



City of Gilroy
2040 General Plan
and
2023 – 2031 Housing Element
Annual Progress Report
for the 2024 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 that contains goals, policies and implementation programs, and a land use diagram that 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 Land Use and Climate Innovation (LCI) 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 (2024 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. The APR helps to ensure the City is moving forward to achieve the General Plan’s vision.

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 2024 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 that 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). A complete list of implementation programs and the status of each program is attached to this report.

GENERAL PLAN AMENDMENTS (2024 CALENDAR YEAR)

The City did not approve any General Plan amendments during the 2024 calendar year.

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 Element Highlight: Zoning Ordinance Update Status. *Review and update the Gilroy Zoning Ordinance and Zoning Map to be consistent with the Land Use Diagram and related policies of the General Plan. Consider rezoning areas inconsistent with the Land Use Diagram, as appropriate, and update the zoning district descriptions to reflect the updated land use designation descriptions.*

City staff has made significant progress toward completing the draft updated Zoning Ordinance. Staff has presented some articles of the Ordinance to the Planning Commission and will continue presentations to the Planning Commission in 2025. Staff will also begin stakeholder outreach in 2025. Staff expects to present the Zoning Ordinance to the City Council for adoption by summer 2026. Many of the programs contained within the General Plan will be implemented via Zoning Ordinance adoption or after Zoning Ordinance adoption. Staff will provide updates on those programs in future years.

MOBILITY

The Mobility Element provides the framework for decisions in Gilroy concerning the citywide transportation system. It seeks to create a balanced transportation network that supports and encourages walking, bicycling, and transit ridership. The goals and policies address a variety of topics, including multimodal transportation, complete streets, pedestrian facilities, bikeways, public transit, vehicular transportation, parking, and goods movement. The Mobility Element is drafted to be consistent with State mandates regarding complete streets

Mobility Element Highlight: Traffic Impact Fee and Bicycle and Pedestrian Improvements. *Maintain traffic impact fees for new development, with the funds used to finance roadway and trail improvements. The fees should be reviewed annually.*

Review and update the Bicycle and Pedestrian Transportation Plan every five years to ensure it reflects the needs and current conditions in Gilroy.

In 2024, the City began the process to develop a new Transportation Master Plan and associated nexus study for new traffic impact fee program. The Transportation Master Plan

will identify needed bicycle and pedestrian improvements. The Master plan and nexus study are expected to be complete by spring 2026.

ECONOMIC PROSPERITY

Gilroy has a rich history as an agricultural community and is widely recognized as the garlic capital of the world. Gilroy continues to be the home of major agricultural industries including Olam, Christopher Ranch, Syngenta, International Paper, Monterey Gourmet Foods, and others. Gilroy is located at the crossroads between the Bay Area, the Central Coast and the Central Valley, an important strategic location for many industries. The City's retail base is extensive and serves as a visitor attraction. Gilroy Gardens Theme Park and local wineries contribute to local tourism. The Economic Prosperity Element contains goals, policies, and programs that aim to improve the balance between jobs and Gilroy's workforce, grow businesses within Gilroy, and attract new businesses and industries.

Economic Prosperity Element Highlight: Inventory of Developable Sites. *Develop and maintain an inventory of developable sites to encourage the development of new industries.*

In 2024, Staff City began preparing a list of developable sites, beginning with residential sites. Staff will prepare an inventory of developable and underdeveloped commercial and industrial sites by the end of 2026.

PUBLIC FACILITIES AND SERVICES

Gilroy residents, workers, and visitors rely on the public facilities and services provided by the City and other agencies and organizations to keep them safe; provide water, energy, and communication services; and remove wastewater, stormwater and solid waste. Gilroy businesses rely on these facilities and services as well. State-of-the art facilities and services (e.g., fiber-optic internet) can help grow Gilroy's economy. The Public Facilities and Services Element establishes goals and policies to guide the overall provision of municipal and educational facilities and services in Gilroy. They ensure Gilroy's public facilities and services are efficient and adequate for today and tomorrow.

Public Facilities and Services Element Highlight: Civic Center Master Plan. *Review and update the Civic Center Master Plan as needed in keeping with the projections, goals, and policies of the General Plan.*

The City has begun the process of updating the Civic Center Master Plan. An RFP was issued in Fall 2024 to update the Master Plan. Community meetings will be scheduled throughout 2025.

PARKS AND RECREATION

The City provides high-quality facilities and services that help residents lead healthier, happier lives. Gilroy residents can walk, bike, hike, play, and learn in one of Gilroy's many parks or recreation facilities. Gilroy has won several park design awards from the California Park and Recreation Society, including awards for Christmas Hill Park (home of the Garlic Festival), Las Animas Park, San Ysidro Park, and El Roble Park. In 2013 the City of Gilroy Recreation Department received an Award of Excellence from the California Park and Recreation Society for the Christopher High School Aquatic Center, which was a joint project between the City of Gilroy and the Gilroy Unified School District. The Parks and Recreation Element builds on this legacy of excellence and plans for the future of Gilroy's park and recreation facility system and recreation and cultural program offerings.

