



**Regular Meeting Agenda
Planning Commission**

MALISHA KUMAR - CHAIR
LAURA GONZALEZ-ESCOTO - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER

Tuesday, April 12, 2022 7:00 PM

Virtual Meeting

VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Physical meetings will not be in the City Council Chamber until further notice.

Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at:

<https://bit.ly/PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251.

Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and *6 when called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at pcpubliccomment@morganhill.ca.gov

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

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

ORDERS OF THE DAY

MINUTES APPROVAL

1. March 22, 2022 Meeting Minutes

Recommendation:

1. Approve Minutes

PUBLIC HEARINGS

2. SR2021-0007: DUNNE - GHUMAN/MANI/PULIAFICO: Preliminary Plan Review to consider a General Plan Amendment for an 8.34-acre site to increase the density from Residential Estate (RE) minimum one-acre lots to Residential Detached Low (RDL) up to four units to the acre.

Recommendation:

1. Open and close public hearing; and
2. Planning Commission to provide preliminary input on the proposed General Plan Amendment.

This is a Preliminary Plan Review application. No action will be taken on the project as this is advisory only.

WORKSHOP

3. Goals and Policies Housing Element Workshop

Recommendation:

1. Review, discuss, and provide feedback on the proposed goals and policies.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

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

PUBLIC COMMENT

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

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

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

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

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

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

AMERICANS WITH DISABILITIES ACT (ADA)

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

DRAFT



**Meeting Minutes
Planning Commission**

*MALISHA KUMAR - CHAIR
LAURA GONZALEZ- VICE-CHAIR
ESCOTO
LIAM DOWNEY - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER*

Tuesday, March 22, 2022 7:00 PM

Virtual Meeting

CALL TO ORDER

Vice-Chair Gonzalez-Escoto called the meeting to order at 07:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Jenna Luna called the roll at 07:00 p.m.

PRESENT	Laura Gonzalez-Escoto, Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Paul Lake
ABSTAIN	
ABSENT	
EXCUSED	Malisha Kumar

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda at 07:00 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Tanda led the pledge of allegiance at 07:00 p.m.

PUBLIC COMMENT

Vice-Chair Gonzalez-Escoto opened the Public Comment Period.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. March 8, 2022 Meeting Minutes

Recommendation:

1. Approve Minutes

MOTION:

Accept the March 8, 2022, Meeting Minutes.

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

PUBLIC HEARINGS

2. SD2020-0007/SR2020-0017/EA2020-0014: MONTEREY – LUCKY -SHING (MANZANITA PARK)-VESTING TENTATIVE MAP, DESIGN PERMIT, AND ENVIRONMENTAL ASSESSMENT FOR A 67-UNIT CONDOMINIUM DEVELOPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 725-01-018, IS LOCATED EAST OF THE MONTEREY ROAD/TILTON AVENUE INTERSECTION.

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the project; and,
3. Adopt a Resolution approving a two-lot Vesting Tentative Map and Design Permit.

MOTION:

Adopt a resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program.

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

MOTION:

Adopt a Resolution with the following amendments to add a recommendation for the City Engineer to consider installing a crosswalk or flashing lights as a part of their detailed review and add a disclosure statement to property owners that the Tilton Avenue public right-of-way will be expanded in the future.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Developer Director Jennifer Carman made an announcement at 8:26 p.m.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:34 p.m.

PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 12, 2022

PREPARED BY:

Tiffany Brown, Associate Planner

APPROVED BY: Jennifer Carmen

SR2021-0007: DUNNE - GHUMAN/MANI/PULIAFICO: PRELIMINARY PLAN REVIEW TO CONSIDER A GENERAL PLAN AMENDMENT FOR AN 8.34-ACRE SITE TO INCREASE THE DENSITY FROM RESIDENTIAL ESTATE (RE) MINIMUM ONE-ACRE LOTS TO RESIDENTIAL DETACHED LOW (RDL) UP TO FOUR UNITS TO THE ACRE.

RECOMMENDATION(S)

1. Open and close public hearing; and
 2. Planning Commission to provide preliminary input on the proposed General Plan Amendment.
- This is a Preliminary Plan Review application. No action will be taken on the project as this is advisory only.

LOCATION MAP/PROJECT INFORMATION:



- | | | |
|----|---------------|--|
| 1. | Location: | North of East Dunne and Saddleback Drive (728-02-003) |
| 2. | Site Area: | 8.34-Acres |
| 3. | General Plan: | Residential Estate (RE) |
| 4. | Zoning: | Residential Estate (RE-1) |
| 5. | Request: | Preliminary Plan Review to consider a General Plan Amendment |

BACKGROUND:

On September 25, 2018, a General Plan Amendment, Zoning Amendment, and Environmental Assessment

(GPA2018-0001/ZA2018-0001/EA2018-0001) was presented to Planning Commission for the request to amend the land use designation from Residential Estate (RE) to Residential Detached Low (RDL) with corresponding zoning classification from Residential Estate one-acre to Residential Detached Low (RDL-12,000) on the 8.34-acre site. The Planning Commission received public comments with concerns expressed regarding traffic, water and infrastructure supply, and existing wildlife. The Planning Commission found the requested amendments to be inconsistent with General Plan Policies CNF 9.1 Density Feathering and CNF 11.3 Appropriate Residential Transitions, and stated the physical site constraints render 12,000 square foot lots unsuitable for the area. At the same meeting, the Commission did recommend approval (unanimous) of the Mitigated Negative Declaration, supporting a less intense project that may entail 20,000 square foot lot minimums.

The applicant revised the zoning amendment proposal to reflect the Planning Commission's recommendation on the Mitigated Negative Declaration and presented the project to City Council at the February 6, 2019 meeting. After much discussion and deliberation, the Council denied (unanimous) the revised General Plan Amendment, Zoning Amendment, and Mitigated Negative Declaration.

PROJECT DESCRIPTION:

The property owner is requesting a Preliminary Plan Review to consider a General Plan Amendment for an 8.34-acre site to increase the density from Residential Estate (RE) minimum one-acre lots to Residential Detached Low (RDL) up to four units to the acre (Attachment 1). A specific development project is not proposed; however, a conceptual plan has been provided demonstrating the ability to subdivide the site into thirteen lots greater than 20,000 square feet with associated park and roadway improvements (Attachment 2).

To develop the site as conceptually proposed, the following would be required:

- General Plan Amendment (to Residential Detached Low)
- Zoning Amendment (to RDL-20,000)
- Tentative Subdivision Map
- Design Permit
- Environmental Assessment

A letter of justification has been provided (Attachment 3).

Site Description

The project site is located at the base of the eastern foothills, north of the Heritage Greens residential tract. The undeveloped site contains two PG&E easements that go through the center of the property (one 15-foot wide and one 50-foot wide), an access easement (30-foot wide) on the western edge of the property for ingress and egress, and an abandoned well with 10-foot wide easement. In addition, there is evidence of a fault zone trending along the base of the range. This would be analyzed during the environmental clearance process if the project were to move forward.

The site is surrounded by rural residential and undeveloped land to the north and west, single-family residential to the south, and undeveloped land to the east. The General Plan designation and zoning for the surrounding properties are summarized in the table below.

Surrounding Uses

	General Plan Land Use	Zoning	Existing Use
Project Site	Residential Estate	RE-1	Rural Residential
North	Residential Estate	RE-1	Rural Residential
South	Residential Detached Medium Residential Attached Low	RDM 7,000/9,000 RAL 3,500	Single Family Residential Detached and Attached

East	Open Space	OS	Undeveloped Land
West	Residential Estate	RE1	Hung's Nursery

PROJECT ANALYSIS AND FINDINGS:

To assist the Planning Commission with the preliminary review, the request was analyzed with respect to consistency with the Morgan Hill 2035 General Plan and the Housing Crisis Act of 2019.

1. General Plan Land Use Consistency

The City and Neighborhood Form Element of the General Plan discusses growth management, land use, and urban design. The goals and policies provided are to ensure that Morgan Hill retains its rural atmosphere while accommodating sensible, orderly growth that will promote the local economy and fit within the City's ability to provide adequate public services. The Residential Detached Low land use designation is defined as follows:

Residential Detached Low. The Residential Detached Low designation is intended to accommodate families in suburban single-family homes, including manufactured homes on medium-sized parcels. Accessory dwelling units are allowed under this designation. The highest concentrations of the Residential Detached Low designation are at the eastern City limit, especially in the hills near the Anderson Reservoir. This designation allows up to 4 units per net acre.

General Plan Policies that would apply to this project include:

City and Neighborhood Form Element

Policy CNF-9.1 - Density Feathering from High to Low Densities. Encourage feathering from higher urban densities to lower rural densities to occur within the City limits. Feathering should begin as development nears the urban Growth Boundary.

The project site land use designation is Residential Estate minimum one-acre lots. The proposal is to increase the density to Residential Detached Low, which allows up to four units to the acre. The adjacent neighborhood to the south has a land use designation of Residential Detached Medium, which allows up to 7 units to the acre.

Policy CNF - 10.1 - Range of Residential Densities. Continue to provide for a full range of residential land use densities and building types, within the General Plan and Zoning Ordinance.

The introduction of the Residential Detached Low land use designation to the area would provide an additional density option.

Policy CNF-10.4 - Single-Family Housing Supply. Support actions that maintain an adequate supply of single-family housing throughout the community, including provisions of affordable single-family housing to those persons who work within the community.

There are two zoning designations that fall within the General Plan Residential Detached Low land use designation. These designations include RDL- 12,000 square foot lot minimum or RDL 20,000 square foot lot minimum. If the General Plan is amended to Residential Detached Low, the project site could potentially yield up to 32 residential lots. However, the applicant's intent is to propose a rezone to RDL-20,000 with the General Plan Amendment. The applicant has prepared a conceptual site plan which illustrates that the RDL 20,000 could yield up to 13 residential lots with associated park and roadways (See Attachment). All new residential projects are subject to the Inclusionary Housing Ordinance, which requires affordable units or in-lieu fees to support future affordable housing.

Policy CNF-10.5 - Affordable Single-Family Housing. To the maximum extent possible, emphasize single-family units in affordable housing allocations, rental and ownership housing assistance projects, and rehabilitation programs to improve the existing housing stock.

A future project would be required to conform to the Inclusionary Housing Ordinance.

Policy CNF-11.3 - Appropriate Residential Transition. Provide for an acceptable transition in lot size and density between adjacent residential areas.

The proposed Residential Detached Low land use designation could be considered an appropriate transitional land use with the Residential Estate - one acre lots and the adjacent designated property to the south as Residential Detached Medium - up to 7 units to the acre. The property to the north of the subject site is designated as Residential Estate, minimum one acre lots.

2. Housing Crisis Act of 2019

California Senate Bill 330 (SB 330) established the "Housing Crisis Act of 2019", effective January 1, 2020, making changes to the local approval process – this law supersedes City requirements. The law also suspends the City's Residential Development Control System (RDCS) which was a housing development pacing tool the City utilized for nearly 40 years prior to the new legislation. SB 330 allows development to the General Plan land use density if zoning is inconsistent with the General Plan. If the Planning Commission were to support the General Plan Amendment and wanted to ensure the larger lots proposed with the conceptual plan, a rezone application would be required with the General Plan Amendment.

CONCLUSION:

Staff recommends the Planning Commission provide feedback regarding the preliminary General Plan Amendment. Input is not a recommendation for approval or denial of this project. At this point in project review, any recommendation to the applicant is advisory only and shall not be binding on either the applicant or the City.

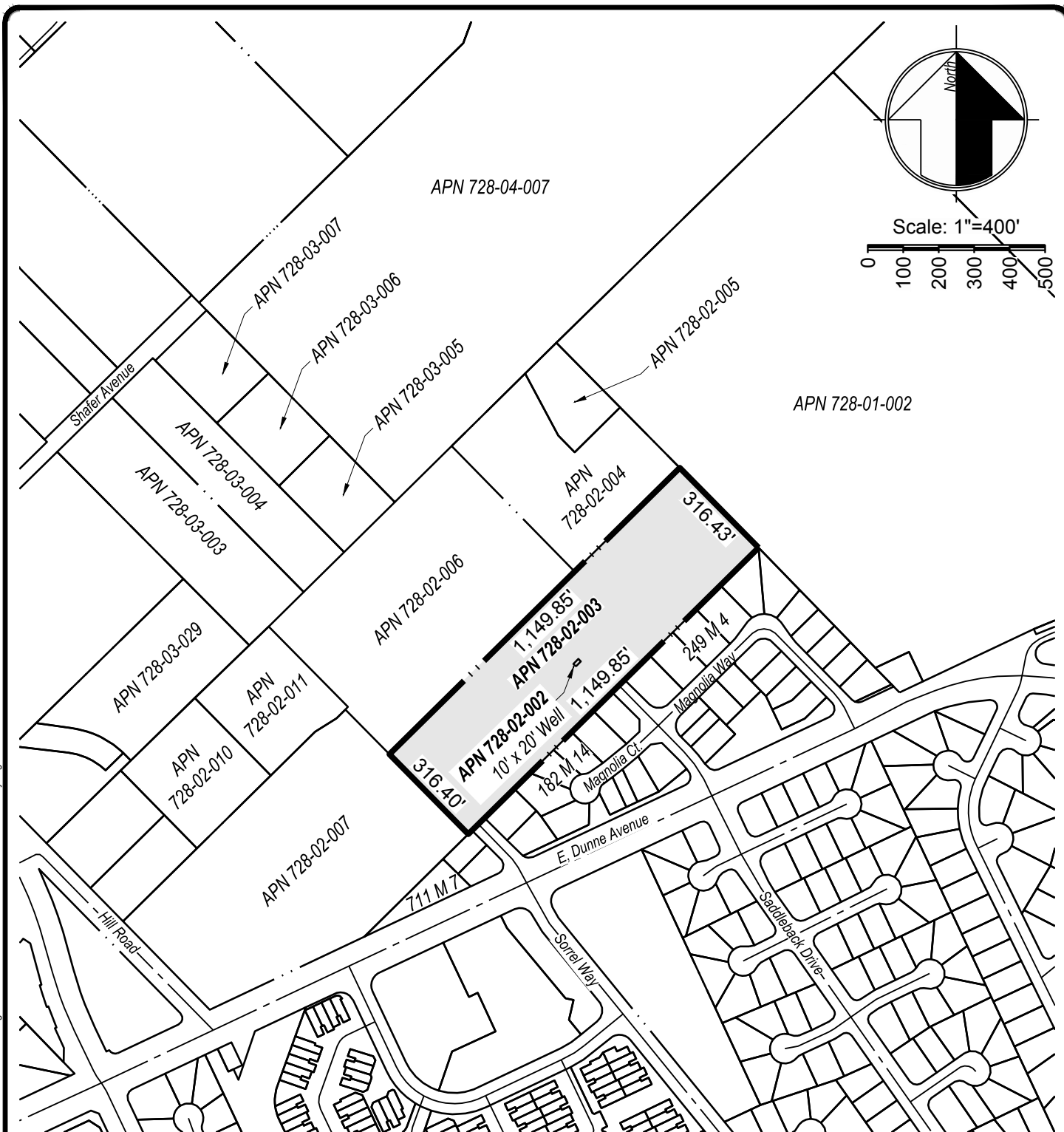
CEQA (California Environmental Quality Act):

The Preliminary Plan Review application is not subject to CEQA, as there will be no action taken on an information-only item. Future development applications will require further environmental review.

