



**Regular Meeting Agenda
Planning Commission**

*JAMES WILSON - CHAIR
MOHAMMAD HABIB - VICE-CHAIR
PAUL LAKE - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
DAVID LOVATO - PLANNING COMMISSIONER
LIAM DOWNEY - PLANNING COMMISSIONER
STEVE ADAMO - PLANNING COMMISSIONER*

**Tuesday, March 24, 2026
7:00 PM**

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

Vice Chair Habib will be participating remotely as follows:

5215 Oakton Street
Skokie, IL 60077

Public comment shall be allowed from this location.

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

MEETING PARTICIPATION

To access written translation during the meeting, a QR Code will be provided during the meeting.

Para tener acceso a servicios de traducción escrita durante la reunión, un código QR sera disponible durante la reunion.

Use a headset on your phone for audio or read the transcript on your device. Tablets and disposable headphones will be provided in-person during the meeting to those who do not have their own devices.

Usa unos audífonos con tu teléfono para escuchar el audio o lee la transcripción en su pantalla. Se darán tabletas y audífonos desechables en persona durante la reunión a quienes no tengan sus propios aparatos.

The community can participate by attending in person, joining via Zoom (video/teleconference). The meetings are also live-streamed on the City's website and Facebook page.

Those wishing to participate in the meetings remotely must register in advance at <https://bit.ly/PlanningCommissionMtg>. Additionally, Zoom participants must be running the latest version or will be required to update to the latest version before being able to join the meeting remotely.

Remote participation is also available by calling (669) 900-9128 and entering webinar id: 862 0324 6251#. Dial *9 to raise your hand, and be called upon to speak for up to 3 minutes. Dial *6 to unmute.

As a courtesy, and technology permitting, for members who attend online, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using the online option.

PUBLIC COMMENT

Public comment may be offered verbally at the meeting or in writing before the meeting.

Those attending remotely may only offer public comment for items on the agenda in any of these three categories:

- Consent Calendar
- Other Business
- Public Hearings

Public comment will be heard from those attending in person first with the submission of a speaker card. Once that is complete, we will move to those on Zoom that have their hand raised. Following public comment from Zoom, we will close the public comment period for that item.

Remote public comment for items not on the agenda will not be accepted.

Written public comment may be submitted to the Planning Office:

- In person at the Planning Commission Meeting;
- Via email to pcpubliccomment@morganhill.ca.gov; or

- Hand delivered or mailed to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037

Please email your comments to the Planning Office no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) so that your comments can be submitted to the members of the Planning Commission with sufficient time to review them. You may continue to provide written comments up to noon on Tuesday (the day of the meeting), although Planning Commissioners may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after noon (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 Planning Commission 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 Planning Commission 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 Planning Office at (408) 310-4709 or by email at planning@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

MINUTES APPROVAL

1. FEBRUARY 10, 2026 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

PUBLIC HEARINGS

NONE

OTHER BUSINESS

2. ACCEPT THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

Recommendation:

1. Accept the 2025 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**

*JAMES WILSON - CHAIR
MOHAMMAD HABIB - VICE-CHAIR
PAUL LAKE - PLANNING COMMISSIONER
DAVID LOVATO - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
LIAM DOWNEY - PLANNING COMMISSIONER*

**Tuesday, February 10, 2026
7:00 PM**

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

CALL TO ORDER

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

ROLL CALL ATTENDANCE

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

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Wilson opened the Public Comment Period at 7:02 p.m.

ORDERS OF THE DAY

There were no changes made.

MINUTES APPROVAL

1. DECEMBER 9, 2025, MEETING MINUTES

Recommendation:

1. Accept the December 9, 2025, Meeting Minutes.

MOTION:

Accept the December 9, 2025, Meeting Minutes.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Downey
AYES:	Chair Wilson, Vice Chair Habib, Planning Commissioner Lake, Planning Commissioner Mueller, Planning Commissioner Lovato, Planning Commissioner Downey
NAYS:	None
ABSTAIN:	None

PUBLIC HEARINGS

2. RECOMMEND APPROVAL OF THE ROSEWOOD MEDICAL CAMPUS MASTER PLAN AMENDMENT (AAE2023-0001) LOCATED ON THE SOUTHEAST CORNER OF JUAN HERNANDEZ DRIVE AND BARRETT AVENUE (APN: 817-09-040 AND -057).

Recommendation:

1. Open and close the public hearing;
2. Recommend that the City Council certify the Final Subsequent Environmental Impact Report (SEIR) and adopt the Mitigation Monitoring and Reporting Program; and
3. Recommend that the City Council approve a Zoning Amendment and Planned Development Master Plan Amendment for the Rosewood Medical Campus project.