Parks and Recreation Element Highlight: Activity Guide. *Maintain and implement an activity guide for recreation programs, leagues, and special events at a minimum of two times per year.*

The Recreation Division publishes a recreation guide three times each year.

NATURAL AND CULTURAL RESOURCES

Gilroy's location in the southern Santa Clara Valley, surrounded by hills, streams, and agriculture, is one of the many reasons that residents love living here. Gilroy has a proud, multi-cultural heritage that spans centuries. These sensitive natural and cultural resources are critical to Gilroy's vibrancy and prosperity and therefore deserve protection. The Natural and Cultural Resources Element establishes goals, policies, and programs to preserve and enhance Gilroy's natural areas, plant and wildlife habitats, wetlands and streams, scenic views, and historic or culturally significant resources.

Natural and Cultural Resources Element Highlight: Transportation Demand Management. *Work with VTA and/or 511.org to develop and implement an outreach program targeting employers with fewer than 50 employees to encourage voluntary participation in TDM program activities, including pre-tax deductions for alternative travel mode expenses, transit pass subsidies, and new vanpool development; share best-practices in TDM programs with local businesses to identify options that have been successful at a small scale. Support regional efforts to implement SB 1339 commuter benefit requirements for employers with more than 50 employees. Partner with 511.org and employers to leverage new ride-matching technologies and promote rideshare among employees.*

In late 2024, City staff met with VTA to discuss a regional mitigation program (Equitable VMT Mitigation Program) focused on reducing vehicle miles traveled (VMT). Ongoing program refinement is underway by VTA and discussions will continue through 2025. In addition, the City is beginning the process of securing a consultant to prepare the City's GHG/VMT (Greenhouse Gas/Vehicle Miles Traveled) Reduction program which will include close

coordination with VTA and other local and regional stakeholders. Staff expects to complete this study by Fall 2026 or Winter 2027.

POTENTIAL HAZARDS

Gilroy faces the potential for several types of natural and manmade disasters, in part due to its location. The Bay Area is one of the most earthquake-prone regions in the United States. Severe winter and spring storms can cause landslides in hillside areas and flooding along stream corridors. Dry weather during spring and summer months can create hazardous wildfire conditions. Manmade hazards such as noise and hazardous materials also pose a threat to the well-being of residents. While it is impossible to completely avoid natural and manmade hazards, the Potential Hazards Element establishes goals, policies, and programs to protect life and minimize property damage during future disasters and emergencies. The goals and policies address regional hazards mitigation, seismic and geologic hazards, flood hazards, wildfires, hazardous materials, and noise.

Potential Hazards Element Highlight: Roundtable Discussion. *Provide education to the public on the dangers of and ways to properly dispose of hazardous waste. Develop a coordinated, visually-appealing outreach campaign. Provide the information in the City's quarterly newsletter, on public access television, and through other venues to educate the public.*

In 2024, the City participated in events such as National Night Out with public education information on a variety of topics including hazardous waste. In addition, outreach through the Gilroy Email Express was used to circulate information on current environmental concerns and issues such as not dumping into storm drains, household hazardous waste, expired medications, etc. The City also maintains information such as brochures and handouts at City Hall on Household Hazardous Waste and other items related to water resource protection that are made available to the public.

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 communities².

² "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.

Environmental Justice Element Highlight: Community Engagement Program. *Provide opportunities for City Council, Planning Commission, and City staff and residents to communicate and engage throughout the year. Examples of such events include “coffee with city leaders” and community forums and meetings*

Encourage and facilitate the establishment of farmer’s markets in Gilroy. Encourage and help facilitate vendor acceptance of EBT payments.

The City engages with the community through the following methods:

- The Mayor holds monthly “Coffee with the Mayor” events.
- The Gilroy Police Department holds quarterly “Coffee with a Cop” events.
- Regular Community Outreach events are held for projects that have wide interest or impact, though the cadence is determined by the projects. For example, in 2024, multiple community meetings were held for the Gourmet Alley project and VTA/HSR (High Speed Rail) projects.
- The City regularly uses surveys to solicit feedback on a variety of projects and initiatives. For example:
 - Customer service survey provided after receiving services in-person at City Hall
 - Gilroy Community Service survey sent to the entire community in 2024
- Multiple departments have participated in tabling at events throughout the year including:
 - Water department tabling at Downtown Music Live series and Arbor Day tree planting event
 - Communication & Engagement tabling at San Ysidro Park (3-4 times each year)
 - Multiple departments tabling at National Night Out

City staff also engages with the community by facilitating farmer’s market operations, which can bring fresh food and produce to disadvantaged portions of the community. In addition to farmer’s markets, the City works with community-based organizations to provide services to Gilroy residents through other venues. These include:

- Second Harvest Food Bank, which provides free groceries at San Ysidro Park weekly.
- The Santa Clara County Public Health Department, which launched their \$2.5 million Caltrans ATP grant in East Gilroy in 2024. This program is called Gilroy Moves. This grant is focused around physical activity and promoting public facilities.
- A free community garden that was established on Google’s Tree Farm in Gilroy and featured in a GMH Today article last year.
- The Berkeley Food Institute, in partnership with Nueva Vida Community, held a Food Justice Vision event at Gilroy Unified School District in March 2024.

