



**Regular Meeting Agenda
Planning Commission**

*JOSEPH MUELLER - CHAIR
WAYNE TANDA - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON PLANNING COMMISSIONER*

Tuesday, March 14, 2023 7:00 PM

**Council Chamber Building
17555 Peak Avenue, Morgan Hill, CA 95037**

Morgan Hill Planning Commission meetings are held in person with the option for the public to attend by teleconference/video conference. Information on how the public may observe and participate in the meeting is located below.

MEETING GUIDELINES AND PUBLIC COMMENT

Planning Commission meetings will be live-streamed on Channel 17, on the City's website, and on the City's Facebook page.

Those members of the community that would like to participate in the meetings remotely may do so by joining the virtual meeting at: <https://bit.ly/PlanningCommissionMtg> or by calling: (669) 900-9128, then enter the webinar ID#: 862 0324 6251#. Public comment may be provided in the following ways:

- Provide public comment in-person
- Join the Planning Commission meeting virtually via the link above. When public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes (YOU MUST BE RUNNING THE MOST CURRENT VERSION OF ZOOM TO BE UNMUTED)
- Join virtually by calling the number above, dial *9 to raise your hand, and be called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at

* Please note that comments made on Facebook are not considered public comment.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

MINUTES APPROVAL

1. FEBRUARY 14, 2023 MEETING MINUTES

Recommendation:

1. Accept Minutes

PUBLIC HEARINGS

None

OTHER BUSINESS

2. GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) 2022

Recommendation:

1. Accept the 2022 General Plan and Housing Element Annual Progress Report (APR).

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Planning Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Planning Commission.

Persons interested in proposing an item for the Planning Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Planning's action, your request may be placed on the next appropriate agenda. Planning Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

March 14, 2023



**Meeting Minutes
Planning Commission**

*JOSEPH MUELLER - CHAIR
WAYNE TANDA - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER*

Tuesday, February 14, 2023 7:00 PM

**Council Chamber Building
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

Chair Mueller called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Downey led the Pledge of Allegiance at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:00 p.m.

PRESENT	Joseph Mueller, Wayne Tanda, Liam Downey, Paul Lake, James Wilson
EXCUSED	Mohammad Habib, Malisha Kumar

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:01 p.m.

PUBLIC COMMENT

Chair Mueller opened the Public Comment Period at 7:01 p.m. Hearing no requests to speak, the Public Hearing was closed.

ORDERS OF THE DAY

There were no changes made

CONSENT AGENDA

MOTION:

Accept Consent Agenda

RESULT:	Passed
MOVER:	Planning Commissioner Tanda
SECONDER:	Planning Commissioner Downey
AYES:	Mueller, Tanda, Downey, Lake, Wilson
NAYS:	None
ABSTAIN:	None
EXCUSED:	Habib, Kumar

1. DECEMBER 13, 2022 MEETING MINUTES

Recommendation:

1. Accept Minutes

2. JANUARY 25, 2023 MEETING MINUTES

Recommendation:

1. Accept Minutes

PUBLIC HEARINGS

None

OTHER BUSINESS

3. CONCEPTUAL REVIEW STUDY SESSION (SR2023-0001): BUTTERFIELD/EVERGREEN VILLAGE - RAISING CANES

Recommendation:

1. Planning Commission to provide preliminary input on the proposed change to the northwest corner of the Evergreen Village project. No action will be taken - comments are advisory only.

Community Development Director Jennifer Carman gave a presentation at 7:02 p.m.

Chair Mueller opened the Public Comment Period at 7:08 p.m. The following individuals addressed the Planning Commission:

- Rogg Collins, Evergreen Development
- Jay Higgins, Raising Canes Consultant
- Nina, Kimley-Horn Engineering Consultant

Hearing no further requests to speak, the Public Comment Period was closed.