Associate Planner, Joey Dinh presented the staff report at 7:04 p.m.

Planning Commissioners asked clarifying questions of staff at 7:18 p.m.

Chair Wilson opened the Public Hearing at 7:41 p.m. The following individuals were called to speak:

- Vahram Massehian - Applicant
- Eli Robles
- Vahram Massehian - Applicant

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

The Planning Commissioners had a discussion at 8:10 p.m.

MOTION:

Planning Commissioner Lake made a motion to adopt a resolution recommending that City Council certify the Final Subsequent Environmental Impact Report, Adopt the Findings of Fact, and approve the Zoning Amendment and Planned Development (PD) Master Plan amendments as proposed by Staff. Chair Wilson seconded the motion.

During discussion Planning Commissioner Downey made a friendly amendment to the PD Master Plan to keep the Farmers Markets, Day Care Centers, Hotel and Motels, and Residential Care Facilities uses as conditional uses and to add Assisted Living Facilities and Skilled Nursing Facilities as conditional uses rather than changing them to be permitted uses.

The Planning Commission discussed the proposed friendly amendment. Planning Commissioner Lake accepted the friendly amendment, while Chair Wilson did not, resulting in the motion failing.

RESULT:	Failed
MOVER:	Planning Commissioner Lake
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

Assistant City Manager for Community Development Edith Ramirez addressed the Planning Commissioners at 8:29 p.m.

Chair Wilson re-opened the Public Hearing at 9:01 p.m. The following individual addressed the Planning Commission:

- Vahram Massehian – Applicant

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

Planning Commissioner Downey made a substitute motion.

MOTION:

Adopt the resolution recommending approval with Staff's recommendations, with the added recommendation to keep all the uses that were proposed to be changed in the PD from conditional to permitted, as conditional uses and to add Assisted Living Facilities and Skilled Nursing Facilities as a conditional use.

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Vice Chair Habib
AYES:	Chair Wilson, Vice Chair Habib, Planning Commissioner Lake, Planning Commissioner Lovato, Planning Commissioner Downey
NAYS:	Planning Commissioner Mueller
ABSTAIN:	None

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 9:05 p.m.

Assistant City Manager for Community Development Edith Ramirez made an announcement at 9:08 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Wilson adjourned the meeting at 9:12 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

PLANNING COMMISSION STAFF REPORT

MEETING DATE: March 24, 2026

PREPARED BY:

John Lang, Housing and Economic Mobility Director

Adam Paszkowski, Principal Planner

APPROVED BY: Jennifer Carman

ACCEPT THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

RECOMMENDATION(S)

1. Accept the 2025 General Plan and Housing Element Annual Progress Report (APR).

LOCATION MAP/PROJECT INFORMATION:

Not Applicable

BACKGROUND:

California Government Code Section 65400 mandates that all 58 counties and non-charter 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 Land Use and Climate Innovation (LCI) 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 APR for 2025, includes implementation highlights of the Morgan Hill 2035 General Plan and the 6th cycle Housing Element and lists applications submitted in 2025 for General Plan text amendments. A link to the [General Plan APR](#) can be found on the City's website.

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. A link to the [Housing Element APR forms/tables](#) can be found on the City's website.

PROJECT ANALYSIS AND FINDINGS:

Not Applicable

CONCLUSION:

Accept the 2025 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. City of Morgan Hill 2025 APR
2. City of Morgan Hill 2025 General Plan APR
3. Staff Presentation

Please Start Here

General Information	
Jurisdiction Name	Morgan Hill
Reporting Calendar Year	2025
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.

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Jurisdiction	Morgan Hill	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	34
	Non-Deed Restricted	0
Very Low	Deed Restricted	31
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	30
Above Moderate		232
Total Units		329

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	193	23
Single-family Detached	0	38	7
2 to 4 units per structure	0	0	0
5+ units per structure	0	66	0
Accessory Dwelling Unit	13	31	5
Mobile/Manufactured Home	0	0	0
Total	13	328	35

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	78	142
Not Indicated as Infill	116	186

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	467
Total Housing Units Approved:	467
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
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 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	11	467
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
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	(Jan. 1 - Dec. 31)
Reporting Year	2025	
Planning Period	8th Cycle	2020-2025

