



City of Gilroy
2040 General Plan
and
2023 – 2031 Housing Element
Annual Progress Report
for the 2023 Calendar Year

BACKGROUND

Gilroy 2040 General Plan: Every city and county in California must have a General Plan, which is the local government’s long-term framework or “constitution” for future growth and development. The General Plan represents the community’s view of its future and expresses the community’s development goals. The General Plan consists of policy text which contains goals, polices and implementation programs, and a land use diagram which illustrates the planned future land uses and pattern of development. All land use decisions by City staff, the Planning Commission, and the City Council must be consistent with the adopted General Plan. Typically, a General Plan is designed to address the issues facing a jurisdiction for the next 15-20 years. Under California law, the City is required to address eight (8) issue areas or “elements” in the General Plan: circulation, conservation, environmental justice¹, housing, land use, noise, open space, and safety. The State allows considerable flexibility in how these elements are titled and organized and encourages the inclusion of additional “elements” to ensure that plans are truly comprehensive and effective in addressing locally identified issues.

The Gilroy 2040 General Plan was adopted on November 2, 2020, approximately 18 years after the City adopted the 2020 General Plan. The 2040 General Plan includes an Introduction chapter, an Implementation chapter, and nine (9) elements: Land Use; Mobility; Economic Prosperity; Housing; Public Facilities and Services; Parks and Recreation; Natural and Cultural Resources; Potential Hazards; and Environmental Justice.

Gilroy 2023-2031 Housing Element: The Housing Element is one of eight (8) required chapters (“elements”) in the General Plan. State law (Government Code Sections 65580-65589.8) requires that every city and county in California adopt a Housing Element, approximately every eight years. In addition, HCD reviews and certifies Housing Elements to ensure they meet all requirements of the law. The City of Gilroy’s 2023 – 2031 Housing Element goals, policies, and programs aim to: encourage the development of a variety of housing opportunities and provide adequate sites to meet the 2023 – 2031 Regional Housing Needs Allocation (RHNA); assist in the development of housing to meet the needs of lower- and moderate-income households; address and, where appropriate and legally possible, remove governmental constraints to housing development; conserve, preserve, and improve the condition of the existing affordable housing stock; and promote equal housing opportunity for all residents to reside in the housing of their choice. These objectives are required by and delineated in State law (California Code Section 65583 [c][1]).

The 2023-2031 Housing Element was adopted by the City of Gilroy City Council on May 1, 2023, in substantial compliance with California State Housing Element Law (Article 10.6 of the Government Code (Gov. Code § 65580 et seq)). On August 21, 2023, the California Department of Housing and Community Development (“HCD”) certified the City’s 2023-2031 Housing Element.

¹ Cities and counties that have identified disadvantaged communities must include an environmental justice element in their general plans.

General Plan and Housing Element Annual Progress Reports: Government Code Section 65400 and 65700 mandates that all cities and counties submit an Annual Progress Report (APR) on the status and implementation progress of the jurisdiction’s General Plan. State law further requires that the APR describes that community’s progress toward implementing their Housing Element. The APR fulfills statutory requirements to report certain housing information, including: the local agency’s progress in meeting its share of regional housing needs (i.e., applications, entitlements, permits, and certificates of occupancy), certain rezoning activities, actions taken towards completion of housing element programs, and local efforts to remove governmental constraints to the development of housing (Government Codes Sections 65584.3(c) and 65584.5(b)(5)).

The General Plan and Housing Element APR is presented to the Gilroy City Council and then sent to the Governor’s Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) on or before April 1st of each year. The APR covers progress made in the previous calendar year.

2040 GENERAL PLAN IMPLEMENTATION PROGRESS (2023 Calendar Year)

For the City’s General Plan to serve its purpose effectively, it must be reviewed, maintained, modified as necessary, and implemented in a systematic and consistent manner. The General Plan contains a Vision Statement and Guiding Principles to ensure that the goals, policies, and implementation programs in the General Plan reflect the community’s shared vision for Gilroy. Gilroy implements the General Plan through the City’s ordinances and regulations, policy decisions, and actions and is responsible for tracking, reporting and evaluating its progress in implementing the General Plan. A complete list of implementation programs are included at the end of each General Plan element (e.g., Land Use Element), which is available on the City’s website².

The APR helps to ensure the City is moving forward to achieve the General Plan’s vision.

GENERAL PLAN IMPLEMENTATION PROGRESS (2023 Calendar Year)

The General Plan contains a vision and set of goals that are desirable for the community to achieve, even though everything will not be accomplished immediately. The subsections below describe notable activities in 2023 that made progress towards implementing 2040 General Plan programs. The pace and timing of activities is largely dependent on City Council priorities, budget allocations, staff capacity, and Department workplans which determine which programs are implemented in a particular year. Implementation progress on any remaining programs will be reported on in subsequent years. The list below does not generally include activities that are considered “on-going” or “annual” (e.g., daily processing of entitlement permits) unless the activity was notable or unique compared to a typical calendar year (e.g., processing an Urban Service Area amendment or annexation).

² <http://www.cityofgilroy.org/274/2040-General-Plan>

LAND USE

The Land Use Element plans for future growth and change while preserving and enhancing the qualities that make Gilroy a great place to live and work. The goals, policies, and programs of the Land Use Element are designed to enhance Gilroy's neighborhoods and districts with an attractive mix of uses and amenities that expand the local economy, protect environmental resources, and improve the overall quality of life of residents. The Land Use Element also contains a map of land uses within the City and a description of the land use designations.

Land Use (LU-5) Urban Service Area: *Consider applications for inclusion of additional land in the Urban Service Area on an annual basis, and review applications based on the following criteria: The need for additional lands, if any, to accommodate projected future growth; Consistency of the proposed area of Urban Service Area expansion in light of General Plan policies regarding the pattern of development, the location of growth, and the rate and timing of growth; Consistency with implementation strategies for the Neighborhood Districts, including phasing strategies, if applicable; and Consolidate approved applications into a single application to LAFCO for their consideration.*

LU-1 Status: On August 2, 2023, the Santa Clara County Local Agency Formation Commission (LAFCO) approved an amendment of the City's Urban Service Area boundary to include 11 additional parcels (790-10-007; 790-09-006,011; 790-17-001,004,005,006,007,008,009,010) comprising approximately 27 acres. Future development of these parcels would also require an annexation approved by the City Council. Future development would require conformance with the 2040 General Plan and Gilroy City Code, including but not limited to Neighborhood District requirements (e.g., 15% of the residential units shall be affordable).

Additional implementation programs for the 2040 General Plan will be reported on in subsequent annual progress reports.

PUBLIC FACILITIES AND SERVICES

The City of Gilroy maintains a variety of public facilities and provides many public services (e.g., Police and Fire) to meet the needs of the community. Gilroy residents, businesses, workers, and visitors rely on public facilities and services to keep them safe; provide water, energy, and communication services; and remove wastewater, stormwater and solid waste. The Public Facilities and Services Element establishes goals and policies to guide the overall provision of municipal and educational facilities and services in Gilroy.