This preliminary plan meeting is intended to assist the developer in refinement of the final project proposal to be submitted for formal processing.

COMMUNITY ENGAGEMENT:

A project webpage was created on the Morgan Hill website, the preliminary application and date and time of this meeting was publicly noticed (mailed to property owners within 600-feet of the project site and newspaper legal notice) for the minimum 10-day period.

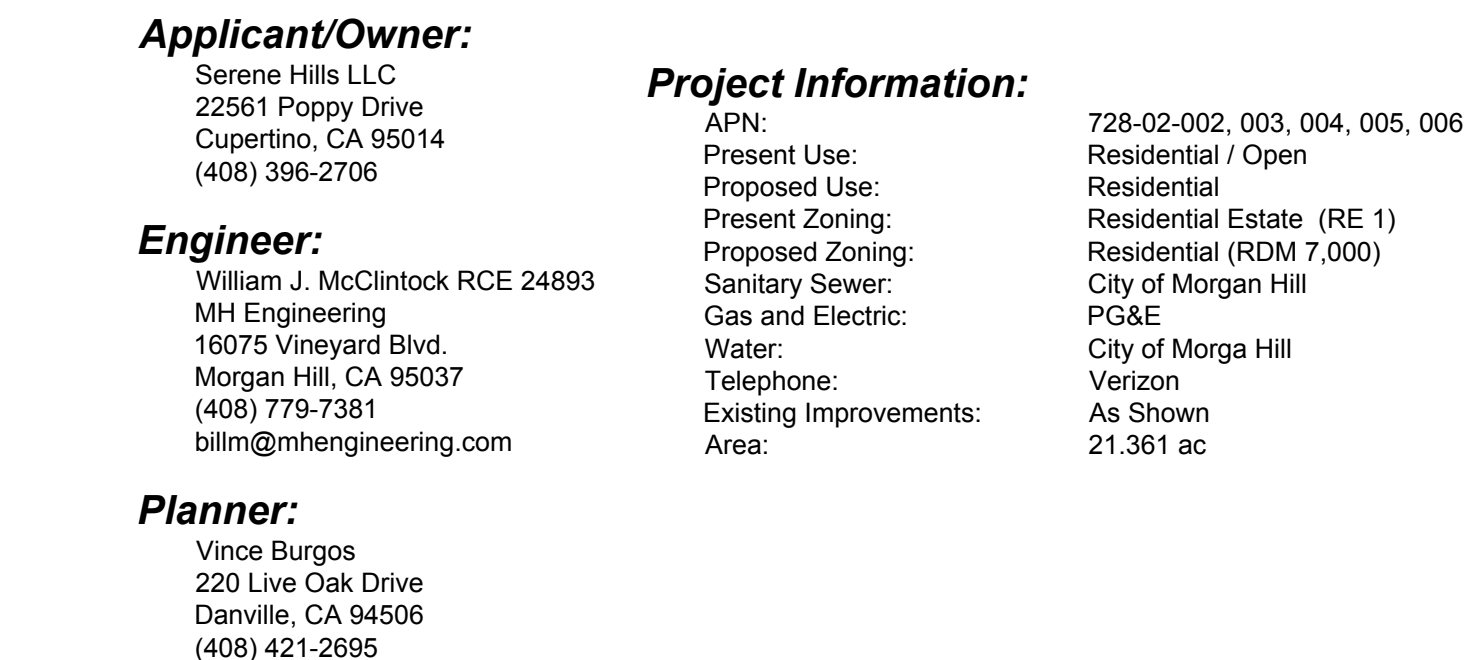
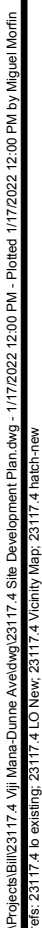


Legend

L:\Projects\Bll\23117.4 Viji Mana-Dunne Ave\dwg\23117.4 General Plan Amendment.dwg - 1/17/2022 3:03 PM - Plotted 1/17/2022 3:03 PM by Miguel Morfin



SCALE: 1" = 400'

[illegible]



DEVELOPMENT PROCESS CONSULTANTS

FEBRUARY 22, 2022
CITY OF MORGAN HILL
SUBJECT: GPA APPLICATION; SERENE HILLS.

LETTER OF JUSTIFICATION.

The Applicant request is to amend the General Plan designation on the subject 8.0 acre site from its current Residential Estate [1 DU per Acre] designation to Residential Detached Low [RDL] designation. This property abuts an existing development to the south that is designated Residential Detached Medium with average lot sizes of approximately 7000 square feet.

The current GP/zoning of Residential Estate requires 43560 sq.ft. minimum lots which does not provide a feathering of density with the significantly smaller 7000-8000 sq ft lots to the south. The proposed Residential Detached Low designation change will provide the feathering and conform to General Plan Policies CNF-11.3 and CNF-10.7

Our proposed RDL plan with 20,000 sq ft lots will conform with the following General Plan Policies:

CNF-9.1 Density feathering from High to Low Densities

“Encourage feathering from higher urban densities to lower rural densities to occur within the City limits. Feathering should begin as development nears the Urban Growth Boundary.”

CNF-10.2 Single-Family Housing Ratio

“Plan for an approximate 70/30 ratio of single family to multi-family housing for all future residential development.”

CNF-10.7 Range of parcel sizes

“Appropriate Residential Transitions. Provide for an acceptable transition in lot size and density between adjacent residential areas.”

CNF-11.3 Appropriate residential transitions

“Appropriate Residential Transitions. Provide for an acceptable transition in lot size and density between adjacent residential areas.”

The proposed GP transitioning is consistent with density transitioning that exists in this location along the west side of Hill Rd [North of East Dunne Ave] Similar transition exists in other locations in Morgan Hill [i.e. Llagas Valley]

Also of note is the 1 acre zoning allows keeping of 2 large livestock via permit [Municipal code 6.36.175] that may impact the existing homeowners along the south boundary.

The proposed RDL designation will provide a housing product on lots sizes not currently available within the City of Morgan Hill.

Vincent R. Burgos

DEVELOPMENT PROCESS CONSULTANTS



CITY OF MORGAN HILL

GPA2021-0001

Goals & Policies

2023-2031 Housing Element Update



What are the Components of a Housing Element?



- **Housing Needs Assessment:** Examine demographic, employment and housing trends and conditions that affect the housing needs of the community.
- **Housing Sites Inventory:** Identify locations of available sites for housing development or redevelopment to ensure that there is adequate capacity to address the Regional Housing Needs Allocation.
- **Evaluation of Past Performance:** Review the prior Housing Element to measure progress in implementing policies and programs.
- **Constraints Analysis:** Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
- **Community Outreach and Engagement:** Implement a robust community outreach and engagement program, with a particular focus on outreach to traditionally underrepresented groups.
- **Policies and Programs:** Establish policies and programs to fulfill the identified housing needs.

Highlights



- New Survey Results
- Proposed Goals and Policies Review
- Morgan Hill Housing Element Update Process

Public Outreach – AFH Survey



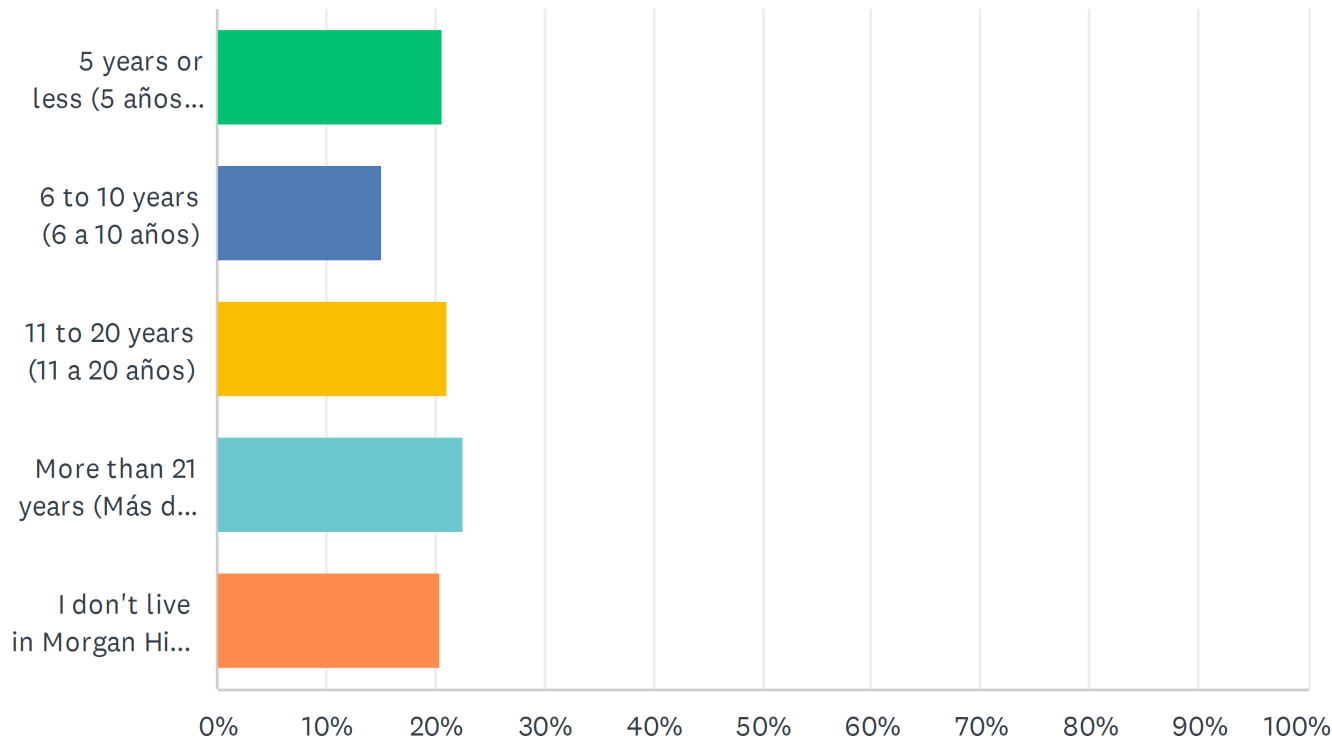
- Centennial Recreation Senior Center
- Cochrane Village
- Crest Avenue Apartments
- The Crossings at Morgan Hill
- The Crossings Monterey
- Depot-Commons
- Jasmine Square
- Murphy Ranch Family Townhomes
- Royal Court Apartments
- San Pedro Gardens
- The Skeels Apartments
- Terracina at Morgan Hill
- The Willow Apartments
- Villa Ciolino
- Orchards Ranch
- Park Place
- Sycamore Glen
- Horizons
- Bella Terra Apartments
- The Lodge at Morgan Hill
- Shadow Brook Gardens
- The Huntington
- Berry Court Apartments
- Las Casas de San Pedro
- La Crosse Village
- Monte Vista Apartments
- Morgan Hill Apartments
- Vineyard Court
- Diamond Creek Apartments
- HouseKeys
- Voices Charter School
- Spanish Mass at St. Catherine's

Morgan Hill AFH Individual Questionnaire



Q1 About how long have you lived in Morgan Hill? (¿Cuánto tiempo hace que vive en Morgan Hill?)

Answered: 648 Skipped: 3

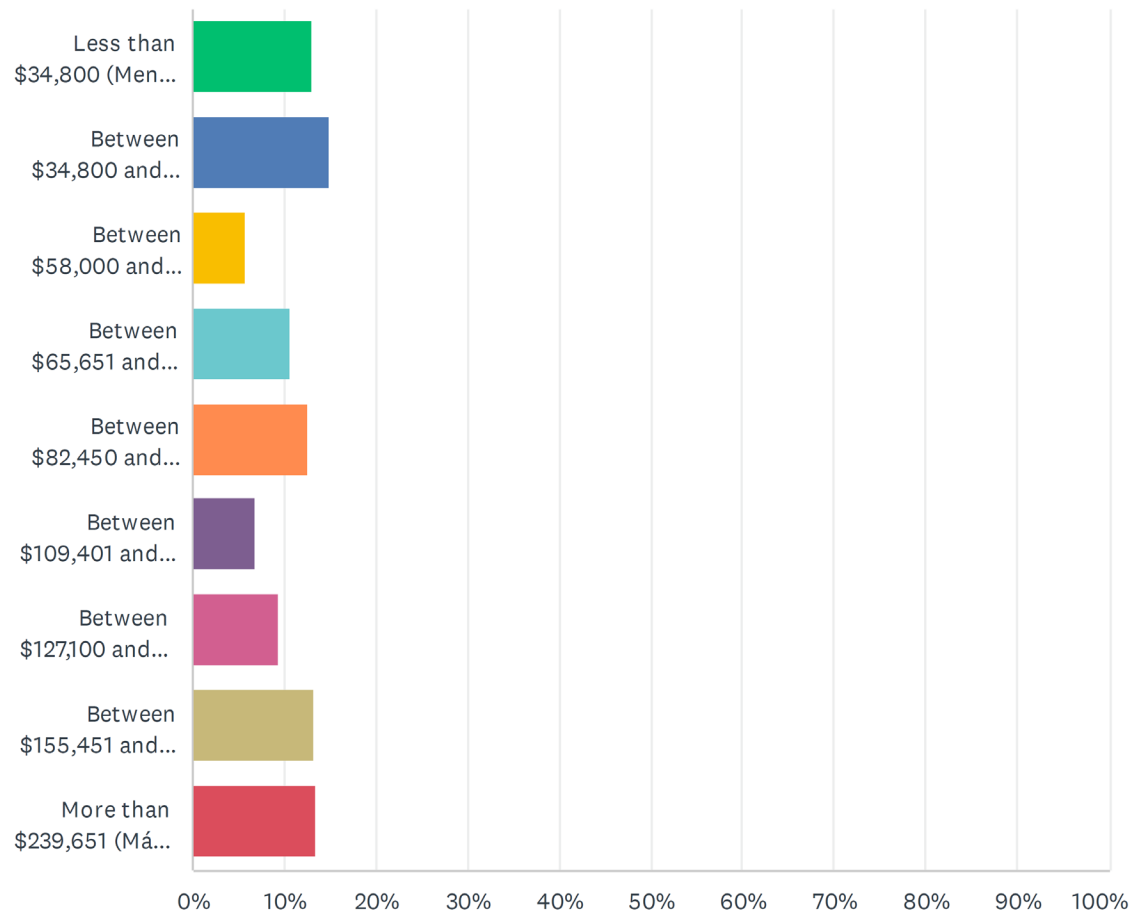


Morgan Hill AFH Individual Questionnaire



Q9 What is your annual household income range? (¿Cuál es el rango de ingresos anuales de su hogar?)

