Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

HOUSING POLICY DEVELOPMENT, HCD
APR 04 2011

City or County Name: City of Gilroy

Mailing Address: 7351 Rosanna Street
Gilroy Ca 95020

Contact Person: Suzanne Burns-Tobin Title: Housing Specialist

Phone: 408 846-0242 FAX: 408 846-0429 E-mail: suzanne.tobin@cityofgilroy.org

Reporting Period by Calendar Year: from Jan 1, 2010 to Dec. 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	88	88				
(10) Total by income Table A/A3 ► ►						88	88				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity					
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	88					88	

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	319	0										316
	Non-deed restricted		3									3	
Low	Deed Restricted	217	13		8							21	174
	Non-deed restricted		10	12								22	
Moderate	Deed Restricted	271	3									3	220
	Non-deed restricted		48									48	
Above Moderate		808	215	21	19	88						343	465
Total RHNA by COG. Enter allocation number:		1,615	292	33	27	88						440	1,175
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

NOTE: APN# 799-51-091 2007 report; has 3 apts over commercial uses are being rented at affordable rents/ low income per CTAC max rates

NOTE: Alexander place 2007 permits expired, 8 were reissued in 2009, for sale low income with deed restrictions

NOTE: APN # 799-06-067 for 2007, renting in 2010 with 1 very low income apt, 7 low income apts, 1 moderate income apt per CTAT rents

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NOTE: Forest Park project APN#s 841-82 lots 1 through 39, permits pulled 2007, sold over next 2 years with 16 at moderate income prices instead of above moderate prices

NOTE: APN# 799-07-059 bldg permit issued 2008, 12 apts. Not counted in prior reports. Units as rentals in 2010 at low income rates per CTAC maximum rates

NOTE: APN# 841-04 007 completed in 2007 as 24 unit above market rate condos, 2009 bank foreclosed on site, 2010 being rented affordable rents/moderate income per CTAC maximum rates.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
7.01 City Leadership	serve in active role in attaining objectives of HE	ongoing	provides direction to staff, Housing Advisory Committee and community on housing issues and developments in the city
7.02 Public participation	encourage public participation in formulation and review of City's housing policies	ongoing	Housing Advisory Committee in existence since 2005 meets regularly throughout the year for review and comment in city council and local agencies on the City's housing issues
7.03 Interagency Collaboration for lower cost housing	Establish relationships in order to provide low cost housing in the City	2008-2013	Meet quarterly with other regional city staff to compare best practices for BMR housing, dap programs, and update city policies
7.04 Equal Housing Opportunity	Promote equal housing opportunities for all residents	ongoing	City provide funds to non profit agency to provide 25 cases of fair housing counseling assistance and disseiminate fair housing information to tenants and landlords every year
7.05 Community Diversity	Maintain diversity by creating a variety of housing options	ongoing	Continue to enforce regulations for new projects in Neighborhood Districts to provide variety of housing types for sale/rent mixed with neighborhood retain and community amenities. Downtown projects by their location provide a variety of housing options to the community.
8.01 Maintenance and rehabilitation of existing housing	Promote conservation & maintenance of existing affordable housing in poor condition	ongoing	Funds available for rehabilitation of multi-family properties i using CDBG funds and city's Housing Trust Fund to assist in improvement of substandard housing. Provided Works with Code compliance staff to identify properties that may be eligible for financial assistance for code enforcement and create/keep affordable housing units
8.02 Protection of Rental Housing Stock	Preserve units at risk of conversion from low-income uses	ongoing	City provides for regular monitoring of deed-restricted units and works with HUD and local county Housing Authority in programs to maintain at risk units
8.03 Regulation of Conversions	Discourage conversion of residential units to commercial uses	ongoing	The City does not allow commercial uses in residential housing units. Downtown does allow office and retail uses on first floor/2nd floors within certain districts of the downtown specific plan.

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8.04 Historic and Architectural resources	Preserve units with historical significance	ongoing	City's Historic Heritage Commission meets regularly to review applications & permits for structures in downtown area, reviews regulations and policies to encourage preservation so historic resources in the City.
8.05 Community Preservation	encourage housing goals & historic preservation are compatible goals	ongoing	Downtown specific plan adopted in 2006 outlines a vision of the downtown area promoting mixed used development and preservation of historic structures.
8.06 Housing Design	protect character of existing neighborhoods & provide attractive areas by encouraging excellent project design	ongoing	the Neighborhood Districts ordinance adopted in 2005 requires that new housing be compatible with the existing surrounding neighborhoods.
8.07 Family Housing Amenities	Encourage adequate provisions in new developments	ongoing	Neighborhood Districts ordinance encourages amenities for families, seniors, special needs housing as a matter of policy for new developments. Neighborhood plans are reviewed to ensure these amenities are part of each phase of the development.
8.08 Mobile Homes	Conserve affordable mobile home opportunities	ongoing	Mobile home rent stabilization ordinance was designed to curb unreasonable rent increases on park tenants and establish a process for rent increase disputes between park owners and tenants
9.01 Jobs-Housing Balance	Create balance in communities with job opportunities & adequate housing options	ongoing	Downtown specific plan is designed to recommend economic development strategies to attract viable and desirable businesses to districts within this plan.