Public Facilities and Services (PFS-1) Capital Improvement Budget: *Update the Capital Improvement Budget biannually to prioritize facility improvements for water, wastewater, stormwater, traffic, and public facilities based on facility master plans.*

PFS-1 Status: On June 5, 2023, the Gilroy City Council adopted the biennial FY2023-24 (FY24) and FY2024-25 (FY25) Operating budget and the Five-Year Capital Improvement Program (CIP) budget for FY24 through FY28. The total five-year CIP budget is \$210.8

million, the majority of which, about 42%, is related to utilities (water and wastewater). The CIP for FY24 and FY25 allocates a total of \$124.1 million over the two-year period for various infrastructure improvements to include streets (\$23.2 million), utilities (\$51.1 million), parks and trails (\$5.5 million), and general public facilities (\$44.3 million). The FY24 and FY25 budget also includes the utilization of a net fund balance from the General Fund of \$5.1 million in FY24 and \$3.5 million in FY25 for one-time strategic investments in City facilities, streets, parks, fleet, economic development, public safety equipment, and information technology infrastructure.

Additional implementation programs for the 2040 General Plan will be reported on in subsequent annual progress reports.

NATURAL AND CULTURAL RESOURCES

Gilroy's proximity to hills, streams, open space, and agriculture is one of the many reasons that residents love living here. Gilroy also has a proud, multi-cultural heritage that spans centuries and includes historic or other culturally significant resources. The Natural and Cultural Resources Element establishes goals, policies, and programs to preserve and enhance these natural areas and cultural resources.

Climate Action Plan (CAP 7) Remove Solar Regulatory Barriers: *Review/Revise all applicable building, zoning and other codes and ordinances to identify and remove remaining regulatory barriers to installation of solar PV or solar hot water systems in residential and nonresidential construction; consider opportunities to reduce permitting fees related to renewable energy installations.*

CAP 7 Status: In 2023, the Gilroy Building Division launched SolarAPP+, a streamlined online web portal permitting process for the majority of residential, roof-mounted, retrofit photovoltaic (PV) systems. SolarAPP+ automates the plan review process for issuing permits to qualified businesses or individuals to install code-compliant residential photovoltaic (PV) systems. Based on model building, electrical, and fire codes, SolarAPP+ automatically performs a compliance check on inputs supplied by the applicant to ensure the proposed system is safe and code compliant. After launching a new permit system in 2023, the Building Division also integrated SolarAPP+ with the new permit system, significantly accelerating the processing and issuance of code-compliant permits for residential solar energy systems. Installation practices, workmanship, and adherence to the approved design are then verified by the City through the inspection process.

ENVIRONMENTAL JUSTICE

Environmental justice is "...the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." Environmental justice objectives and policies seek to reduce the unique or compounded health risks in disadvantaged communities through strategies such as: reducing pollution exposure, improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity; promoting civil

engagement in the public decision-making process; and prioritizing improvements and programs that address the needs of disadvantaged communities³.

Environmental Justice (EJ-1) Translation: *Develop a program of phased implementation of Spanish translation of public meeting notices and translation provided at public meetings.*

EJ-1 Status: The City implemented Wordly, an artificial intelligence translation and captioning program with live two-way translation for 50+ languages including Spanish, at City Council and Planning Commission meetings. Spanish interpretation is also provided at meetings where the City anticipates a Spanish speaking audience. The City also makes an effort to translate newsletters and flyers into Spanish.

2023-2031 HOUSING ELEMENT IMPLEMENTATION PROGRESS (2023 Calendar Year)

Each year, the City is required to submit a report to the State on its implementation of adopted housing programs and Gilroy’s annual progress towards meeting regional housing needs over an eight (8) year planning cycle. In 2023, the City entered its first year of the 2023-2031 Housing Element’s eight (8) year planning cycle. Gilroy’s Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning cycle is 1,773 units over a range of affordability levels, based on Santa Clara County’s area median income.

Housing Element Program Implementation

The Housing Element Annual Progress Report includes the city’s progress towards implementing the City’s adopted and certified Housing Element programs. Each program describes specific actions the City will carry out over the eight-year Housing Element cycle to satisfy the community’s housing needs and meet the requirements of State law. The Gilroy 2023-2031 Housing Element programs are organized into seven major housing goals: Housing Production; Removal of Governmental Constraints; Housing Preservation and Improvement; Housing Assistance; Special Housing Needs; Affirmatively Furthering Fair Housing; and Education and Outreach. Table 58 in the Housing Element’s Affirmatively Furthering Fair Housing (AFFH) Chapter provides additional details on the programs that are aimed at affirmatively furthering fair housing and separates the actions by their identified fair housing issue. Table 58 summarizes the specific commitment, timeline, geographic targeting, metric, and AFFH theme for each program.

The attached housing program matrix summarizes the City’s progress towards implementing the programs in the Gilroy 2023 – 2031 Housing Element. Programs that were not completed in 2023 will be reported in subsequent years.

³ “Disadvantaged communities” refers to the areas throughout California which most suffer from a combination of economic, health, and environmental burdens. These burdens include poverty, high unemployment, air and water pollution, presence of hazardous wastes as well as high incidence of asthma and heart disease.

RHNA Progress Report

Since 1969, the state has mandated that all California jurisdictions must plan for our resident’s housing needs—regardless of income. This state mandate is called the Regional Housing Needs Allocation (RHNA). As part of RHNA, the California Department of Housing and Community Development (HCD), determines the total number new homes and affordability level of those homes that the Bay Area needs to build. The Association of Bay Area Governments (ABAG) then distributes a share of the region's housing need to each jurisdiction in the region.

As illustrated in the following table, the City’s total RHNA during the 2023-2031 planning cycle is 1,773 units. Only building permits issued for initial construction during the reported calendar year count towards RHNA. Between June 30, 2022 (beginning of the projection period⁴) and December 31, 2023, the City issued building permits for 12 very-low income, 12 low-income, 18 moderate income and 177 above-moderate (market rate) income units. The remaining unmet RHNA for the 2023-2031 planning cycle is illustrated in the following table. The “extremely low-income households” category is a subset of “very low-income households,” and is defined as 30 percent or less (0 – 30%) of the area median income. No building permits for extremely low-income units were issued during the reporting period.

GILROY 2023-2031 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)					
Income Level	RHNA Allocation	Projection Period (6/30/2022 – 1/30/2023)	Units Permitted (1/31/2023 – 12/31/2023)	Units Permitted (all years)	RHNA Units Remaining
Very Low (31 – 50% AMI)	669	--	12	12	657
Low (51 – 80% AMI)	385	--	12	12	373
Moderate (81 – 120% AMI)	200	7	11	18	182
Above Moderate (Above 120% AMI)	519	24	153	177	342
Total Units:	1,773	31	188	219	Remaining Units = 1,554

⁴ See Gov. Code §65588(f).