Answered: 633 Skipped: 18

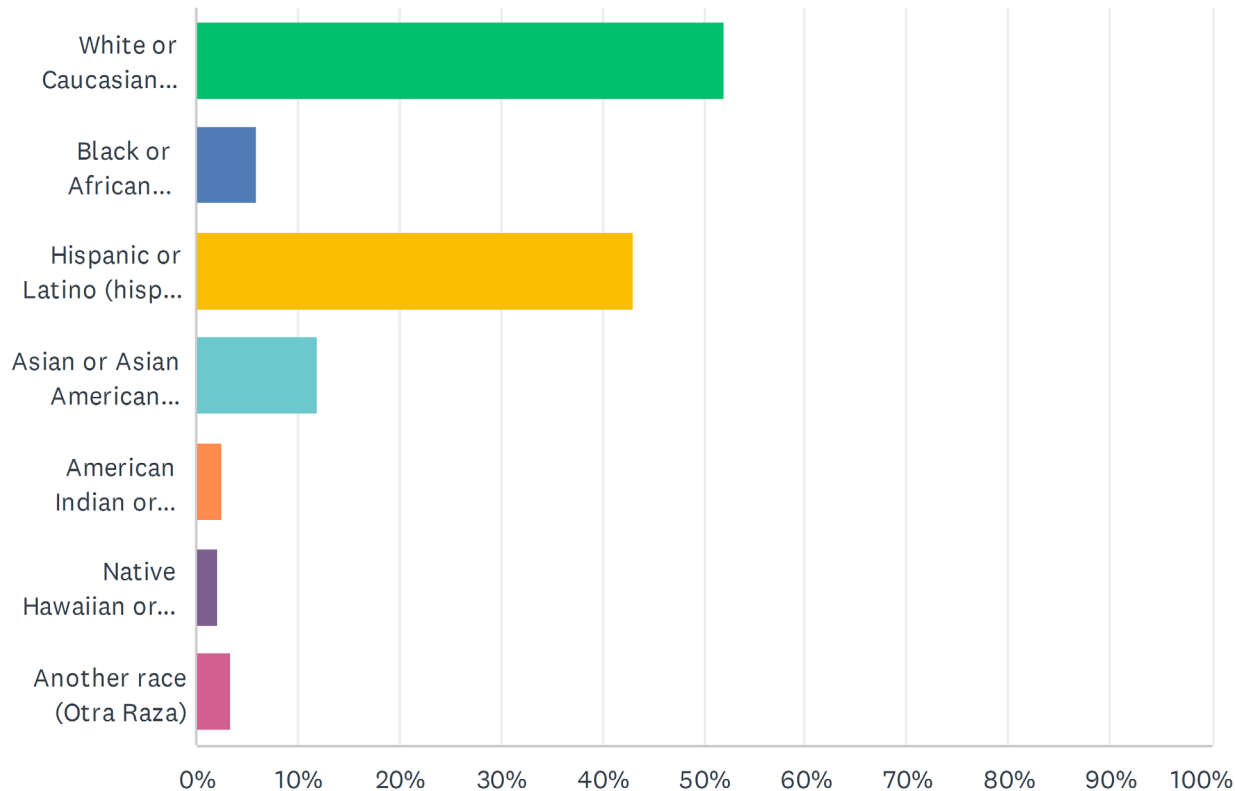


Morgan Hill AFH Individual Questionnaire



Q10 Please specify your race/ethnicity (choose all that apply) (Especifique su raza/origen étnico (elija todas las que correspondan))

Answered: 636 Skipped: 15

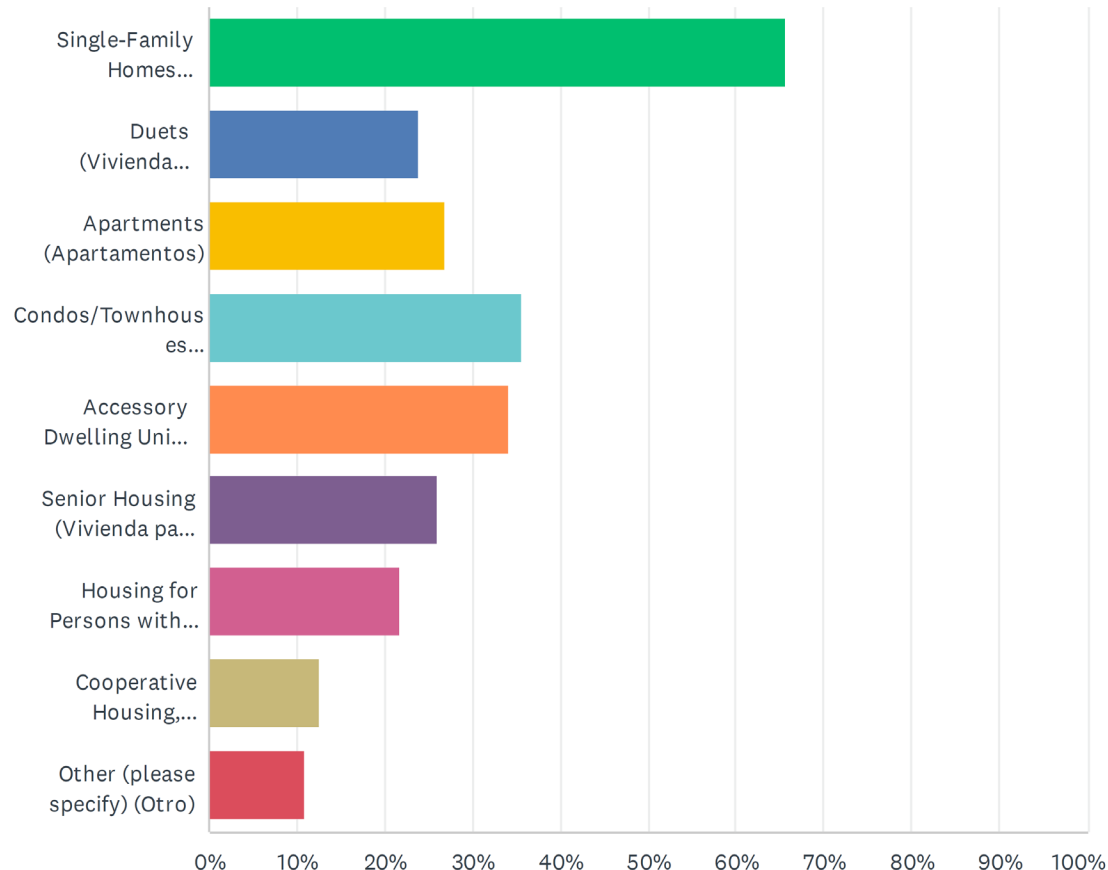


Morgan Hill AFH Individual Questionnaire



Q5 What types of housing would be a good addition to Morgan Hill's housing? (choose all that apply) (¿Qué tipo de vivienda sería una buena adición a la vivienda de Morgan Hill? (elija todo lo que corresponda))

Answered: 635 Skipped: 16



Morgan Hill AFH Individual Questionnaire



Q21 If you answered yes to the previous question, please list the amenities that make the area(s) an attractive place(s) to live. (Si respondió afirmativamente a la pregunta anterior, enumere las comodidades que hacen de la(s) zona(s) un lugar(es) atractivo(s) para vivir.)

Quiet medical offices recreation great library tiendas public bike clean private space land
access activities bus Shopping medical Downtown available services retail
community etc stores walking open space nearby
transportation transit areas housing restaurants
shopping center schools safe neighborhoods parks Family
shopping gyms close jobs grocery stores options
neighborhoods quality good schools entertainment
public transportation work trails outdoor spaces safety
close downtown nice friendly safe escuelas grocery Medical good doctors
Public transit variety hospitals less traffic proximity health care freeway walkable

Public Outreach – Stakeholders



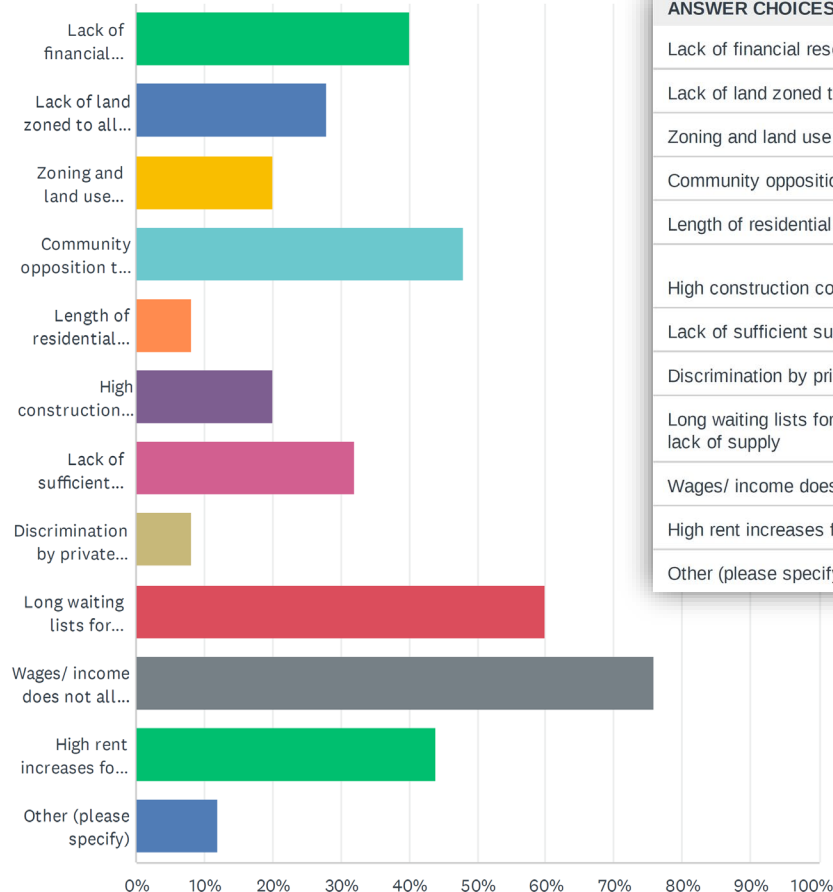
- South County Collaborative
- Social Services Agency
- Morgan Hill Unified School District
- Compassion Center
- COVID Testing Day (1/18/21)
- Gavilan College
- Parents Helping Parents
- Digital Nest
- Morgan Hill Library
- Saint Louise Hospital
- Valley Health Center
- Christopher Ranch
- Eden Housing
- St. Vincent De Paul
- St. Catherine's
- Building Back Better, Joint Venture Silicon Valley
- Catholic Charities
- Employment Development Department
- Saint Joseph's Food Pantry
- South County Collaborative Board Members
- Morgan Hill Bible Church
- Homeless Safe Park
- Silicon Valley Independent Living Center
- Silicon Valley @Home
- Edward Boss Prado Foundation
- South County Housing Element Advocates

Morgan Hill AFH Stakeholder Questionnaire



Q1 What do you consider to be the most significant barriers in Morgan Hill and the broader region to people with protected characteristics accessing decent, safe, affordable housing that connects them with a broad range of opportunities?

Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Lack of financial resources for the development of affordable housing	40.00%	10
Lack of land zoned to allow multi-family housing	28.00%	7
Zoning and land use regulations that make affordable housing infeasible	20.00%	5
Community opposition to affordable housing	48.00%	12
Length of residential development approval processes	8.00%	2
High construction costs (labor and material)	20.00%	5
Lack of sufficient supportive services for residents of affordable housing	32.00%	8
Discrimination by private landlords	8.00%	2
Long waiting lists for affordable housing and for Housing Choice Vouchers (shortage of housing that is affordable) or lack of supply	60.00%	15
Wages/ income does not allow one to pay the high cost of rent for jobs worked by low-income individuals	76.00%	19
High rent increases for tenants in market-rate housing	44.00%	11
Other (please specify)	12.00%	3

Survey Comparison



- Please indicate which of the following housing priorities are most important for Morgan Hill.

	Stakeholder %	Individual %	Old Survey %
Provide a range of housing opportunities affordable to Morgan Hill workforce	44%	54%	39%
Ensuring that children who grew up in Morgan Hill have housing options so they can live in Morgan Hill as adults	40%	45%	40%
Creating mixed-use (commercial/office and residential) projects that encourage walkable neighborhoods and reduce tendency on automobiles	20%	25%	26%
Integrating affordable housing throughout the community to create mixed-income neighborhoods avoiding concentrations in any one neighborhood	48%	43%	29%
Establishing special needs housing for seniors, persons with disabilities, and/or veterans	44%	26%	27%
Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability	28%	40%	45%
Create inclusive neighborhoods, connecting residents to jobs, schools, and services	32%	27%	22%
Protect residents from displacement by economic pressures by keeping people in their homes/communities	48%	36%	31%
Prevent homelessness and address the housing needs of people experiencing homelessness	84%	41%	40%

Survey Comparison



- What are the top 3 steps that Morgan Hill should take in order to address the barriers to accessing decent, safe, affordable housing?

