

**Revised Public Review Draft**

**5**

**Housing**

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## Introduction

The Housing Element outlines the City of Gilroy's goals, policies, and implementation programs for the preservation, conservation, improvement, and production of housing for the 2015-2023 planning period. The Housing Element identifies the specific actions the City will take to address existing and future housing needs.

## Housing Production

### Goal H 1

Provide adequate residential sites to accommodate projected housing needs and encourage the production of a variety of housing types.

#### H 1.1 Housing Density Range

Strive to ensure adequate land is available at a range of densities to meet Gilroy's existing and projected housing needs. **RDR**

#### H 1.2 Housing Options

Encourage the provision of a variety of housing options for Gilroy residents. **RDR**

**H 1.3 Housing Type Mix**

Encourage a mix of housing in new development areas to avoid the overconcentration of specific housing types in some areas of the city. **RDR**

**H 1.4 Workforce Housing**

Support the development of workforce housing to enable the manufacturing workforce to live in the community. **RDR**

**H 1.5 Executive Housing**

Encourage the development of executive housing to encourage entrepreneurs to locate in Gilroy. **RDR**

**H 1.6 Downtown Specific Plan**

Continue to implement the Downtown Specific Plan and encourage and coordinate activities with the Downtown Business Association and Economic Development Corporation to encourage mixed-use development. **MPSP**  
**IGC**

## Affordable Housing

### Goal H 2

Encourage and support the provision of affordable housing in Gilroy.

**H 2.1 New Affordable Housing**

Encourage the provision of new affordable housing. **RDR**  
**FB**

**H 2.2 Affordable Housing Incentives**

Provide incentives for affordable housing, including but not limited to the density bonus ordinance, and expedited project review. **RDR**

**H 2.3 Homeownership**

Support homeownership opportunities for low- and moderate-income households. **MPSP**

**H 2.4 Affordable Housing Partnerships**

Encourage partnerships between non-profit and for-profit housing developers to encourage affordable housing production. **JP**

### **H 2.5 Affordable Housing in Neighborhood Districts**

Continue to require at least 15 percent of new housing in the Neighborhood Districts to be affordable to very low-, low-, and moderate-income households. **RDR**

### **H 2.6 Extremely Low-Income Housing Types**

Consider the development of single-room occupancy units, studio apartments, and other similar unit types that are affordable to extremely low-income residents in higher-density areas of the city. **RDR**

### **H 2.7 Affordable Housing Programs**

Continue to participate in programs that assist lower- and moderate-income households to secure affordable housing, such as the County's Mortgage Credit Certificate program, Section 8 rental voucher programs, Measure A Bond Program, and the Housing Trust Fund of Santa Clara County.

**MPSP**

## **Housing Preservation and Rehabilitation**

### **Goal H 3**

Maintain and conserve the existing housing stock in a sound, safe, and sanitary condition.

### **H 3.1 Structure Maintenance and Rehabilitation**

Promote the maintenance and rehabilitation of structures in poor condition and take action to prevent poorly maintained properties from further deterioration. **CSO**

### **H 3.2 Below Market Rate Housing Preservation**

Strive to preserve the affordability of existing below market rate housing units. **MPSP**

### **H 3.3 Older Home Preservation**

Encourage the retention and rehabilitation of older homes in and near the historic city center and ensure that rehabilitation activities are sensitive to the historic character of the building and/or site. **MPSP**

## Housing Opportunity for Residents with Special Needs

### Goal H 4

Increase access to decent and suitable housing for Gilroy residents with special housing needs.

#### H 4.1 Special Needs Group Housing

Encourage housing opportunities for special needs groups, including: seniors; persons with disabilities, including developmental disabilities; the homeless; large households; single female-headed households; and farmworkers. **RDR**

#### H 4.2 Senior Housing

Encourage the development, rehabilitation, and preservation of affordable and market-rate housing for seniors, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities. **RDR**

#### H 4.3 Housing for the Homeless

Support efforts to provide emergency shelter, transitional housing, and permanent supportive housing for homeless persons and those at risk of homelessness. **RDR FB**

#### H 4.4 Farmworker Housing

Support the development of permanent and seasonal farmworker housing in appropriate areas of the city. **RDR**

#### H 4.5 Large Households Housing

Encourage affordable housing developments to include units that can accommodate large households of five or more. **RDR**

#### H 4.6 Housing for People with Disabilities

Encourage the development and maintenance of housing accessible to people with disabilities, including developmental disabilities. **RDR**

### H 4.7 Reasonable Accommodation

Continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use or zoning, when necessary to eliminate barriers to housing opportunities. **RDR**

## Fair Housing

### Goal H 5

To ensure equal housing opportunities for all Gilroy residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.