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
A – 1	No Net Loss Inventory and Monitoring	Develop a procedure to track sites inventory projected unit count and affordability level for both pipeline and opportunity sites, actual constructed units and affordability level, and net change between projected and actual. If there is a net loss in capacity, the City will identify alternative sites to accommodate the RHNA. Quantified Objective: No net loss of capacity below the RHNA requirement during the planning period.	Adopt procedure and create No Net Loss Inventory by end of 2024 calendar year. Review RHNA site status twice yearly and update No Net Loss Inventory as necessary to maintain adequate RHNA sites.	Procedures will be created by the end of the 2024 calendar year. In the meantime, the City has a list of all properties in Gilroy including their size, Zoning designation, General Plan designation, and density allowance. The City can utilize this list to select properties that could be added to the no net loss inventory if necessary.
A – 2	Surplus Lands/Affordable Housing on City-Owned Sites	Implement the Surplus Lands Act and proactively advertise surplus land opportunities for affordable housing. Report any City-owned surplus land in the Annual Progress Report and consider adding City owned parcels to the No Net Loss Inventory, as needed. Quantified Objective: The City will contact affordable housing developers regarding any surplus lands, with the goal of developing at least 21 lower-income units during the planning period.	Report surplus lands in conjunction with the Annual Progress Report. Advertise surplus land opportunities to affordable housing developers, as they become available. Review all City owned sites by the end of 2025 calendar year to determine which additional sites could be declared as surplus.	Surplus lands will be documented in the Annual Progress Report being presented to the City Council in March and subsequently provided to HCD on or before April 1 st .
A – 3	By-Right Approval of Projects with 20 Percent Affordable Units on “Reused” RHNA Sites	Amend the Zoning Ordinance to require by-right approval of any “reuse” 4th and 5th Cycle sites being used to meet the 6th Cycle RHNA, if 20 percent of the units in the development are affordable to lower-income households. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2023 calendar year.	A draft zoning ordinance that implements this program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. Regardless, submitted projects will be processed in compliance with state law prior to and following the code amendment adoption.
A – 4	Publicize Residential Sites Inventory	The City shall make the residential sites inventory available to developers by publicizing it on the City website and providing copies of the inventory to developers. The City shall update the list of sites annually, or as projects are approved on the sites. Quantified Objective: Maintain accurate and publicly available residential sites inventory throughout the planning period.	Post on website by end of 2023 calendar year; update annually.	The Sites Inventory has been posted on the City’s Planning Division webpage. A link to the document is provided to applicants interested in residential development in Gilroy. Planning staff will update the inventory annually, as needed.
A – 5	Revise Neighborhood District Policy	The City will revise the Neighborhood District Policy, so it does not rely on the Residential Development Ordinance (RDO) and is consistent with Neighborhood District target densities in the 2040 General Plan. The Policy will also implement inclusionary housing standards adopted by the City, including levels and terms of affordability. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2024 calendar year.	The City will remove Section 4.0 (Relationship of the Neighborhood District to the Residential Development (RDO) Process) from the Neighborhood District Policy prior to the end of 2024. The City will also update the policy to include relevant inclusionary housing standards adopted by the Council.
A – 6	ADU Tracking and Monitoring	The City will track the number and location of building permits issued for ADUs. If the 3-year average is less than 25 units in 2025, the City will hold a focus group with local stakeholders and update the ADU strategy by the end of 2026, with the intent of increasing production. If necessary, the City will identify additional RHNA sites in No Net Loss Inventory. Quantified Objective: Increase the number of new ADUs permitted in the City from an average of approximately 15.75 (2018-2021) to an average of approximately 25. Geographic Targeting: 30 percent of annual ADU production in high resource areas, RCAAs, and areas with relatively higher income.	Disproportionate Housing Needs	The 3-year average ADU unit count will be calculated at the end of the 2025 calendar year.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
A – 7	ADU Pre-Designed Plans	The City will develop an ADU program that includes pre designed “model” plans for ADUs that meet zoning, building, and fire codes. Quantified Objective: Increase the number of new ADUs permitted in the City from an average of approximately 17.5 (2018–2021) to an average of approximately 25.	By end of 2024 calendar year.	The City is partnering with the Santa Clara County Planning Collaborative to develop ADU pre-designed plans. The City Council has budgeted funding towards completing this effort by the end of the 2024 calendar year.
A – 8	Financial Incentives for Affordable ADUs	Upon securing funding, the City will develop a financial assistance program for homeowners who build ADUs with an affordability restriction or commitment to offering housing choice vouchers. The City will utilize in-lieu fees to facilitate development of ADUs affordable to lower-income households in high-resource areas of the City. If ADU production is lower than anticipated, the City will evaluate reducing ADU impact fees as a potential incentive for affordable housing. Geographic Targeting: 30 percent of annual ADU production in high resource areas, RCAAs, and areas with relatively higher income.	After program funding is secured and sufficient for the intended purpose. Evaluate the effect of impact fees on ADU development by Q4 end of 2026 if ADU production is lower than anticipated in year 2025	There is nothing to report for the 2023 calendar year. The implementation status will be updated in future years in accordance with this Program.
A – 9	Monitor Permit Requirements, Processing Procedures, and Land Use Controls	Implement the Land Management System in 2023, hold an outreach meeting to educate users on how to use the new permitting system, survey users six months after its launch to assess the effectiveness of the new system, create metrics that track the time to process permits, and engage with developers, builders and other stakeholders to identify potential constraints in the City’s permit requirements, processes, procedures, and land use controls. Analyze potential streamlining where feasible. Quantified Objective: Increase the percentage of permits that are processed online. Decrease the time it takes to process permits.	Survey six months after “go-live” date. Annual outreach to builders and developers, such as through the City’s annual developer’s roundtable meetings.	The “GO Permit” Land Management System was launched in June 2023. In addition to helping customers in person, over the phone, and via email, the City created manuals to educate users on how to use the new permitting system. City staff continually receive feedback from customers on the effectiveness of the system and have implemented improvements based on that feedback. The City also generates reports that track permit issuance. The City will reach out to builders and developers to gather their input on the draft changes to the Zoning Code in late spring/early summer 2024.
A – 10	Facilitate Missing Middle / Middle Income Housing	Amend the City Code to allow triplexes, and fourplexes to be approved ministerially on corner lots with a minimum 8,000 sf lot size in the R1 and R2 zones so long as the project complies with objective design standards and the lot was created prior to May 1, 2023. Create informational pamphlets and update the City’s SB 9 policy and website to reflect the changes allowed under this program. Quantified Objective: Increased production and reduced permitting time and cost for triplexes and fourplexes. Facilitate construction of 100 missing middle (duplex, triplex, quadplex) housing units over the 6 th Cycle planning period (approximately 10 percent of qualifying lots).	By end of 2024 calendar year.	A draft zoning ordinance that implements this program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year.
A – 11	Inclusionary Housing Policy	Conduct an inclusionary housing feasibility study and reference the City’s existing Neighborhood District Policy and former RDO Exemption Policy as a benchmark for developing an affordable housing policy. The policy will include inclusionary requirements, such as resale controls, minimum term, minimum percentage of units that must be restricted as affordable, minimum percentage within each affordability category, and alternative compliance such as an in-lieu fee for projects below the feasible threshold for requiring built units. The inclusionary housing ordinance will include a requirement that the developer market the below market-rate units and accessible/adaptable units.	By end of 2024 calendar year.	The City has hired a consultant that is conducting the feasibility analysis and developing recommendations for an affordable housing policy that implements this program. The initial findings and recommendations will be presented to the City Council in late spring 2024 with an anticipated adoption date by the end of the 2024 calendar year.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
		Quantified Objective: Increased production of affordable housing within the City, including housing choice and mobility for lower-income households. Prioritize use of in-lieu fees to develop affordable housing options in higher resource areas of the City.		