	Stakeholder %	Individual %
Zoning more land to allow multi-family rental housing which is typically less expensive than renting a single-family home	36%	32%
Changing zoning regulations for multi-family districts to enhance feasibility of increasing affordable housing development	36%	21%
Creating an affordable housing overlay district to enhance feasibility for the purpose of increasing affordable housing development	52%	36%
Passing an affordable housing bond issue which will provide funding to construct multi-family rental housing	44%	32%
Passing a commercial linkage fee ordinance which will require new businesses to fund or construct affordable housing	28%	22%
Incentivizing the development of Accessory Dwelling Units (ADUs) subject to income restrictions	12%	17%
Increasing funding for landlord-tenant legal services	4%	8%
Increasing funding for fair housing education, outreach, and enforcement, including fair housing testing	24%	29%
Passing a rent stabilization ordinance	32%	45%
Passing just cause eviction protections	16%	13%
Establishing a landlord-tenant mediation process	8%	16%

Proposed Goals



- Goal 1 (reworded existing Goal): Provide a diversified housing stock to meet the full range of future community housing needs
- Goal 2 (new Goal): Promote Extremely Low-Income (ELI) housing, increasing affordable and workforce housing production
- Goal 3 (new Goal): Advance equity and inclusion throughout the City
- Goal 4 (existing Goal): Preservation and rehabilitation of the existing housing supply
- Goal 5 (new Goal): Housing for people experiencing homelessness
- Goal 6 (existing Goal): Adequate housing for groups with special needs
- Goal 7 (new Goal): Increase community outreach and promote education of affordable housing

Policies and Programs Review



- Removing all Policies and Actions related to RDCS
 - Policy HE-1c: RDCS Allocations
 - Action HE-1c-1: Annual RDCS Objectives
 - Action HE-1c-2: Annually Evaluate RDCS Allocations
 - Action HE-1h-1: RDCS Refinement
 - Action HE-1j-1: Monitor and Implement RDCS in New Projects
 - Policy HE-1l: Incentives for Affordable Developments
 - Action HE-1l-1: RDCS Points for BMR Housing
 - Policy HE-1o: 75 Percent Affordable Projects
 - Policy HE-1p: RDCS Reservation of Building Allotments
 - Policy HE-1ee: RDCS Incentives for Second Units

Policies and Programs Review



- Removing all Policies and Actions related to RDCS
 - Policy HE-1eee: RDCS and Neighborhood Context
 - Policy HE-1ggg: RDCS Flexibility
 - Policy HE-1hhh: Modifications to Approved Projects
 - Policy HE-3a: RDCS Incentives for Large Families
 - Policy HE-3b: RDCS Incentives for Large Families
 - Policy HE-3k: RDCS Allocation for Senior Housing

Policies and Programs Review



- Propose to remove:
 - Policy HE-1f: New Multi-Family Housing (30 Percent Rentals)
 - Action HE-1bb-1: Solar Energy Assessment District
 - Action HE-1cc-1: R-2 Zoning
 - Policy HE 1-dd: Ministerial Approval of Second Units
 - Action HE-1dd-1: Secondary Unit Fees
 - Action HE-1ee-1: Secondary Unit Ordinance
 - Policy HE-1nn: Home Improvement Loan
 - Action HE-1nn-1: Housing Rehabilitation of Rental Properties
 - Action HE-1nn-2: First-Time Homebuyer Program
 - Action HE-1tt-1: Term of BMR Units
 - Action HE-1tt-2: BMR Equity
 - Policy HE-1xx: Condominium Conversions
 - Policy HE-1yy: Condominium Conversion Restriction

Policies and Programs Review



- **Propose to remove:**
 - Policy HE-1ddd: Integration of Affordable and Market Rate Housing
 - Policy HE-1fff: Creative Approaches to Mixing Housing Types
 - Policy HE-2f: Preserve Existing Residential Neighborhoods
 - Policy HE-2h: Loans for Improvements Related to Code Enforcement
 - Policy HE-2i: Public Information on Rehabilitation Loans
 - Action HE-2n-1: Energy Audits/Weatherization
 - Action HE-3i-1: Low Interest Loans for Accessibility
 - Action HE-3j-1: Locations for Senior Housing
 - Policy HE-3l: Smaller Senior Units on Single-family Lots
 - Action HE-3l-1: Reduced Impact Fees for Senior Housing
 - Policy HE-4m: New Residential Development Locations
 - Policy HE-4r: Rehabilitation Loans for Seniors

Policies and Programs Review



- **Additional Policies propose to remove:**
 - **Policy HE-1e: New Housing (30 Percent Multi-Family).** Continue to ensure that an average of at least 30 percent of all new housing allocations are designated for multi-family units.
 - **Policy HE-1u: Housing for Larger Households.** Encourage the production of multi-family units appropriate for larger households.
 - **Policy HE-1.v: Provision of Larger Rental Units.** Require new affordable Below Market Rate (BMR) rental units assisted with City housing funds provide a specified percentage of three- and four-bedroom units.
 - **Policy HE-1aa: Environmental Sustainability.** Promote environmental sustainability in new construction.
 - **Policy HE-2e: Home Repairs.** When funds are available, continue to provide funding for mobile home repair, senior home repair programs, neighborhood clean-up and paint, and rental lighting and security grant programs.
 - **Policy HE-2n: Environmental Sustainability.** Promote environmental sustainability in the existing housing stock.
 - **Policy HE-4d: Parking Flexibility in the Downtown.** Consider reducing parking minimum standards for smaller housing units in the Downtown Area, and allow flexibility for developers to purchase parking in other areas of the Downtown instead of providing it on site.

What's Next?



- **Next Steps**

- Affirmatively Furthering Fair Housing (AFFH), **Planning Commission Meeting April 26th**
- Constraints Analysis (**May**)
- Draft Housing Element 30-Day Public Review Period (**June**)
- Planning Commission Recommend Draft Housing Element to City Council (**July 12th**)
- City Council Workshop and Initial Housing Element Adoption (**August 3rd and 17th**)

- **Contact Us**

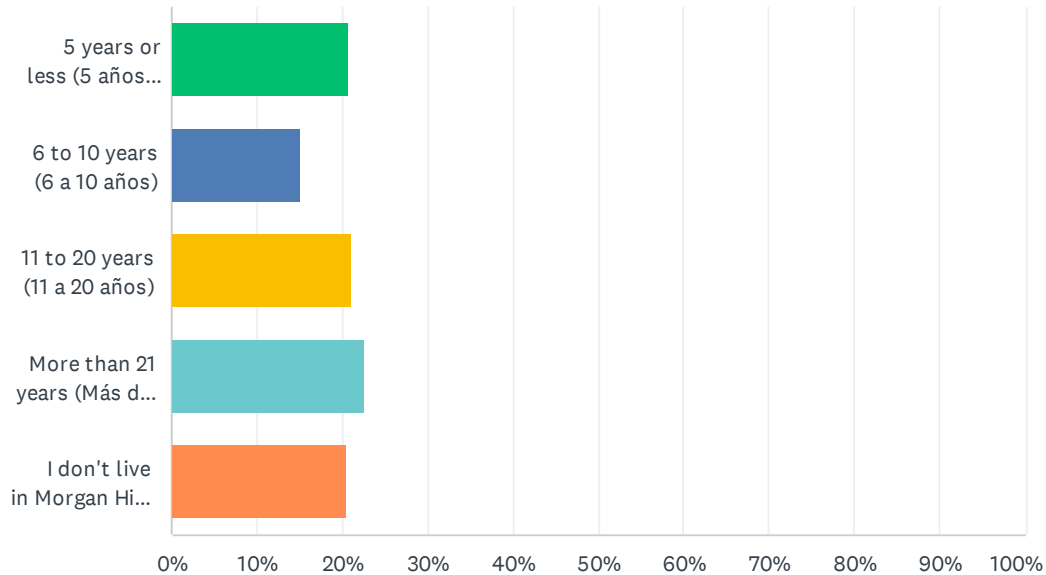
- Adam.Paszkowski@morganhill.ca.gov
- <http://morgan-hill.ca.gov/2063/Housing-Element-Update>
- <https://www.letstalkhousingcc.org/>

Questions? & Review Proposed Goals and Policies document



Q1 About how long have you lived in Morgan Hill? (¿Cuánto tiempo hace que vive en Morgan Hill?)

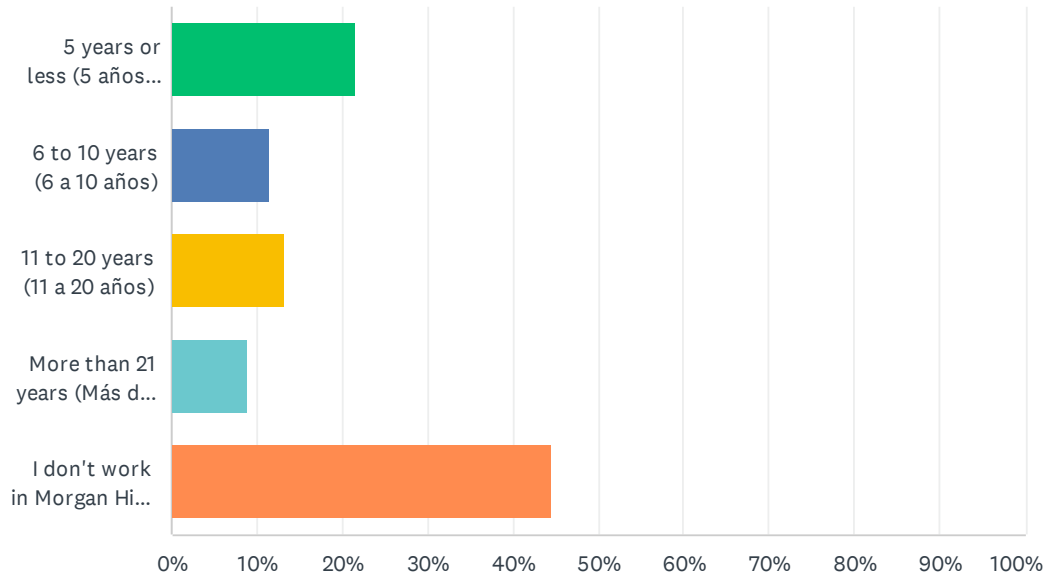
Answered: 648 Skipped: 3



ANSWER CHOICES	RESPONSES	
5 years or less (5 años o menos)	20.68%	134
6 to 10 years (6 a 10 años)	15.12%	98
11 to 20 years (11 a 20 años)	21.14%	137
More than 21 years (Más de 21 años)	22.69%	147
I don't live in Morgan Hill (Yo no vivo en Morgan Hill)	20.37%	132
TOTAL		648

Q2 How long have you worked in Morgan Hill? (¿Cuánto tiempo ha trabajado en Morgan Hill?)

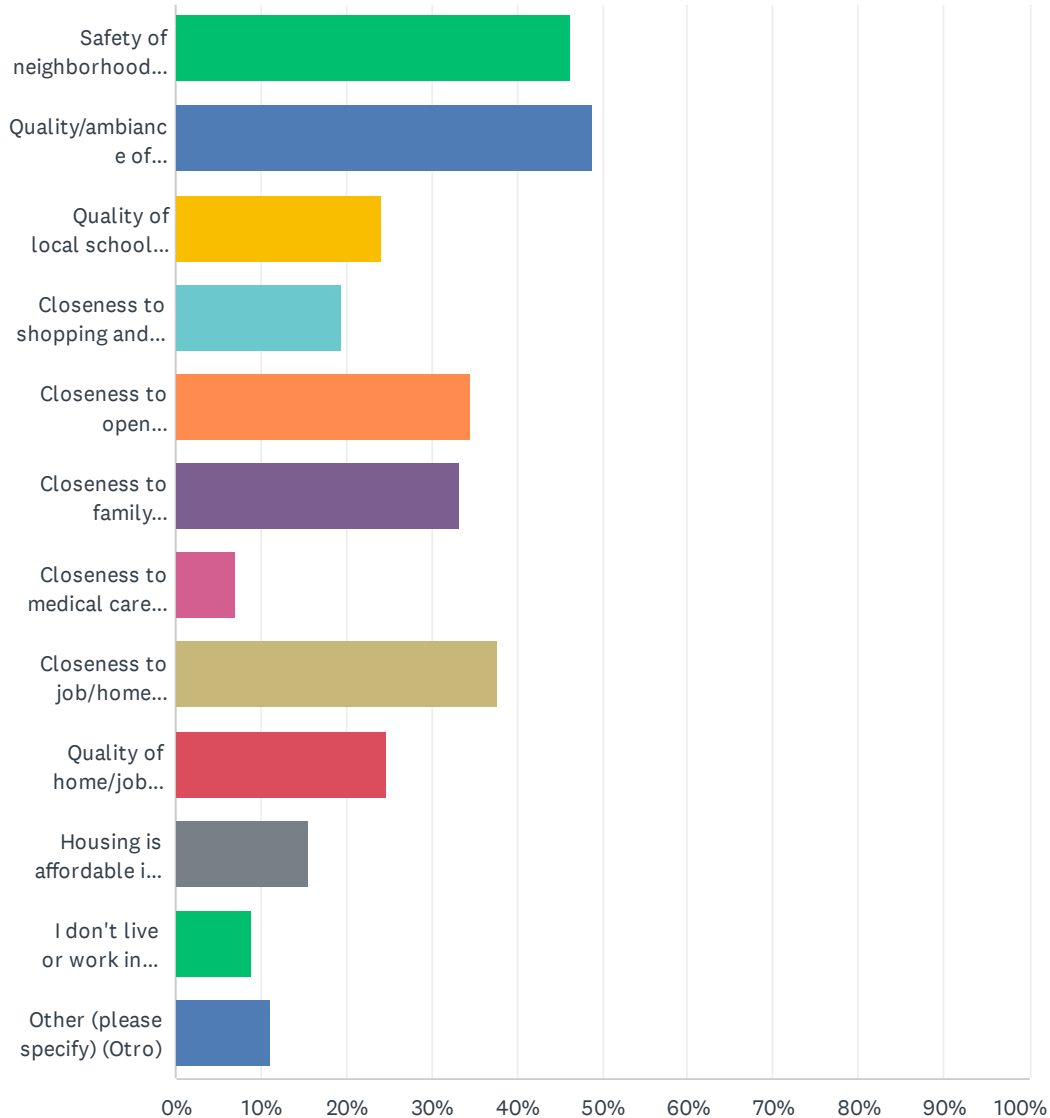
Answered: 647 Skipped: 4



ANSWER CHOICES	RESPONSES	
5 years or less (5 años o menos)	21.64%	140
6 to 10 years (6 a 10 años)	11.44%	74
11 to 20 years (11 a 20 años)	13.29%	86
More than 21 years (Más de 21 años)	8.96%	58
I don't work in Morgan Hill (Yo no trabajo en Morgan Hill)	44.67%	289
TOTAL		647

Q3 Select the reason(s) why you live or work in Morgan Hill. (Seleccione las razones por las que vive o trabaja en Morgan Hill.)