Staff will continue to assess other opportunities to participate with Community-Based Organizations to meet the goal of providing fresh food and health-based education to Gilroy residents.

2023-2031 HOUSING ELEMENT IMPLEMENTATION PROGRESS (2024 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 2024 will be reported in subsequent years.

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 January 1, 2024 and December 31, 2024, the City issued building permits for 12 very-low income, 11 low-income, 11 moderate income, and 143 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 (1/1/2024 – 12/31/2024)	Units Permitted (all years)	RHNA Units Remaining
Very Low (31 – 50% AMI)	669	--	12	12	24	644
Low (51 – 80% AMI)	385	--	12	11	23	362
Moderate (81 – 120% AMI)	200	7	11	11	29	171
Above Moderate (Above 120% AMI)	519	24	153	143	320	199
Total Units	1,773	31	188	177	396	Remaining Units = 1,377

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 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 2025 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.	In Progress - Surplus lands are documented in the Annual Progress Report, which is presented to the City Council annually in March and subsequently provided to HCD annually on or before April 1st. City staff has begun the process to determine if additional city-owned sites could be declared as surplus and will complete the process by the end of the 2025 calendar year.
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 Zoning Amendment implementing this program was adopted on June 3, 2024. (Ordinance No. 2024-01)
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.	Complete and Ongoing - The Sites Inventory is posted on the City’s Planning Division webpage: https://www.cityofgilroy.org/904/Housing-Element under Gilroy Opportunity Sites Map, List. 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.	In Process - The City is working on revising the Neighborhood District Policy by Fall 2025 to remove reference to the Residential Development Ordinance (RDO) and update target densities in the 2040 General Plan. The City is collaborating with the Santa Clara County Planning Collaborative and Strategic Economics to complete a Grand Nexus/Affordable Housing Study, which includes a Residential Feasibility Study, an Affordable Housing Analysis, a Residential Nexus Analysis (for small developments), and a Commercial Nexus Study and Feasibility Analysis. Upon completion of the study and implementation of prescribed affordable housing standards, the City will update the Neighborhood District policy to include relevant affordable housing standards adopted by the Council. The Grand Nexus/Affordable Housing Study is estimated to be completed by fall 2025, and implementation of prescribed affordable housing standards will occur by June 2026.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
A – 6	ADU Tracking and Monitoring	<p>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.</p> <p>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.</p> <p>Geographic Targeting: 30 percent of annual ADU production in high resource areas, RCAAs, and areas with relatively higher income.</p>	Disproportionate Housing Needs	In process - As of July 2024, staff has tracked the application, issuance, and finalized status of ADU's. In FY 23 there were 40 ADU permits issued, and in FY 24 there were 38 ADU permits issued. The 3-year average ADU unit count will be calculated at the end of the 2025 calendar year.
A – 7	ADU Pre-Designed Plans	<p>The City will develop an ADU program that includes pre designed "model" plans for ADUs that meet zoning, building, and fire codes.</p> <p>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.</p>	By end of 2024 calendar year.	Complete - The City's ADU program, which includes pre-designed "model" plans for ADUs that meet zoning, building, and fire codes, was implemented in December 2024. As of February 2025, the city has 13 pre-approved plans on its new ADU program website. The average number of permits issued in FY's 23 and 24 average 31 per year, exceeding the goal of approximately 25 permits issued per year.
A – 8	Financial Incentives for Affordable ADUs	<p>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.</p> <p>Geographic Targeting: 30 percent of annual ADU production in high resource areas, RCAAs, and areas with relatively higher income.</p>	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	In-process - The city has joined the Santa Clara County Office of Supportive Housing BMR Partnership Program, which has an ADU and JADU loan component. The program will allow borrowers to use the funding to purchase a home with an ADU or JADU, to construct a new ADU or JADU, or to repair, reconstruct, or rehabilitate an existing ADU or JADU, which may include converting existing space to add to an ADU or JADU. City Staff will promote the County program in high resource areas in Gilroy. In FYs 23 and 24, the city promoted the Cal HFA Accessory Dwelling unit grant program. The city program implementation status will be updated in future years in accordance with this Program.
A – 9	Monitor Permit Requirements, Processing Procedures, and Land Use Controls	<p>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.</p> <p>Quantified Objective: Increase the percentage of permits that are processed online. Decrease the time it takes to process permits.</p>	<p>Survey six months after "go-live" date.</p> <p>Annual outreach to builders and developers, such as through the City's annual developer's roundtable meetings.</p>	Complete and Ongoing - 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 receives 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..
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	By end of 2024 calendar year.	A Zoning Amendment implementing this program was adopted on June 3, 2024. Ordinance No. 2024-01