A – 12	Incentives Beyond Density Bonus State Law	Study and consider adopting an affordable housing incentives policy above and beyond the minimum requirements of density bonus state law. Specifically consider additional incentives for households with special housing needs such as large households, extremely low-income households, farmworkers, and households with members with intellectual or developmental disabilities. In lieu of adopting a separate incentives / density bonus policy, the City could structure the Inclusionary Policy (A - 11) like a density bonus program with incentives that are tiered by level of affordability provided. Quantified Objective: Increased housing choice and mobility for special needs households.	By end of 2025 calendar year.	The consultant hired to conduct a feasibility analysis and recommendations for an affordable housing policy is considering how state density bonus law requirements can be combined with an inclusionary policy tailored for Gilroy’s unique needs (e.g., extremely low-income households) and feasibility limitations (e.g., land costs).
A – 13	Coordination with California High Speed Rail Authority	Continue to coordinate with the California High Speed Rail Authority so that the Station Area Plan includes the development of a mix of affordable and market-rate housing and commuter parking on the parcels associated with the High Speed Rail Station. Quantified Objective: Develop a specific commitment to housing development; set objective targets for the development of affordable and market-rate housing on the High Speed Rail site.	Immediately and throughout the planning period until the Station Area Plan is complete.	City staff have been meeting with California High Speed Rail Authority staff and their consultants on developing a Station Area Plan that addresses housing and commuter parking needs in downtown Gilroy.
A - 14	Coordination with Santa Clara County Office of Supportive Housing	The City will continue its partnership with Santa Clara County Office of Supportive Housing regarding development of affordable housing at the property at 8th and Alexander. This includes the offer of impact fee waivers through a memorandum of understanding approved by the Gilroy City Council and the County Board of Supervisors in September 2022. Next steps include community engagement and working on the City’s priorities for the site (e.g., targeted income / special needs groups). Quantified Objective: Development of affordable housing on the 8 th and Alexander property by the end of 2028.	Continual partnership throughout the planning period. Anticipated project completion by end of 2028 calendar year.	City staff have been meeting with Santa Clara County Office of Supportive Housing staff regarding development of affordable housing at the property at 8th and Alexander, including next steps for community engagement in the 2024 calendar year.
A - 15	ADU Ordinance Updates	To incentivize ADU production, the City will replace the ADU deed restriction requirement with an owner affidavit form that does not require recordation at the County. The City will use the affidavits to track the number of ADUs to ensure they are being built at the assumptions in the Housing Sites and Resources section. Quantified Objective: Increase the number of new ADUs permitted in the City from an average of approximately 17.5 (2018–2021) to an average of approximately 25 over the 6 th Cycle planning period.	By end of 2023 calendar year.	In December 2023, the City of Gilroy adopted amendments to the City’s ADU Ordinance that implement the requirements of state law and remove standards that do not comply with state law. A draft zoning ordinance that implements the Housing Element is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year.
A - 16	Senate Bill (SB) 9 Processing	The City will update its SB 9 webpage to highlight the streamlined process for approving SB 9 applications, create and post step-by-step, user friendly instructions for processing SB 9 units and lot splits, and hold informational meetings with the building division and	By end of 2024 calendar year.	There is nothing to report for the 2023 calendar year. The implementation status will be updated for the 2024 Annual Progress Report.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
		engineering/land development division to review the streamlined process to ensure the City complies with state law. Quantified Objective: Process ten (10) SB 9 applications in the 6 th Cycle planning period.		
B - 1	Residential Development Ordinance (RDO) Removal	The RDO (made null and void by SB 330) will be repealed as a part of the City's comprehensive zoning update. Portions of the policy related to affordability requirements may be used as a benchmark for the City's proposed Inclusionary Policy. Quantified Objective: There are no quantified objectives associated with city codes and policies.	Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.	A draft zoning ordinance that implements this program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. Regardless, the RDO policy is not being enforced. The policy was provided to the Inclusionary Ordinance consultant for consideration of legal benchmarks.
B - 2	Zoning and General Plan Densities	Amend the Zoning Ordinance to ensure that Gilroy 2040 General Plan maximum densities are achievable. Changes include increasing density in the R3 zone from 16 to 20 dwelling units per acre, removing the maximum density in the R4 zone, creating a zoning district for the mixed-use First Street corridor with a density range of 20–30 dwelling units per net acre, and creating Neighborhood District High and Low zoning designations and density allowances per the 2040 General Plan. Quantified Objective: There are no quantified objectives associated with city codes and policies.	Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.	A draft zoning ordinance that implements this program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. Regardless, submitted projects will be processed in compliance with state law prior to and following the code amendment adoption.
B - 3	Senate Bill (SB) 35 Permit Processing and SB 330 Compliance	Implement expedited permit processing for SB 35 and SB 330. Create SB 35 and SB330 checklists and instructions for reviewing and approving projects and post the checklists to the City's website. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2024 calendar year.	An SB 35 eligibility checklist and approval process guidelines and associated documents are posted on the City website. The Planning Division will also update the website with information on SB 330 prior to the end of the 2024 calendar year.
B - 4	Public Fees, Standards, and Plans Online	The City will compile all development standards, plans, fees, and nexus studies in an easily accessible online location. The City will also provide a high-quality, parcel-specific zoning map and General Plan map online. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2023 calendar year.	The City's website includes development standards, adopted Plans, fees, and high-quality, parcel-specific Zoning and General Plan maps in an easily accessible location.
B - 5	Permit Streamlining	As a part of the 2023 Zoning Ordinance update, the City will create a ministerial use permit process and a more transparent and streamlined process for reviewing and approving applications involving a historic resource (e.g., residential addition). The City will also adhere to newly passed legislation surrounding permit streamlining, such as AB 2234. Quantified Objective: Decreased permit processing time.	Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.	A draft zoning ordinance that implements this program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. The Building Division website includes example residential permit in compliance with AB2234.
B - 6	Objective Standards	Revise development standards, design guidelines, and findings of approval to ensure they are objective and facilitate development of properties at their maximum densities. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2026 calendar year.	A draft zoning ordinance that includes objective development standards and findings of approval is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. The City will also evaluate design guidelines per this program prior to the end of the 2026 calendar year.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
B – 7	Zoning Ordinance Update	As part of the Zoning Code update, the City will evaluate development standards for all zones for potential governmental constraints, ensure that residential density is not constrained, clarify that the residential portions of mixed-use projects are not subject to any FAR restrictions, revise the definition of “townhouse” to be consistent with state law, and require that any demolished residential units on the Sites Inventory be replaced pursuant to Government Code Section 65583.2(g). Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2023 calendar year.	A draft zoning ordinance that implements this program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year.
B – 8	Entitlement Roadmap Webpage	The City will create an Entitlement Roadmap webpage that clearly spells out the City’s permitting process for residential development, including application forms, a flow chart outlining the development process, FAQs, and live links to other necessary pages and resources. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2024 calendar year.	There is nothing to report for the 2023 calendar year. The implementation status will be updated for the 2024 Annual Progress Report.