### H 5.1 Equal Housing Opportunities

Ensure equal housing opportunities for all Gilroy residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. **RDR**

### H 5.2 Fair Housing Standards

Promote fair housing standards. **PI RDR**

### H 5.3 Housing Discrimination

Refer discrimination complaints to Project Sentinel or other organizations that address housing discrimination. **CSO**

## Expanding Outreach

### Goal H 6

Increase awareness of and participation in housing programs.

### H 6.1 Housing Program Information

Consolidate and disseminate housing related resources to provide better access to information on available housing programs and affordable housing units. **PI**

### H 6.2 Secondary Units

Encourage the production of secondary units in single family districts through outreach and educational materials. **PI**

**H 6.3 Foreclosure Resources**

Provide information on resources available to assist residents facing foreclosure. **PI**



## Implementation Programs

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-1.A. Publicize Residential Sites Inventory</b>                      Make the residential sites inventory available to developers by publicizing it on the City website and providing copies of the sites to developers. Update the list of sites annually, or as projects are approved on the sites.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Post on website within 6 months of adoption; update annually, or as needed</p>	X			X		
<p><b>H-1.B. Variety of Housing in Neighborhood Districts</b>                      Review and revise, as appropriate, the Neighborhood District Policy to ensure that it encourages the development of housing that is affordable to a variety of income groups by comparing its features with the Residential Development Ordinance and making any changes to ensure the two policies are compatible and designed to reach the same goals.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Review of Neighborhood District Policy in conjunction with the New General Plan preparation (estimated FY 2015/16)</p>	X					

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-1.C. Facilitate Infill Development</b></p> <p>Coordinate efforts with private and non-profit developers and other housing related groups to encourage the construction of residential development through a menu of regulatory incentives (e.g., streamlined review and other methods that will effectively encourage infill development). Monitor infill development on a biannual basis to ensure the effectiveness of programs to encourage housing development. If, based on its biannual review, the City finds that additional programs are need to facilitate infill development, revise programs as appropriate.</p> <p><b>Potential Funding:</b> General Fund/State Funding</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Monitor biennially starting in 2016</p>			X			
<p><b>H-1.D. Monitor Permit Requirements, Processing Procedures and Land Use Controls</b></p> <p>To ensure permit requirements and processing procedures do not constrain residential development, evaluate current requirements and procedures on a biannual basis. Consult builders and other parties engaged in housing development activities to identify concerns. If permitting requirements are determined to be a constraint to residential development, modify permitting requirements and/or procedures to address constraints, as feasible.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Biennial evaluation starting in 2016 and implement changes as appropriate</p>			X			

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-1.E. Zoning to Encourage and Facilitate Single-Room Occupancy Units</b>                      Revise the Zoning Code to establish explicit definitions for and regulatory standards addressing single-room occupancy units.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Review and Amend Zoning Code (estimated FY 2015/16) following adoption of the New General Plan</p>	X					
<p><b>H-1.F. Study Micro-Units</b>                      Conduct a study of the appropriateness of "micro-units" in Gilroy and the existing barriers in the Zoning Ordinance to the provision of micro-units. Based on the findings of the study, make a determination of the appropriateness of micro-units in Gilroy and, if determined appropriate, identify methods for eliminating barriers, and establish appropriate development standards.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> FY 2017/18</p>		X				

