

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.

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