No action was taken. The Planning Commission received the presentation and provided preliminary input on the proposed project.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 8:02 p.m. Economic Development Director Matt Mahood addressed Planning Commissioners' questions at 8:10 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 8:14 pm

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk



Annual Progress Report

2022

1. Introduction

On July 27, 2016, the Morgan Hill 2035 General Plan was adopted by City Council [Resolution No. 16-128](#). The Morgan Hill 2035 General Plan is a comprehensive update of the City's 2001 General Plan.

The General Plan incorporates the City's Housing Element, which was adopted by the City Council on January 25, 2023.

On December 6, 2017 the City Council adopted [Resolution No. 17-098](#) approving General Plan Land Use and Text Amendments (File Nos. GPA2017-0001 and GPA2017-0002) to correct miscellaneous Land Use Map, figure, and text errors.

Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual progress report (APR) on the status of the General Plan and progress on its implementation to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year. This document and the attached forms meet this requirement for the City of Morgan Hill.

2. Implementation Highlights by General Plan Element

CITY AND NEIGHBORHOOD FORM ELEMENT

Development Services - Planning

- Continued to implemented permit processing for SB330 including utilizing objective criteria established at the end of 2019.
- Created new guidance documents for SB9 application processing.
- Continued to provide planning services and functions in a virtual environment.
- Continued to create and improve resources for public information regarding development activity in the city.

Goal CNF-1 An improved, effective, efficient, fair, equitable, flexible, and user-friendly planning and decision-making process.

- Amended the Zoning Ordinance implementing miscellaneous code amendments due to clerical errors and inconsistencies.

Goal CNF-2 An improved, orderly, and efficient pattern of urban development.

HOUSING ELEMENT

- See Attached Housing Element Annual Progress Report

Development Services - Housing

- Led 20 Affordable Housing Program communication efforts in both English and Spanish through webinars, townhalls, tabling at resource fairs, and submitting articles.
- Assisted in the processing of 554 Affordable Rental Units in the development pipeline at various stages of the development process from the tax credit application process to several of the groundbreakings.
- Processed 174 referrals and connected with 155 households at-risk of or currently experiencing homelessness by providing case management and supportive services through the City's Unhoused Specialist.
- Implemented coordination of a bi-monthly local service provider meeting with the MHUSD and other community-based organizations, and local medical providers to improve collaboration and coordinate efforts that respond to the various needs of lower income and special needs households.
- Increased collaboration with Saint Vincent DePaul to identify funding for local Housing Problem Solving, housed 20 clients, and connected 30 individuals to shelter. Supported efforts to fundraise for local housing problem solving (\$45,000).

- Entered into agreement with the County to be a Homeless Management Information System (HMIS) partner agency, granting limited access to the countywide homeless database.
- Continued an agreement with the County for the countywide Homeless Prevention Rental Assistance Program, 20 households were served, total assistance distributed was \$60,031.
- Operated a 10-bed Inclement Cold Weather shelter in partnership with Community Christian Church during inclement cold weather episodes.
- Continued to partner with the Morgan Hill Bible Church Safe Car Parking Program that operates year-round for 8 families (30 people max) where they are provided meals, showers, restrooms, washer & dryer, and case management by the South County Compassion Center.
- The Destination Home capacity building grant has supported the Unhoused Specialist since December 2021. The first annual report was completed, and the City received confirmation of the 2nd grant installment in the amount of \$150,000 to continue to advance local implementation of the Community Plan to End Homelessness.
- Continued to partner with HouseKeys to provide oversight and implementation of the Inclusionary Housing Ordinance and the Below Market Rate (BMR) Program consisting of nearly 600 units.
- Oversaw the renovation of necessary dry rot repairs (\$208,000) on Villa Ciolino Apartments, a 42-unit affordable family housing apartment community.

Goal HE-1 Provide a diversified housing stock to meet the full range of future community housing needs; Goal HE-2 Encourage Extremely Low-Income (ELI) housing production, increasing availability of affordable and workforce housing; Goal HE-4 Preserve and rehabilitate existing housing supply; Goal HE-5 Promote housing for people experiencing homelessness; Goal HE-6 Provide adequate housing for groups with special needs; and Goal HE-7 Increase community outreach and promote education of affordable housing.