B – 9	Building Department Webpage	The City will update the Building Department webpage with information required pursuant to AB 2234, including specific information required for an application to be considered complete; example of a complete, approved application; and example of a complete set of post-entitlement phase permits for accessory dwelling units, duplexes, multifamily projects, mixed-use projects, and townhomes. Quantified Objective: Updated website by end of 2023 calendar year.	By end of 2023 calendar year.	The Building Division website was updated in 2023 to include example residential permits in compliance with AB2234. The website includes plan submittal checklists (for application completeness), and example permits that received a final building permit approval. The example permits include accessory dwelling units, duplexes, multifamily / mixed-use projects, townhomes, custom single-family home, and single-family tract home.
B - 10	Zoning Code Annual Updates	The City will establish a process to update City policies, codes and ordinances to comply with State laws affecting housing and land use. Quantified Objective: Following passage of new state legislation, Community Development Department staff will develop a list of laws that require updates to the City’s policies, codes and ordinances.	The City will update City policies, codes and ordinances annually, or as needed to comply with new state laws.	The City updated the Accessory Dwelling Unit Ordinance in 2023, created a webpage with a list of properties that can be approved ministerially pursuant to Government Code Section 65583.2, and will be completing a comprehensive update of the entire Zoning Ordinance in 2024 to implement state laws described in other Housing Element programs.
B - 11	General Plan Consistency	General Plan consistency will be reviewed as part of the Annual Progress Report, pursuant to Government Code Section 65400. As amendments are made to the General Plan, the City will also review the Housing Element for ongoing consistency. Quantified Objective: There are no quantified objectives associated with this program.	Consistency between the General Plan and Housing Element will be reviewed as part of the annual progress report prior to April 1 st of each year.	The 2023-2031 Housing Element was drafted in compliance with the 2040 General Plan. No General Plan amendments were made that conflict with the 2023-2031 Housing Element.
B - 12	Density Bonus Procedures	The City will amend its Density Bonus ordinance to add implementing procedures such as application and review requirements and decision-making criteria. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2024 calendar year	The comprehensive update of the entire Zoning Ordinance in 2024 will include application and review requirements and decision-making criteria for density bonus projects.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
C – 1	Monitoring of Units At Risk of Converting to Market Rate	The City and BMR Program Administrator will monitor deed-restricted units that have the potential of converting to market rate and implement strategies to preserve at-risk projects. Quantified Objective: Preservation of below market-rate units.	Annually review affordable housing term expirations. Noticing as needed with expiration of covenants.	The City reviews affordable housing term expirations as part of its annual monitoring program. If a unit or development is at risk of conversion, the City will try and maintain the affordability of the unit through one or more of the Housing Element’s list of strategies.
C – 2	Housing Rehabilitation	The City will utilize Community Development Block Grant (CDBG) funds, as available, to assist in the improvement of substandard housing. The City will facilitate Tax Equity and Fiscal Responsibility Act (TEFRA) hearings to allow for the development and rehabilitation of affordable housing units throughout the City. Quantified Objective: Provide assistance to 100 households. Target 25% in the Racially and Ethnically Concentrated Area of Poverty (R/ECAP) and DTSP area.	Annually evaluate progress and review contract. Following each contract renewal, hold informational meetings to alert the community about the availability of programs such as Rebuilding Together rehabilitation loans.	In FY 22-23 Rebuilding Together Silicon Valley was awarded a grant for \$140,000. In FY 23-24 Rebuilding Together Silicon Valley was awarded a grant for \$258,000. The City will facilitate TEFRA hearings, as needed.
C – 3	Code Enforcement Program	Within current staffing limits and AFFH standards, the City shall contact owners of units identified as substandard, offering inspection services and providing information on the Rebuilding Together Program (or similar) and landlord/tenant information and mediation services. Quantified Objective: Provide information regarding the Rebuilding Together (or similar) and landlord/tenant information and mediation services to 240 households.	Ongoing throughout the planning period.	Code Enforcement and Housing staff met with Rebuilding Together in 2023 to receive program updates on home repairs and safety modifications for low-income households. Code Enforcement staff disseminated information during site visits and inspections. When Code Enforcement staff are made aware of non-compliant substandard housing conditions, they will inspect the property and offer the property owner information on available programs, when applicable.
C – 4	Resale Control on Owner-Occupied Below Market- Rate Units	The BMR Program Administrator shall continue to implement resale controls on owner-occupied BMR units to ensure that affordable units provided through public assistance or public action are retained per the terms specified in the affordable housing agreement (e.g., 30 years) as affordable housing stock. Quantified Objective: Maintain all affordable units throughout the planning period or as specified in the affordable housing agreement.	Annual assessment of units at risk of conversion.	The BMR Program Administrator sends information to BMR homeowners on resale restrictions outlined in their BMR Agreement.
C – 5	Resale Control on Rental Below Market-Rate Units	The BMR Program Administrator shall continue to implement resale controls on renter-occupied BMR units to ensure that affordable units provided through public assistance or public action are retained per the terms specified in the affordable housing agreement (e.g., 30 years) as affordable housing stock. Quantified Objective: Maintain all affordable units throughout the planning period or as specified in the affordable housing agreement.	Annual assessment of units at risk of conversion.	For renter-occupied units, the BMR Program Administrator sends information to property owners on resale restrictions outlined in their BMR Agreement.
C – 6	Identification and Preservation of At-Risk Units	The City will create an inventory of BMR units. For units with expiring restrictive covenants, the City will contact property owners and encourage them to extend or renew the rent or sales price restrictions. The City will also help ensure that tenants are notified if restrictions will end. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2024 calendar year.	The City’s BMR Program Administrator continues to update the City’s inventory of BMR units. No units were at risk of conversion in 2023.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
D – 1	Permanent Local Housing Allocation Fund	The City will utilize Permanent Local Housing Allocation (PLHA) funds for eligible activities, including new construction, acquisition, rehabilitation, home buyer assistance, homeless assistance, public services related to housing, and preservation of affordable housing. The City will inform nonprofit organizations of funding availability through the City’s website and informational packets at City Hall. Quantified Objectives: Through various eligible funding programs, assist 80 households annually.	The PLHA funds span a 5-year basis. Conduct outreach and allocate funding every two years.	The City contracts with Santa Clara County Office of Supportive Housing to administer the PLHA Fund, which provided \$237,000 in funding each year during the FY 22-23 and FY 23-24 funding periods for homelessness prevention services, fair housing, and basic needs (e.g., meals on wheels).
D – 2	Funding Sources to Assist Homeownership	The City will identify funding resources for homeownership assistance (e.g., down payment assistance) and provide the information to the public at workshops and other outreach events. Quantified Objectives: The City will conduct public outreach to inform the community of existing resources, assistance programs, and funding opportunities, and annually pursue funding for down payment assistance and increase awareness as new funding is available.	Conduct public outreach on existing housing resources and pursue funding and conduct research annually.	The City’s Housing and Community Services webpage includes information on homebuyer assistance, including Santa Clara County Empower Homebuyers Down Payment Assistance Program, California Housing Finance Agency (CalHFA) First Mortgage Programs and Down Payment Assistance Programs, and CalHFA’s Accessory Dwelling Unit (ADU) Grant Program. The City conducted workshops in English and Spanish with over 150 attendees to inform the community of these resources.
D – 3	Housing Choice Voucher Referrals	The City will provide information and technical assistance to City residents on the Santa Clara County Housing Authority Housing Choice Voucher (HCV) program. The City shall refer residents that experience discrimination based on source of income (including vouchers) to Project Sentinel. Quantified Objective: Assist or refer 40 individuals annually.	Immediately upon opening of HCV waitlist. Technical assistance to residents as needed. Annual education and outreach to landlords.	Information on the Project Sentinel and the Santa Clara County Housing Authority Housing Choice Voucher (HCV) program is included on the City’s Housing and Community Services webpage.
