Chair Lerner's Draft Presentation

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

Members:
Toby Echeberrry, Chair
Rebecc Armendariz
Jared Coddington
Lucille Reyes

Reid Lerner, Vice-Chair
Elizabeth Bertolene
David Fissel
Jaime Rosco

August 20, 2019
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GHAC Reviews housing policies and programs, and make recommendations to the City Council on housing related matters

**GHAC TIMELINE 2019**

<table>
<thead>
<tr>
<th>Month</th>
<th>Activities</th>
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<tbody>
<tr>
<td>January</td>
<td>Committee orientation and Introductions</td>
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</table>
| February| Establish Committee Goals to support the City’s Master Plan and Strategic Plan.  
Discussion of current housing construction and trends in Gilroy |
| March   | Establish goal to provide input on Gilroy General Plan 2040.  
In future GHAC will provide inputs on revision to Zoning Map and Zoning Ordinance related to housing.  
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  
Formed Survey Subcommittees and the Subcommittees met |
| June    | Discussion of Housing Economics and Housing Types, Affordable Housing, Market Rate Housing, Missing Middle, etc  
Formed Survey Subcommittees and the Subcommittees met |
| July    | Discussion of Housing types, housing needs, Missing Middle, and public survey.  
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  
Prepare for Citizen Survey  
Prepare Presentation to City Council |
| November| Presentation to City Council  
GHAC Meeting |
| December| GHAC Meeting  
Attend GPAC 2040 Community Meetings |
**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.
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
- Rent Home

Residential Uses:
- Bed / Breakfast Establishment
- Hotel
- Motel

ARTICLE XIX: DOWNTOWN USE TABLE

Commercial Uses:
- Bed / Breakfast Establishment
- Hotel
- Motel

Public & Semi-Public Uses:
- Emergency Shelter
- Religious Institution
- Rent Home

Residential Uses:
- Bed / Breakfast Establishment
- Hotel
- Motel

ilroy 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) Cabin / Cottage
6) Co-Housing
7) Commercial Building Conversion
8) Cooperative / Co-op
9) Courtyard House
10) Dormitory
11) Extended Stay Executive Hotel
12) Furn (full floor)
13) Fraternity, Lodge, or Club Residence [Gymnasium or LODF]
14) Garden Apartments (basement apartments)
15) Hotel (Youth Hotel / Tourist Hotel / Senior Hotel)
16) Industrial Building Conversion
17) Intentional Community
18) Live / Work Spaces
19) Mansion (large residential building)
20) Military Family Housing
21) Mission / Seminary
22) Modern Construction Forms: Domes
23) Patio House
24) Row Houses
25) Smart Buildings / LEED / Green Building / Sustainable / Passive Building Standard
26) Senior Homes
27) Sorority / Sisterhood / Convent
28) Student Housing
29) Tenants-in-Common
30) Tiny Houses
31) Townhouse / Fourplex / Multiplex
32) Urban Loft (with Mezzanine)
33) Vacation Rental by Owner / VRBO
34) Villa (several buildings working together)
35) YMCA
36) YMCA
37) Zero Net Energy ZNE (mandatory in CA by 2020)
Thank you to City Staff

Sandra Nava
Bryce Atkins
Suzanne Guzzetta
Susan O'Strander
Stan Ketchum
Toby Eichelberg
Greg Larson