Development Services - Planning

- Held 30 public meetings regarding the Housing Element update, laying the groundwork for ensuring the draft Housing Element responded to community needs and concerns.
- Conducted eight Planning Commission workshops and hearings on the draft Housing Element concentrating on a different section of the document in each meeting.
- Submitted the 2023-2031 draft Housing Element to the State Department of Housing and Community Development (HCD) for review.
- Completed revisions to the 2023-2031 Housing Element based on HCD comments.
- Utilized Local Early Action Planning (LEAP) grant for \$150,000 and Regional Early Action Planning (REAP) grant for approximately \$27,000 to assist in funding the

preparation and adoption of the Housing Element Update and accompanying CEQA Addendum to facilitate compliance with the sixth cycle RHNA.

Goal HE-1 Provide a diversified housing stock to meet the full range of future community housing needs; Goal HE-2 Encourage Extremely Low-Income (ELI) housing production, increasing availability of affordable and workforce housing; Goal HE-3 Advance Equity and inclusion throughout the City; Goal HE-4 Preserve and rehabilitate existing housing supply; Goal HE-5 Promote housing for people experiencing homelessness; Goal HE-6 Provide adequate housing for groups with special needs; and Goal HE-7 Increase community outreach and promote education of affordable housing.

ECONOMIC DEVELOPMENT ELEMENT

Economic Development

- Received Council approval on the Industrial Land Preservation and Optimization Policy to protect the City's limited supply of industrial land for long term economic vitality and expand opportunities to attract new medical offices.
- Received Council approval on the Hotel Strategy and Incentive Policy to encourage new hotel development and encourage reinvestment in existing hotels to improve the quality of hotels and increase Transient Occupancy Tax (TOT) generation.
- Formed the Downtown Property Based Improvement District (PBID) to improve the safety and cleanliness of Downtown Morgan Hill while investing in programs to increase vitality.
- Received Council approval on the Hotel MOHI Planned Development that allows for the addition of a partial fifth floor and resumption of construction on this important Downtown project.
- Updated the Impact Fee Freeze Policy to reduce the potential financial impact to the City's General Fund.
- Updated the ChooseMorganHill.com Permitting Portal (Open Counter) to increase the on-line tool's accuracy and more actively promote it to external users.
- Launched a new Economic Development monthly eNewsletter to keep our business and community more informed about current economic development issues and initiatives.
- Updated the Retail Opportunity and Downtown Opportunity Map to use as sales collateral at International Council of Shopping Centers (ICSC) conferences, links on our website, and for City promotion purposes.
- Updated the Significant Projects Movie Reel to include Residential projects allowing expanded use to aid in the recruitment of potential retailers to Morgan Hill.
- Partnered with Silicon Valley Business Journal to plan, organize and execute the Meet Morgan Hill Virtual Webinar that promoted the City of Morgan Hill for development and investment opportunities.

- Conducted a Manufacturing Day event, including a Manufacturing Roundtable Webinar to promote Morgan Hill and the region as a leader in the manufacturing industry, and partner with the Morgan Hill Unified School District to lead High School Student Tours of two local employers to increase the students awareness of manufacturing as a career opportunity.

Goal ED-2 A strong, unique, stable, and diverse economic base that supports fiscal sustainability; Goal ED-3 A high-quality business community with established roots in Morgan Hill; Goal ED-6 A mix of uses along Monterey Corridor that supports the Downtown and encourages walking and biking; and Goal ED-8 Office and industrial areas that provide high-quality work locations for existing and new businesses.

Development Services - Planning

- Continued work on the revised draft of a Form-Based Code for the Monterey Road Corridor.

Goal ED-6 A mix of uses along Monterey Corridor that supports the Downtown and encourages walking and biking and Goal ED-8 Office and industrial areas that provide high-quality work locations for existing and new businesses.

