

Chain Lerner's Draft Presentation

City of Gilroy Housing Advisory Committee (HAC) 201^g' Annual Policy Body Presentation

Members:

~~Toby Echeberry, 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

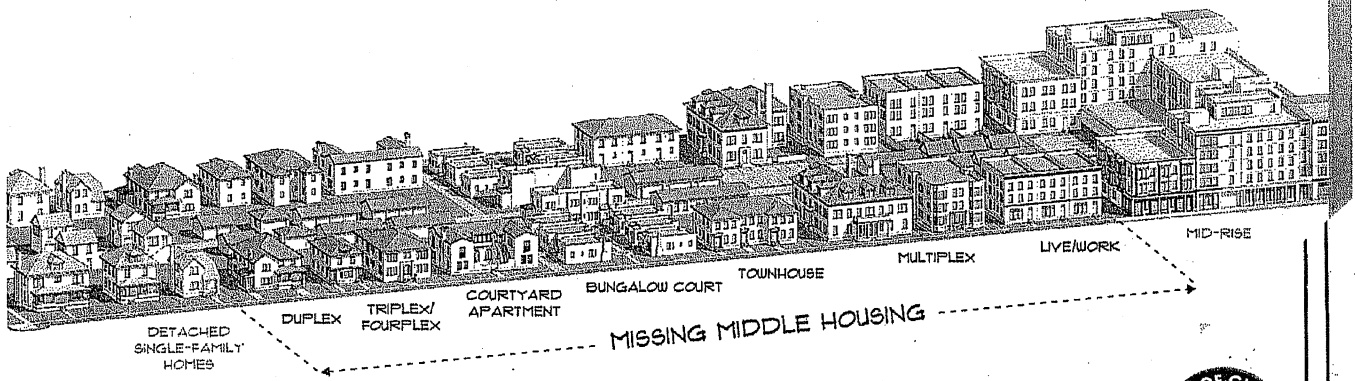
GHAC TIMELINE 2019

- January Committee orientation and Introductions
- February Establish Committee Goals to support the City's Master Plan and Strategic Plan.
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



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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.



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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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