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	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes			
1				2		3	4	5														6	7	8	9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,D is 4.5+ ADU/MH)	R=Rentor O=Owner	Date Application Submitted (see Instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	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 state streamlining provision's applicability was submitted pursuant to:	Is this project located on a site with an associated historical designation as outlined in Government Code Section 86409(a)(2)(N) and reported on Table L7	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 Date Entry Below																															
81720031	HILL RD	New Horizons Hill - Morgan Hill D	PRE2025-0001		SFD	O	6/23/2025									17	3	447	467	467		0	NONE	No	No	Approved	Ministerial				
77902023	14905 SANTA TI	Watsonville-Blackrock (Quail Vine)	SR2022-0013		SFD	O	2/25/2025												320	320	320		NONE	No	No	Approved	Ministerial				
72606013	1730 DIANA AV	Diana - Dividend	SR2024-0004		SFD	O	3/7/2025										3	20	23	23			NONE	No	No	Approved	Ministerial				
72612001	1375 DIANA AV	Diana - Valley Oaks Partners	SR2024-0019		SFA	O	7/8/2025										14	79	93	93			NONE	No	No	Approved	Ministerial				
76721015	220 W. EDMUND	Edmundson - Parnell (SB330)	SR2024-0021		SFD	O	6/3/2025											8	8	8			NONE	No	No	Approved	Ministerial				
76402063	2205 ROLLING I	Rolling Hills - Drummond	SR2024-0024		SFD	O	7/10/2025												1	1	1		NONE	No	No	Approved	Ministerial				
72943032	17604 RACCON	Racon Court - D & Z Associates	SR2024-0027		SFD	O	10/22/2025												1	1	2		NONE	No	No	Approved	Ministerial				
72609105		Julianh Nunes (PRE-SB9)	SR2024-0028		SFD	O	1/8/2025												2	2	4		SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial			
76409002	330 TILTON AV	TILTON-NOMANHOY (PRE-SB9)	SR2025-0006		SFD	O	6/6/2025												1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial			
72901006	2750 THOMAS C	Thomas - Kimani	SR2025-0008		SFD	O	9/18/2025												1	1	1		NONE	No	No	No	Approved	Ministerial			
76427026	18540 MURPHY	Murphy Springs - Roberts	SR2025-0016		SFD	O	12/11/2025												0	0	0		SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial			

Annual Progress Report

Jurisdiction	Morgan Hill	
Reporting Year	2025	(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	Projection Period	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
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	34	-	-	-	-	-	-	34	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	262	147	-	-	31	-	-	-	-	-	-	212	50
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	151	253	-	-	-	-	-	-	-	-	-	253	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	174	8	3	15	2	-	-	-	-	-	-	108	66
	Non-Deed Restricted	-	17	25	8	30	-	-	-	-	-	-	-	-
Above Moderate		450	63	102	174	232	-	-	-	-	-	-	571	-
Total RHNA		1,037												
Total Units			488	130	197	329	-	-	-	-	-	-	1,144	116

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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.

[illegible]

Jurisdiction	Morgan Hill		
Reporting Period	2025	(Jan. 1 - Dec. 31)	
Period	6th Cycle	01/31/2023 - 01/31/2031	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Morgan Hill
Reporting Period	2025 (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 checklist 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 Period	2025	(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 F2																
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2																
For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).																
Project Identifier					Unit Types		Affordability by Household Incomes After Conversion								Units credited toward Moderate Income RHNA	Notes
1					2	3	4								5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	

Jurisdiction	Morgan Hill	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	01/31/2023 - 01/31/2031

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Morgan Hill	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Morgan Hill		
Reporting Period	2025	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	01/31/2023 - 01/31/2031	

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Morgan Hill	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?		
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Morgan Hill	NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

[illegible]

Completed Entitlement Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		1
Total Units		13

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		30
Total Units		35



Annual Progress Report

2025

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 3, 2025, the Healthy Neighborhoods for All Element and an update to the Safety, Services, and Infrastructure Element were adopted by the City Council by [Resolution No. 25-036](#) and [Resolution No. 25-037](#), respectively.

The Healthy Neighborhoods for All Element is Morgan Hill's Environmental Justice Element, fulfilling Senate Bill (SB) 1000, Planning for Healthy Communities Act, requirements. It identifies "Opportunity Neighborhoods" — areas disproportionately burdened by pollution, health risks, and limited access to community assets — and sets targeted goals, policies, and actions to address inequities in health, environment, and access to resources.

The Natural Resources and Environment Element (Conservation and Open Space Elements) of the Morgan Hill 2035 General Plan was updated in compliance with [Senate Bill \(SB\) 1425](#) (Gov. Code Section 65565.5). 1. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable. 2. Climate resilience and other cobenefits of open space, correlated with the safety element. 3. Rewilding opportunities, correlated with the land use element.