HEALTHY COMMUNITY ELEMENT

Public Services

- Completed construction of the Magical Bridge Playground.
- Partnered with the Living Above the Influence organization to support the afterschool programming at the Community and Cultural Center (CCC).
- Converted outdoor basketball courts at Community Park to shared use for pickleball and basketball and started adult and youth pickleball courses.
- Reinstated the Adult Sports Program by offering Competitive and Recreational Men's Basketball Leagues.
- Reinstated the Senior Nutrition Program indoor dining, currently serving an average of 80 meals a day. In addition, most of the pre-pandemic programming has been reinstated with an additional Alzheimer's support group and two evidence based Matter of Balance classes.

Goal HC-3 Usable, complete, well-maintained, safe, and high-quality activities and amenities, including active and passive parks and recreational facilities, community gardens, and trails that are accessible to all ages, functional abilities, and socio-economic groups.

TRANSPORTATION ELEMENT

Economic Development

- Received Council approval on the Hotel Strategy and Incentive Policy to encourage new hotel development and encourage reinvestment in existing hotels to improve the quality of hotels and increase Transient Occupancy Tax (TOT) generation.
- Improved signalization of Butterfield Boulevard.
- Created the Outdoor Dining & Parklet Manual to improve the standards and to streamline the permitting process for restaurants who want to operate in the public right of way.

Goal TR-4 Emphasis on transportation improvements in the Butterfield, Hale/Santa Teresa, and Monterey corridors.

Development Services - Planning

- Continued work on the transition from Level-of-Service (LOS) to Vehicle-Miles-Traveled (VMT) metric for transportation analysis under the California Environmental Quality Act (CEQA) for development projects.
- In coordination with Engineering, contributed to the development of the scope for the Transportation Master Plan.

Goal TR-11 Coordinated transportation planning efforts with local, regional, State and federal agencies.

Public Services

- Managed construction of the Hale Avenue Extension Project first phase.
- Completed the 2022 pavement rehabilitation project paving sections of three arterial streets, three collector streets, and 15 residential streets.

Goal TR-3 A coordinated, continuous network of streets and roads.

- Replaced 5,500 square feet of damaged sidewalks throughout the City.
- Explored a lane reduction in Downtown.
- Identified strategies to improve parking management and improve pedestrian walkability.

Goal TR-2 A system designed for a healthy, active community based on complete streets, smart growth, and Sustainable Communities strategies; reflecting a balanced, safe, multi-modal transportation system for all users, especially in Downtown where pedestrian, bicycle, and transit facilities will be emphasized along with vehicular facilities.

- Launched MoGo: Morgan Hill Quick Ride in September, an on-demand rideshare service operated in partnership with RideCo. MoGo offers trips to and from fixed points citywide, within ¼ mile of all neighborhoods and key commercial and community spaces in the City limits. Over 134 unique users were serviced in the first four months, with 100+ users per week and an average rating of 4.9/5.

Goal TR-2 A safe and efficient transit system that reduces congestion by providing viable non-automotive modes of transportation.

NATURAL RESOURCES AND ENVIRONMENT ELEMENT

Public Services

- Wrote and was awarded a Silicon Valley Clean Energy (SVCE) grant to fund a new part-time teammate for two years, who will focus solely on outreach activities listed in the City's adopted Climate Action Plan (CAP).
- Responded to drought emergency declarations by collaborating with the community on water savings. Consistently saved at levels that met regional and State goals.
- Supported Council approval of the Electric Vehicle Infrastructure Code.

Goal NRE-15 An adaptive and resilient community that responds to climate change.

SAFETY, SERVICES, AND INFRASTRUCTURE ELEMENT

City Manager

- Served as the City of Morgan Hill's Director of Emergency Services throughout COVID-19 and winter storms.

Goal SSI-11 Efficient police, fire, and emergency medical response and services, and access to local medical facilities and Goal SSI-12 Reduce risk to life and property associated with emergencies and natural and manmade disasters.