D – 4	Pursue Funding for Affordable Housing	The City shall pursue funding from state, federal, and regional sources (e.g., PLHA funds) and support applications for funding to help increase the supply of affordable housing. The City will meet with affordable housing developers to identify development opportunities, provide support for funding applications, consider incentives and concessions beyond SDBL, and provide priority processing. Quantified Objective: There are no quantified objectives associated with this program.	Pursue funding sources annually.	The City received Permanent Local Housing Allocation (PLHA) funding from the State through application and partnership with Santa Clara County. The City restructured and created a new Housing and Community Services Division in 2023 and will be bringing on additional staff to help pursue funding for affordable housing and meet with affordable housing developers to identify development opportunities.
D – 5	Community Development Block Grant Program	The City will utilize CDBG funds for eligible activities, including acquisition, rehabilitation, home buyer assistance, economic development, homelessness assistance, public services, and public improvements. The City will inform nonprofit organizations of available funding through the City’s website and email, and advertise public assistance programs on its website and informational brochures. Quantified Objective: There are no quantified objectives associated with this program.	Administer funds annually.	Each fiscal year, the City allocates CDBG funding to eligible programs and activities. City staff contacts its list of non-profits to let them know about the upcoming funding cycle. The City’s website advertises a Notice of Funding Availability (NOFA) for Community Development Block Grant (CDBG) Funds, including application packets. The City also advertises upcoming public hearings for CDBG grant allocations. Brochures and flyers are also provided in customer lobby areas. In FY 2023-24, the City allocated \$368,433 in CDBG funding to eligible programs.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
E – 1	Priority Water and Sewer Service for Affordable Housing Developments	The City will update, as necessary, the Water and Sewer Service Priority Policy, and work with public service providers to ensure prioritization of services to housing developments serving lower-income households. The Housing Element will be provided to water and sewer service providers upon adoption. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2026 calendar year.	This policy is currently in place. The City has not identified a need to update the Policy. The City of Gilroy provides sewer and water services to its residents. The 2023-2031 Housing Element has been posted on the City’s website. The City’s water and sewer service website also provides information on the Low-Income Household Water Assistance Program.
E – 2	Zoning to Encourage and Facilitate Single-Room Occupancy Units	As a part of the comprehensive Zoning Ordinance update, the City shall revise the Zoning Ordinance to establish explicit definitions for and regulatory standards addressing single-room occupancy units. Quantified Objective: There are no quantified objectives associated with city codes and policies.	Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.	A draft zoning ordinance that implements this program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year.
E – 3	Emergency Shelter Standards	Amend the Zoning Ordinance to modify the requirements for emergency shelters in compliance with Assembly Bill (AB) 2339, AB 139, and Government Code Section 65583(a)(4). Quantified Objective: There are no quantified objectives associated with city codes and policies.	At the time of Housing Element adoption.	In May 2023, the City adopted code amendments in compliance with state law regarding emergency shelters.
E – 4	Low Barrier Navigation Centers	Amend the Zoning Ordinance to allow low-barrier navigation centers, meeting specific objective requirements, by-right in areas zoned for nonresidential uses. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2023 calendar year.	A draft zoning ordinance that implements this program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. Regardless, submitted projects will be processed in compliance with state law prior to and following the code amendment adoption.
E – 5	Incentivize Micro-Units	Ensure provisions for efficiency units in the updated Zoning Code are consistent with AB 352. Revise the Zoning Ordinance to establish development standards for micro-units, and create incentives and remove barriers to micro-unit development by the end of 2025. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2023 calendar year and 2025.	A draft zoning ordinance that amends regulations for efficiency units is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. Regardless, submitted projects will be processed in compliance with state law prior to and following the code amendment adoption.
E – 6	Reduced Parking Requirements for Senior Housing	The City shall conduct a study to determine if reduced parking standards for senior housing are appropriate in Gilroy. Based on the findings of the study, the City may revise the Zoning Ordinance. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2026 calendar year.	There is nothing to report for the 2023 calendar year. The implementation status will be updated in future years in accordance with this Program.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
E – 7	Development and Conservation of Housing for Farmworkers	<p>The City will pursue a variety of proactive actions to encourage and facilitate development and conservation of farmworker housing, including coordination with nonprofit developers, employers, and other related organizations to explore funding and incentives and to identify specific development opportunities. At least once a year, the City will forward information about surplus City-owned land and other development opportunities to developers and service providers who may be interested in developing more farmworker housing in Gilroy. The City will also provide this information at the annual developer roundtable and to individuals on the housing developer list.</p> <p>Quantified Objective: Preserve and maintain the 3 farmworker housing developments (56 units) located in Gilroy. Development of one new project with farmworker housing (50 units/beds), which is a 35% increase over existing units.</p>	Ongoing throughout the planning period.	<p>In 2022, the City partnered with the Santa Clara County Office of Supportive Housing, to facilitate lower-income housing on a County owned property by waiving development impact fees for the project. Throughout 2023 the City continued to partner with the Santa Clara County Office of Supportive Housing. In 2024, the City will work with the County to explore ways of incorporating affordable farmworker housing into the project. The City restructured and created a new Housing and Community Services Division in 2023 and will be bringing on additional staff to help implement this program.</p>
E – 8	Consistency with the Employee Housing Act	<p>The City will update the Zoning Ordinance to be consistent with the Employee Housing Act (Health and Safety Code Section 17021).</p> <p>Quantified Objective: There are no quantified objectives associated with city codes and policies.</p>	Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.	<p>A draft zoning ordinance that amends regulations for efficiency units is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. Regardless, submitted projects will be processed in compliance with state law prior to and following the code amendment adoption.</p>
E – 9	Priority for Gilroy	<p>The City will develop a system to prioritize occupancy of affordable housing units in Gilroy for income-eligible Gilroy residents and/or Gilroy’s labor force, while affirmatively furthering fair housing.</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	By end of 2024 calendar year.	<p>The City has hired a consultant that is developing recommendations for an affordable housing policy that implements this program. The initial findings and recommendations will be presented to the City Council in late spring 2024 with an anticipated adoption date by the end of the 2024 calendar year.</p>
E – 10	Development and Rehabilitation of Housing for Persons with Disabilities	<p>The City will review and revise, as necessary, regulations that act as potential constraints to accommodating persons with disabilities. The City will amend the findings of approval for reasonable accommodation permits, and the standards and permit procedures for residential care homes (6 or fewer residents) in medium- and higher-density residential zones and for residential care facilities (seven or more persons) in all residential zones with objective standards similar to other residential uses of the same type in the same zone.</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	By end of 2023 calendar year.	<p>A draft zoning ordinance that implements this Program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. Regardless, submitted projects will be processed in compliance with state law prior to and following the code amendment adoption.</p>
E – 11	Housing for Extremely Low Income and Special Needs Households	<p>The City will pursue funding sources (e.g., PLHA) and meet with affordable housing developers and homeless service providers to identify development opportunities, provide site information, assist in the entitlement processes, and explore incentives, specifically for special needs and low-income households.</p> <p>Quantified Objective: Outreach to affordable housing developers at least bi-annually (4 times over the planning period) when PLHA funds become available.</p>	As applications are received. Annual developer roundtable. Pursue funding sources as they are made available.	<p>The City received Permanent Local Housing Allocation (PLHA) funding from the State through application and partnership with Santa Clara County. The City restructured and created a new Housing and Community Services Division in 2023 and will be bringing on additional staff to help pursue funding for affordable housing and meet with affordable housing developers to identify development opportunities.</p>