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-2.A. Develop Affordable Housing Incentives</b></p> <p>Review and revise, as appropriate, current incentives and regulatory concessions available to developers for the development of affordable housing throughout the city, and especially within the Downtown Gilroy Specific Plan area and Neighborhood District. Incentives and regulatory concessions may include, but are not limited to parking reductions and reduced setbacks. Also provide technical assistance, as feasible; information on State and Federal funding opportunities; and marketing to potential developers.</p> <p>Continue to monitor development within the city's Downtown area on a biannual basis to ensure the implementation of the Specific Plan's policy on encouraging the development of a mix of retail, office, and higher density residential uses. Encourage the development of uses within the area to closely follow the recommended land use assumptions contained in the Specific Plan. If, based on its biannual review, the City finds that the proportion of residential uses to non-residential uses are not being developed as assumed in the Specific Plan, investigate additional incentives, concessions, or assistance and revise programs as appropriate.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Review incentives within 1-year of Housing Element adoption; revise, as appropriate; Monitor effectiveness of incentives and regulatory concession biennially, starting in 2016; Ongoing monitoring of development within Downtown Specific Plan.</p>	X		X			X

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-2.B. Pursue Funding for Affordable Housing</b></p> <p>Pursue funding from State, Federal, and regional sources and support applications for funding to help increase the supply of affordable housing. Funding programs may include but are not limited to:</p> <ul style="list-style-type: none"> <li>• One Bay Area Grants awarded by the Association of Bay Area Governments;</li> <li>• HCD Local Housing Trust Fund Program;</li> <li>• HUD Section 811 funding for supportive housing for extremely low-income residents;</li> <li>• The State Infill Infrastructure Grant program sponsored by the Department of Housing and Community Development (HCD); and</li> <li>• The State Multi-family Housing Program (MHP), sponsored by HCD.</li> </ul> <p><b>Potential Funding:</b> Housing Trust Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> At least biennially, or as funding opportunities become available</p>			X			
<p><b>H-2.C. Community Development Block Grant Program</b></p> <p>Continue to administer the Community Development Block Grant Program for all eligible activities, including acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, public services, and public improvements. Continue to inform non-profit organizations of funding availability through the City’s website and informational packets at City Hall.</p> <p><b>Potential Funding:</b> CDBG</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Annually</p>				X		

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-2.D. Housing Trust Fund</b></p> <p>Continue to administer the City’s Housing Trust Fund for all eligible activities, including new construction, acquisition, rehabilitation, home buyer assistance, homeless assistance, public services related to housing, and preservation of affordable housing. Continue to inform non-profit organizations of funding availability through the City’s website and informational packets at City Hall.</p> <p><b>Potential Funding:</b> Housing Trust Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Annually</p>				X		
<p><b>H-2.E. Funding Sources to Assist Homeownership</b></p> <p>Pursue potential sources of additional funding for homeownership assistance, including the availability of State HCD, CalHFA funds, HOME, and County funds. Improve public outreach activities through the compilation of resources for down payment assistance, silent second mortgages, and other means of acquiring a home.</p> <p><b>Potential Funding:</b> Housing Trust Fund, State and County financing sources, and MCC Certificate Program</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Development of resources for public dissemination by December 2015; ongoing review of additional funding sources</p>						X

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-2.F. Section 8 Referrals</b></p> <p>Continue to provide Section 8 referral services and information to City residents. Make information on the Section 8 voucher program available on the City website.</p> <p><b>Potential Funding:</b> HUD</p> <p><b>Responsible Departments:</b> Community Development/ Housing Authority of Santa Clara County</p> <p><b>Timeframe:</b> Post on website by January 2016; provide referral on an ongoing basis</p>						X
<p><b>H-2.G. Development of Housing for Extremely Low-Income Households</b></p> <p>Review and incorporate appropriate regulatory incentives, financial incentives, and other policies that encourage the development of housing units for extremely low-income households. Encourage and support the development of housing for extremely low-income households within future affordable housing projects through various strategies and programs that may include: assistance with entitlement processing, modifying development standards, and granting concessions and incentives for projects that provide housing for lower-income families.</p> <p><b>Potential Funding:</b> State and Federal Funding for multi-family housing</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Review and amend Zoning Code (estimated FY 2015/16), as appropriate, following adoption of the New General Plan</p>	X					

Table 5-1: Housing Implementation Programs	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-2.H. Water and Sewer Service Priority</b></p> <p>Review and update every five years, as necessary, the Water and Sewer Service Priority Policy to ensure future affordable projects will receive service priority.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Review every 5 years, starting December 2015</p>					X	
<p><b>H-3.A. Housing Rehabilitation</b></p> <p>To enhance the quality of existing neighborhoods, continue to implement the City's Housing Rehabilitation Program. Continue using Community Development Block Grant (CDBG) funds to assist in the improvement of substandard housing.</p> <p><b>Potential Funding:</b> CDBG (HUD)/Gilroy Housing Trust Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Ongoing</p>						X