Fire

- Completed design of Butterfield Fire Station with tentative construction start date of Fall 2023.
- Placed Squad 59 in service and staffed at El Toro Fire Station.
- Began design of new Type I Fire Engine for new Butterfield Fire Station.
- Implemented defensible space inspections conducted by Fire Engine companies.
- CAL FIRE awarded the City of Morgan Hill a CCI Fire Prevention Grant to purchase a Green Climber to greatly improve vegetation management throughout the City.

Goal SSI-3 Minimal threat to persons, property, and the environment from fire hazards and Goal SSI-12 Reduce risk to life and property associated with emergencies and natural and manmade disasters.

Police

- Reactivated Volunteers in Policing (VIPs) program following COVID and expanded services provided by the program.
- Submitted a Sideshow Ordinance that was approved and adopted by City Council.
- The Crime Prevention Unit held 12 community meetings on a variety of crime topics.
- Coordinated with MHUSD and American Medical Response (AMR) to offer driving under the influence programs at local high schools (e.g., Sober Graduation, Zero Tolerance).
- Council approved a Community Service Officer (CSO) to manage the Youth Diversion Program.
- Implemented Youth Restorative Justice Program diverting 28 youth from the criminal justice system to diversion and continued our partnership with MHUSD on providing Restorative Justice Practices for our students.
- School Resource Officer and the Community Tobacco Enforcement Officer partnered with MHUSD to provide training to students and staff on the dangers surrounding vaping, tobacco use and distracted driving.
- Conducted Run, Hide, Defend trainings at MHUSD schools, local private schools, and businesses.
- Collaborated with the Santa Clara County's Mobile Crisis Response Team (MCRT) and addressed chronic clients who were in crisis or in need of resources.
- Implemented a Psychiatric Emergency Response Team (PERT) in partnership with County Behavioral Health Services.

Goal SSI-11 Efficient police, fire, and emergency medical response and services, and access to local medical facilities and Goal SSI-12 Reduce risk to life and property associated with emergencies and natural and manmade disasters.

3. General Plan Amendment Applications

The City of Morgan Hill did not receive any General Plan Amendment applications within the 2022 calendar year.

4. General Plan Full Buildout

The Morgan Hill 2035 General Plan EIR evaluated the projected development that could occur under the General Plan through its horizon year of 2035. Pursuant to the Morgan Hill 2035 General Plan EIR, the “full buildout” of the General Plan would be the development of underutilized and vacant parcels at the mid-point of the maximum allowed density under the General Plan, based on the past and projected development patterns in Morgan Hill. The horizon-year projection is based on an estimate of the amount of development that would occur by 2035 as evaluated in the Morgan Hill 2035 General Plan EIR.

The table below shows the net growth of Morgan Hill from the 2015 base year of the General Plan through June 30, 2022, as well as the total horizon year projection and the total full buildout of the General Plan as evaluated in the Morgan Hill 2035 General Plan EIR. As indicated in the below table, Morgan Hill has seen faster growth within the Industrial sector and slower growth within the Retail & Service and Office sectors than expected within the Morgan Hill 2035 General Plan EIR. However, all of the sectors are well below the Total Full Buildout of the General Plan.

Table 1: General Plan Full Buildout Progress

Categories	GP Existing Development 2015	Existing Development June 30, 2022 ¹	Total Horizon Year 2035 Projection	Total Full Buildout Projection
Housing Units				
Residential Units	14,969	16,293	22,400	22,400
Population	45,171	47,738 ²	68,057 ³	68,057
Non-Residential Square Footage				
Retail & Service	2,729,825	2,902,290	3,902,930	4,805,214
Office	521,788	525,428	1,150,486	2,141,804
Industrial	5,935,000	7,670,129	7,712,385	12,126,643
Public Facilities	463,000	521,565	750,377	774,377

Notes: 1. Numbers based on yearly VTA Congestion Management reporting.
 2. 47,738 is a project/estimate based on California Department of Finance (DOF) estimate of 2.93 residents per household. The DOF 2022 population estimate for Morgan Hill is 46,451.
 3. General Plan policy CNF-3.4 called for a 2035 population of 58,200 residents, however, the General Plan EIR studied the buildout projection as the Horizon Year.