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.
- 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.

HOUSING ELEMENT

- See Attached Housing Element Annual Progress Report

Development Services – Housing and Economic Mobility

- Led Affordable Housing Program communication efforts in both English and Spanish through webinars, townhalls, tabling at resource fairs, and submitting articles.
- Processed 1,267 referrals and connected with 114 households at risk of, or currently experiencing homelessness, by providing case management and supportive services through the City's Unhoused Specialist. Housed 55 households, of which 24 were homeless and 31 households were at risk of becoming homeless.
- 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 each night) where they are provided meals, showers, restrooms, washer & dryer, and case management by the South County Compassion Center. Permanently housed 15 program participants.
- Received a grant from the International City/County Managers Association (ICMA) totaling \$416,500 to provide funding that supports economic mobility initiatives and associated staffing for 30 months.
- Continued to partner with HouseKeys to provide ongoing implementation of the Inclusionary Housing Ordinance Below Market Rate (BMR) Program. 2,538 attendees at BMR workshops (orientations), 1,481 new potential applicants added to the database.
- Collaborated with St. Vincent De Paul to support 28 households with \$49,866 worth of rental and utility assistance payments.

- Coordinated donation and volunteer efforts to support the 2025 Point in Time (PIT) Count. The number of unhoused individuals identified in the PIT count was 69..

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

- Established guidelines for permit processing under AB130/SB131 (new streamlined CEQA exemption and shorter processing times) and SB1123 (streamlined subdivision of single family and multifamily residential zoned lands).
- Continued to implement permit processing for SB330 including utilizing updated objective criteria.
- Created new guidance documents for application processing based on new and updated housing laws.
- Continued to create and improve resources for public information regarding development activity in the City.
- 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

- 251 new business licenses issued, reflecting continued local business growth and investment.
- Supported the entitlement and building permits for Grocery Outlet, Chick-fil-A, Raising Cane's, Philz Coffee, and Tractor Supply Company.
- Supported the recruitment and application of Regency Centers to develop an 8-acre retail commercial center at Cochrane and DePaul.
- Supported and launched the Business Support Services Program in partnership with Renaissance Entrepreneurship Center and Morgan Hill Unified School District:
 - Graduated 20 Spanish-speaking entrepreneurs.

- 55 Business Support Service days delivered, including classes, workshops, and one-on-one counseling.
- Launched the Disability Access Improvement Reimbursement Program to assist businesses with ADA-related upgrades.
- Updated zoning regulations in the Condit Auto Park, Condit Road, and Laurel–Honda Planned Development areas, removing outdated restrictions and increasing opportunities for reinvestment that support enhanced Transient Occupancy Tax (TOT) and Sales Tax generation.
- Modernized the City’s Live Entertainment Permit, allowing live entertainment by right until 10:00 p.m. and strengthening safety and security standards for venues operating after 10:00 p.m.
- Supported the expansion of Sempera Organics, growing its manufacturing facility from 8,000 square feet to 40,000 square feet.
- Supported the leasing of Butterfield 5 Tech Park – Dakin (30k SF) and Rudolph & Sletten (50k SF).
- Continued to market Morgan Hill as a manufacturing destination through the Manufacture Morgan Hill campaign, Silicon Valley Business Journal (SVBJ) targeted advertising campaign, and the distribution of an updated Industrial Marketing Brochure.
- Marketed Morgan Hill as a retail destination through participation in two ICSC conferences, and the distribution of an updated Retail Marketing Brochure.
- Planned and hosted Manufacturing Day student tours, connecting local high school students with Morgan Hill manufacturers to promote career pathways and internship opportunities.
- Launched the annual Holiday Shopping Passport campaign to support shop-local efforts and drive seasonal retail activity. 44 businesses participated, 1,300 passports circulated, 15,878 Instagram views by 7,784 users, 1,900 Facebook views.
- Supported Downtown Morgan Hill initiatives, including Second Saturday markets, quarterly block parties, installation of center-median lighting along Monterey Road, and development of the Downtown Gateway Arch project.
- Launched and supported the first annual Guacamole Trail Contest, promoting local restaurants and culinary tourism.

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

- In coordination with Economic Development, completed updates to the Planned Development Zoning areas along Condit and Dunne.