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
E – 12	Downtown Expansion District and First Street Mixed-Use Corridor Flexibility	The City will develop a process to allow 100% residential projects in the Downtown Expansion District and allow flexibility in the type of non-residential uses allowed in the new First Street Mixed-Use Corridor, in exchange for setting aside units for extremely low-income households, farmworkers, persons with disabilities, and special needs households. Quantified Objective: Adopted zoning amendments. Facilitation of 100 units using the adopted process in the planning period.	Amendments by end of 2025 calendar year	There is nothing to report for the 2023 calendar year. The implementation status will be updated in future years in accordance with this Program.
E – 13	Permanent Supportive Housing	The City will amend the code to allow supportive housing uses by-right in zones where multi-family and mixed-uses are permitted and permit transitional and supportive housing as a residential use in all zones allowing residential uses, subject to restrictions that apply to other residential dwellings of the same type in the same zone. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2023 calendar year.	A draft zoning ordinance that implements this Program is being presented to the Planning Commission and City Council late spring/early summer with adoption anticipated by the end of the 2024 calendar year. Regardless, submitted projects will be processed in compliance with state law prior to and following the code amendment adoption.
F - 1	Source of Income Protection	Coordinate with Project Sentinel to conduct a meeting/workshop to inform residents of sources of income protection and state rent control laws such as AB 1482. Continue to coordinate outreach efforts to inform landlords and tenants of recent changes to state law that prevent source of income discrimination, including allowance of housing choice vouchers (HCVs) to establish a renter's financial eligibility. Quantified Objective: Outreach to 50 landlords or tenants annually.	Informational outreach by end of 2024 calendar year. Annual education and outreach to landlords and tenants.	Information on Project Sentinel is located on the City's Housing and Community Services website. The City conducted tenant-landlord information and resource workshops in English and Spanish in 2023. The City restructured and created a new Housing and Community Services Division in 2023 and will be bringing on additional staff to help coordinate efforts with Project Sentinel and further implement this program in 2024.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
F – 2	Fair Housing Counseling	<p>The City shall continue to provide funds to and contract with a non-profit agency to provide fair housing assistance including landlord/tenant counseling. The City shall disseminate information about fair housing assistance through pamphlets in City-owned buildings and other public locations (e.g., City Hall, Library, post office, other community facilities) and by posting information on the City website. Pamphlets will be made available in English and Spanish.</p> <p>Quantified Objective: Work with Fair Housing Provider to track number of households assisted in Gilroy annually. Provide information to 30 households annually.</p>	Annual or biennial award of funds. Provision of pamphlets by end of 2024 calendar year.	<p>The City partnered with Santa Clara County, received Permanent Local Housing Allocation (PLHA) funding from the State, and provided Project Sentinel \$40,000 over two years for fair housing services and another \$40,000 over two years for tenant-landlord counseling and dispute resolution services. Approximately 28 persons were served by fair housing and 46 households were served by tenant/landlord services.</p> <p>The City conducted tenant-landlord information and resource workshops as well as fair housing workshops in English and Spanish in 2023, with 19 persons in attendance. The City disseminated English and Spanish Project Sentinel brochures about fair housing and tenant/landlord assistance at the Gilroy City Hall, Senior Center, and Gilroy Library. Information on Project Sentinel is located on the City's Housing and Community Services website.</p> <p>The City restructured and created a new Housing and Community Services Division in 2023 and will be bringing on additional staff to help coordinate efforts with a Fair Housing Provider and further implement this program in 2024.</p>
F – 3	Place-Based Improvements in Downtown Gilroy	<p>Develop programs and strategies to create place-based improvements through investments in the public right of way. The City will continue to prioritize CDBG funding in the downtown area and low-resource areas of the City as well as annually work with the City Council to prioritize other funding sources in these areas. Specific actions include improvements resulting from the \$3.9 million Clean California Grant, a new downtown parking lot that will also serve as a community resource for a Farmers Market and community events in the downtown, CIP improvements including the Automall Parkway Pavement Rehabilitation program and pedestrian improvements downtown, the Downtown Façade Improvement and Blight Removal Program, and the Downtown Building and Planning Permit Fee Reduction Policy.</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	<p>Streetscape and infrastructure improvements will be completed pursuant to the City's CIP schedule.</p> <p>The Clean California Grant project must be completed by June 30, 2024 (or as approved for an extension).</p> <p>Construction of the parking lot with community event space will be complete by the end of May 2023.</p>	<p>In 2023, the City continued progress with the \$3.9 million Clean California Grant and installed the new downtown parking lot. The CIP Annual Citywide Curb Ramp Project has been funded to upgrade existing pedestrian curb ramps and to install new pedestrian curb ramps at high priority areas and locations with high levels of pedestrian activity throughout the City, including downtown. There were no applications in 2023 for the Downtown Façade Improvement and Blight Removal Program or the Downtown Building and Planning Permit Fee Reduction Policy.</p>
F – 4	Housing Mobility and Choice in Higher Opportunity Areas	<p>Improve housing mobility and choice, especially in higher opportunity areas of the City by implementing Program A-10 (triplexes and quadplexes), Program A-11 (inclusionary housing policy), and Program A-12 (Adopt incentives beyond density bonus state law policy)</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	By end of 2025 calendar year.	An update on each of these programs is identified under their respective program number.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
F - 5	Displacement Prevention Policy	Organize a focus group of organizations with experience in displacement prevention policies, complete an analysis of best practices in jurisdictions similar to Gilroy, and adopt a displacement prevention policy. The city will analyze potential strategies such as “tenant option to purchase agreements” for redevelopment projects meeting specified thresholds, a just cause eviction ordinance, and relocation agreements. The displacement prevention policy will be reviewed for effectiveness and revised as necessary two years after its adoption. Quantified Objective: 100% replacement of demolished affordable units as part of redevelopment of a site, consistent with state law.	Hold focus group and complete analysis by end of 2025 calendar year. Adopt policy by end of 2026 calendar year. Mid-term evaluation of policy two years after adoption.	There is nothing to report for the 2023 calendar year. The implementation status will be updated in future years in accordance with the Program timeline.
G - 1	Collaboration with Development Community	The City will cultivate collaborative relationships with for-profit and non-profit development companies working in the area of affordable housing, invite affordable housing developers and developers of housing for special needs households to the annual developer roundtable meeting, and create a list of housing developers, including developers of affordable and special needs housing. The list will be used for the annual developer roundtable meetings (or equivalent), and to advertise development opportunities, funding opportunities, and other educational and engagement efforts in the City. Quantified Objective: Host an annual developer roundtable (or equivalent) meeting. Participation of at least four developers of affordable and special needs housing in the annual meeting.	Annual developer roundtable meeting. Creation of developer interest list by end of 2024 calendar year.	The City restructured and created a new Housing and Community Services Division in 2023 and will be bringing on additional staff to help coordinate efforts with a Fair Housing Provider and implement this program in 2024.