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
		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).		
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. 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.	By end of 2024 calendar year.	In-process - In 2023, the City hired a consultant who conducted an Inclusionary Housing Feasibility Analysis and recommended that an Inclusionary Housing Policy for both ownership and rental projects be future-tested and planned for improved economic conditions. The city pivoted and joined the Santa Clara Community Planning Collaborative's Grand Nexus/Affordable Housing study to work on a Commercial Nexus Study and Feasibility Analysis, to study the collection of fees for affordable housing. In response to changing economic times, the city has added the Residential Feasibility Study, Affordable Housing Analysis, and Residential Nexus Analysis (for small developments) to its work. The Grand Nexus/Affordable Housing Study is expected to be completed by fall 2025, and the city anticipates implementing the prescribed inclusionary housing standards by June 2026.
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.	In-process - In 2023, the City hired a consultant who conducted an Inclusionary Housing Feasibility Analysis and recommended that an Inclusionary Housing Policy for both ownership and rental projects be future-tested and planned for improved economic conditions. The city pivoted and joined the Santa Clara Community Planning Collaborative's Grand Nexus/Affordable Housing study to work on a Commercial Nexus Study and Feasibility Analysis, to study the collection of fees for affordable housing. In response to changing economic times, the city has added the Residential Feasibility Study, Affordable Housing Analysis, and Residential Nexus Analysis (for small developments) to its work. The Grand Nexus/Affordable Housing Study is expected to be completed by fall 2025, and the city anticipates implementing the prescribed inclusionary housing standards by June 2026.
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.	Immediately and throughout the planning period until the Station Area Plan is complete.	Continuous - City staff continued to meet monthly with California High-Speed Rail Authority (HSPRA) staff and their consultants to develop a Station Area Visioning Study, preparing for the future Station Area Plan. City staff, in collaboration with the HSPRA and the Valley Transportation Authority, held two

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
		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.		community outreach meetings, referred HSPRA staff to local stakeholders, and conducted walking tours for HSPRA staff.
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.	In process - During FY24, city staff continued monthly meetings and collaboration with Santa Clara County Office of Supportive Housing (OSH) staff regarding the development of affordable housing at the property located at 8th and Alexander. After city and county staff drafted an RFP to be presented to Affordable Housing developers, the Santa Clara County Housing Authority approached the county about developing the property. As of December 2024, the Santa Clara County Housing Authority (SCCHA) will begin the process to develop affordable housing at 8th & Alexander. The SCCHA will continue to collaborate with OSH and the City to see the project to fruition. Additional community outreach and stakeholder meetings are planned to take place once project plans are submitted to the city. City will waive project Impact Fees.
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 progress - In December 2023, the City of Gilroy adopted amendments to its ADU Ordinance that implement the requirements of state law and remove standards that do not comply with state law. A draft zoning ordinance implementing the Housing Element is being presented to the Planning Commission and City Council during the summer of 2026, with adoption anticipated by the end of Summer 2026.
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 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.	By end of 2024 calendar year.	During FY 2024, city Planning staff updated the SB9 webpage to highlight the streamlined process for approving SB9 applications, created a user friendly "SB 9 Eligibility Checklist", provided information on Junior ADU's in regards to SB9, and posted the ABAG "Senate Bill 9 (SB 9): An Overview" to help guide residents about what the bill is and how it impacts residential land use. The website is updated as state law is updated.
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.	In progress - The RDO will be removed, with a draft zoning ordinance implementing the Housing Element being presented to the Planning Commission and City Council during the summer of 2026, with adoption anticipated by the end of Summer 2026.
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	Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.	In Progress - a draft zoning ordinance implementing the Housing Element is being presented to the

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
		<p>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.</p>		<p>Planning Commission and City Council during the summer of 2026, with adoption anticipated by the end of Summer 2026. Regardless, submitted projects will be processed in compliance with state law, both prior to and following the adoption of the code amendment.</p>
B – 3	<p>Senate Bill (SB) 35 Permit Processing and SB 330 Compliance</p>	<p>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.</p>	<p>By end of 2024 calendar year.</p>	<p>In Process - An SB 35 eligibility checklist and approval process guidelines, along with associated documents, are now posted on the City website, along with an SB 330 information page and preliminary application and instructions. Checklist and instructions for reviewing and approving SB 330 projects will be updated on the city website by the end of 2025.</p>
B – 4	<p>Public Fees, Standards, and Plans Online</p>	<p>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.</p>	<p>By end of 2023 calendar year.</p>	<p>Ongoing - 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.</p>
B - 5	<p>Permit Streamlining</p>	<p>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.</p>	<p>Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.</p>	<p>In Progress - A draft zoning ordinance implementing this program is being presented to the Planning Commission and City Council during the summer of 2026, with adoption anticipated by the end of Summer 2026. The Building Division website includes an example residential permit in compliance with AB2234.</p>
B – 6	<p>Objective Standards</p>	<p>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.</p>	<p>By end of 2026 calendar year.</p>	<p>In process - A draft zoning ordinance that includes objective development standards and findings of approval is being presented to the Planning Commission and City Council during the summer of 2026, with adoption anticipated by the end of Summer 2026. The City will also evaluate design guidelines per this program prior to the end of the 2026 calendar year. Affordable Housing project objective standards will be updated upon adoption of an Affordable Housing Ordinance by June of 2026.</p>
B – 7	<p>Zoning Ordinance Update</p>	<p>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.</p>	<p>By end of 2023 calendar year.</p>	<p>In Progress - The Zoning amendment adopted by the City Council on 6/3/2024 (Ordinance No. 2024-01) includes a requirement for the replacement of demolished units on RHNA site units and a clarification regarding FAR in mixed-use projects. The remaining items will be considered by the City Council during the summer of 2026, with adoption anticipated by the end of Summer 2026.</p>