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

- City Maintenance staff responded to resident requests for maintenance completing over 2,600 work orders on City roads, parks, trails and buildings.
- City staff abated graffiti at 166 locations across the City, ensuring a safe and clean Community.
- Repaired 5,596 square feet of sidewalk and upgraded 12 curb ramps.
- Completed numerous Heating Ventilation and Cooling Upgrades (HVAC) that will improve efficiency and long-term cost savings, including upgraded HVAC controls at the Centennial Recreation Center (CRC) and the replacement of aging HVAC components at the Police Department, CRC, Community and Cultural Center (CCC), and the Aquatics Center.
- Coordinated the CCC Madrone Room carpet replacement.
- Coordinated the installation and maintenance of 120 Small Trash Capture devices as required by the State to meet Storm Water Pollution Prevention requirements.
- Upgraded the Galvan Park ballfield lights to LED, replacing a 20+ year old system with cost effective and efficient lighting.
- Installed new drinking fountain at Community Park.
- Set up a trial dog park in Downtown, with support from the Parks and Recreation Commission to gauge Community interest and measure usage.
- Worked with a volunteer group to install new shade sails outside of the Pickleball Courts.
- Centennial Recreation Center (CRC) Memberships: continued to rise with highest membership units reaching 4,276 in the summer, 85.2% of pre-COVID levels.
- Provided financial assistance to over 1,500 residents in need for program participation, membership, and recreation programming.
- Collaborated with the Morgan Hill Outdoor Sports Center (MHOSC) to enhance field sustainability by contributing \$92,452 to the facility's replacement fund.
- Partnered with Bay Area Panthers to provide rental space and CRC membership access for the third season in a row.
- Yearly attendance at the CRC and AC exceeded 377,000 in 2025 - an average of 1,032 visitors a day.
- Over 8,000 participants took part in recreation classes and camps throughout our parks and facilities.
- Partnered with Catholic Charities and the South County Youth Task Force to offer Late Night Gym Activities in the Teen Center.
- Partnered with the YMCA of Silicon Valley to support the Senior Nutrition program which continued to serve close to 100 meals a day.

- Supported transportation management for older adult via staff at the Senior Center by coordinating with VTA Outreach, Sourcewise, and the Ryde Program (City volunteer supported).
- Coordinated collaborative partnerships with numerous community organizations to provide support to youth, seniors and all members of our Community.
- Hosted a free community event at Galvan Park – Party in the Park that attracted over 200 participants, marking the first return of this event since COVID.
- Partnered with the Pickleball Club (City volunteers) to offer six tournaments at the courts and raise funds for various park improvements.
- Opened an indoor play space at the CCC (with dedicated adaptive hours).
- Offered two Adult 50+ filed trips (first time since COVID).
- Utilized grant funding to host Bike, Walk, and Roll days at four schools in Morgan Hill Unified School District (MHUSD), with a total of 675 participants.

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

Development Services - Planning

- Continued exploring mitigation fee opportunities/methodologies for VMT with the Engineering Team.
- In coordination with Engineering, supported development of a Comprehensive Safety Action Plan for the City.

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

Public Services

- Successfully completed the 2025 Pavement Rehabilitation Project rehabilitating significant roadways across the City, including Woodland Acres roadways that had not been repaved in over 40 years and Main Avenue near Live Oak High School, where the City was able to widen the roadway and add a new bike lane.
- Supported development of a Comprehensive Safety Action Plan for the City.
- Completed MoGo, the City's pilot grant-funded on-demand rideshare service operated in partnership with RideCo. MoGo provided 45,000+ passenger rides to 1,751 unique

users since its September 2022 launch through February 2025 at pilot completion. MoGo averaged 80 rides per day, 47% of rides were shared, and the service received an average rating of 4.7 out of 5. While the service model was not the sustainable transit alternative that the City was hoping to achieve, the lessons learned will help prepare the City should future funding opportunities become available.

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

NATURAL RESOURCES AND ENVIRONMENT ELEMENT

Public Services

- Supported water conservation through conducting Non-Functional Turf outreach to Commercial, Industrial, and Institutional (CII) properties throughout 2025, which led to 166,190 square feet being converted to drought tolerant landscaping and more than 50% of CII properties identified coming into compliance with the City's ordinance.
- Onboarded and launched the Aquatrax water data tracking and customer engagement software within the City, replacing the former WaterSmart platform
- Through the Private Sewer Lateral (PSL) program, in 2025, there were 246 lateral line inspections, which resulted in the repair/replacement of damaged lines identified, which reduced infiltration into the City's Wastewater System. A portion of the repairs conducted were completed under 23 PSL Grants awarded by the City.
- Continued implementation of stormwater inspection program which resulted in inspection of 17 active construction sites and 293 stormwater treatment measure inspections for post-construction facilities, reducing sediment and/or bacteria load discharges into our local waterbodies.
- Supported the ongoing construction of Valley Water's Upper Llagas Creek Flood Protection Project, which reached a major milestone in 2025 with flood protection now occurring in the southern reaches of the City. Completion of the project is anticipated in 2026, which will ultimately result in flood protection for thousands of Morgan Hill residents.
- Continued multi-year construction of a new water reservoir on East Dunne Avenue that will provide improved resiliency and enhanced fire protection, scheduled for completion in 2026.
- Removed Civic Center non-functional turf and installed over 100 new drought tolerant plants, including the relocation of 5 mature trees to this area in conjunction with the installation of the Civic Center Solar Project.

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

- Responded to 4,910 calls for service.
- Grand opening/commencement of service at the Butterfield Fire Station, increasing capacity and reducing response times for the Morgan Hill Fire Department.
- Received a total of \$325,900 in FY24/25 (\$267,645 CY 2025) from Santa Clara County EMS. \$262,399 from the First Responder ALS Fund and \$63,500 from the EMS Trust Fund.
- Took delivery and placed into service a new Ford F250 pickup truck to replace the Battalion 57 vehicle.

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

- Completed an Organizational Management Study in partnership with the Commission on Police Officers Standards and Training (POST).
- Recruited, hired, and trained 5 teammates: 4 Police Officers (2 Lateral Police Officers and 2 Police Officer Recruits) and 1 Multi-Service Officer.
- Completed Preplanning for Dispatch Remodel.
- Transitioned to a new Records Management System for Computer Aided Dispatchers (CAD) and Records Management System (RMS).
- Held the department's first Youth Police Summer Academy.
- Responded to 21,998 calls for service.
- Maintained response time to Priority One Calls for Service under 5 minutes.
- Applied for and received State Traffic grants totaling \$342,388.
- Purchased a Lenco Armored Rescue Vehicle to enhance officer and Community safety.
- Partnered with Santa Clara County's Mobile Crisis Response Team (MCRT) to address people in mental health crisis.
- Acclimated and deployed new explosive/apprehension K-9 and handler.

- Community Service Officer (CSO) continued to manage the Department's Youth Diversion Program. In 2025, 26 youth individuals were diverted from the Criminal Justice System to the Youth Diversion Program.
- School Resource Officer worked with Morgan Hill Unified School District on providing Restorative Justice Practices for our students and conducted Run, Hide, Defend trainings to students, faculty, and businesses.
- Exceeded statewide standard of answering 90% of 911 calls within 15 seconds. MHPD Dispatchers answered 98.91% of 911 calls within 10 seconds.

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.

Office of Emergency Services

- Received approval for the Emergency Management Performance Grant (EMPG) to purchase Emergency Operations Center (EOC) equipment and support emergency management training, enhancing local emergency and disaster readiness.
- Hosted the California Governor's Office of Emergency Services (Cal OES) Emergency Operations Center Logistics Section training. EOC team members completed the course, strengthening readiness for large-scale emergencies.
- Coordinated Community Emergency Response Team (CERT) training to enhance community preparedness and response capabilities.
- Updated the City's Emergency Operations Plan (EOP) to ensure alignment with current standards and best practices.
- Conducted a citywide Amateur Radio exercise, testing emergency communications capabilities during simulated outages of primary communication systems.

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

- Continued multi-year construction of a new water reservoir on East Dunne Avenue that will provide improved resiliency and enhanced fire protection, scheduled for completion in 2026.
- Oversaw the substantial completion and opening of the City's newest Fire Station on Butterfield Boulevard.
- Supported the ongoing construction of Valley Water's Upper Llagas Creek Flood Protection Project, which reached a major milestone in 2025 with flood protection now occurring in the southern reaches of the City. Completion of the project is anticipated in 2026, which will ultimately result in flood protection for thousands of Morgan Hill residents.

- Completed and shared the Water System’s annual Consumer Confidence Report to the Community to support confidence in the water quality provided by the City to our residents.
 - Successfully completed sewer Spill Emergency Response Plan (SERP) training for all utility crews.
 - Incorporated hydrant guards in strategic locations in the distribution system to improve water conservation and repair time following vehicle collisions with hydrants.
 - Supported the generator replacement projects at El Toro and East Dunne Fire Stations.
- Goal SSI-12 Reduce risk to life and property associated with emergencies and natural and manmade disasters.*

HEALTHY NEIGHBORHOODS FOR ALL ELEMENT

Administrative Services

- Implemented Sentio live language interpretation for City Council and Planning Commission meetings, expanding real-time language access for public participation.
 - Available to community members attending meetings in person or remotely via Zoom.
 - Deployed City-provided tablets at meetings to allow residents to access live translation
 - Enabled interpretation services for any meeting attendee, supporting equitable access to public decision-making.
- Oversaw the near-completion of the Council Chamber audio-visual upgrade, significantly improving sound quality, accessibility, reliability, and the experience for in-person and remote participants.