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9.02 Neighborhood Districts	support implementation of neighborhood districts to achieve diverse housing types	ongoing	Since the City adopted the ND policy that requires 15% of all new housing be affordable, one project has submitted specific plan for city review/approval in 2010. Plans still being reviewed in 2011.
9.03 Mixed Use Development	Encourage mixed residential and commercial uses	ongoing	the City adopted ND policy requires mixed uses. The Downtown specific plan also was adopted and has seen almost 800 units approved for development, many with commercial/retail uses on 1st floor, residential uses on remaining floors
9.04 Accessory Units	Encourage construction of accessory dwelling units in R-1 zones	ongoing	In 2007 city adopted accessory dwelling ordinance to streamline applications and simplify permit process for owners. In 2010 4 permits were issued for accessory units
10.01 Multi-family Housing construction	Encourage the construction of multi-family units suitable for lower income households and large families	ongoing	The city's Affordable Housing Exemption was designed to encourage private developers to construction affordable housing. Exemptions have been allocated to developers for these units, but permits have not been issued due to the poor construction financing market.
10.02 Affordable Housing Development Incentives	Encourage the private sector to develop affordable housing units	ongoing	The city's Affordable Housing Exemption adopted in 2005 was designed to encourage developers to construct affordable units by granting an exemption from the RDO for affordable homes in the City. Many units have been approved but construction is being delayed due to the difficulty of obtaining construction financing for developers
10.03 Neighborhood Districts and RDO	Develop implementation mechanism for the ND to ensure affordable housing development	ongoing	ongoing policy review by staff directed by city council to address the two programs and their affect on affordable housing development
10.04 Rental and Purchase Assistance Programs	Continue offering direct DAP assistance to buyers and funds for multi family development through varied sources	ongoing	The City's Housing Trust fund provides downpayment assistance for home buyers and to fund up front costs on new multi-family developments through City's contributions to the County's Housing Trust fund.
10.05 Home Sharing	Encourage house sharing programs operated by non profit organizations	ongoing	No applications were received from agencies for annual request for services
10.06 Long-term affordability	Ensure that housing units that receive public monies remain long term affordability	ongoing	City funds rental assistance programs for social agencies for families who are at risk of losing rental housing
10.07 Innovative Housing approaches	Encourage innovative approaches to financing and design of housing units to increase availability	ongoing	City through its affordable housing exemption process; encourages shared equity agreements, commercial enterprises be combined with affordable housing, and government and private financing be combined to increase housing production.
10.08 Cooperative Ventures	Encourage ventures between owners, developers and on profit groups to create BMR units	ongoing	Community meetings regarding rezoning for adequate sites has/will create opportunities for property owners, developers and non profits to identify sites for future affordable housing development
10.09 Mobile homes	encourage mobile homes and manufactured home developments	ongoing	Mobile home ordinance regarding development still in effect to facilitate development of these types of projects
10.10 New housing eligible for subsidy	encourage new projects to pursue Section 8 subsidies	ongoing	The City provides written support to the County Housing Authority for developers who want to apply for Section 8 subsidies. Provide funds for local non profits to obtain vouchers for homeless/transitional housing need
10.11 Housing Infill Opportunities	ID infill opportunity areas where affordable housing might be developed	ongoing	Downtown specific plan has fee waivers through 2013 for new and rehab projects, in place since 2006. An extension of URM building retrofit requirements for property owners is in place to encourage development downtown.

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10.12 Section Criteria for Housing Infill Opportunities sites	develop policy to encourage infill projects exempt from RDO that can be completed in 3 years	2009-2010	Shovel ready ordinance in place, 3 projects approved to start construction in 2010
11.01 Special needs	Encourage mix of housing units throughout the city	ongoing	Neighborhood Districts are disbursed throughout the city and are required to provide a mix of housing types, prices and rental rates within the developments. City provides ongoing funding for service providers for special needs residents
11.02 Adaptable Units for people with disabilities	Encourage development for persons with disabilities	ongoing	City periodically reviews the regulations and procedures to determine any constraints on housing for persons with disabilities & fund local agencies who provide services to these persons
11.03 Affordable Units for large families	Encourage construction of affordable unties with 3 or more bedrooms	ongoing	Existing Affordable Housing exemption program does encourage bedroom units of 3 or more within the projects
11.04 Residential care facilities for seniors	Encourage new senior housing in residential neighborhoods, public transit and walking distance of shopping & restaurants	ongoing	City does encourage new residential facilities for seniors to serve its residents. Focus is on projects that are located close to local services and existing senior facilities and are in citywide service area
11.05 Emergency shelter facilities and transitional housing	support the provision of shelter facilities and transitional housing for families and persons who are homeless	2005-2013	in 2010 a site that was zoned for emergency shelter housing was approved as permanent housing for the chronically homeless
11.06 Potential sites for new emergency shelter facilities	use specific criteria to identify potential shelter facility in Gilroy	2005-2013	City is working with local property owner to utilize a CM zoned property for a homeless shelter site
Adequate Sites 65583 (c) (1)	identify sites and zoning to accommodate unmet RHNA need, specifically for very-low and low income	2009-2013	City is still in process of identifying specific areas and sites to meet prior period need and current period RHNA low income numbers
Remove or mitigate constraints 65583 (c) (3)	Identify constraints to the maintenance, improvement and development of affordable housing for all income levels and persons with disabilities	ongoing	Through current work on the current Housing Element report city is reviewing permitting process, RDO policies and programs on an ongoing basis

General Comments: