



**Regular Meeting Agenda
Planning Commission**

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

Tuesday, March 26, 2024 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 in-person or view by teleconference/video conference. Information on how the public may observe and participate in the meeting is located below.

MEETING PARTICIPATION 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 who would like to view 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#. Or on our website at <https://www.morganhill.ca.gov/2101/Agendas-Minutes>. Public comment may be provided in the following ways:

- In-person at the Planning Commission Meeting
- In writing
 - Via email to pcpubliccomment@morganhill.ca.gov
 - Hard Copy hand delivered or by mail to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037.

Please email your comments to the Planning Division no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) for your comments to be submitted to the members of the Planning Commission with sufficient time

to review the comments. You may continue to provide written comments up to noon on Tuesday (the day of the meeting) although Planning Commission Members may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after 12:00 p.m. the day of the meeting will be provided to the Planning Commission as time allows.

Written comments WILL NOT be read aloud during the City Council Meeting. Please note that written comments are posted on the City's website. It is recommended that you do not include any personal information that you do not want to be posted on the web. Please be advised that communications directed to the City Council are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions and will be printed/posted as submitted.

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.

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

CONSENT AGENDA

1. DECEMBER 12, 2023 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

2. JANUARY 23, 2024 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

3. FEBRUARY 13, 2024 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

PUBLIC HEARINGS

None

OTHER BUSINESS

4. ACCEPT THE 2023 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

Recommendation:

1. Accept the 2023 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.



**Meeting Minutes
Planning Commission**

WAYNE TANDA - CHAIR
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JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER

Tuesday, December 12, 2023 7:00 PM

**Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

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

ROLL CALL ATTENDANCE

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

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

Minutes Clerk Luna Declared the Posting of the Agenda at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Habib led the Pledge of Allegiance at 7:01 p.m.

PUBLIC COMMENT

Chair Tanda opened the Public Comment Period at 7:01 p.m. The following individuals addressed the Planning Commission:

- Darcy Foster

Hearing no further request to speak, Chair Tanda closed the Public Comment Period.

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

MOTION:

Approve Consent Agenda Items 1 through 3 with a correction to Item 3 – The November 14, 2023, meeting minutes were corrected to include the Consent Agenda's unanimous all-in-favor vote.

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

1. SEPTEMBER 26, 2023 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

2. OCTOBER 24, 2023 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

3. NOVEMBER 14, 2023 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

PUBLIC HEARINGS

None

OTHER BUSINESS

4. Receive Update on Transportation Master Plan

Recommendation:

1. Receive an update on the Transportation Master Plan; and
2. Provide input to the project team.

Public Service Director Chris Ghione gave a presentation at 7:07 p.m. and introduced Hexagon Traffic Consultant Robert Del Rio at 7:12 p.m. who also gave a presentation.

The Planning Commission meeting recessed at 8:02 p.m.
The Planning Commission meeting reconvened at 8:07 p.m.

No action was taken. The Planning Commission received the presentation and provided feedback to staff.

5. Discussion regarding General Plan density feathering policies CNF 9.1, 9.2, 9.3 and 13.2

Recommendation:

1. Receive presentation and discuss.

The Development Director Jennifer Carman presented the item at 8:39 p.m.

Chair Tanda opened the public comment period at 9:13 p.m. The following individuals addressed the Planning Commission:

- Doug Muirhead

Hearing no further requests to speak, the public comment period was closed.

No action was taken. The Planning Commission received the presentation and had a discussion.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carmen made an announcement at 9:17 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Tanda adjourned the meeting at 9:27 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk



**Meeting Minutes
Planning Commission**

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JOSEPH MUELLER - PLANNING COMMISSIONER

Tuesday, January 23, 2024 7:00 PM

**Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

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

ROLL CALL ATTENDANCE

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

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

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commissioner Habib led the Pledge of Allegiance at 7:01 p.m.

PUBLIC COMMENT

Chair Tanda opened the Public Comment Period at 7:03 p.m. There being no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

PUBLIC HEARINGS

1. **SIGN2023-0020: DEPAUL – COCHRANE TECHNOLOGY CENTER: MASTER SIGN PROGRAM FOR FIVE INDUSTRIAL BUILDINGS. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBERS 728-30-006 AND 728-30-009, ARE LOCATED TO THE WEST OF DEPAUL ROAD, SOUTH OF COCHRANE ROAD, EAST OF US 101, AND NORTH OF HALF ROAD ON APPROXIMATELY 29 ACRES (CORPORATE SIGN SYSTEMS, APPLICANT). CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15311.**

Recommendation:

1. Open/close public hearing; and
2. Adopt a Resolution approving a Master Sign Program.

Assistant Planner Roshni Saxena presented the Staff Report at 7:04 p.m.

Chair Tanda opened the Public Hearing at 7:12 p.m. The following individuals addressed the Planning Commission:

- Oscar Ibarra, Applicant
- Will, Representative of the Applicant
- Email from Joe Baranowski - Supplemented in the agenda packet

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

MOTION:

Adopt a Resolution approving a Master Sign Program.

RESULT:	PASSED
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Lake
AYES:	Tanda, Downey, Mueller, Habib, Lake, Wilson

NAYS:	None
ABSTAIN:	None
ABSENT:	Kumar

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Director Jennifer Carmen made an announcement at 7:21 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Tanda adjourned the meeting at 7:32 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk



**Meeting Minutes
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MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER

Tuesday, February 13, 2024 7:00 PM

**Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037**

CALL TO ORDER

Chair Tanda called the meeting to order at 6:59 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll at 6:59 p.m.

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

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

Planning Commission Lake joined the meeting at 7:00 p.m.

PUBLIC COMMENT

Chair Tanda opened the public comment period at 7:01 p.m. Hearing no request to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

PUBLIC HEARINGS

1. **MUNICIPAL CODE TEXT AMENDMENT (ZA2023-0001) AMENDING VARIOUS CODE PROVISIONS WITHIN TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL IMPLEMENTING THE CITY OF MORGAN HILL 2023-2031 HOUSING ELEMENT; UPDATES TO ELECTRIC VEHICLE CHARGING PROVISIONS TO PROVIDE CONSISTENCY WITH CHAPTER 15.62 (ELECTRIC VEHICLE CHARGING INFRASTRUCTURE); UPDATES TO PARKING PROVISIONS TO COMPLY WITH ASSEMBLY BILL 894; AND IMPLEMENTING MINOR AMENDMENTS DUE TO CLERICAL ERRORS AND INCONSISTENCIES**

Recommendation:

1. Open/close the public hearing; and,
2. Adopt Resolution recommending City Council approval of the Zoning Amendment.

Principal Planner Adam Paszkowski presented the Staff Report at 7:04 p.m.

Chair Tanda opened the Public Hearing at 7:54 p.m. The following individuals address the Planning Commission:

- Rachel
- Gorge Mendoza

There being no further requests to speak, Chair Tanda closed the Public Hearing.

MOTION:

Adopt a Resolution recommending City Council approval of the Zoning Amendment.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Director Jennifer Carman made an announcement at 8:02 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Tanda adjourned the meeting at 8:06 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

PLANNING COMMISSION STAFF REPORT

MEETING DATE: March 26, 2024

PREPARED BY:

Adam Paszkowski, Principal Planner

APPROVED BY: Jennifer Carman

ACCEPT THE 2023 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

RECOMMENDATION(S)

1. Accept the 2023 General Plan and Housing Element Annual Progress Report (APR).

LOCATION MAP/PROJECT INFORMATION:

N/A

BACKGROUND:

California Government Code Section 65400 mandates that all 58 counties and noncharter cities, including the City of Morgan Hill, submit an Annual Progress Report (APR) on the status of the General Plan and progress made regarding its implementation. The APR must be submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st of each year. APRs must also be presented to the local legislative body for review and acceptance, as a consent or discussion item on a regular agenda.

PROJECT DESCRIPTION:

The 2023 APR includes implementation highlights of the Morgan Hill 2035 General Plan, the 6th cycle Housing Element, and lists applications submitted in 2023 for General Plan Land Use Map amendments.

The Housing Element implementation portion of the APR is reported on separate forms adopted by HCD. These completed forms are attached to the APR and provide information regarding the City's progress towards meeting its "fair share" of Regional Housing Needs Allocation (RHNA) goals and compliance with State Housing Law.

PROJECT ANALYSIS AND FINDINGS:

N/A

CONCLUSION:

Accept the 2023 General Plan and Housing Element Annual Progress Report (APR).

CEQA (California Environmental Quality Act):

Not a Project

Pursuant to CEQA Guidelines Section 15378(b)(5), the Morgan Hill 2035 APR is not considered a "project" in that it is considered an administrative activity of government that will not result in direct or indirect physical changes in the environment.

COMMUNITY ENGAGEMENT:

This report serves to inform the community about the City's progress towards meeting its "fair share" of Regional Housing Needs Allocation (RHNA) goals and compliance with State Housing Law.

ATTACHMENTS:

1. OPR 2023 Annual Progress Report
2. HCD 2023 Annual Progress Report
3. Staff Presentation



Annual Progress Report

2023

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, and certified by HCD on November 29, 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 implement permit processing for SB330 including utilizing objective criteria established at the end of 2019.
- Created new guidance documents for AB2011 and SB6 (commercial land conversion to housing) application processing.
- Continued to provide planning services and functions in-person and 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 40 Affordable Housing Program communication efforts in both English and Spanish through webinars, townhalls, tabling at resource fairs, and submitting articles.
- Processed 211 referrals and connected with 184 households at-risk of or currently experiencing homelessness by providing case management and supportive services through the City's Unhoused Specialist. Housed 28 households, of which 12 were homeless and 16 households were at risk of becoming homeless.
- Ongoing collaboration with Saint Vincent DePaul to identify funding for local Housing Problem Solving.
- Supported efforts to fundraise for local housing problem solving (\$120,000 for Homeless Prevention).
- Operated a 10-bed Inclement Cold Weather shelter in partnership with Community Christian Church during inclement cold weather episodes (42 nights).
- Continued to partner with the Morgan Hill Bible Church Safe Car Parking Program that operates year-round for 8 families (30 people max each night) where they are

provided meals, showers, restrooms, washer & dryer, and case management by the South County Compassion Center. Permanently housed 22 program participants.

- The Destination Home capacity building grant has supported the Unhoused Specialist since December 2021. The second annual report was completed and accepted by Destination Home, and the City received 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 ongoing implementation of the Inclusionary Housing Ordinance and the Below Market Rate (BMR) Program consisting of 93 ownership and 79 rental BMRs approved and in the development pipeline, plus an additional 177 ownership and 77 rentals and an additional 54 undecided (ownership or rental) units processing but not yet approved. Hosted 1,183 attendees at BMR workshops (orientations), and added 1,052 new potential applicants to the database.
- In coordination with the Communications team, as part of the City's Diversity, Equity, and Inclusion (DEI) efforts, launched "I BELONG, Morgan Hill", a community outreach effort to discuss how local and global events impact our Community. Issued a survey in English and Spanish.

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

- Completed three sets of revisions to 2023-2031 Housing Element based on HCD comments.
- Received Housing Element certification from HCD on November 29, 2023.
- Received final reimbursements for both 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.
- Continued to monitor state housing legislation and provide informational items to the public and Council on new laws.

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

- Implemented 4th Saturday Downtown Street Series Activations in August, September, and October, bringing thousands of visitors to Downtown Morgan Hill.
- Expanded Sidewalk Saturday Program to increase vendor participation and event footprint.
- Conducted Legislative Business Roundtable with key stakeholders and businesses.
- Conducted the first Human Resources Roundtable Meeting with key employers.
- Supported the start-up of the Downtown Morgan Hill Improvement District (DMHID), the non-profit which is managing the Downtown Property Based Improvement District (PBID) to improve the safety and cleanliness of Downtown Morgan Hill while investing in programs to increase vitality. Conducted board meetings and initiated the first action item of sidewalk power washing.
- Received Council approval on Impact Fee Freeze Agreements with Holiday Inn Express, and Mersho Investment industrial projects.
- Supported and received Council approval for 10-year renewal of the Tourism Business Improvement District.
- Adopted a Vehicle Sales Overlay zoning district and Design Guidelines.
- Supported leasing activity for the Butterfield 5 industrial project and recruitment of The Silos Cocktail Lounge.
- Initiated the Morgan Hill Holiday Shopping Passport Program to promote Shop Local during the holiday season.
- Updated City of Morgan Hill marketing materials to use as sales collateral at International Council of Shopping Centers (ICSC) conferences, links on our website, and for City promotion purposes.
- Utilized Silicon Valley Business Journal (SVBJ) Advertising Campaign – Promoting Industrial Projects in key publications.
- Utilized Retail Concentration Strategy to support General Plan Amendments at Cochrane Commons II and The Gates.

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

- Completed and implemented a Form-Based Code for the Monterey Road Corridor.
- Assisted in the adoption of a Vehicle Sales Overlay zoning district and Design Guidelines.

Goal ED-2 A strong, unique, stable, and diverse economic base that supports fiscal sustainability; 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 Galvan Park Restroom Removal and Replacement Project, installing a new self-cleaning restroom facility that improves service to the Community and reduces maintenance staffing needs.
- Completed Rectangular Rapid Flashing Beacon (RRFB) and High-Intensity Activated crosswalk (HAWK) installation at La Crosse Dr., Watsonville Road, and West Middle Ave. allowing the opening of the West Little Llagas Creek Trail south of Watsonville Road to Silver Lake.
- Worked with new City volunteers to create a Pickleball Club with approximately 100 active members.
- Launched new adaptive programs for youth, adults, and teens, which includes multiple programs that are supported by volunteers, providing additional programming to students with disabilities.
- Collaborated with Pony Baseball to rent field space at Community Park to help expand youth baseball programs and make improvements to the fields for the general community.
- Partnered with the Morgan Hill Outdoor Sports Center (MHOSC) to operate the Outdoor Sports Center (OSC) at no direct cost to the City, balancing cost recovery and community access, but providing approximately 5,000 hours of local community sports field rentals, while also supporting economic development by hosting 20 major events.
- Collaborated with the MHOSC to enhance field sustainability by contributing over \$160,000 to the facility's replacement fund and supported the installation of field lighting on one new field at no direct cost to the City.
- Partnered with the YMCA of Silicon Valley to support the Senior Nutrition program which continued to serve close to 100 meals a day.

Goal HC-2 A built environment and community services that serve the special needs of youth and seniors, allowing residents to age in place; 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; and Goal HC-6 Options for

residents at all income, education, and mobility levels to access healthy food and food education.

TRANSPORTATION ELEMENT

Economic Development

- Implemented 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

- Completed work on the Vehicle-Miles-Traveled (VMT) policy metric for transportation analysis under the California Environmental Quality Act (CEQA) for development projects.
- In coordination with Engineering, began work on the Transportation Master Plan.

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

Public Services

- Completed first phase of the Hale Avenue Extension Project opening a new roadway and multi-use trail between Spring Avenue and West Dunne Avenue.
- Completed the 2023 pavement rehabilitation project rehabilitating significant roadways in the LaCrosse area, Main Avenue between Monterey and Butterfield and significant other areas.
- Supported MoGo, the City's on-demand rideshare service operated in partnership with RideCo. Through December 2023, MoGo has provided 18,300+ passenger rides to 948 unique users since its September 2022 launch. As of fourth quarter of 2023, MoGo is averaging 450+ passengers per week, 38% of rides are shared, and the service has an average rating of 4.8 out of 5.
- Coordinated transportation for hundreds of older adults at the senior Center, supporting rides through MoGo, Sourcewise, VTA Paratransit, and the City's Volunteer Driver Program.

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

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

NATURAL RESOURCES AND ENVIRONMENT ELEMENT

Public Services

- Received an award for a \$2 million grant by the Department of Water Resources (DWR) for retrofit of the Butterfield Basin into a Multi-Benefit Basin that will help the City meet trash capture requirements and also increase groundwater infiltration.
- Utilized funds from the Silicon Valley Clean Energy (SVCE) grant to hire a new part-time teammate that has supported implementation of significant portions of the City's Climate Action Plan (CAP) including hosting the City's first Clean Air Week and partnering with the Library to run the Induction Cooktop Loaner Program.
- Complied with new State-mandated water conservation requirements by submitting the first annual Urban Water Use Objectives Report.
- Received an award for a \$4 million grant by DWR for construction of a new water reservoir on East Dunne Avenue.
- Completed Fisher Basin Expansion Project, supporting future flood protection to residents in the northern part of the City.
- Continue to support the ongoing construction of Valley Water's Upper Llagas Creek Flood Protection Project, supporting the completion of Phase 2A, which will ultimately result in flood protection for thousands of Morgan Hill residents.
- Transitioned all of hard-wired irrigation controllers to smart irrigation controllers, which will support reduced water use while more efficiently managing irrigation systems citywide.
- Transitioned all of hard-wired irrigation controllers to smart irrigation controllers, which will support reduced water use while more efficiently managing irrigation systems citywide.

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 local activations.

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

- Initiated construction of Butterfield Fire Station.
- Butterfield Fire Engine 59 approved and construction initiated.
- Partnered with Red Cross to install smoke detectors in under resourced residences during the Sound the Alarm event.
- Participated in Santa Clara County Strike Team and Mutual Aid Deployment Exercise.
- Solidified partnership with Santa Clara County Justice Training Center, providing Advanced Life Support (ALS) standby during combat trainings.
- Reviewed and provided comments on the Santa Clara County LAFCO Countywide Fire Service Review.

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

- Deployed the City's Community Emergency Response Team (CERT) during the 4th of July weekend to high fire locations to monitor and deter the use of illegal fireworks.
- Gained approval for the Emergency Management Performance Grant to purchase Emergency Operations Center (EOC) equipment to enhance emergency readiness.
- 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).
- Conducted a multi-agency Active Shooter training based on the revised county-wide protocol.
- Implemented Youth Restorative Justice Program diverting youth from the criminal justice system 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 persons 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.

Public Services

- Completed significant landslide repairs caused by 2023 rain events at three major locations.

Goal SSI-12 Reduce risk to life and property associated with emergencies and natural and manmade disasters.

3. General Plan Amendment Applications

GPA2023-0001: MONTEREY-GARCIA

General Plan Land Use Map Amendment – Residential Detached Medium and Residential Detached Low to Mixed Use Flex on an approximately 33-acre site on the eastern side of Monterey Road just north of East Middle Road. <Withdrawn>

GPA2023-0002: JUAN HERNANDEZ-BROOKFIELD PROPERTIES

General Plan Text Amendment – Eliminate the floor-area-ratio (FAR) standard for medical-related uses proposed within the Mixed Use Flex General Plan land use designation. <Pending>

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, 2023, 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, 2023 ¹	Total Horizon Year 2035 Projection	Total Full Buildout Projection
Housing Units				
Residential Units	14,969	16,659	22,400	22,400
Population	45,171	47,312 ²	68,057 ³	68,057
Non-Residential Square Footage				
Retail & Service	2,729,825	2,895,748	3,902,930	4,805,214
Office	521,788	533,133	1,150,486	2,141,804
Industrial	5,935,000	7,670,129	7,712,385	12,126,643
Public Facilities	463,000	529,985	750,377	774,377

Notes: 1. Numbers based on yearly VTA Congestion Management reporting.
 2. 47,312 is a projection/estimate based on California Department of Finance (DOF) estimate of 2.84 residents per household. The DOF 2023 population estimate for Morgan Hill is 45,892.
 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	2023
Contact Information	
First Name	Adam
Last Name	Paszkowski
Title	Principal Planner
Email	adam.paszkowski@morganhill.ca.gov
Phone	4083104635
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](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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.

Jurisdiction	Morgan Hill	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits 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	3
	Non-Deed Restricted	29
Above Moderate		102
Total Units		134

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	283	81	82
Single-family Detached	56	26	10
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	1	27	14
Mobile/Manufactured Home	0	0	0
Total	340	134	106

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	132	133

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	63
Total Housing Units Approved:	50
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	8	63
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	5
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	66
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Morgan Hill	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/01/2023 - 01/01/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1					2		3	4		5						6		7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted-(see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*		
Summary Row: Start Data Entry Below								0	0	0	0	7	2	54	63	50	0								
		Southwest quadrant of Monterey Road and Cochran Road	Monterey-City Ventures (The Gates)	SR2023-0010	SFA	O	5/5/2023					7		42	49	49		NONE	No	No	Approved	Ministerial			
	76410013																						and APN 76410015		
	76712012	16915 & 16935 Barnell Aценue	Barnell - Haren Properties, LLC	SR2023-0015	2 to 4	O	5/5/2023							4	4			NONE	Yes	N/A	Pending	Ministerial			
	76712012	16915 & 16935 Barnell Aценue	Barnell - Haren Properties, LLC	SR2023-0015	ADU	R	5/5/2023						1		1			NONE	Yes	N/A	Pending	Ministerial			
	72606011																								
		660 Diana Ave	Diana-Kuwano	SR2023-0022	SFD	O	10/9/2023							0	0			SB 9 (2021)- Residential Lot Split	No	N/A	Approved	Ministerial			
	76707054	17340 Del Monte Ave	Del Monte-Devries	SR2023-0008	ADU	R	4/14/2023						1		1	1	0	NONE	No	N/A	Pending	Ministerial			
	72802002	2275 E. Dunne Ave	Serene Hills - Dunne	SR2023-0019	5+	O	8/8/2023							7	7			NONE	No	N/A	Pending	Ministerial	and APN 72802003		
	72606015													0	0										
		760 Diana Ave	Diana - Tobagi	SR2023-0021	SFD	O	10/5/2023							0	0			SB 9 (2021)- Residential Lot Split	No	N/A	Approved	Ministerial			
	72942006	17585 Blue Jay Dr	Blue Jay - Compassion by Design LLC	SR2023-0024	SFD	O	11/2/2023							1	1			NONE	No	N/A	Pending	Ministerial			

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Jurisdiction	Morgan Hill	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	262	147	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	147	115
Low	Deed Restricted	151	253	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	253	-
Moderate	Deed Restricted	174	8	3	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		16	26	-	-	-	-	-	-	-	-	53	121
Above Moderate		450	63	102	-	-	-	-	-	-	-	-	165	285
Total RHNA		1,037												
Total Units			487	131	-	-	-	-	-	-	-	-	618	521
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		131		23	-	-	-	-	-	-	-	-	23	108

*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		2023	(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
Action HE-1.A Evaluate Land Availability Annually	Evaluate annually the amount of land available for development and update the General Plan and zoning as necessary to accommodate the future housing needs of the City, such as additional multi-family residential.	Initiate in 2024 and annually	Ongoing. Evaluated land available for development annually, with a focus on land available for multi-family residential.
Action HE-1.B Coordination with Capital Improvement Plan	Evaluate annually submitted development projects and coordination with the Capital Improvement Program to assure adequate public facilities are provided for each development.	Ongoing	Ongoing. Evaluated development projects annually in coordination with the Capital Improvement Program.
Action HE-1.C Smaller Lot Sizes	Evaluate the creation of smaller lot sizes through the Zoning Code to reduce the cost of single-family housing units obtainable to lower income households.	2023-2025	Evaluated in 2023, not needed to date. Form-Based Code allow alternative lot sizes. To be re-evaluated in 2024/2025.

Action HE-1.D Update Funding Information	Annually identify State, federal, and local funding programs that are most applicable to Morgan Hill and have the greatest potential for funding affordable housing and housing programs in the city. Apply for one grant every two years. Subsequently, pending an award, seek City Council's acceptance of the grant, and proceed to implement the program or development.	Initiate in 2023 and annually	Applied for a Destination Home Capacity Building Grant March 2024 to aid the City in its efforts to implement the Housing Element and homeless services.
Action HE-1.E Housing Rehabilitation	Examine opportunities to modify existing loan terms to support substantial housing rehabilitation to property owners with extremely low-, very low-, or low-income tenants in exchange for longer term affordability by contacting affordable housing developers biannually with existing affordable units in the City and inquire interest in rehabilitation of those units. Pending City Council approval of any modifications to existing loan terms, move to develop and implement a new agreement that is satisfactory to both parties. Subsequently, conduct rehabilitation work and extend the affordability term.	Initiate in 2023 and biannually	Biannual. Initiated and contacted affordable housing developers.

Action HE-1.F First-Time Homebuyer Program	Partner with the County of Santa Clara and The Housing Trust of Silicon Valley and other stakeholders to host two annual Homebuyer Educational workshops in person and virtually at City Hall. The City's role is to host these workshops and market them to English and Spanish speakers to increase local attendance. Marketing efforts include the implementation of the City's communication plan with a goal to have a minimum of 30 attendees at each workshop and to secure DPA for a minimum of 16 families or two per year.	Initiate in 2023 and annually	Partnered with Guild Mortgage for a First-Time Homebuyer seminar on 6/24/23 at 12:30; 15 attendees. Partnered with HouseKeys to host 12 monthly first-time homebuyer workshops at City Hall in 2023 (6 English and 6 Spanish).1,183 attendees at BMR workshops (orientations), 1,052 new potential applicants added to the Morgan Hill BMR database. Provided 1 DPA loans through the BEGIN Program. Continued to partner with HouseKeys to provide ongoing implementation of the Inclusionary Housing Ordinance Below Market Rate (BMR) Program. Sold 10 Moderate Income BMRs to first-time homebuyers with 45 yr deed restrictions, 93 ownership, and 79 rental BMRs approved and in the development pipeline for 2024/25.
Action HE-1.G Promote Extremely Low-Income Housing	Partner with Destination Home and the County Office of Supportive Housing to issue a joint request for proposal to jointly fund and select development and service provider partners within two years; upon selection proceed to process and entitle two affordable housing developments and/or 80 extremely low-income units within six years.	2024-2031	To be initiated in 2024.
Action HE-1.H Downtown Specific Plan	Update the Downtown Specific Plan to accommodate the expanded Priority Development Area.	2025	To be evaluated in 2025.

Action HE-1.I Facilitate and Monitor Pipeline Projects	Outreach to property owners and developers of pipeline projects not under construction annually as a means to identify and address constraints and potential obstacles to developing their property, and support funding applications (e.g., tax credit, bonds, etc.) to help applicants be awarded local, state, and federal monies. Coordinate with applicants to approve remaining entitlements and expediting approvals. Rezone or identify additional sites should the applications not be approved or if approved entitlements expire.	Annual	Ongoing
Action HE-1.J Accessory Dwelling Unit (ADU) Guide	Develop an ADU guidebook by 2024 consisting of a comprehensive step-by-step resource for building an ADU, including detailed resources, an online ADU calculator, and case studies.	2023	Developed an ADU guidebook and website (aduscc.org) with resources through the Santa Clara County Planning Collaborative in 2023.
Action HE-1.K Parking for Smaller Bedroom Units	Amend the Zoning Code by 2024 to modify parking standards for studio and one-bedroom units for multi-family dwellings to require one covered parking space per unit plus one parking space for every four units for guest parking (a total of one to 1.25 parking spaces per unit).	2024	To be implementated in 2024.
Action HE-1.L Track Project Processing	Continue to track project processing to ensure that an environmental determination is made pursuant to PRC §21080.1, within the timeframes of the PRC §21080.2 and Gov't Code 65950(a)(5) (e.g., State law).	Annual	Ongoing

Action HE-2.A Support Measure A Applications	Continue to support development, rehabilitation, and downpayment assistance applications for the Measure A Affordable Housing Bond and/or future bonds, Community Development Block Grant Funds, HOME funds, and Project HomeKey by identifying a project within Morgan Hill by 2024 and process and entitle 120 affordable units at 80% AMI and below by 2027.	2024-2027	Processed and provided 2 low-income Measure A downpayment assistance loans in conjunction with Below-Market-Rate Ownership opportunities. To date, we have processed and issued building permits for 32 affordable units at 80% AMI.
Action HE-2.B Strategically Urban Housing Development Incentives	Research incentives for residential and mixed-use development at major transit nodes, along transit corridors, and in other locations suitable for high-density housing development, as appropriate by 2026. Implement feasible incentives through revisions of the Zoning Code, Inclusionary Housing Ordinance, or other mechanisms identified by 2028.	2025-2028	To be initiated in 2025.
Action HE-2.C Community Plan to End Homelessness	Implement the Countywide Community Plan to End Homelessness adopted by the Santa Clara County Continuum of Care (CoC) to support the development of Extremely Low Income (ELI) units and to ensure that adequate services are provided to those experiencing homelessness by hosting bi-monthly service provider meetings to identify barriers to accessing housing and provide support for increased coordination amongst its service providers.	2024 and annually	Secured \$150,000 grant to conduct outreach and engagement, case management and homeless prevention services. Employed a Full Time Unhoused Specialist social worker (\$100k). Provided services to 184 housing insecure/homeless families. Identified rental assistance for homeless prevention (County funded \$120,000 for Homeless Prevention in Morgan Hill). Operated a 10-bed Inclement Cold Weather Shelter 42 nights. Operate Year Round Safe Car Parking Program for 8 families.

Action HE-2.D Host Down Payment Homebuyers Workshops	The City will continue to assist first time home buyers by participating in the County's Mortgage Credit Certificate (MCC) and Down Payment Assistance (DPA) programs, which provides down payment assistance to low- and moderate-income first-time homebuyers, and homebuyer workshops. The City will host one annual workshop and will advertise these programs through its website and various communication channels to increase awareness of housing mobility opportunities.	2023 and annually	Conducted Empower First Time Homebuyer Downpayment (DPA) Assistance Webinar with Housing Trust of Silicon Valley, English 2/16/23 @ 6 PM 20 attendees, Spanish 5/3/23 at 6 PM 35 attendees. Conducted Empower First Time Homebuyer Downpayment (DPA) Assistance Webinar with Housing Trust of Silicon Valley, English 2/16/23 @ 6 PM, Spanish 5/3/23 at 6 PM. Partnered with Guild Mortgage for First Time Homebuyer seminar 6/24/23 at 12:30. Scheduled for DPA Webinar May of 2024 with the Housing Trust of Silicon Valley.
Action HE-2.E Commercial Linkage Fee	Develop a Commercial Linkage Fee Ordinance or similar mechanism when the City has met a job-resident worker balance of 1:1 ratio.	2024-2029	City has not met a-resident worker balance of 1:1 ratio to date.
Action HE-2.F Agricultural Labor Accommodations	Amend the Zoning Code by 2024 to facilitate by-right Agricultural Labor Accommodations within the OS (Open Space) zoning district consistent with Section 17021.6 of the California Health and Safety Code.	2024	To be implementated in 2024.

Action HE-2.G Farmworker Housing	Produce a Farmworker Housing Development Program with the County of Santa Clara through a Memorandum of Understanding. Identify development opportunities by 2025 and partner with the County of Santa Clara to apply for funding, upon receipt issue a joint request for proposals to select development and service provider partners; upon selection, proceed to process an application and entitle one farmworker housing project and/or 30 units by 2029.	2024-2029	Royal Oak Village, the first 100% affordable project to include farmworker units will lease up in June of 2024 and includes 73 units of which 18 are permanent supportive housing, 30 are ELI farmworker units, and 24 are permanent supportive housing (PSH) units. The project received \$400,000 in 2021 from the City of Morgan Hill and \$8,363,000 million from Measure A. Magnolias, described below, will offer 33 future ELI farmworker housing opportunities.
Action HE-2.H Development of Extremely Low-Income Housing	Conduct a review of the Housing funds annually and determine a specific amount of funding that is available for acquisition and development for affordable housing. Any new affordable housing development funded by the City shall have a minimum of 30% of the units dedicated for extremely low-income households.	2024-2031	To be initiated in 2024.
Action HE-2.I Facilitate Extremely Low-Income Housing	Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting non-profit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the City's identified housing needs.	2024-2031	Magnolias by First Community Housing (FCH), 66-unit, multi-family affordable project received entitlements to construct 66 units of multifamily housing on a 1.5-acre site located at 17965 Monterey Road. The project is 100% affordable for farmworkers, veterans, and homeless households, earning 30% to 60% of the Area Median Income (AMI), 33 units will be restricted to 30% AMI ELI, 21 will be restricted to 50% AMI Very Low, and 11 will be restricted to 60% AMI Low, with one unrestricted manager's unit. Awarded \$13.2 Million County Measure A Housing Bond funding. September 6, 2023 the Morgan Hill City Council approved funding for "The Magnolias" in the amount of \$600,000. The applicant intends to apply for state Tax Credits at the end of August of 2024 with construction to start by July 2025.

Action HE-3.A Increased Opportunity in Higher Resource Areas and Areas of Affluence	Increase geographic equity and opportunities for residents by identifying and facilitating areas appropriate for medium and high residential densities, specifically in higher resource areas designated as “Moderate Resource” or “High Resource” on the TCAC Opportunity Maps, and in areas identified as Racially Concentrated Areas of Affluence (RCAA), which will increase new housing choices, affordability, and upward mobility through access to opportunity and integration.	2023-2027	To be initiated in 2024.
Action HE-3.B Funding for Affordable Housing in RCAAs	Make funding available through a Request for Proposals process for site acquisition by nonprofit developers for affordable housing in Racially Concentrated Areas of Affluence (RCAA). Make \$500,000 in funds available to assist with acquisition costs that would result in the development of at least 25 very low-income units.	2024-2028	To be initiated in fiscal year 2024/2025.
Action HE-3.C Affordable Housing Overlay Districts	Study the creation of affordable housing overlay districts in advance of the next Housing Element cycle. If study recommends adoption of overlay districts, draft ordinance prior to next Housing Element cycle.	2026-2029	To be initiated in 2026.
Action HE-3.D Landlord Outreach in RCAAs	Collaborate with the Santa Clara County Housing Authority on landlord outreach in racially concentrated areas of affluence (RCAAs) in Morgan Hill.	2024-2031	To be initiated in 2024.

Action HE-3.E Support Mobility Counseling Efforts	Provide \$50,000 annually in funding for the provision of Housing Mobility Efforts in Morgan Hill to include: Housing Mobility Counseling Efforts to Santa Clara County Housing Authority (SCCHA) Housing Choice Voucher holders to 10 households annually within Morgan Hill. Target marketing within RCAAs by providing education regarding housing choice (Section 8) vouchers, ADUs, and SB 9.	204-2031	To be initiated in 2024.
Action HE-3.F Affirmative Marketing Plan	Develop an Affirmative Marketing Plan Template and require below market rate housing providers to develop Marketing Plans based on the template to reduce patterns of segregation and encourage integration in housing by promoting housing choices and opportunities regardless of one's protected characteristics, such as race, color, religion, national origin, or disability.	2024-2031	To be initiated in 2024.
Action HE-3.G Advocate for Projects Located in RCAAs	Advocate for the California Tax Credit Allocation Committee to provide the same bonus points to applicants with projects located in RCAAs as those provided to applicants with projects located in Highest Resource Areas.	Provide comments during draft guidelines are released by CTCAC	To be initiated in 2024
Action HE-3.H Rent Increase Mediation	Adopt a mediation requirement for rent increases of 5% or more. Complete mediation requirement study within two years and, draft ordinance within four years.	2024-2026	To be initiated in 2025.

Action HE-3.I Tenant Relocation Assistance Ordinance	Adopt a tenant relocation assistance ordinance that clarifies the state's laws, rules, and process that relates to tenant relocation including state density bonus law, SB330, and any other applicable material within four years.	2024-2026	To be initiated in 2025.
Action HE-3.J Eviction Counsel	Seek funding or develop paths of support for access to counsel in possessory eviction cases. Identify at least \$50,000 in dedicated annual support for eviction defense in Morgan Hill. Complete possible funding mechanisms study by year two with annual funding beginning within three years. Annual funding level of \$50,000 reached within five years.	2024-2026	To be initiated in 2024.
Action HE-3.K Shared-equity Homeownership Models	Support shared-equity homeownership models. Annual funding or in-kind (land) donations of \$100,000 dedicated to shared-equity homeownership models. Annual support level reached within three years.	2025-2031	To be initiated in 2025.
Action HE-3.L Review Inclusionary Housing Ordinance	Review the Inclusionary Housing Ordinance to provide deeper for-sale affordability beyond the updated 2021 Inclusionary Housing Ordinance. Complete review by year six; revise ordinance by eight years.	2026-2029	To be initiated in 2026.
Action HE-3.M Preferences for Displaced Tenants	Adopt preferences for tenants who have been displaced from rental housing in Morgan Hill within three years.	2025	To be initiated in 2025

Action HE-3.N Create Jobs within Downtown Morgan Hill Priority Development Area	Prioritize the creation of jobs that are accessible to low- and very low-income workers who reside within the Downtown Morgan Hill Priority Development Area (PDA) by expanding employment uses (that strike a balance between decent wages and low barriers to entry) through the adoption of a Form-Based Code for the Monterey Corridor. Incorporate local workforce development strategies into Specific Plans for the Priority Development Area within two years.	2023-2025	Adopted the Form-Based Code in 2023, expanding employment uses within the Downtown Morgan Hill PDA.
Action HE-3.O Incentives to Hire Morgan Hill Residents	Create incentives for local businesses to hire Morgan Hill residents. Identify possible incentives and incorporate into Specific Plans for the Priority Development Area within 2 years; adopt incentives within the Specific Plan within three years.	2023-2024	Adopted the Form-Based Code in 2023, expanding employment uses along the Monterey Corridor. Conducted the first Human Resources Roundtable Meeting with key employers in 2023.
Action HE-3.P Expand Bus Service & Create Walkable Communities	Advocate for VTA to expand bus service in Morgan Hill and adopt a Form-Based Code for the Monterey Corridor emphasizing pedestrian-oriented building form and streamlined housing development to support the need of transit. Document communications with VTA regarding bus service needs (i.e. headways reduced to a maximum of 15 minutes on all routes during peak times; one additional route created).	Ongoing	Ongoing. Adopted a Form-Based Code for the Monterey Corridor in 2023.

Action HE-3.Q Place-Based Strategies for Low Resource Communities	Improve community assets and increase pedestrian safety through the preparation and implementation of the Transportation Master Plan update, Capital Improvement Plan (CIP), and Monterey Corridor Form-Based Code within “Low Resource” areas identified on the TCAC Opportunity Maps to achieve measurable decrease in traffic accidents and serious injuries.	2024-2031	Adopted a Form-Based Code for the Monterey Corridor in 2023. Completed Fisher Basin Expansion Project in 2023, supporting future flood protection to residents in the northern part of the City. Successfully completed the 2023 Pavement Rehabilitation Project rehabilitating significant roadways in the LaCrosse area, Main Avenue between Monterey and Butterfield and significant other areas. Completed 2020 Inflow and Infiltration Sewer Project repairing or replacing 6,000 feet of sewer line across the City.
Action HE-3.R Local First Mile/Last Mile Transit Service	Study local first mile/last mile transit service solutions in Morgan Hill building on lessons learned from the first on-call shuttle service (MoGo) established within the City. Dedicate funds consistent with reasonable study recommendations to continue facilitating MoGo in future years.	2026-2031	To be initiated in 2026.

Action HE-3.S Monitor ADU and SB 9 Construction	Conduct spatial analysis annually to determine where ADU and SB 9 construction is generally aggregating within the City. Specifically, assess whether such development/construction is occurring within identified RCAAs and higher resource/lower density areas. In the event such development/construction is decreasing annually within identified RCAAs and higher resource/lower density areas, the City will increase targeted education within these identified areas to target an additional 10 affordable units annually, in order to expand the availability of affordable housing in resource-rich areas, higher-income neighborhoods, and decrease segregation. As part of the ADU and SB 9 analysis, evaluate the effectiveness of Action HE-1.J and implement changes and targeted education to the ADU Guidebook as appropriate.	2024-2031	To be initiated in 2024.
Action HE-3.T Elevate Morgan Hill	Develop a Gap and Opportunity Analysis with specific strategies to further the goals of connecting Spanish-speaking and lower income community members to jobs and housing resources, while also increasing their sense of belonging to the greater community.	2023-2024	Received a \$30,000 ICMA grant in 2023 to develop a work program to connect lower-income Spanish-speaking residents to jobs and housing resources and create a sense of belonging. Completed a Gap and Opportunity analysis in 2023. Resources disseminated on the Housing Program website. Ongoing "Belonging" campaign through 2024. Launched survey. https://www.morganhill.ca.gov/2513/l-BELONG-Morgan-Hill.

Action HE-4.A Annual Monitoring of Potential At-Risk BMR Units	Annually monitor the status of at-risk BMR housing units. Contact current property owners of at-risk units to determine their financial objectives and appropriate financial assistance needed to meet those objectives.	Ongoing	Ongoing.
Action HE-4.B Preserve Affordable Housing	Prioritize the preservation of existing affordable housing at risk of loss of affordability covenants by working with housing developers to provide technical assistance in support of opportunities to rehabilitate affordable lower income housing. Contact Affordable Housing Developers annually with existing affordable units in the city and inquire for interest in rehabilitation of those units. Pending City Council approval of any modifications to existing loan terms, move to develop and implement a new agreement that is satisfactory to both parties. Subsequently, conduct rehabilitation work and extend the affordability term.	Ongoing	Ongoing. Contacted Affordable Housing Developers annually. 11/1/2023 City Council approved refinance for EDEN Housing Royal Court Apartments at 17925 Monterey Road, Morgan Hill. The project is 100% affordable for households earning 30% to 60% of the Area Median Income (AMI), 55 units. Project serves 55 families or 196 people at an affordability level needed for households earning 30% to 60% of the area median income (AMI). Supported developer's ability to refi and preserve the property and enhance their financial position so that they have replacement reserves for necessary repairs, including property-wide improvement such as roof repairs. The outstanding principal balance of the City's RDA loan is \$2,650,000
Action HE-4.C Rehabilitation	The City will annually host two South County Rebuilding Together Silicon Valley rehabilitation grant program workshops or webinars.	Ongoing	To be implemented in 2024.
Action HE-5.A Low Barrier Navigation Centers	Amend the Zoning Code by 2024 to facilitate by-right processing procedures for Low Barrier Navigation Centers consistent with Assembly Bill 101.	2023-2024	To be implementated in 2024.

Action HE-5.B End and Prevent Homelessness in Morgan Hill	Support the affordable housing development community to locate, construct, and manage housing facilities for the Unhoused by providing funding by year four towards a project that constructs at least 20 extremely low-income units for people who are experiencing homelessness and/or at-risk of being unhoused.	Ongoing; biannually	Ongoing. Provided three educational opportunities for the community annually to dialogue and learn about root causes of homelessness, effective strategies to preventing and ending homelessness, and how they can help to correct misconceptions.
Action HE-5.C Homeless Prevention	Promote and fund Homeless prevention, placement, and support programs by annually providing rental assistance through a consortium of homeless prevention service providers year-round in coordination with the School District. The City's role is to provide funding for rental assistance that is leveraged with other agencies and to directly case manage families.	2023 and annually	Provided 28 households with rental assistance in 2023.
Action HE-5.D Safe Park Program	Operate a Safe Park Program with the faith-based community offering an eight space, pet friendly overnight respite at a local church for eight homeless families living in their cars. The City's role is to provide funding for the restrooms, hand washing stations, and case management.	Ongoing	Provided funding for the Safe Park Program for up to 8 families. Housed 22 program participants.
Action HE-5.E Inclement Cold Weather Shelter Program	Coordinate the Inclement Cold Weather Shelter operation with the faith-based community by providing supplies, coordinate volunteers and funding for a security guards.	Ongoing	Operated a 10-bed Inclement Cold Weather Shelter in partnership with Community Christian Church during inclement cold weather episodes, for 42 nights in 2023.

Action HE-5.F Provide Direct Services to the Unhoused and Those At Risk of Homelessness	Provide direct services, case management, and homeless outreach through the City’s Unhoused Specialist to engage and offer support and basic needs to our homeless residents.	Ongoing	Provided outreach to 184 housing-insecure households who are homeless or at risk of becoming homeless.
Action HE-5.G By-right Transitional and Supportive Housing	Amend the Zoning Code by 2024 to facilitate by-right transitional and supportive housing and residential care facilities where residential uses are permitted. In addition, amend zoning and processes to comply with Assembly Bill 2162 which requires that supportive housing be considered a use by-right in zones that allow multifamily and adhere to timing provisions.	2023-2024	To be implementated in 2024.
Action HE-5.H Shelter Bed Hotline	Participate and promote the countywide coordinated shelter bed hotline by notifying homeless residents of shelter beds through direct service and outreach.	Ongoing	Notified homeless residents of shelter beds through direct service and outreach.
Action HE-5.I Emergency Shelters Parking	Amend the Zoning Code by 2024 to clarify and modify parking standards for emergency shelters consistent with Government Code Section 65583(a)(4)(B)(ii).	2023-2024	To be implementated in 2024.

Action HE-5.J Emergency Shelters	Amend the Zoning Code within one year of the adoption of the Housing Element to allow emergency shelters as a permitted use by-right within one or more zoning designations that are either zoned for residential use or allow residential development; amend the definition of emergency shelters to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care; and identify sites where emergency shelters are allowed to accommodate a minimum of 60 unsheltered individuals consistent with the standards listed in AB 2339 and Government Code Section 65583(a)(4).	2024	To be implementated in 2024.
Action HE-5.K Emergency Homeless Shelter Plan	Develop and implement a plan to establish an emergency homeless shelter.	2024-2026	To be initiated in 2025.
Action HE-6.A Assistance for Persons with Developmental Disabilities	Coordinate with the San Andreas Regional Center to inform families of the resources available to them and to explore incentives so that a larger number of future housing units include features that meet the needs of persons with developmental disabilities and other special needs.	Initiate in 2023 and annually	Ongoing. Continue to provide support for the development of small group homes that serve developmentally disabled adults and worked with the nonprofit community to encourage the inclusion of units for persons with developmental disabilities in future affordable housing developments.
Action HE-6.B Emergency Voucher Program	Implement a one-time emergency voucher program to assist residents displaced by criminal activity, natural disasters, or other emergencies. Coordinate with social service providers.	2024-2025	To be initiated in 2024.

Action HE-6.C Residential Accommodation Ordinance	Amend Section 18.118.070 (Criteria for Decision) of Chapter 18.118 (Reasonable Accommodations) of the Zoning Code by 2024 to remove the “potential impacts on surrounding uses” as a factor of approval or denial for a reasonable accommodation request.	2024	To be implementated in 2024.
Action HE-6.D Universal Design Ordinance	Study, and if appropriate, adopt a universal design ordinance or policies or objective standards to encourage the inclusion of universal design features in new construction. Options include identifying minimum, cost-effective amenities for all new construction.	2026-2028	To be initiated in 2026.
Action HE-6.E Residential Care Facilities	Amend the Zoning Code by 2024 to permit Group Housing and Residential Care Facilities as a permitted use by-right in all residential zoning districts, consistent with State law and HCDs December 2022 “Group Home Technical Advisory”.	2023-2024	To be implementated in 2024.

Action HE-6.F Expand Housing for Special-Needs Groups within RCAAs	The City will work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups—including persons with physical and developmental disabilities, female-headed households, large families, extremely low-income households, and persons experiencing homelessness—by creating partnerships, providing incentives, and pursuing funding opportunities. Prioritize projects that promote housing mobility for target populations in Racially Concentrated Areas of Affluence (RCAAs), such as in eastern Morgan Hill, or reduce displacement risk due to overcrowding, overpayment, or other burdens.	2023-2031	To be initiated in 2025
Action HE-6.G Support Special-Needs Groups in Single-Family Zones	Support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities.	2023-2031	To be initiated in 2025
Action HE-6.H Prioritize Special-Needs Housing Applications	Give priority to permit processing for projects providing affordable housing for extremely low-income and special-needs groups as they are proposed.	2023-2031	Currently prioritizing the Magnolias 100% affordable project described above.

Action HE-7.A Educational Campaign	Implement a community engagement and awareness campaign around affordable housing by facilitating a minimum of four housing educational opportunities each year with the intent to raise awareness of the Housing Crisis, housing resources, and to demystify Affordable Housing.	Initiate in 2023 and annually	Facilitated 40 housing educational opportunities in 2023.
Action HE-7.B Promote and Facilitate Accessory Dwelling Unit (ADU) Programs	Promote and facilitate education and awareness of Accessory Dwelling Unit (ADU) programs to homeowners and partner with Community Development Financial Institutions (CDFIs) to market existing loan programs available for ADUs. Implement an ADU website and proactive outreach campaign to encourage residents to construct ADUs, inform property owners of ADU standards, permitting procedures, financing options, and the value for ADUs in the community. Update promotional materials and flyers regarding ADUs and make available at the Planning and Building counter.	Initiate in 2023 and annually	Developed an ADU guidebook, flyer, and website (aduscc.org) with resources through the Santa Clara County Planning Collaborative in 2023.
Action HE-7.C Fair Housing Counseling, Education, and Outreach	Fund Project Sentinel for fair housing counseling, education, and outreach service throughout the planning period.	Initiate in 2023 and annually	Hosting a Tennant Rights workshop on April 7, 2024 with the Law Foundation. Seeking a nonprofit fair housing provider to partner with in 2024 to enhance services and outreach methods. To be initiated in 2024: Release bilingual (English and Spanish) communications at least twice per year, and within 60 days of any new fair housing programs or policies becoming effective. Hold at least three in-person education and information meetings with Spanish translation during the planning period, and at least one meeting entirely in Spanish. Promote voucher mobility by informing residents of laws against source of income discrimination.
General Comments			

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Jurisdiction	Morgan Hill	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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 at apr@hcd.ca.gov and we will unlock the form which 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	23	34	43	100					MURPHY RANCH II LP - - 310 DUNNE AVE - 100% AFFORDABLE APARTMENT COMPLEX - REMOVE AND REPLACE DAMAGED SIDING AND DRYWALL ON ALL EXTERIORS AND REMOVE AND REPLACE FURNACE, AC, AND REPLACE WATER HEATER FOR ELECTRIC WATER HEATER IN EACH UNIT
Preservation of Units At-Risk									
Acquisition of Units			2	2					City purchase and rehab of Low Income BMR units to preserve - 206 Via Naretto & 17830 Calle Hermosa
Mobilehome Park Preservation									
Total Units by Income	23	34	45	102					

General Plan and Housing Element Annual Progress Report 2023



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 2023
 - GPA2023-0001: Monterey-Garcia (withdrawn)
 - GPA2023-0002: Juan Hernandez-Brookfield Properties (pending)

Annual Progress Report



- General Plan Buildout

Categories	GP Existing Development 2015	Existing Development June 30, 2023	Total Horizon Year 2035 Projection	Total Full Buildout Projection
Housing Units				
Residential Units	14,969	16,659	22,400	22,400
Population	45,171	47,312	68,057	68,057
Non-Residential Square Footage				
Retail & Service	2,729,825	2,895,748	3,902,930	4,805,214
Office	521,788	533,133	1,150,486	2,141,804
Industrial	5,935,000	7,670,129	7,712,385	12,126,643
Public Facilities	463,000	529,985	750,377	774,377

CITY OF MORGAN HILL

Table B

[illegible]

Questions?