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (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.	Completed - Complete and posted on city website.
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.	In Progress - 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 2026 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	In process - Planning Commission will review in fall of 2025.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
C – 1	Monitoring of Units At Risk of Converting to Market Rate	<p>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.</p> <p>Quantified Objective: Preservation of below market-rate units.</p>	Annually review affordable housing term expirations. Noticing as needed with the expiration of covenants.	<p>Ongoing - The City reviews affordable housing term expirations as part of its annual monitoring program. In the Fall of 2024, the city began collaborating with the County of Santa Clara Office of Supportive Housing to implement a Pilot Below-Market-Rate preservation Program. The SCCBOS has approved their portion of the pilot, and the City of Gilroy Council approved the program in March of 2025. The City is collaborating with the SCCPC and Strategic Economics to conduct a comprehensive Grand Nexus/Affordable Housing Study, which will encompass a Residential Feasibility Study, an Inclusionary Analysis, a Residential Nexus Analysis (focused on small developments), and a Commercial Nexus Study and Feasibility Analysis. The Grand Nexus/Affordable Housing study is expected to be completed by fall 2025, and the implementation of the prescribed affordable housing standards is scheduled for June 2026. The city of Gilroy continues to be open to allocating city CDBG funding towards the rehabilitation of naturally occurring affordable housing for low-income residents and for the rehab of and continued affordability of 100% affordable units.</p>
C – 2	Housing Rehabilitation	<p>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.</p> <p>Quantified Objective: Provide assistance to 100 households. Target 25% in the Racially and Ethnically Concentrated Area of Poverty (R/ECAP) and DTSP area.</p>	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.	<p>Ongoing - In FY 22-23 Rebuilding Together Silicon Valley was awarded a CDBG grant for \$140,000. In FY 23-24 Rebuilding Together Silicon Valley was awarded a CDBG grant for \$258,000. In FY 24-25 Rebuilding Together was awarded a CDBG grant for \$179,942.32. The City will facilitate TEFRA hearings, as needed.</p>
C – 3	Code Enforcement Program	<p>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.</p> <p>Quantified Objective: Provide information regarding the Rebuilding Together (or similar) and landlord/tenant information and mediation services to 240 households.</p>	Ongoing throughout the planning period.	<p>Ongoing - 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 continue to disseminate information during site visits and inspections. When they 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. Code Enforcement staff carry Rebuilding Together flyers with them to distribute as necessary. City Staff and Rebuilding Together present to the Seniors at the Gilroy Senior Center annually in May.</p>

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
C – 4	Resale Control on Owner-Occupied Below Market- Rate Units	<p>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.</p> <p>Quantified Objective: Maintain all affordable units throughout the planning period or as specified in the affordable housing agreement.</p>	Annual assessment of units at risk of conversion.	Ongoing - Annually, the BMR Program Administrator conducts compliance monitoring for BMR portfolio homes. In FY24, the City BMR Administrator and city staff conducted a community meeting to answer questions and explain resale restriction agreements to current homeowners. In FY24, the city's BMR Program Administrator conducted a compliance certification via mail to confirm that residents were complying with their resale agreement and restrictions. City staff has collaborated with the Santa Clara County Office of Supportive Housing to create a Pilot BMR Preservation Program - see C-1 above.
C – 5	Resale Control on Rental Below Market-Rate Units	<p>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.</p> <p>Quantified Objective: Maintain all affordable units throughout the planning period or as specified in the affordable housing agreement.</p>	Annual assessment of units at risk of conversion.	Ongoing - For renter-occupied units in 100% Affordable developments, the BMR Program Administrator sends information to property owners regarding resale restrictions outlined in their Regulatory, Loan, or Density Bonus Agreements and conducts an annual compliance audit. In January 2024, the city BMR Administrator completed outreach and administered the annual re-certification procedures for 100% Affordable Housing developments to confirm compliance with city and other regulatory agreements.
C – 6	Identification and Preservation of At-Risk Units	<p>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.</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	By end of 2024 calendar year.	Ongoing - The City's BMR Program Administrator continues to update the City's inventory of BMR units. City staff have collaborated with the Santa Clara County Office of Supportive Housing to create a Pilot BMR Preservation Program (see C-1 above). This process provides an opportunity to allow one currently for-sale (as of October 2024) low-income BMR unit to remain in the program and remain affordable for an additional 30 years. When units become available for resale, the new program will enable the city to purchase them and maintain affordability for other low-income households.
D – 1	Permanent Local Housing Allocation Fund	<p>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.</p> <p>Quantified Objectives: Through various eligible funding programs, assist 80 households annually.</p>	The PLHA funds span a 5-year basis. Conduct outreach and allocate funding every two years.	Ongoing - The City collaborates with Santa Clara County Office of Supportive Housing to administer and allocate State PLHA funding, which provided \$237,000 in funding each year during the FY 22-23 and FY 23-24, and currently up to \$600,353 for FY's 24-28 funding periods for homelessness prevention services, fair housing, unhoused case management, and basic needs (e.g., meals on wheels).

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
D – 2	Funding Sources to Assist Homeownership	<p>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.</p> <p>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.</p>	<p>Conduct public outreach on existing housing resources and pursue funding and conduct research annually.</p>	<p>Ongoing - 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. In FY 24, the City conducted workshops in English and Spanish with over 150 attendees to inform the community of these resources. The city has BEGIN and CalHome ReUse Down Payment Assistance available for low-income households and is planning to use a portion of this assistance for the Pilot BMR Preservation Program - see C-1 above.</p>
D – 3	Housing Choice Voucher Referrals	<p>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.</p> <p>Quantified Objective: Assist or refer 40 individuals annually.</p>	<p>Immediately upon opening of HCV waitlist. Technical assistance to residents as needed. Annual education and outreach to landlords.</p>	<p>Ongoing - The City's Housing and Community Services webpage provides information on homebuyer assistance, including the Santa Clara County Empower Homebuyers Down Payment Assistance Program, the California Housing Finance Agency (CalHFA) First Mortgage Programs and Down Payment Assistance Programs, and the CalHFA's Accessory Dwelling Unit (ADU) Grant Program. In FY 24, the City conducted workshops in English and Spanish with over 150 attendees to inform the community of these resources. The city has BEGIN and CalHome ReUse Down Payment Assistance loans available for low-income households and plans to utilize a portion of this assistance for the Pilot BMR Preservation Program - see C-1 above.</p>

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
D – 4	Pursue Funding for Affordable Housing	<p>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.</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	Pursue funding sources annually.	<p>Ongoing - Permanent Local Housing Allocation (PLHA) funding from the State through application and partnership with Santa Clara County will be applied for in the Fall of 2025, and 40% of the funding will be allocated towards affordable homeownership activities. The city continues to receive annual CDBG funding and supports two 100% affordable developments with 0% interest rate CDBG loans, allowing them to refinance and rehabilitate the properties. The City's Housing and Community Services Staff will apply for Federal Housing Trust Fund funding if available in the fall of 2025. The City is participating in the SCCPC Grand Nexus/Affordable Housing Study, which may suggest Housing In Lieu fees as part of a possible Affordable Housing Ordinance. See A-11 above. The City has been working in collaboration with the SCC Office of Supportive Housing and the Santa Clara County Housing Authority to plan the potential affordable housing development at 8th and Alexander Streets in Gilroy. City staff directs developers to the city's opportunity sites and will host a Developer Roundtable in May of 2025.</p>
D – 5	Community Development Block Grant Program	<p>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.</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	Administer funds annually.	<p>Each fiscal year, the City allocates CDBG funding to eligible programs and activities. City staff contacts its list of non-profits and conducts outreach to the broader community to inform them about the upcoming funding cycle. The City's website, City Email Express, and the Gilroy Dispatch advertise a Notice of Funding Availability (NOFA) for Community Development Block Grant (CDBG) Funds, including application packets. The City advertises upcoming public hearings for the allocation of Community Development Block Grant (CDBG) funds. Brochures and flyers are made available in customer lobby areas. In PY 2023-24, the City allocated \$368,433, and in PY 2024-25, the City allocated \$359,885.65 in CDBG funding to eligible programs. The city estimates that the CDBG funding available for the PY 25-26 will be \$400,000.</p>