Goal HN-1 Equitable access to decision-making, safe and welcoming civic spaces, and the resources necessary to live in healthy, connected, and empowered communities regardless of race, national origin, income, or neighborhood.

Administrative Services

- Continued to strengthen relationships and foster trust by representing the City at community events and engagement opportunities throughout the year, building on established partnerships and expanding outreach across neighborhoods and community groups.
- Provided significant communications and engagement support for the Healthy Neighborhoods for All initiative by attending community outreach meetings, delivering translation and interpretation services, and designing bilingual handouts and flyers to support inclusive participation and informed feedback.

- Successfully led coordination of the City's annual community safety and engagement event, bringing together residents, City departments, and community partners for a welcoming and well-attended evening that reinforced public trust and connection.
- Maintained steady growth and engagement across City social media platforms through timely messaging, video storytelling, and accessible content designed to inform and connect with residents.

Goal HN-1 Equitable access to decision-making, safe and welcoming civic spaces, and the resources necessary to live in healthy, connected, and empowered communities regardless of race, national origin, income, or neighborhood.

Public Services

- Continued implementation of stormwater inspection program which resulted in inspection of 17 active construction sites and 293 stormwater treatment measure inspections for post-construction facilities, reducing sediment and/or bacteria load discharges into our local waterbodies.
- Through the Private Sewer Lateral (PSL) program, in 2025, there were 246 lateral line inspections, which resulted in the repair/replacement of damaged lines identified, which reduced infiltration into the City's Wastewater System.
- Initiated the Private Sanitary Sewer Collection System (PSSCS) inspection program for large developments.
- Coordinated the installation and maintenance of 120 Small Trash Capture devices, reducing trash load discharges into our local waterbodies and complying with State requirements.
- Construction of the new Butterfield Park has begun, which is scheduled for completion in the first half of 2026.
- Upgraded the Galvan Park ballfield lights to LED, replacing a 20+ year old system with cost effective and efficient lighting.
- Installed new drinking fountain at Community Park near the Pickleball Courts utilizing State Grant funding.
- Set up a trial dog park in Downtown, with support from the Parks and Recreation Commission to gauge Community interest and measure usage.
- Worked with a volunteer group to install new shade sails outside of the Pickleball Courts.
- Provided financial assistance for program participation and membership and recreation programming, serving over 1,500 residents in need.
- Hosted a free community event at Galvan Park-Party in the Park that attracted over 200 participants, marking the first return of this event since COVID.
- Supported an average attendance of over 135 visits a day at the Senior Center, including partnering with the YMCA of Silicon Valley to support the Senior Nutrition program which provided an average of over 90 lunches per day, Monday-Friday.

- Supported transportation management for older adult via staff at the Senior Center by coordinating with VTA Outreach, Sourcewise, and the Ryde Program (City volunteer supported).

Goal HN-2 Pollution reduction in Opportunity Neighborhoods with no segment of the community disproportionately burdened by environmental conditions; Goal HN-3 Geographically accessible, safe, inclusive, and active public spaces for all Residents; Goal HN-4 Equitable access to fresh, healthy, and affordable food within a short, safe distance from home; Goal HN-6 Equitable access to physical activity, recreation, and wellness opportunities for all residents, especially within Opportunity Neighborhoods; and Goal HN-7 Safe, well-maintained, and accessible public spaces, facilities, and infrastructure that support active lifestyles and community well-being.

Development Services – Housing and Economic Mobility

- Relaunched a bilingual Monthly Housing Newsletter that informs the Community of affordable housing opportunities along with information on events and programs that support fair housing.
- In partnership with Community Christian Church, managed and operated a 10-bed cold weather shelter.
- Collaborated with St. Vincent De Paul to support 28 households with \$49,866 worth of rental and utility assistance payments.
- Partnered with the County of Santa Clara on the launch of the Manufactured Home Loan program that provides loan forgiveness to low-income individuals purchasing manufactured homes.
- Launched a 3-part educational webinar on tenant/landlord Fair Housing rights in collaboration with Project Sentinel.

Goal HN-1 Equitable access to decision-making, safe and welcoming civic spaces, and the resources necessary to live in healthy, connected, and empowered communities regardless of race, national origin, income, or neighborhood; and Goal HN-5 Safe, affordable, and stable housing for people to thrive in their communities regardless of race, national origin, income, or neighborhood.

