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Planning Division
Housing & Community
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Housing Advisory Committee

Draft - Meeting Minutes

March 13, 2019 – City Council Chambers, City Hall, 7351 Rosanna St.

I. Welcome – Call to Order

The Housing Advisory Committee meeting was called to order by Chair Lerner at 6:05 p.m.

HAC Members present: Reid Lerner (Chair), David Fissel (Vice Chair), Rebeca Armendariz, Brenda Flores, Bruce Morasca, Carlos Pineda, Manny Singh

HAC Members absent:

City Staff present: Jim Carney, Senior Advisor, Bryce Atkins, Finance Manager

Report on posting of the agenda: The agenda was posted on Friday, March 8, 2019 at 5:07 p.m.

Staff comments: The Housing and Grants Manager position is open until filled.

Committee Comments: Member Morasca asked for an update on the new member orientation.

Public comment: Adilene Moreno-SJSU student stated she is interested in urban planning and wants to learn about the Committee and become more involved in the community. She is considering applying for the HAC.

II. Approval of Minutes from January 9, 2019 and February 13, 2019

Motion was made by Chair Lerner, seconded by Member Fissel and carried 5-0-1 (Committee Member Pineda abstaining) to accept the January 9, 2019 meeting minutes. Motion was made by Chair Lerner, seconded by Member Fissel and carried, 5-0-1 (Committee Member Pineda abstaining) to accept the February 13, 2019 meeting minutes.

III. Report from HAC Subcommittee on Goal and Budget Input

Subcommittee of Members Singh and Morasca reported that they seek clearer bylaws, putting the HAC under the Planning Commission in an advisory role, focusing on the missing middle and having the “Missing Middle Housing Agency” do a presentation, and conducting a retreat during half of a HAC meeting.

Discussion was held on drafting a letter requesting a member of HAC sit on the General Plan Advisory Committee (GPAC).

Motion as made by Chair Lerner, seconded by Member Flores and carried unanimously 7-0-0 to have the subcommittee create a letter within a week recommending having a Housing Advisory Committee Representative on the General Plan Advisory Committee.

Discussion was held on the HAC having input on the Housing Trust Fund.

There was no public comment.

IV. Create Work Plan to Structure 2019 Meetings as part of Biannual Budget

Discussion was held on creating a work plan for structuring the meetings focused on the “missing middle”. Gilroy needs or wants must be determined as well as what will draw money from Measure A funding. The subcommittee will come back with a recommended work plan.

V. FY 2019-20 and FY 2020-21 Committee Budget Input

Subcommittee of Member Morasca and Chair Lerner reported on budget input. Discussion was held on requesting additional hours of staff time for retreat, work session, or workshop for non-regularly scheduled meetings.

Motion was made by Member Morasca, seconded by Chair Lerner and carried 7-0-0 to request 12 hours of additional staff time for study sessions and special meetings to support the committee's mission.

VI. Future Agenda Items

- a. Presentation from the Missing Middle Housing Agency
- b. HAC Guidelines
- c. HAC Bylaws
- d. Overview of HTF-include staff report and PowerPoint Presentation
- e. Overview of New Housing Laws affecting the Missing Middle
- f. 2040 General Plan HAC Committee Representation
- g. Annual Housing tour on a Saturday in May "Affordable Housing Week"
- h. Latest rent figures for new affordable housing units
- i. Affordable housing and mixed use data spreadsheet- approved/not built & acreage
- j. Reports from Jim Carney that address base data on Gilroy's affordable housing
- k. Update from Chair Lerner on Soft Story Retrofit Program- apartment with garage on bottom
- l. Discussion on Affordable Housing funding initiatives study for UC Berkeley students & teachers

VII. Adjournment -

Chair Lerner adjourned the meeting at 7:28 p.m.