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 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.	Ongoing - This policy is currently in place and used in standard practice. The City has not identified a need to update the Policy. The City of Gilroy provides sewer and water services to all 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 Zoning Amendment implementing this program was adopted on 06/03/2024. Ordinance No. 2024-01
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. Ordinance No. 2023-04
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.	In Progress - A draft zoning ordinance that implements this program is being presented to the Planning Commission and City Council during the summer of 2026, with adoption anticipated by the end of Summer 2026. Regardless, submitted projects will be processed in compliance with state law, both prior to and following the adoption of the code amendment.
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.	In Progress - A draft zoning ordinance that amends regulations for efficiency units is being presented to the Planning Commission and City Council during the summer of 2026, with adoption anticipated by the end of Summer 2026. Regardless, submitted projects will be processed in compliance with state law, both prior to and following the adoption of the code amendment.
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.	In Progress - There is nothing to report for the 2024 calendar year. The city will conduct a study by the end of 2025 to determine if updated senior parking standards should be included in the Zoning Ordinance update. 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 (2024 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>Ongoing - In 2022, the City partnered with the Santa Clara County Office of Supportive Housing (OSH) to facilitate the development of lower-income housing on a county-owned property by waiving development impact fees for the project. Throughout 2023 and 2024, the City continued to partner with the Santa Clara County Office of Supportive Housing on the development of 100% Affordable Housing at 8th & Alexander, which will include 50% of the units as Farmworker housing units. In 2024, the Santa Clara Housing Authority assumed the role of developer for the 8th & Alexander development. The Housing and Community Services Division (HCS) continues to build relationships with current farmworker housing developers and other affordable housing developers to create new units and preserve existing units for farmworkers. This effort includes collaboration with OSH and local mobile home park owners to inform local farmworkers about the county's new Farmworker Manufactured Home program. The HCS is currently seeking funding for infrastructure updates to local Mobile Home parks, enabling the addition of more units to the 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.	A Zoning Amendment implementing this program was adopted on 06/03/2024. Ordinance No. 2024-01.
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.	In Progress - See Grand Nexus/Affordable Housing study info above A-11. Housing and Community Services staff serves on the steering panel for the Santa Clara Community Planning Collaborative's Local Preference Study and the Regional Local Preference/Disparate Impact Study group.
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.	A Zoning Amendment including streamlining the permit process for residential care homes was adopted on 06/03/2024. Ordinance No. 2024-01. The modified reasonable accommodation findings will be considered by the City Council in 2025.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
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's Housing and Community Services Division will apply for Federal Housing Trust Fund funding, if available, in the fall of 2025. The City is participating in the SCCPC Grand Nexus/Affordable Housing Study that may prescribe Housing In Lieu fees as part of a possible Affordable Housing Ordinance. See A-11 above. City has been working in collaboration with SCC Office of Supportive Housing and the Santa Clara County Housing Authority to plan the potential affordable housing development at 8th and Alexander Streets in Gilroy. This development is anticipated to contain a minimum of 57 units, with 100% of the units restricted to occupants earning 80% or less of the area median income (AMI), with 25% of the units restricted to households earning 30% AMI or less and 25% of the households earning 50% AMI or less. The fully entitled ROEM 100% Affordable development will provide at least 21 restricted to households earning 50% AMI or less. May 2025 will be the first Developer Roundtable of the planning period. Developer Roundtables are planned for a minimum annually each May. The Pilot BMR Preservation program will have the opportunity to provide housing for low-income seniors and other low-income households. See C-1 above for BMR Preservation Program.</p>
E – 12	Downtown Expansion District and First Street Mixed-Use Corridor Flexibility	<p>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.</p> <p>Quantified Objective: Adopted zoning amendments. Facilitation of 100 units using the adopted process in the planning period.</p>	Amendments by end of 2025 calendar year	In progress - There is nothing to report for the 2024 calendar year. The implementation status will be updated in future years in accordance with this Program.
E – 13	Permanent Supportive Housing	<p>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.</p> <p>Quantified Objective: There are no quantified objectives associated with city codes and policies.</p>	By end of 2023 calendar year.	A Zoning Amendment implementing this program was adopted on 06/03/2024. Ordinance No. 2024-01

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
F - 1	Source of Income Protection	<p>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.</p> <p>Quantified Objective: Outreach to 50 landlords or tenants annually.</p>	<p>Informational outreach by end of 2024 calendar year. Annual education and outreach to landlords and tenants.</p>	<p>Information on Project Sentinel is listed on the City's Housing and Community Services website, and information is distributed via flyers at Gilroy City Hall, the City Senior Center, San Ysidro Community Center, and the Library. The City conducted tenant-landlord information and resource workshops in both English and Spanish in 2023 and 2024, offering sessions in-person and virtually. Both tenants and landlords are notified of and encouraged to attend the workshops. In 2024, the Housing and Community Services staff began efforts to gather data from the Santa Clara Housing Authority and local 100% Affordable Housing Development Property Managers regarding HCVs in Gilroy. Currently, in Gilroy, there are a total of 195 HCVs throughout the 100% Affordable Housing Developments and an additional 157 HCVs throughout the remainder of housing units within Gilroy city limits. City staff will continue to work to promote HCV acceptance within all housing types in Gilroy.</p>
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>	<p>Annual or biennial award of funds. Provision of pamphlets by end of 2024 calendar year.</p>	<p>On going - 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 individuals were assisted by fair housing, and 46 households received tenant-landlord services. The City conducted tenant-landlord information and resource workshops, as well as fair housing workshops, in both English and Spanish in 2023, with a total of 19 individuals in attendance. The City distributed English and Spanish Project Sentinel brochures about fair housing and tenant/landlord assistance at Gilroy City Hall, the Senior Center, the San Ysidro Community Center, and the Gilroy Library. Information on Project Sentinel is located on the City's Housing and Community Services website. During FY 24, \$21,487.47 in CDBG Administration funding for Fair Housing and an additional \$8,348.59 in CDBG Public Services funding for Tenant/Landlord services were allocated to Project Sentinel. City continues to host Project Sentinel workshops annually each May.</p>