Please Start Here

General Information	
Jurisdiction Name	Morgan Hill
Reporting Calendar Year	2022
Contact Information	
First Name	Christie
Last Name	Thomas
Title	Housing Program Coordinator
Email	christie.thomas@morganhill.ca.gov
Phone	4083104674
Mailing Address	
Street Address	17575 Peak Avenue
City	Morgan Hill
Zipcode	95037

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

1_23_23

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables 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 pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
New Construction, Entitled, Permits and Completed Units

[illegible]

Jurisdiction	Morgan Hill
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2								3	4	
Income Level		RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	273	-	12	29	-	39	-	-	6	225	-	311	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	154	-	118	23	13	24	11	1	2	253	-	445	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	185	-	-	-	-	1	1	-	1	17	-	769	-
	Non-Deed Restricted		-	107	6	9	262	13	5	13	334	-		
Above Moderate		316	-	647	219	192	193	142	38	82	104	-	1,617	-
Total RHNA		928												
Total Units				884	277	214	519	167	44	104	933	-	3,142	-
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		137		-	11	-	8	-	-	-	91	-	110	27

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Morgan Hill	
Reporting Year		2022	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report 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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
INCLUSIONARY HOUSING ORDINANCE NO. 2278	REQUIRE EACH NEW DEVELOPMENT TO PROVIDE AT LEAST 15% AFFORDABLE HOUSING OUTSIDE OF DOWNTOWN AND 10% DOWNTOWN	2018-2023	EFFECTIVE 07/25/18
City of Morgan Hill Below Market Rate (BMR) Program	Facilitate the construction of very low and low rental BMR's (55 year affordability restriction, and moderate ownership BMRs (45 year affordability restrictions)	2015-2023	2 Low Income and 11 Moderate Income ownership BMR permits and 78 Very Low Income rental BMR permits issued were in 2022. 2 Low Income ownership BMR permits were finalized in 2022. 23 Moderate Income BMR units were entitled in 2022. To date, Morgan Hill's BMR program consist of over 574 (some have aged out of program this past year) BMR's as a result of the City's RDCS system (Residential Development Control System) AND Inclusionary Housing Ordinance No. 2278.
City of Morgan Hill Housing Rehab Program, <i>Minor</i> Home Repair	Facilitate the rehabilitation of affordable housing units	2015-2023	The City rehabbed 32 senior low income mobile and single family residence home units in 2022, through a grant program administered by Rebuilding Together. Repairs are funded by County Community Development Block Grant Funds through the Urban County Consortium that the city is a member of.
City of Morgan Hill "Unhoused Specialist" Case Manager	Outreach, engagement and case management with the unhoused to provide support, services, offer shelter, basic needs, and to facilitate housing opportunities	2015-2023	FY 21/22 -22/23 City of Morgan Hill has allocated \$50,000. per FY to create 1 full time Case Manager. City Received \$450,000 (3 year) capacity building grant from Destination Home to hire an "Unhoused Case Manager," who began in December of 2021. Since Dec 2021, the Unhoused specialists has processed 265 referrals, connected successfully with 241 individuals, housed 27 (unhoused and housing insecure), connected 71 people to shelters, connected 22 people to legal services, and increased coordination with teammates across departments and collaborated with community based organizations and the faith based community.

