Jaime Rosso
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