Answered: 645 Skipped: 6



Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Safety of neighborhood (seguridad del vecindario)	46.36%	299
Quality/ambiance of neighborhood (Calidad/ambiente del vecindario)	48.84%	315
Quality of local school system (Calidad del sistema escolar local)	24.19%	156
Closeness to shopping and services (Cercanía a tiendas y servicios)	19.38%	125
Closeness to open space/recreational areas (Cercanía a espacios abiertos/áreas recreativas)	34.57%	223
Closeness to family (Cercanía a la familia)	33.33%	215
Closeness to medical care (Cercanía a la atención médica)	7.13%	46
Closeness to job/home (Cercanía al trabajo/hogar)	37.67%	243
Quality of home/job (Calidad del hogar/trabajo)	24.81%	160
Housing is affordable in Morgan Hill (La vivienda es accesible en Morgan Hill)	15.50%	100
I don't live or work in Morgan Hill (No vivo o trabajo en Morgan Hill)	8.99%	58
Other (please specify) (Otro)	11.01%	71
Total Respondents: 645		

#	OTHER (PLEASE SPECIFY) (OTRO)	DATE
1	Morgan Hill still have "small town" feel	4/5/2022 3:25 PM
2	Affordable housing	4/5/2022 3:04 PM
3	My family lives in MH	4/4/2022 3:36 PM
4	was homeless and placed here by Permanent Supportive Housing of Santa Clara county's outreach program in 2019	4/4/2022 3:31 PM
5	Qualified for housing here	4/4/2022 3:20 PM
6	Received great housing	4/4/2022 3:18 PM
7	It's the only place I can still afford to live.	4/2/2022 8:33 PM
8	Property Manager	4/1/2022 11:45 AM
9	Moved here in the 80's because MHill was the most affordable	3/30/2022 6:34 PM
10	The salary is better in Morgan Hill apposed to Gilroy	3/28/2022 4:12 PM
11	Moved in the 80's- a rural feel	3/28/2022 4:58 AM
12	Originally moved for less town overcrowding	3/23/2022 6:53 AM
13	We moved here to live in the country.	3/22/2022 11:11 PM
14	Family owns ranches here since 1974	3/22/2022 9:26 AM
15	We love the small town community.	3/20/2022 4:18 PM
16	I went to high school here and stayed. I love it here !	3/20/2022 4:11 PM
17	Would like to live in Morgan Hill	3/20/2022 12:27 AM
18	Housing was more affordable when we purchased our home than what it is now.	3/19/2022 10:46 AM
19	Housing was affordable when I moved here in 1993	3/19/2022 9:12 AM
20	Morgan hill is beautiful	3/19/2022 7:35 AM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

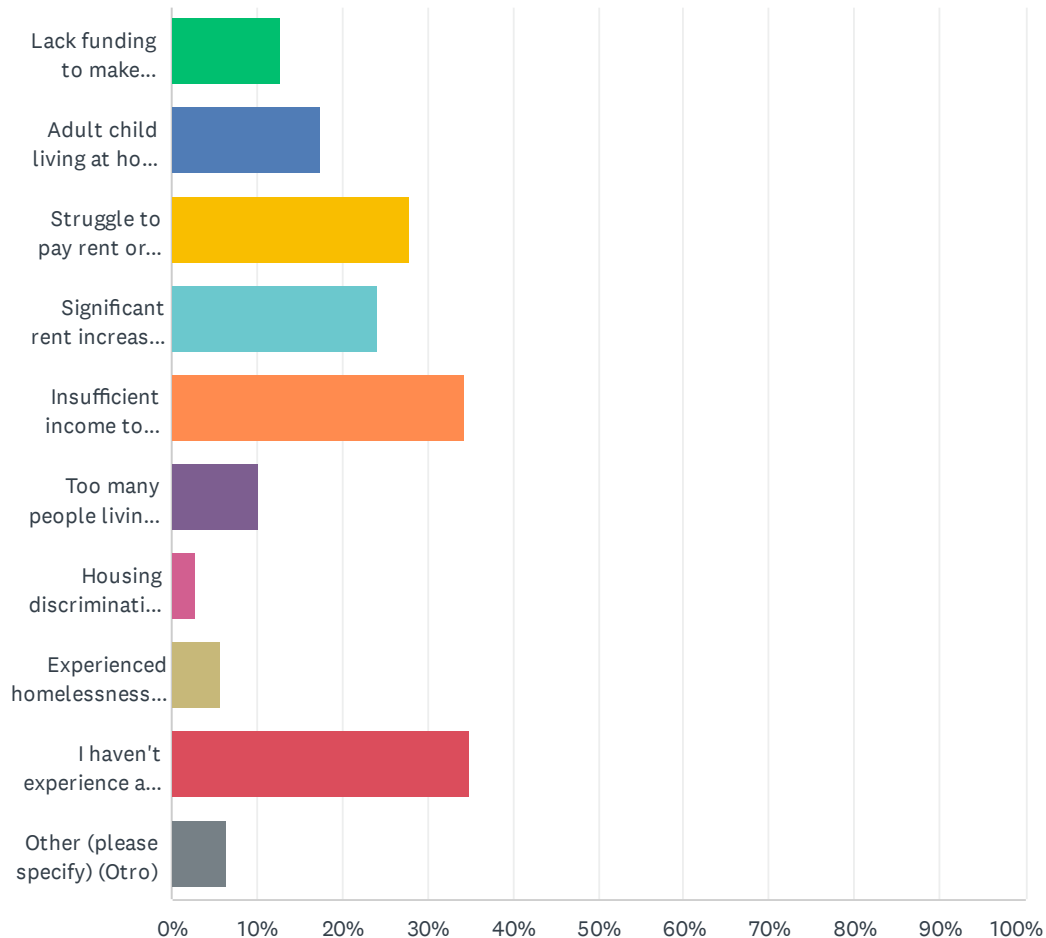
21	Hermosa ciudad	3/18/2022 10:49 PM
22	I have worked in Santa Clara and I am exploring Morgan Hill. Thank you.	3/18/2022 10:13 PM
23	I live here cz I have no where else to go. However the housing I do have, the owner is selling and I have to be gone by July.	3/18/2022 8:46 PM
24	Moved from Morgan hill last year. My father sold the house	3/18/2022 7:37 PM
25	I am open to move to Morgan hill I like the city planing, safety, and schools.	3/18/2022 7:16 PM
26	I attend church in Morgan Hill	3/18/2022 5:19 PM
27	I was born here	3/18/2022 5:01 PM
28	I do not work or live in Morgan Hill	3/18/2022 4:55 PM
29	Homeless in Morgan hill	3/18/2022 4:43 PM
30	I can barter work for housing	3/18/2022 4:27 PM
31	I live in a Senior Mobile Home Park and that is the ONLY way my husband and I can afford to live here. Rent is too high any place else, but rent is affordable and controlled here by the city and by the non-profit that owns the park..	3/17/2022 10:38 PM
32	I live in South San Jose, in the Morgan Hill USD. I moved to this district so that I'd be in the same district as my daughter, and closer to home.	3/17/2022 3:19 PM
33	Have to live near ex husband for custody exchange of children	3/17/2022 12:50 PM
34	Much quieter than San Jose or Santa Clara where we used to live	3/16/2022 10:02 AM
35	Husband owned property on MH, this is where we settled	3/16/2022 8:59 AM
36	Rent price in a wonderful place	3/16/2022 7:39 AM
37	It is my first teaching job.	3/15/2022 5:07 PM
38	Been living here my whole life.	3/15/2022 2:54 PM
39	safety	3/15/2022 1:13 PM
40	I am really not sure why anymore	3/15/2022 1:05 PM
41	I live in San Jose but we are in the Morgan Hill district.	3/15/2022 12:23 PM
42	I can't afford to live on my own so I start with family	3/15/2022 10:52 AM
43	NA	3/15/2022 10:35 AM
44	Housing is more affordable than San Jose.	3/15/2022 9:31 AM
45	used to live in MH, have not changed districts	3/15/2022 8:57 AM
46	Feel of small town, yet close to bigger cities/events	3/15/2022 8:35 AM
47	job opprotunity	3/15/2022 8:29 AM
48	Don't live in Morgan hill	3/15/2022 5:22 AM
49	Family oriented	3/15/2022 12:29 AM
50	Location with great access to SF, Sil Valley, Beach, etc.	3/15/2022 12:18 AM
51	Pay	3/14/2022 11:47 PM
52	None of above	3/14/2022 10:31 PM
53	Vivo aquí por que mis hijos estudian aquí y aquí tengo mi trabajo, pero la renta es cara y vivimos muchos aquí.	3/14/2022 10:29 PM
54	Housing is expensive and overpriced renting for single parents	3/14/2022 9:44 PM
55	HOUSING PRICES TOO HIGH IN SAN JOSE	3/14/2022 9:44 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

56	Previously Less congested than other nearby cities	3/14/2022 9:08 PM
57	Nothing specific	3/14/2022 8:48 PM
58	Our kids have been in the Morgan hill district since kindergarten	3/14/2022 8:32 PM
59	I work in Morgan Hill because I was offered a good job here. I do not live here.	3/14/2022 8:17 PM
60	It use to be for the safety and low crime rates, but that is starting to go away	3/14/2022 8:14 PM
61	People are friendly. Crime low, graffitti low, quick response of MHPD.	3/14/2022 8:13 PM
62	Small town atmosphere, but close to bigger cities	3/14/2022 7:52 PM
63	Housing (rental) was affordable when we first moved here 12 years ago	3/14/2022 7:46 PM
64	Down sized from city I live before	3/14/2022 7:44 PM
65	When I bought my house 12 years ago MH was more affordable than where I work in Cupertino	3/14/2022 7:32 PM
66	I have been here for most of my 50+ years except when going to college	3/14/2022 7:14 PM
67	Was more affordable than San Jose area at the time.	3/14/2022 6:50 PM
68	Housing is anything but affordable in Morgan Hill.	3/14/2022 6:37 PM
69	I grew up in Morgan Hill. I've been here most of my life.	3/14/2022 6:14 PM
70	Living with family	3/14/2022 6:10 PM
71	Friends	3/14/2022 5:52 PM

Q4 Within the past two years, have you experienced any of the following housing issues? (select all that apply) (En los últimos dos años, ¿ha experimentado alguno de los siguientes problemas de vivienda? (seleccione todas las que correspondan))

Answered: 636 Skipped: 15



Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Lack funding to make necessary home repairs (Falta de fondos para hacer las reparaciones necesarias en el hogar)	12.89%	82
Adult child living at home due to inability to afford housing (Hijo adulto que vive en el hogar debido a la incapacidad de pagar una vivienda)	17.45%	111
Struggle to pay rent or mortgage (Lucha para pagar la renta o préstamo de casa)	27.83%	177
Significant rent increase (Aumento significativo de la renta)	24.06%	153
Insufficient income to afford living in Morgan Hill (Ingresos insuficientes para vivir en Morgan Hill)	34.43%	219
Too many people living in one home (overcrowding) (Demasiadas personas viviendo en una casa (superpoblación))	10.22%	65
Housing discrimination (Discriminación en vivienda)	2.83%	18
Experienced homelessness (Experiencia sin hogar)	5.66%	36
I haven't experience any housing issues (No he experimentado ningún problema de vivienda)	35.06%	223
Other (please specify) (Otro)	6.45%	41
Total Respondents: 636		

#	OTHER (PLEASE SPECIFY) (OTRO)	DATE
1	car theft	4/5/2022 3:38 PM
2	low income housing= high crime rates, noisy neighbors, unsupervised children, gang, drugs	4/5/2022 3:25 PM
3	Low income housing could only afford	4/5/2022 2:34 PM
4	Struggle to buy a house due to price increase	4/4/2022 3:23 PM
5	Had to house a homeless friend for 1.5 years until she could find subsidized housing.	4/2/2022 8:33 PM
6	Low income studio	4/1/2022 11:48 AM
7	Lack of inventory of available homes in Morgan Hill	3/30/2022 9:25 AM
8	No yard. House too small, rooms too small. Only cramped multi family housing/apartment/condo with no yard, no parking	3/27/2022 8:42 PM
9	Landlord had suggested to look and move out	3/20/2022 12:27 AM
10	Can't afford to downsize	3/19/2022 9:12 AM
11	Lack of ability to purchase due to huge price increases	3/19/2022 8:42 AM
12	Difficulty of finding, navigating and having the correct information on how to apply for programs	3/18/2022 8:41 PM
13	I'm over 70 years of age and I'm a very fixed income, so am unable to afford anything but BMR programs like Housekeys	3/18/2022 5:53 PM
14	Me separé y no puedo pagar una vivienda de calidad para mis hijos	3/18/2022 5:22 PM
15	Currently homeless	3/18/2022 4:43 PM
16	Couldn't get housing	3/18/2022 4:37 PM
17	Rent are still to high when it supposed to be low income apartments. Our low income apartment rent when up now I'm paying 2035 plus food and bills I have 4 kids too. Soon will be living in my car if this continues.	3/15/2022 2:54 PM
18	prices much higher than before	3/15/2022 1:13 PM
19	I used to work for the city of Morgan Hill for eight years. And lived there for about three more years. I think former employees of the city should qualify for housing. I would like to move	3/15/2022 12:59 PM

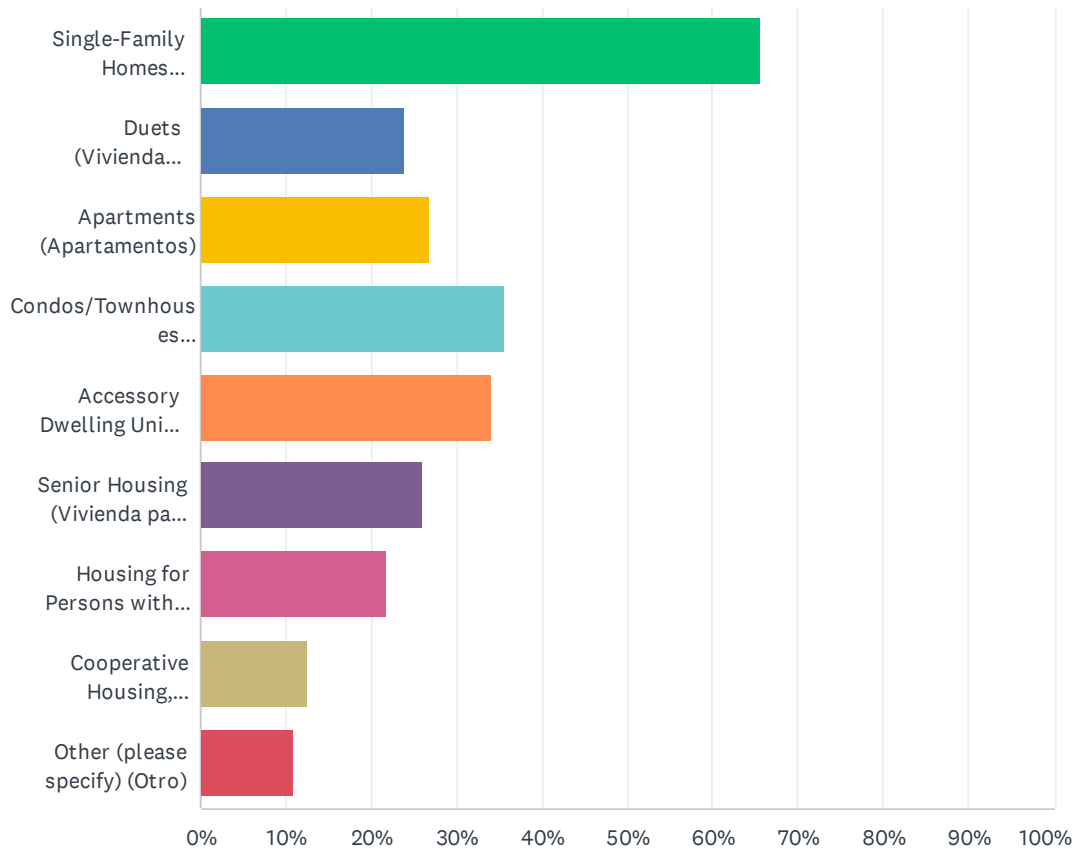
Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

back to Morgan Hill but your policy says if I don't live there now I don't qualify. How can we address this?