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-3.B. Code Enforcement Program</b></p> <p>To ensure continued maintenance of housing quality, condition, and use, continue to enforce building codes to address existing exterior and interior code violations. Within current staffing limits, contact owners of units identified as substandard, offering inspection services and providing information on the City’s Rehabilitation Loan Program and landlord/tenant information and mediation services.</p> <p><b>Potential Funding:</b> General Fund/CDBG (HUD)/Gilroy Housing Trust Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Ongoing</p>						X
<p><b>H-3.C. Monitoring of Units At-Risk of Converting to Market Rate</b></p> <p>Provide for regular monitoring of deed-restricted units that have the potential of converting to market rate. In order to proactively address units at-risk of conversion, develop a program to partner with non-profit housing providers and develop a preservation strategy. This strategy will at least include biennial contact with property owners of affordable units, identification of funds to purchase and preserve affordable units, noticing of tenants and technical assistance with applications for funds.</p> <p><b>Potential Funding:</b> General Fund/Housing Trust Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Implement strategy by December 2015</p>	X		X			

Table 5-1: Housing Implementation Programs	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-3.D. Resale Control on Owner-Occupied Below Market Rate Units</b></p> <p>Continue to implement resale controls on owner-occupied Below Market Rate (BMR) units to ensure that affordable units provided through public assistance or public action are retained for 30 years or more as affordable housing stock.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Ongoing</p>						X
<p><b>H-3.E. Rent and Income Restrictions on Rental Below-Market Rate Units</b></p> <p>Continue to implement rent and income restrictions on rental Below Market Rate (BMR) units to ensure that affordable units provided through public assistance or public action are retained for 30 years or more as affordable housing stock.</p> <p><b>Potential Funding:</b> CDBG/ Housing Trust Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Ongoing</p>						X

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-4.A. Housing for Large Families</b></p> <p>Review and revise the Zoning Code, as appropriate, to incorporate appropriate regulatory incentives, and other policies that encourage the development of rental housing units with three or more bedrooms to accommodate the needs of large families. Encourage and support the development of rental housing for large families within future affordable housing projects through various strategies and programs that may include assistance with site identification and entitlement processing, modifying development standards, and granting concessions and incentives.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Review and amend Zoning Code (estimated FY 2015/16), as appropriate, following adoption of the New General Plan</p>	X					

Table 5-1: Housing Implementation Programs	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p style="text-align: center;"><b>H-4.B. Development of Housing for Seniors</b></p> <p>Consider areas for new senior housing development, including residential care facilities, that are convenient to public transit and within walking distance to shopping and restaurants, and incorporate appropriate regulatory incentives, financial incentives, and other policies that encourage the development of housing for seniors. Continue to accept Senior only and Affordable Senior Housing projects through the RDO Exemption program to encourage the development of these projects.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Review and amend Zoning Code (estimated FY 2015/16), as appropriate, following adoption of the New General Plan</p>	X					
<p style="text-align: center;"><b>H-4.C. Reduced Parking Standards for Senior Housing</b></p> <p>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 Code, as necessary, to reduce parking standards for senior housing.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Conduct study and review Zoning Code (estimated FY 2015/16) (as appropriate) following adoption of the New General Plan</p>	X					

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-4.D. Development and Conservation of Housing for Farmworkers</b></p> <p>Continue to partner with the Housing Authority of Santa Clara County and various non-profit organizations to explore and implement ways of providing affordable farmworker housing. Assist with requests by developers for State and Federal funding for development of multi-family housing within city limits.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Outreach to Santa Clara Housing Authority and non-profit organizations biennially starting in 2016, and identify and pursue development, as appropriate</p>			X			
<p><b>H-4.E. Consistency with the Employee Housing Act</b></p> <p>Update the Zoning Code to be consistent with the Employee Housing Act (Health and Safety Code 17021), which generally requires employee housing to be permitted by-right, without a CUP, in single-family zones for less than six persons, and in all zones that allow agricultural uses with no more than 12 units or 36 beds.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Review and amend Zoning Code (estimated FY 2015/16) following adoption of the New General Plan</p>	X					