Measure A Housing Bond, County of Santa Clara	Create new units at the ELI and VLI level. \$3,400,000 in Measure A funds provided to a Very Low Income Project (The Crossings UHC) that was finalized and leased up in 2021 - consists of 39 units (7 eli, 25 vli, & 8 li) (received \$5.5 million of Measure A funds). Two additional 100% affordable projects were entitled in 2021, "Magnolia's" First Community Housing - consists of 66 units (42 eli, 9 vli, 14 li, & 1 managers unit) and the "Royal Oak Village" UHC - consists of 73 units (48 eli, 24 vli, & 1 managers unit) (will receive \$9.9 million in Measure A funds - Royal Oak Village project broke ground in 2022 and expects to occupancy date to be in January of 2024.	2015-2023	In November of 2016 Santa Clara County voters approved a \$950 million bond (Measure A) which will fund the development of 4,800 extremely low-income (ELI) housing units throughout the County serving the homeless. It is expected that the 4,800 - unit goal will generate 10,000 new construction, affordable housing units countywide, by leveraging resources. Additionally, \$150 million of Measure of Measure A funds will be set aside for workforce housing and down payment assistance. The County's goal is to create 4,800 affordable ELI units Countywide, of which 97 units have been designated as the Measure A affordable housing goal for the City of Morgan Hill, over a ten-year period. Morgan Hill has already almost met that goal and intends to develop additional units ELI & Low Income ownership units with additional Measure A funding. The remaining balance is planned to be distributed throughout the County in the other cities equivalently, based on Regional Housing Needs Allocation (RHNA) methodology. The Housing team has actively participated in discussions regarding implementation of the bond program and provided program recommendations. As of Nov, 2022, \$643,345,710 Measure A funding has been approved (included are 9 cities, 4,363 new apartments, 689 units renovated, 47 new housing developments, and \$25 million to First-Time Homebuyer program).
Homeless Prevention through rental assistance	Prevent residents from experiencing homelessness	2015-2023	City and County Partnership: August 1, 2017 - current: Homeless Prevention Program (one time rental assistance) Program for families, targeting families with children in the school district at risk of homelessness. The City contributed \$50,000. in fy 17/18, an additional \$25,000 in 2018/19, \$25,000 in 2019/2020, \$25,000 in 2020/2021 fy and \$50,000 in 2021/2022 fy and \$50,000 in 2022/2023 to this larger countywide effort. UPDATE: From 1/1/2022 to 12/31/2022 - xxMorgan Hill individuals enrolled on the Rapid Rehousing waiting list, with the intent to provide rapid rehousing. Out of the xx enrolled, xx have been housed.

Homeless Safe Parking Program	Provide respite and services, and attempts to provide housing for South County residents living in their vehicles	2015-2023	Partnered with the faith based community to create an (8) eight space, pet welcome, Safe Parking Program called "Focus". It was launched on July 8, 2017 at a local church for eight homeless families living in their cars (up to 30 people) where they are receiving coordinated assessment, services, meals, and support with the goal of providing some stability and getting them into permanent housing. The Program typically serves eight families, (approx. 25 people and 8 children.) City contributed \$30,000 in fy 2018/2019, \$30,000 in fy 2019/2020, \$30,000 in fy 2020/2021 and \$30,000 in fy 2021/2022 and \$50,000 in fy 2022/2023. City has also funded porta potty and handwashing stations for the Safe Park since its inception - \$11,538 for fy' 19/20 - 21/22 and \$12,276 for fy's 22/23 - 23/24. During 2021, 8 households were housed with the help of this program.
Housing Authority of the County of Santa Clara Section 8 Program	Maintain full lease up of section 8 vouchers	2015-2023	There are XX total vouchers in Morgan Hill.
Accessory Dwelling Unit Ordinance update	Implement AB68 prior to January 1, 2020	2015-2023	EFFECTIVE January 2020 - continuing to update as Legislation passes and to make permit issuance streamlined.