20	I Purchased & live in a BMR homes last 2 years	3/15/2022 10:11 AM
21	It's hard to save money when most of your income goes to your mortgage.	3/15/2022 9:23 AM
22	We have lived in the same house for over 22 years (registered as a migrant camp) due to the high housing cost, and we have invested hundreds of dollars to repair the 2bdm. cottage: Sheetrock, insulation, flooring, windows, sinks, faucets, toilet, paint due to black mold spreading in the house and the landlords were unable to fix or correct the problem. I am a Morgan Hill Unified School District employee who will probably never own a house due to the outrages housing and cost of living increases.	3/15/2022 9:02 AM
23	Adult child living in Morgan Hill is not able to afford housing in Morgan Hill	3/15/2022 8:07 AM
24	lack of affordable housing to purchase	3/15/2022 8:00 AM
25	High property taxes	3/15/2022 12:29 AM
26	Have not personally experienced any of this, but doesn't mean it doesn't exist	3/14/2022 11:37 PM
27	2 hijos con autism trabajo pocas horas.	3/14/2022 11:16 PM
28	2 hijos con autism trabajo pocas horas.	3/14/2022 11:08 PM
29	Landlord decided to sell our home right before the holidays and we were forced to move and quickly find new housing.	3/14/2022 10:23 PM
30	Trate de que alguien me ayudara en house keys y nunca nadie me respondió es muy difícil poder adquirir una casa para comprar aquí en Morgan hill	3/14/2022 9:25 PM
31	Lack of inventory of single story homes to buy	3/14/2022 9:21 PM
32	General expenses increasing	3/14/2022 9:12 PM
33	General expenses increasing	3/14/2022 9:12 PM
34	I live illegally in an industrial space by choice and because it's affordable	3/14/2022 8:17 PM
35	Lack of affordable options in order to move from our current apartment, which we are outgrowing	3/14/2022 7:42 PM
36	Not being able to purchase a home	3/14/2022 7:27 PM
37	Inability to purchase homes in MH due to staggering increase in prices.	3/14/2022 7:07 PM
38	I have to live at home with my parents and two kids can't afford housing and don't qualify for housing	3/14/2022 6:47 PM
39	Crime has been more noticeable with the abundance of residents. I noticed that the community feel has gone since we are opening up all these equal opportunity housing. The residents don't seem to care that they are in a great clean community.	3/14/2022 6:27 PM
40	As a therapist I often hear my clients experiencing all of the above.	3/14/2022 6:23 PM
41	I am unable to buy a new house in Morgan Hill to upgrade from the one I bought in 2012 because prices have doubled to tripled and I can't afford that.	3/14/2022 6:08 PM

Q5 What types of housing would be a good addition to Morgan Hill's housing? (choose all that apply) (¿Qué tipo de vivienda sería una buena adición a la vivienda de Morgan Hill? (elija todo lo que corresponda))

Answered: 635 Skipped: 16



Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Single-Family Homes (Viviendas Unifamiliares Aislada)	65.67%	417
Duets (Vivienda Unifamiliar Pareada)	23.78%	151
Apartments (Apartamentos)	26.77%	170
Condos/Townhouses (Condominios/Casas Adosadas)	35.59%	226
Accessory Dwelling Units (granny flats, in-law units, secondary units, tiny homes, etc.) (Unidades de vivienda accesoria (pisos de abuela, unidades para suegros, unidades secundarias, casas pequeñas, etc.))	34.02%	216
Senior Housing (Vivienda para personas mayores)	25.98%	165
Housing for Persons with Disabilities (Vivienda para Personas con Discapacidad)	21.73%	138
Cooperative Housing, Intergenerational, or Foster Family Housing (Vivienda cooperativa, intergeneracional o viviendas de familia adpotivas)	12.60%	80
Other (please specify) (Otro)	10.87%	69
Total Respondents: 635		

#	OTHER (PLEASE SPECIFY) (OTRO)	DATE
1	No more building/stop building	4/5/2022 3:25 PM
2	More low income housing	4/5/2022 2:34 PM
3	All of the above - but not until you address the water shortage issues.	4/2/2022 8:33 PM
4	Not higher than 3 stories, and with sufficient parking available.	4/1/2022 10:10 AM
5	Income based housing	3/31/2022 2:44 PM
6	whatever is needed to maintain affordability across socio-economic levels and diversity, while limiting the growth. It is a balancing act.	3/30/2022 9:18 AM
7	Affordable smaller single family homes	3/28/2022 8:28 PM
8	Affordable Single family houses for families	3/27/2022 8:42 PM
9	transitional housing for homeless residents	3/23/2022 2:26 PM
10	Please NO large or (all) BMR apartments	3/23/2022 6:53 AM
11	low income housing	3/22/2022 9:26 AM
12	No more housing - there is already a lot of housing. Please keep Morgan Hill a small town.	3/20/2022 4:18 PM
13	Affordable homes.	3/20/2022 12:27 AM
14	More affordable!	3/19/2022 10:46 AM
15	Trailer/mobile park	3/19/2022 7:35 AM
16	Morgan hill cuento con todo lo mencionado	3/18/2022 10:49 PM
17	Housing for California teachers	3/18/2022 10:34 PM
18	Just affordable rent. The minimum price for a 3 bedroom is \$3,200.	3/18/2022 8:46 PM
19	LOW-INCOME HOUSING for person's making below50000 a year	3/18/2022 8:41 PM
20	Tiny house communities	3/18/2022 5:43 PM
21	One and two bedroom single family houses.	3/18/2022 5:28 PM
22	Homeless transitional housing	3/18/2022 4:43 PM
23	Housing that a single teacher can afford on a \$70,000 salary I qualify for your loan thing, but	3/18/2022 4:27 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

can't get a mortgage on \$70,000 income. Do you want your teachers to bus in for hours each day each day?

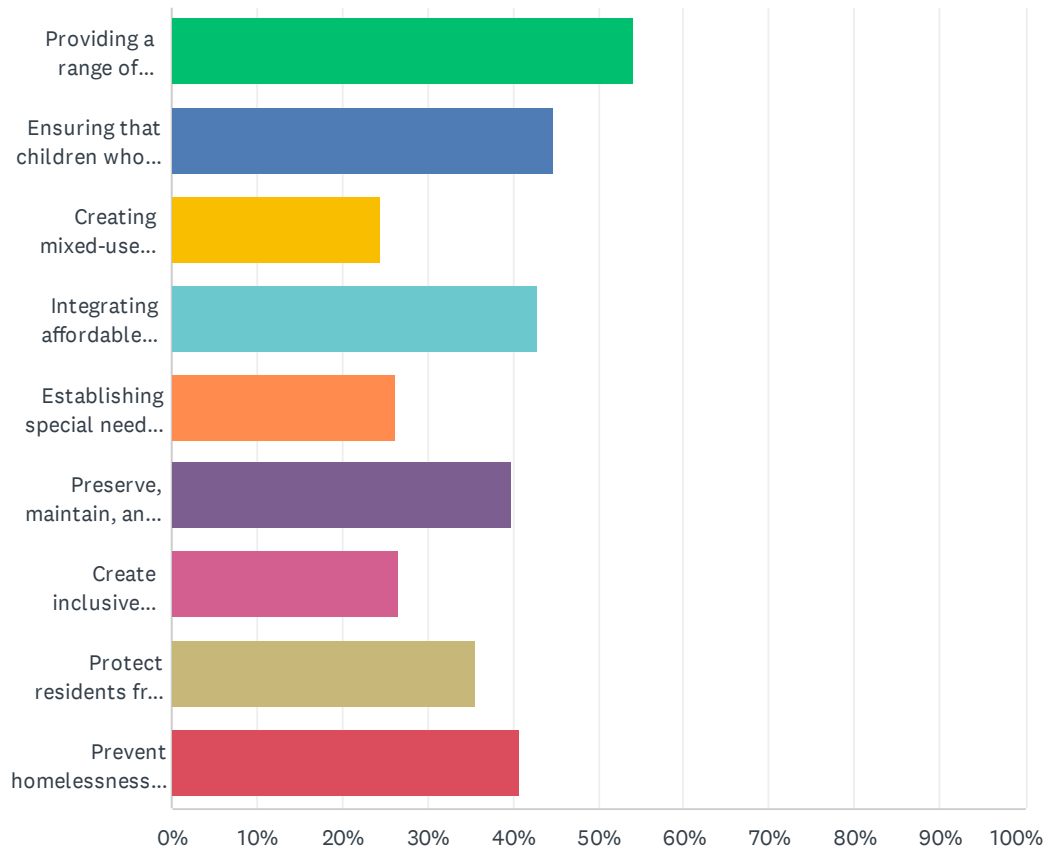
24	Affordable homes for purchase would be great for new home owners. (without programs attached to it)	3/16/2022 9:47 AM
25	None	3/16/2022 9:43 AM
26	Affordable housing	3/16/2022 8:59 AM
27	Single parent one income no babysitter I need lower rent then the low income offers	3/16/2022 7:33 AM
28	Higher wages, Morgan Hill pay's close to minimum wage. In order to get paid higher wages most people must commute to San Jose, Sunnyvale, Cupertino, Palo Alto.	3/15/2022 8:13 PM
29	none. Keep the population in control and the street traffic down. More people does not equate to better living environment.	3/15/2022 7:33 PM
30	Houses for teachers. I am leaving as soon as I can because I cannot afford it here. However, if Morgan Hill had a program for Staff, both Classified and Certified, and I was given a home for 300k then that would change my mind.	3/15/2022 5:07 PM
31	Single low income houses for family	3/15/2022 2:54 PM
32	Affordable Housing	3/15/2022 12:08 PM
33	No more housing	3/15/2022 11:09 AM
34	Less Low-income Housing	3/15/2022 10:35 AM
35	Affordable teacher housing	3/15/2022 10:34 AM
36	single story homes with a backyard for our children	3/15/2022 10:19 AM
37	Affordable/low income housing	3/15/2022 9:21 AM
38	Housing with more yArd, home for young and low income with minimum wage. Most place only pay minimum wage if you less then 2 yr experience	3/15/2022 9:16 AM
39	NO monster homes, try building normal sized homes	3/15/2022 8:57 AM
40	developed and it is sad to see the land being taken away	3/15/2022 8:43 AM
41	Less/no housing additions...building in MH has exploded	3/15/2022 8:35 AM
42	any kind of housing that is affordable	3/15/2022 8:21 AM
43	AFFORDABLE Single-Family Homes for young families	3/15/2022 8:07 AM
44	No more homes! So many new developments in the past 5-6 years and a huge increase in break-ins, car theft, shootings.	3/15/2022 7:29 AM
45	None	3/15/2022 5:08 AM
46	NONE	3/14/2022 10:48 PM
47	None it's too crowded. This is a small city	3/14/2022 8:58 PM
48	Casas más accesibles para comprar	3/14/2022 8:56 PM
49	None	3/14/2022 8:46 PM
50	There is too much growth/housing in our city!	3/14/2022 8:29 PM
51	None. We have TOO many people as it is.	3/14/2022 8:25 PM
52	No additional housing	3/14/2022 8:17 PM
53	live work spaces for creatives.	3/14/2022 8:17 PM
54	Low income housing	3/14/2022 8:08 PM
55	No more housing. It's a drain on infrastructure.	3/14/2022 7:56 PM
56	None	3/14/2022 7:44 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

57	No more housing. Too much building.	3/14/2022 7:44 PM
58	Housing for college students	3/14/2022 7:44 PM
59	Middle Class Assistance Program for those who make up to \$200k as a household but can't afford a house cause of all the rich greedy people	3/14/2022 7:38 PM
60	Affordable single family homes	3/14/2022 7:27 PM
61	I'm not sure that I think there need to be more homes.	3/14/2022 7:15 PM
62	Housing people can get	3/14/2022 6:47 PM
63	None. We until we get more rain	3/14/2022 6:45 PM
64	None. No more growth.	3/14/2022 6:39 PM
65	None - Morgan Hill is becoming too populated as it is.	3/14/2022 6:37 PM
66	I prefer to minimize growth in Morgan Hill	3/14/2022 6:09 PM
67	No more housing. Schools are impacted as it is and the traffic around town is terrible.	3/14/2022 6:08 PM
68	Affordable	3/14/2022 6:07 PM
69	Housing that a single teacher can afford.	3/14/2022 5:57 PM

Q6 Please indicate which of the following housing priorities are most important for Morgan Hill. (Indique cuáles de las siguientes prioridades de vivienda son las más importantes para Morgan Hill)