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-4.F. Support Homeless Service Providers</b></p> <p>Continue to support the efforts of agencies providing emergency shelter for homeless residents, including providing funding when feasible and appropriate.</p> <p><b>Potential Funding:</b> General Fund, Housing Trust Fund, CDBG</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Ongoing</p>						X
<p><b>H-4.G. Home Access Grants</b></p> <p>Continue to administer the Home Access Program to provide very low-income disabled residents with help in safely entering and exiting their homes and accessing essential areas within their homes.</p> <p><b>Potential Funding:</b> CDBG</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Ongoing</p>						X
<p><b>H-4.H. Coordinate with the San Andreas Regional Center</b></p> <p>Work with the San Andreas Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. Make information available on the City website.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Initiate coordinate by 2016</p>	X					

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-4.I. Zoning Code Amendments for Transitional and Supportive Housing</b></p> <p>Update the Zoning Code to be fully compliant with State law and allow transitional and supportive housing in all zones that allow residential uses, subject to the same restrictions that apply to other residential uses of the same type in the same zone.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Amend Zoning Code (estimated FY 2015/16) following adoption of the New General Plan</p>	X					
<p><b>H-5.A. Fair Housing Counseling</b></p> <p>Continue to provide funds to and contract with a non-profit agency to provide fair housing assistance, including landlord/tenant counseling, homebuyer assistance, and improvement or removal of identified impediments. 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.</p> <p><b>Potential Funding:</b> Gilroy Housing Trust Fund/CDBG</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Ongoing</p>						X

Table 5-1: Housing Implementation Programs	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-6.A. Interagency Collaboration for Lower Cost Housing</b>            Continue participation in Countywide housing assistance programs, and collaborate with other public agencies and non-profit housing sponsors in the use of available programs to provide lower-cost housing in Gilroy.</p> <p><b>Potential Funding:</b> Gilroy Housing Trust Fund/CDBG</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Ongoing</p>						X
<p><b>H-6.B. Collaboration with Development Community</b>            Continue to establish relationships with and provide technical assistance to both for-profit and non-profit development companies working in the area of affordable housing, facilitating innovative partnerships and collaborative approaches to affordable housing development. Especially utilize the Housing Advisory Committee to address housing issues and provide outreach to the development community.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Ongoing</p>						X

**Table 5-1: Housing Implementation Programs**

	2015-2016	2017-2018	Biennial	Annual	Every 5 Years	Ongoing
<p><b>H-6.C. Community Access to Housing Information</b>                      To ensure the Gilroy community is provided the highest level of access to information, evaluate the effectiveness of existing outreach and community education efforts and develop a comprehensive outreach strategy for the delivery of housing information. The outreach strategy will consider various methods of delivery, including print media, mailers, web-based information, and other methods that consider economic and cultural considerations unique to the City of Gilroy.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Develop housing information strategy by June 2016</p>	X					
<p><b>H-6.D. Annual Review of Housing Element</b>                      Pursuant to HCD Requirements, conduct an annual implementation review of the Housing Element. The review will include the following information: a log of new residential development permits and completion reports; inventory of units built in the extremely low-, very low-, and low-income categories, an update or inventory of approved projects; an annual estimate of population from the State Department of Finance; and available vacant land and zoning survey.</p> <p><b>Potential Funding:</b> General Fund</p> <p><b>Responsible Department:</b> Community Development</p> <p><b>Timeframe:</b> Annually to HCD</p>				X		

## Quantified Objectives

The quantified objectives set a target goal for Gilroy to achieve based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances, the quantified objectives need not be, and are not intended to be, identical to the total housing needs.

The quantified objectives shown in Table 5-2 represent targets. They are estimates based on past experience and anticipated housing market conditions. The quantified objectives are not designed to be minimum requirements. The quantified objectives are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential to meeting the City’s housing needs, but are more qualitative and difficult to quantify.

**TABLE 5-2  
QUANTIFIED OBJECTIVE SUMMARY**

2015-2023 Planning Period

Program Types	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	75	100	150	200	475	1,000
Rehabilitation	0	25	25	0	0	50
Preservation	0	124	124	0	0	248
<b>Total</b>	75	249	299	200	475	1,298

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