Inclement Cold Weather Shelter	Partner with Community Christian Church to create an Inclement Weather Shelter	2015-2023	In January 2020, the City of Morgan Hill partnered with Community Christian Church to create an Inclement Cold Weather Weather shelter that operates when the County issues a Cold Weather alert. The shelter has a 10 bed capacity. City of Morgan Hill provides cots, bedding, snacks, water, COVID PPE, and training of volunteers. The city also funds Gilroy Compassion Center employee(s) to process referrals and manage check in process (Budget included in Safe Park Budget contract). City pays for nightly security at shelter from 7pm - 7am. Shelter is mostly run by volunteers - \$25,000 per fy budgeted since fy 19/20. As of December 2021, the cities "Unhoused Specialist" goes out into the community to let unhoused individuals know that the shelter is open, and Santa Clara County Homeless Hotline alerts individuals of its location as well.
Rehabilitation and Preservation of existing affordable units	Preservation of Existing Stock	2015-2023	Murphy Ranch I & II - 100 units including 2, 3, & 4 bedrooms - will complete a substantial remodel - City resubordinated 2 loans totalling \$8,903,902.44 for an additional 55 years - Villa Ciolino - City waiver of surplus funds in the amount of \$44,777 so that project could undergo a substantial remodel of 42 units - including 1,2 & 3 bedrooms
City funding contribution to 100% Affordable Project	Production of new housing inventory to diversify housing stock	2015-2023	Royal Oak Village - The City of Morgan Hill has funded this project \$400,000.

Jurisdiction	Morgan Hill	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Morgan Hill	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	225
	Non-Deed Restricted	0
Low	Deed Restricted	253
	Non-Deed Restricted	0
Moderate	Deed Restricted	17
	Non-Deed Restricted	334
Above Moderate		104
Total Units		933

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	122	79	16
SFD	116	38	32
2 to 4	0	12	0
5+	93	781	0
ADU	25	23	8
MH	0	0	0
Total	356	933	56

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	367
Total Housing Units Approved:	122
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	1
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Morgan Hill
Reporting Year	2022 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$	150,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Task 1: Project Coordination	\$8,000.00	\$0.00	Completed	None	
Task 2: Community Engagement	\$12,500.00	\$0.00	Completed	None	
Task 3: 2023-2031 Housing Element	\$100,000.00	\$0.00	Completed	None	
Task 4: Consultation with HCD	\$5,000.00	\$0.00	Completed	None	
Task 5: Inclusionary Housing Ordinance	\$12,500.00	\$0.00	Completed	None	
Task 6: Public Hearings	\$12,000.00	\$0.00	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	23
	Non-Deed Restricted	28
Above Moderate		305
Total Units		356

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	225
	Non-Deed Restricted	0
Low	Deed Restricted	253
	Non-Deed Restricted	0
Moderate	Deed Restricted	17
	Non-Deed Restricted	334
Above Moderate		104
Total Units		933

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		46
Total Units		56



General Plan and Housing Element Annual Progress Report 2022



Background



- Morgan Hill 2035 General Plan
 - Adopted July 2016
- Housing Element
 - 5th Cycle Adopted February 2015
 - 6th Cycle Adopted January 2023
- Government Code 65400
 - Annual Progress Report Due April 1st

Annual Progress Report



- Implementation Highlights
 - By General Plan Element, Department/Division, General Plan Goal
 - HCD Spreadsheet
- General Plan Amendments
 - Filed and Processed in 2022

Annual Progress Report



- General Plan Buildout

Categories	GP Existing Development 2015	Existing Development June 30, 2022	Total Horizon Year 2035 Projection	Total Full Buildout Projection
Housing Units				
Residential Units	14,969	16,293	22,400	22,400
Population	45,171	47,738	68,057	68,057
Non-Residential Square Footage				
Retail & Service	2,729,825	2,902,290	3,902,930	4,805,214
Office	521,788	525,428	1,150,486	2,141,804
Industrial	5,935,000	7,670,129	7,712,385	12,126,643
Public Facilities	463,000	521,565	750,377	774,377

Annual Progress Report



Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Alloc.	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units	Total Remain. RHNA
Very Low	Deed Restricted	273	12	29	-	39	-	-	6	225	-	311	0
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	154	118	23	13	24	11	1	2	253	-	445	0
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Mod	Deed Restricted	185	9	2	5	1	1	-	1	17	-	769	0
	Non-Deed Restricted		98	4	4	262	13	5	13	334	-		
Above		316	647	219	192	193	142	38	82	104	-	1617	0
Total RHNA		928											
Total Units			884	277	214	519	167	44	104	933	-	3142	0

Questions?