Answered: 635 Skipped: 16

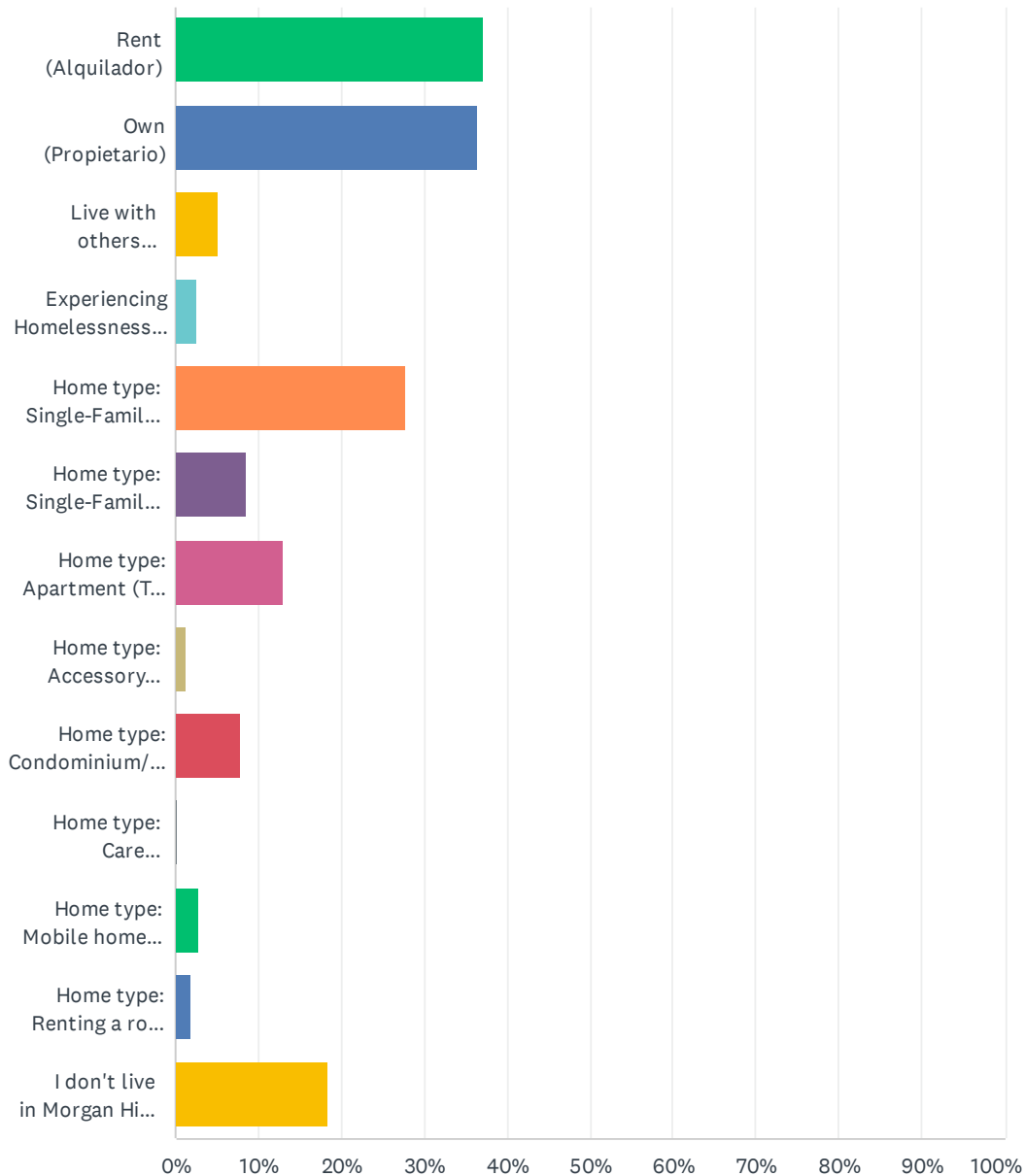


Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Providing a range of housing opportunities affordable to Morgan Hill workforce (Brindar una variedad de oportunidades de vivienda accesible para la fuerza laboral de Morgan Hill)	54.17%	344
Ensuring that children who grew up in Morgan Hill have housing options so they can live in Morgan Hill as adults (Garantizar que los niños que crecieron en Morgan Hill tengan opciones de vivienda para que puedan vivir en Morgan Hill como adultos)	44.72%	284
Creating mixed-use (commercial/office and residential) projects that encourage walkable neighborhoods and reduce tendency on automobiles (Crear proyectos de uso mixto (comercial/oficina y residencial) que fomenten vecindarios transitables y reduzcan la tendencia a los automóviles)	24.57%	156
Integrating affordable housing throughout the community to create mixed-income neighborhoods avoiding concentrations in any one neighborhood (Integrar viviendas accesible en toda la comunidad para crear vecindarios de ingresos mixtos evitando concentraciones en un solo vecindario)	42.83%	272
Establishing special needs housing for seniors, persons with disabilities, and/or veterans (Establecimiento de viviendas con necesidades especiales para personas mayores, personas con discapacidades y/o veteranos)	26.14%	166
Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability (Preservar, mantener y rehabilitar las viviendas existentes para garantizar la habitabilidad del vecindario y continuar promoviendo la accesibilidad de viviendas)	39.84%	253
Create inclusive neighborhoods, connecting residents to jobs, schools, and services (Crear vecindarios inclusivos, conectando a los residentes con trabajos, escuelas y servicios)	26.61%	169
Protect residents from displacement by economic pressures by keeping people in their homes/communities (Proteger a los residentes del desplazamiento por presiones económicas manteniendo a las personas en sus hogares/comunidades)	35.59%	226
Prevent homelessness and address the housing needs of people experiencing homelessness (Prevenir la falta de vivienda y abordar las necesidades de vivienda de las personas sin hogar)	40.63%	258
Total Respondents: 635		

Q7 If you live in Morgan Hill, what best describes your current home?
(Please indicate if you rent or own and the type of home you live in) (Si
vive en Morgan Hill, ¿qué describe mejor su hogar actual? (Indique si es
propietario o alquilador y el tipo de vivienda en la que vive))

Answered: 641 Skipped: 10

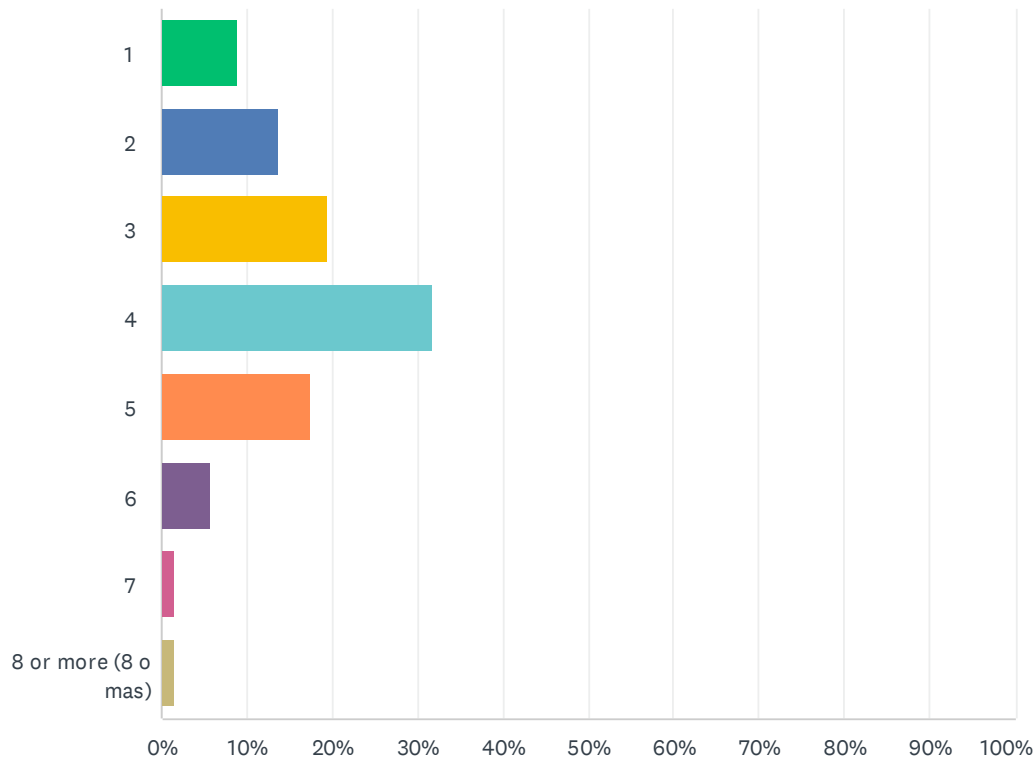


Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Rent (Alquilador)	37.13%	238
Own (Propietario)	36.51%	234
Live with others (family/friends) with no rent (Vive con otros (familiares/amigos) sin renta)	5.15%	33
Experiencing Homelessness (Sin hogar)	2.65%	17
Home type: Single-Family Detached House (Tipo de vivienda: Vivienda Unifamiliar Aislada)	27.77%	178
Home type: Single-Family Attached House (Tipo de vivienda: Vivienda Unifamiliar Pareada)	8.42%	54
Home type: Apartment (Tipo de vivienda: Apartamento)	13.10%	84
Home type: Accessory Dwelling Unit (Tipo de vivienda: Unidad de Vivienda Accesorio)	1.25%	8
Home type: Condominium/Townhome (Tipo de casa: Condominio/Casa adosada)	7.80%	50
Home type: Care Facility/Assisted Living (Tipo de vivienda: Centro de atención/vivienda asistida)	0.16%	1
Home type: Mobile home (Tipo de vivienda: Casa móvil)	2.81%	18
Home type: Renting a room (Tipo de vivienda: Alquilar una habitación)	1.87%	12
I don't live in Morgan Hill (Yo no vivo en Morgan Hill)	18.41%	118
Total Respondents: 641		

Q8 What is your household size? (¿Cuál es el tamaño de su hogar?)

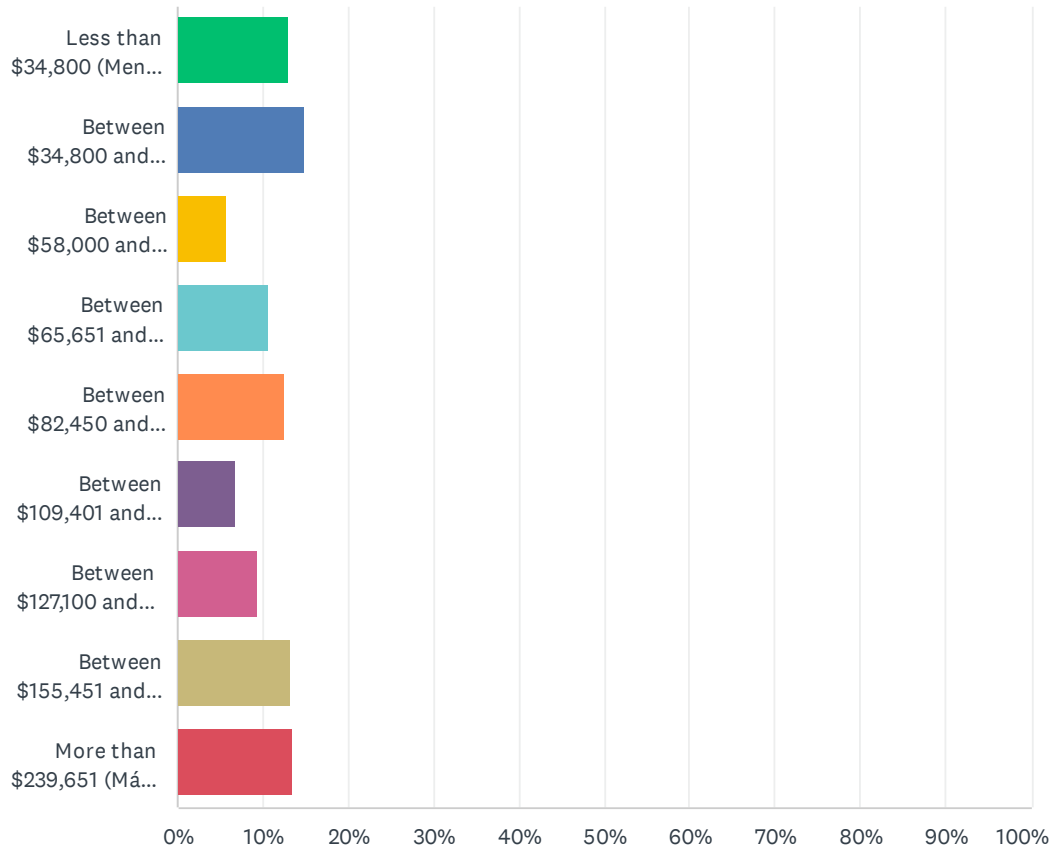
Answered: 642 Skipped: 9



ANSWER CHOICES	RESPONSES	
1	9.03%	58
2	13.71%	88
3	19.31%	124
4	31.78%	204
5	17.45%	112
6	5.76%	37
7	1.40%	9
8 or more (8 o mas)	1.56%	10
TOTAL		642

Q9 What is your annual household income range? (¿Cuál es el rango de ingresos anuales de su hogar?)

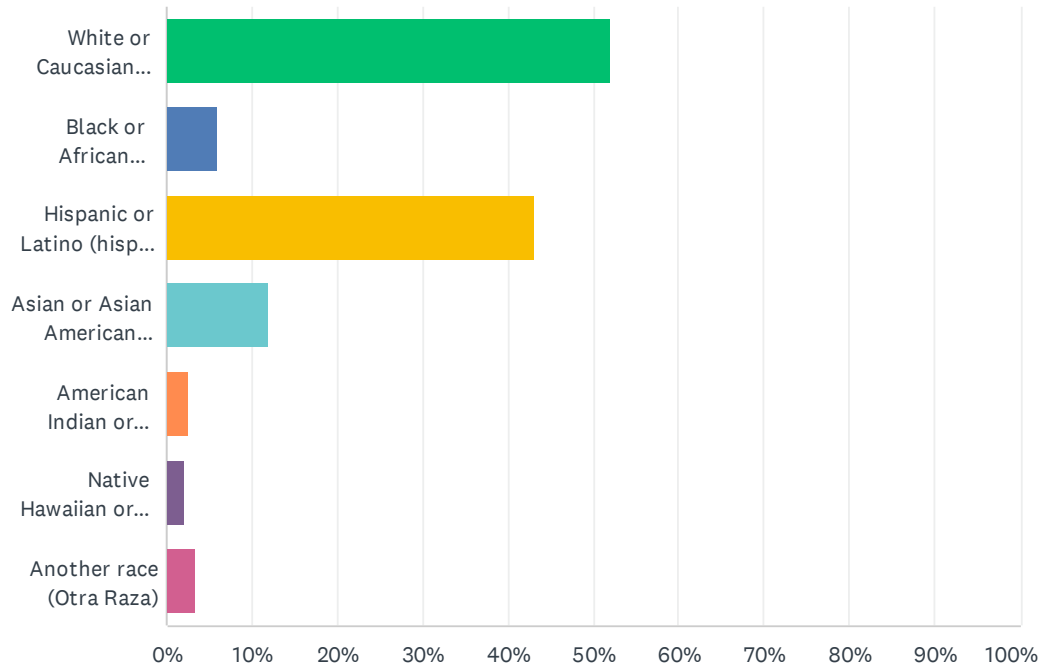
Answered: 633 Skipped: 18



ANSWER CHOICES	RESPONSES	
Less than \$34,800 (Menos de \$34,800)	13.11%	83
Between \$34,800 and \$57,999 (Entre \$34,800 y \$57,999)	14.85%	94
Between \$58,000 and \$65,650 (Entre \$58,000 y \$65,650)	5.85%	37
Between \$65,651 and \$82,449 (Entre \$65,651 y \$82,449)	10.74%	68
Between \$82,450 and \$109,400 (Entre \$82,450 y \$109,400)	12.48%	79
Between \$109,401 and \$127,099 (Entre \$109,401 y \$127,099)	6.79%	43
Between \$127,100 and \$155,450 (Entre \$127,100 y \$155,450)	9.48%	60
Between \$155,451 and \$239,650 (Entre \$155,451 y \$239,650)	13.27%	84
More than \$239,651 (Más de \$239,651)	13.43%	85
TOTAL		633

Q10 Please specify your race/ethnicity (choose all that apply) (Especifique su raza/origen étnico (elija todas las que correspondan))