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
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 2024, 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. CIP funding was used to activate and upgrade a downtown alleyway - the Gourmet Alley complete project - ribbon cutting was on 11/8/2024. In FY 24, CIP CDBG funding in the amount of \$179,943.33 was allocated to the Citywide Curb Ramp project to install and upgrade curb ramps in low resource areas of the community.</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>	<p>By end of 2025 calendar year.</p>	<p>An update on each of these programs is identified under their respective program number. See A-10, A-11, and A-12 above</p>
F - 5	Displacement Prevention Policy	<p>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.</p> <p>Quantified Objective: 100% replacement of demolished affordable units as part of redevelopment of a site, consistent with state law.</p>	<p>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.</p>	<p>In 2024, City Housing and Community Services Staff participated in the Santa Clara Community Planning Collaborative Anti-Displacement and Tennant Protections Steering Committee - this committee work will continue through 2025. Further analysis and request for council adoption will be completed in 2026.</p>
G - 1	Collaboration with Development Community	<p>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.</p> <p>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.</p>	<p>Annual developer roundtable meeting. Creation of developer interest list by end of 2024 calendar year.</p>	<p>In Progress - Community Development staff created a list of Gilroy Developers over the 2023 & 2024 FYs while conducting outreach for CDBG Consolidated Plan, the initial Inclusionary Housing Feasibility Study, the Grand Nexus/Affordable Housing Study, and High Speed Rail outreach, and through permit applications with the Building and Planning Department. The first Developer Roundtable will be hosted in May of 2025.</p>

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
G – 2	Community Outreach and Inclusion in the Decision Making Process	<p>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</p> <p>Quantified Objective: There are no quantified objectives associated with this program.</p>	Ongoing throughout General Plan implementation.	Ongoing - The City utilizes a range 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 strategies that consider the City of Gilroy's unique economic and cultural considerations. The City makes a concerted effort to translate communications into Spanish, both written and spoken, and in both in-person and virtual settings. Written communications include the use of wordly at community meetings held in the City Council Chambers, translation of public noticing, resource and event brochures, and NOFA's, etc. Bi-lingual city employees receive 5% annual incentive pay.
G – 3	ADU Education	<p>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.</p> <p>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.</p>	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.	In progress - The City Building and Planning Department's ADU webpages have been consolidated, with a link to pre-approved ADU plans. HCS staff tracks ADU permit issuance and will collaborate with other city department staff to create an ADU marketing program, and will encourage residents to participate in the SCC ADU loan program established in February 2025.
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.	In Progress - City HCS staff engaged community leaders in the Downtown Area during outreach for the 2025-2030 CDBG Consolidated Plan, notifying them of outreach events, resources, and opportunities for engagement as they became available. A budget funding request has been made for the update of the Downtown Specific Plan. 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 (2024 Calendar Year)
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. 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>	<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.</p>	<p>Ongoing - In 2023, the City created a Housing and Community Services website, which provides housing resources for production, preservation, and protection, as well as centralizes other webpage information. In addition, in 2023, Gilroy held 12 workshops, and in 2024, 9 workshops, both in virtual and online formats, to inform the Gilroy community about housing resources. The workshops covered topics including the California Housing Finance Agency's ADU Grant Program, Santa Clara County's Empower Homebuyers Down Payment Assistance Program, Rebuilding Together Silicon Valley's grant 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. City staff also advertised on the city website, social media, city email newsletter, tabled at community events, set up standing stations at City Hall, Library, Senior Center, and San Ysidro Community Center, distributed flyers with non-profits and mobile home parks, email campaign to all local non-profits and resource groups like the South County Collaborative, and worked with a consultant to reach stakeholders and developers to promote the 2025-2030 CDBG Consolidated Plan survey - 591 residents responded to the survey.</p>

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2024 Calendar Year)
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.	<p>In Progress - The City created a dedicated website promoting 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. The City continues to coordinate and facilitate the monthly USPN meeting, connecting service providers to share and access new and current resources for the unhoused population. During May 2025, as part of Affordable Housing Month outreach, the city will host an Unhoused Educational Forum in collaboration with Destination Home and other unhoused resource service providers. HCS Staff represented the City of Gilroy as the Jurisdictional lead in the 2025 Point in Time count.</p>
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 utilizes Wordly, an artificial intelligence translation and captioning program with live two-way translation for over 50 languages, including Spanish, at City Council, Planning Commission, and other community meetings held in the council chambers. Spanish interpretation is also provided at meetings where the City anticipates a Spanish-speaking audience. The City consistently translates public notices, NOFAs, newsletters, and program and resource flyers into Spanish. The City advertises bilingual pay benefits, offering a 5% salary increase in employment recruitments, and continues to hire new bilingual staff to help communicate with the City's Spanish-speaking residents. 23 City Hall employees receive the 5% bilingual pay.</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>Complete and Ongoing - 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 including Affordable Apartments, Below Market Rate Home Ownership Program, Emergency Housing, Home Modification, Homebuyer Assistance, Rental Assistance, Tenant/Landlord Issues, and Unhoused Resources & Efforts. The main HCS webpage contains a library of Webinars and Presentations on Housing Resources. The website is updated as new housing resources are available.</p>