Development Services – Planning

- Completed adoption of the Healthy Neighborhoods for All Element (Morgan Hill's Environmental Justice Element), fulfilling Senate Bill (SB) 1000, Planning for Healthy Communities Act, requirements.
- Hosted a Posada from funding provided by South County Health Equity Access for All (SC HEALS) celebrating the adoption of the Healthy Neighborhoods for All Element that attracted over 200 participants.
- Implemented Sentio live language interpretation for Planning Commission meetings, expanding real-time language access for public participation.

- Required new development adjacent to incompatible uses to incorporate mechanisms to reduce potential exposure to pollution.

Goal HN-1 Equitable access to decision-making, safe and welcoming civic spaces, and the resources necessary to live in healthy, connected, and empowered communities regardless of race, national origin, income, or neighborhood; and Goal HN-2 Pollution reduction in Opportunity Neighborhoods with no segment of the community disproportionately burdened by environmental conditions.

3. General Plan Amendment Applications

GPA2024-0002: ENVIRONMENTAL JUSTICE ELEMENT

General Plan Text Amendment – Creation of new Environmental Justice Element called Healthy Neighborhoods for All consistent with SB 1000 - Government Code Section 65302(h). <Approved December 3, 2025>

GPA2024-0004: NATURAL RESOURCES & ENVIRONMENT ELEMENT UPDATE

General Plan Text Amendment – Update Natural Resources & Environment Element (Conservation and Open Space Elements) consistent with SB 1425 (Gov. Code Section 65565.5). 1. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable. 2. Climate resilience and other cobenefits of open space, correlated with the safety element. 3. Rewilding opportunities, correlated with the land use element. <Approved December 3, 2025>

GPA2025-0001: CITY OF MORGAN HILL – TRANSPORTATION ELEMENT UPDATE

General Plan Text Amendment – Update the Transportation Element (Circulation Element) to be consistent with the Transportation Master Plan adopted on December 4, 2024. <Pending>

GPA2025-0002: MONTEREY - THIRD MILLENNIUM PARTNERS

General Plan Map Amendment – Request for a General Plan Amendment to amend the General Plan land use designation from Commercial to Mixed-Use Flex on an approximately 5.01-acre site located at 15295 Monterey Street (APN 779-04-072). <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, 2025, 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 table below, 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, 2025 ¹	Total Horizon Year 2035 Projection	Total Full Buildout Projection
Housing Units				
Residential Units	14,969	17,079	22,400	22,400
Population	45,171	49,700 ²	68,057 ³	68,057
Non-Residential Square Footage				
Retail & Service	2,729,825	2,909,944	3,902,930	4,805,214
Office	521,788	533,133	1,150,486	2,141,804
Industrial	5,935,000	7,705,513	7,712,385	12,126,643
Public Facilities	463,000	548,685	750,377	774,377

- Notes:
1. Numbers based on yearly VTA Congestion Management reporting.
 2. A population of 49,700 is a projection/estimate based on the California Department of Finance (DOF) estimate of 2.91 residents per household. The DOF 2025 population estimate for Morgan Hill is 46,599.
 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.



2025 Annual Progress Report

March 24, 2025



Background

Morgan Hill 2035 General Plan

- Adopted July 2016

Housing Element

- 6th Cycle Adopted January 2023
- Certified by HCD November 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 2025
 - GPA2024-0002: Healthy Neighborhoods for All Element (approved)
 - GPA2024-0004: Natural Resources & Environment Element Update (approved)
 - GPA2025-0001: City Of Morgan Hill – Transportation Element Update (pending)
 - GPA2025-0002: Monterey – Third Millennium Partners (pending)

Annual Progress Report

General Plan Buildout

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Annual Progress Report (March 2026)

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

		1	Projection Period	2			3	4
		RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2023	2024	2025	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level								
Acutely Low	Deed Restricted	0	-	0	0	0	0	0
	Non-Deed Restricted		-	0	0	0		
Extremeley Low	Deed Restricted	0	0	0	0	34	34	0
	Non-Deed Restricted		0	0	0	0		
Very Low	Deed Restricted	262	147	0	0	31	212	50
	Non-Deed Restricted		0	0	0	0		
Low	Deed Restricted	151	253	0	0	0	253	0
	Non-Deed Restricted		0	0	0	0		
Moderate	Deed Restricted	174	8	3	15	2	108	66
	Non-Deed Restricted		17	25	8	30		
Above Moderate		450	63	102	174	232	571	0
Total RHNA		1,037						
Total Units			488	130	197	329	1,144	116

Questions?