G - 2	Community Outreach and Inclusion in the Decision Making Process	The City will encourage involvement of all Gilroy neighborhoods in the public decision-making process through the use of various methods of delivery, such as print media, mailers, web-based information, accessible meetings, pop-up events, and other methods that consider economic and cultural considerations unique to the City of Gilroy. Provide all pamphlets and communications in English and Spanish Quantified Objective: There are no quantified objectives associated with this program.	Ongoing throughout General Plan implementation.	The City uses a variety of outreach methods and community groups to engage Gilroyans in the public decision-making process, including flyers, mailers, web-based information, accessible meetings, pop-up events, and other methods that consider economic and cultural considerations unique to the City of Gilroy. The City also makes an effort to translate communications into Spanish.
G - 3	ADU Education	Develop and implement a comprehensive marketing program, including educational pamphlets in both English and Spanish on the City website and at City Hall, to advertise the benefits of ADUs, the process for constructing ADUs, and basic responsibilities and legal requirements of being a landlord. The City will consolidate its two ADU webpages into a single page that has all relevant information for ADUs. To expand housing mobility and choice, the City will focus outreach and education in the City’s higher opportunity areas, and make adjustments as necessary if ADU construction is low in those areas. Quantified Objective: Increase the number of new ADUs permitted in the City from an average of approximately 17.5 (2018-2021) to an average of approximately 25.	Develop marketing plan by end of June 2024. Implement marketing program by end of 2025 calendar year. Biennial review of ADU geographic distribution. ADU webpage consolidation by the end of 2024 calendar year.	There is nothing to report for the 2023 calendar year. The implementation status will be updated in future years in accordance with the Program timeline.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
G - 4	Increased Outreach in Downtown Areas	<p>The City will consult with local community leaders in the Downtown Specific Plan Area to ensure community priorities are being addressed. The City will consider the viewpoints and concerns of all neighborhoods within Gilroy when drafting the High Speed Rail Station Area Plan and when updating the Downtown Specific Plan.</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	Upon receiving funding and availability of adequate staffing resources to complete these area plans.	There is nothing to report for the 2023 calendar year. The implementation status will be updated in future years in accordance with the Program timeline.
G - 5	Housing Outreach and Information	<p>The City shall provide information about housing assistance, fair housing, housing resources, and housing programs through a wide variety of outreach methods such as workshops and webinars, disseminating information about fair housing on the City website and in City-owned buildings and other public locations, advertising housing assistance information on the City website, and coordinating with the City's Fair Housing Service Provider to provide resources and information at a housing resources event in the DTSP area. Pamphlets will be made available in English and Spanish.</p> <p>Geographic Targeting: Annual housing event in the DTSP area.</p> <p>Quantified Objective: Provision of housing resources and information through at least three different mediums. All information made available in English and Spanish. Annual housing event in the DTSP. Outreach with 150 households annually.</p>	Update the City website with housing information as new resources become available. Annual housing event in the DTSP area. Conduct community outreach workshops on housing resources on a monthly basis on average.	In 2023, the City created a Housing and Community Services website, providing housing resources in production, preservation, and protection, and centralizing other webpage information. In addition, in 2023, Gilroy held 12 workshops in both virtual and online format to inform the Gilroy community of housing resources. The workshops covered topics including the California Housing Finance Agency ADU Grant Program, Santa Clara County Empower Homebuyers Down Payment Assistance Program, Rebuilding Together Silicon Valley's free home repair program, and Project Sentinel's tenant/landlord and fair housing resources. The workshops were held in English and/or Spanish, or English with Spanish interpretation. The City also partnered with Santa Clara County to host a housing and community resource fair with representatives from new affordable apartments (marketing their availability), health resources, and other housing related and basic needs programs. The City coordinated with SV@Home to promote Affordable Housing Month and the workshops. . Event and workshop flyers were available in English and Spanish. Workshop presentations were made available on the Housing and Community Services website. The City achieved outreach to 360 residents over 12 workshops in 2023.
G - 6	Unhoused Population Education and Outreach	<p>The City will develop a program to educate the public on the unhoused population and homelessness through a variety of outreach methods, create a dedicated webpage with information on unhoused resources and efforts, and develop printed collateral for distribution at City Hall and by code enforcement officers in the field. The City will also revamp the monthly Unhoused Service Providers Network meeting, to coordinate with direct unhoused service providers in the area regarding the needs of the unhoused community, advertise and coordinate events, and collaborate on outreach efforts.</p> <p>Quantified Objective: Minimum of 3 medium of outreach. Scheduled service provider meetings throughout the planning period.</p>	By end of 2025 calendar year; monthly (or as scheduled) meetings of the unhoused service providers network.	The City created a dedicated website on the City's unhoused resources and efforts, including the City's two Quality of Life Officers, Community Plan to End Homelessness, over a dozen unhoused resources (e.g., the Gilroy Shelter), Emergency Housing, and information on the monthly Unhoused Service Providers Network (USPN), including links to monthly USPN presentations.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2023 Calendar Year)
G – 7	Bilingual Engagement	<p>Given the City's large Hispanic population, the City will increase Spanish language engagement within city services and through translation of outreach materials and interpretation of housing opportunities. The City will advertise its collective bargaining unit bilingual pay benefits to attract new staff that can converse with the City's Spanish speaking population.</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	Immediately upon adoption of the Housing Element.	<p>The City uses Wordly, an artificial intelligence translation and captioning program with live two-way translation for 50+ languages including Spanish, at City Council and Planning Commission meetings. Spanish interpretation is also provided at meetings where the City anticipates a Spanish speaking audience. The City also makes an effort to translate newsletters and flyers into Spanish. The City advertises bilingual pay benefits in employment recruitments and continues to hire new bilingual staff to help communicate with the City's Spanish speaking population.</p>
G – 8	Help Center Webpage	<p>In partnership with local nonprofit organizations, the City will develop a Housing Help Center webpage to provide a centralized resource for tenants and landlords to receive information on local laws, assistance to apply for rent relief, and legal aid. This webpage will consolidate existing information on the City's website with additional information provided by local service providers to best serve the needs of the Gilroy community.</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	By end of 2024 calendar year	<p>In 2023, the City created a Housing and Community Services website, providing housing resources in production, preservation, and protection, and centralizing other webpage information. The City's Housing and Community Services website includes several housing related resources as described under other Housing Element program status updates. An update regarding the Housing Help Center webpage will be provided in the 2024 Annual Progress Report.</p>