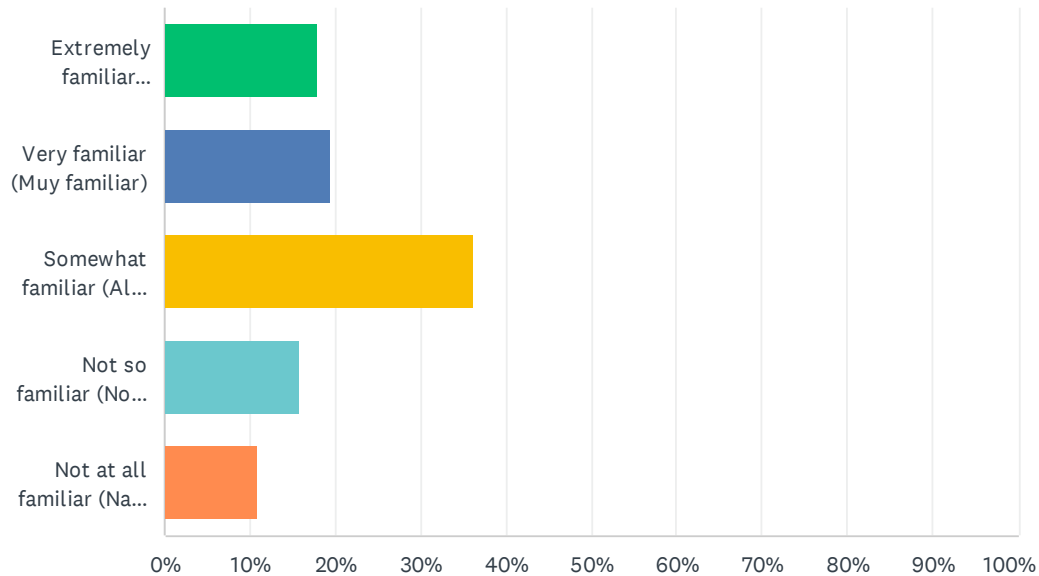
Answered: 636 Skipped: 15



ANSWER CHOICES	RESPONSES	
White or Caucasian (Blanco o caucásico)	52.04%	331
Black or African American (negro o afroamericano)	5.97%	38
Hispanic or Latino (hispano o latino)	43.08%	274
Asian or Asian American (asiático o asiático americano)	11.95%	76
American Indian or Alaska Native (Indio americano o nativo de Alaska)	2.52%	16
Native Hawaiian or other Pacific Islander (Nativo de Hawai u otra isla del Pacífico)	2.20%	14
Another race (Otra Raza)	3.46%	22
Total Respondents: 636		

Q11 How would you assess your understanding of your right to be free from housing discrimination? (¿Cómo evaluaría su entendimiento del derecho de ser libre de discriminación en la vivienda?)

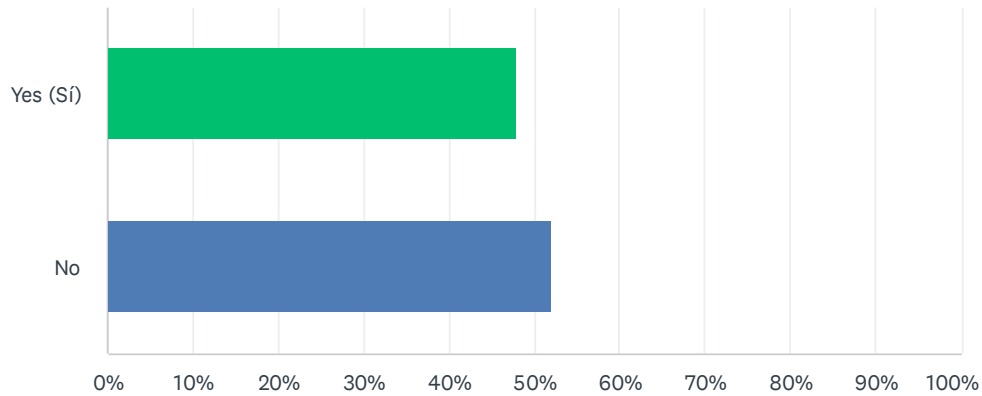
Answered: 637 Skipped: 14



ANSWER CHOICES	RESPONSES	
Extremely familiar (Extremadamente familiar)	17.90%	114
Very familiar (Muy familiar)	19.31%	123
Somewhat familiar (Algo familiar)	36.26%	231
Not so familiar (No tan familiar)	15.70%	100
Not at all familiar (Nada familiar)	10.83%	69
TOTAL		637

Q12 If you wanted more information about your fair housing rights, do you know where you would look? (Si quisiera más información sobre el derecho de vivienda justa, ¿sabría dónde buscar?)

Answered: 645 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes (Sí)	47.91%	309
No	52.09%	336
TOTAL		645

Q13 If you answered yes to the previous question, where would you look for more information about your fair housing rights? (Si su respuesta es afirmativa a la pregunta anterior, ¿dónde buscaría más información sobre becas de vivienda justa?)

Answered: 229 Skipped: 422

#	RESPONSES	DATE
1	Housing Authority	4/5/2022 3:39 PM
2	CARAS, Project Sentinel	4/5/2022 3:38 PM
3	City of Morgan Hill	4/5/2022 3:36 PM
4	Online	4/5/2022 3:28 PM
5	Internet	4/5/2022 3:25 PM
6	Online	4/5/2022 3:18 PM
7	Department of Justice	4/5/2022 3:17 PM
8	Housing website	4/5/2022 3:09 PM
9	Fair Housing City of Morgan Hill	4/5/2022 3:05 PM
10	Internet, google	4/5/2022 2:59 PM
11	Scared Heart	4/5/2022 2:50 PM
12	Government website	4/5/2022 2:44 PM
13	Resources	4/5/2022 2:42 PM
14	Resource coordinator where I live	4/5/2022 2:41 PM
15	Online	4/5/2022 2:34 PM
16	State fair housing act online or contact California housing dept	4/5/2022 2:28 PM
17	In provided lease agreement package on posted bulletin board on property contact fair housing authority	4/5/2022 2:23 PM
18	I would contact my case manager	4/4/2022 3:44 PM
19	online	4/4/2022 3:34 PM
20	talk to a lawyer or HUD website, or contact my case worker w/SCC Housing Authority	4/4/2022 3:32 PM
21	Manager	4/4/2022 3:18 PM
22	I'd contact Project Sentinel.	4/4/2022 10:50 AM
23	Online. County site.	4/3/2022 6:21 AM
24	Google query	4/2/2022 8:33 PM
25	Government websites	4/2/2022 12:38 AM
26	Government websites	4/2/2022 12:36 AM
27	The city, Google it or reach out to local advocate programs.	4/1/2022 1:08 PM
28	FEHA online	4/1/2022 12:02 PM
29	Affordable housing	4/1/2022 11:46 AM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

30	I would search on the internet.	4/1/2022 10:17 AM
31	Internet	4/1/2022 8:50 AM
32	Gov website in a Google search.	3/31/2022 10:11 PM
33	State website regarding Housing and Federal program	3/30/2022 6:36 PM
34	State or Federal Website for Housing Authority	3/30/2022 9:26 AM
35	start w/ a websearch to find various agencies in city and county.	3/30/2022 9:20 AM
36	internet	3/29/2022 3:50 PM
37	City Hall	3/29/2022 10:13 AM
38	City of Morgan Hill.com or HUD.gov	3/28/2022 4:15 PM
39	I would contact the city offices.	3/28/2022 8:34 AM
40	MH ahousing	3/28/2022 4:59 AM
41	Online	3/27/2022 9:28 PM
42	I would go to the DFEH site.	3/25/2022 9:32 AM
43	Websites	3/24/2022 10:54 PM
44	SCC Fair Housing	3/23/2022 2:47 PM
45	https://www.dfeh.ca.gov/housing/	3/23/2022 2:28 PM
46	Online	3/23/2022 6:55 AM
47	MH Library.	3/22/2022 11:11 PM
48	Google	3/22/2022 8:53 PM
49	na	3/22/2022 11:29 AM
50	I would research in the county I lived in and through Housing and Urban Development (HUD)	3/22/2022 9:57 AM
51	no	3/22/2022 9:26 AM
52	State CA Consumer Affairs (Tenant & Landlord) Rights; Housing Urban and Development; Fair Housing Act Written Law).	3/21/2022 7:14 PM
53	Online	3/20/2022 4:18 PM
54	Www.fairhousingnorcal.org, as well as city, county & state websites	3/20/2022 1:44 PM
55	Library, search for online websites	3/20/2022 12:29 AM
56	Online search	3/19/2022 7:15 PM
57	Internet	3/19/2022 6:55 PM
58	Google	3/19/2022 12:59 PM
59	HUD FEHA	3/19/2022 11:04 AM
60	Google	3/19/2022 10:46 AM
61	Online	3/19/2022 10:34 AM
62	Federal and California Fair Housing acts	3/19/2022 9:14 AM
63	HUD website , morganhill city website and easily google articles for specific questions	3/19/2022 8:43 AM
64	Online	3/19/2022 7:37 AM
65	Online	3/18/2022 10:50 PM
66	En mejores programas de asistencia para bajos ingresos sin discrimination para calificar .	3/18/2022 8:35 PM
67	HUD	3/18/2022 8:09 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

68	Hud.com	3/18/2022 7:17 PM
69	Online	3/18/2022 7:15 PM
70	Google	3/18/2022 6:59 PM
71	Internet	3/18/2022 6:18 PM
72	Internet	3/18/2022 6:07 PM
73	Google	3/18/2022 5:40 PM
74	Project Sentinel Gilroy Office 8339 Church Street, Suite 104 Gilroy, CA 95020 Phone: 408-720-9888	3/18/2022 5:32 PM
75	Government (federal, state, and county) websites.	3/18/2022 5:29 PM
76	County	3/18/2022 5:27 PM
77	On the HUDS websire	3/18/2022 5:21 PM
78	Web	3/18/2022 5:17 PM
79	Yes	3/18/2022 5:05 PM
80	Internet	3/18/2022 5:02 PM
81	fairhousingnorcal.org	3/18/2022 5:01 PM
82	Fair housing Authority's website, ECHO housing, global google search, etc.	3/18/2022 4:57 PM
83	www.morgan-hill.ca.gov	3/18/2022 4:46 PM
84	City of MH website. Internet	3/18/2022 4:44 PM
85	Hud	3/18/2022 4:43 PM
86	Fair housing	3/18/2022 4:38 PM
87	MH Housing department	3/18/2022 4:35 PM
88	www.hud.gov	3/18/2022 4:27 PM
89	I would Google "CA fair housing rights"	3/18/2022 2:23 PM
90	I would go to HUD, and/or ask my neighbor who works for HUD for Santa Clara Valley.	3/17/2022 3:21 PM
91	Internet. Check state and county resources	3/17/2022 1:55 PM
92	google; government pages	3/17/2022 7:58 AM
93	I would look it up on Internet	3/16/2022 3:00 PM
94	Internet	3/16/2022 2:07 PM
95	internet	3/16/2022 11:06 AM
96	Internet under Santa Clara county	3/16/2022 9:53 AM
97	https://www.dfeh.ca.gov/housing/	3/16/2022 9:47 AM
98	Online website	3/16/2022 9:44 AM
99	Google for resources to research	3/16/2022 8:57 AM
100	Internet search	3/16/2022 7:39 AM
101	California and federal government websites.	3/15/2022 9:26 PM
102	Internet	3/15/2022 8:21 PM
103	I would talk to my school and get information from the district.	3/15/2022 8:17 PM
104	Santa Clara Bar Association	3/15/2022 8:13 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

105	Stay website	3/15/2022 7:34 PM
106	The internet.	3/15/2022 5:08 PM
107	Google i	3/15/2022 3:50 PM
108	The housing department of SCC	3/15/2022 3:43 PM
109	Google, ask a real estate agent	3/15/2022 2:39 PM
110	Housing Authority	3/15/2022 2:10 PM
111	Library, community webpages	3/15/2022 1:18 PM
112	Online	3/15/2022 1:06 PM
113	I was displaced by covid had to move from MH would like to move back to low income senior housing	3/15/2022 1:01 PM
114	California Employment and Housing	3/15/2022 12:58 PM
115	fair housing website	3/15/2022 12:31 PM
116	I'd Google it.	3/15/2022 12:13 PM
117	google	3/15/2022 11:32 AM
118	Google	3/15/2022 11:30 AM
119	Google	3/15/2022 11:10 AM
120	Websites	3/15/2022 10:38 AM
121	internet	3/15/2022 10:38 AM
122	Housing Resources City of Morgan Hill	3/15/2022 10:33 AM
123	City of Morgan Hill website has many many information regarding this. That is where I would start	3/15/2022 10:12 AM
124	I could easily google the information or go to our local county offices where they have some literature available.	3/15/2022 9:33 AM
125	Websites	3/15/2022 9:30 AM
126	Online by googling the Fair Housing Act.	3/15/2022 9:24 AM
127	Google	3/15/2022 9:22 AM
128	Idk	3/15/2022 9:16 AM
129	HCD...Housing and Community Development	3/15/2022 9:06 AM
130	City/ county website	3/15/2022 8:50 AM
131	House Keys, law	3/15/2022 8:49 AM
132	Fair Housing Act California	3/15/2022 8:36 AM
133	Internet, city of Morgan Hill	3/15/2022 8:32 AM
134	internet	3/15/2022 8:25 AM
135	I would go to the City of Morgan Hill's website, as well as the CA State website for the Dept. of Fair Housing.	3/15/2022 8:22 AM
136	Santa Clara County webpage	3/15/2022 8:21 AM
137	Morgan hill city website	3/15/2022 8:16 AM
138	city or county websites.	3/15/2022 7:59 AM
139	online	3/15/2022 7:58 AM
140	https://www.dfeh.ca.gov/LegalRecords/	3/15/2022 7:37 AM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

141	Google	3/15/2022 7:29 AM
142	En internet	3/15/2022 6:34 AM
143	Santa Clara county website	3/15/2022 5:39 AM
144	Hud	3/15/2022 5:09 AM
145	City website	3/15/2022 12:18 AM
146	Google it online, or speak to my realtor	3/14/2022 11:38 PM
147	Fannie Mae website	3/14/2022 11:28 PM
148	Internet	3/14/2022 10:47 PM
149	Online	3/14/2022 10:45 PM
150	city website, I think	3/14/2022 10:42 PM
151	Law foundation and community resources	3/14/2022 10:41 PM
152	The library	3/14/2022 10:32 PM
153	Google it, library	3/14/2022 10:29 PM
154	I would look to the attorney that assisted us with our recent eviction due to the landlords selling their property. I also have phone numbers and contact info for fair housing support in the area.	3/14/2022 10:24 PM
155	Web search	3/14/2022 9:53 PM
156	FAIR HOUSING WEBSITE	3/14/2022 9:44 PM
157	The internet. I'd Google my questions.	3/14/2022 9:34 PM
158	The CA.Gov website	3/14/2022 9:18 PM
159	City of Morgan Hill website	3/14/2022 9:18 PM
160	Www.Morgan-hill.ca.gov	3/14/2022 9:10 PM
161	Google	3/14/2022 9:07 PM
162	Social services	3/14/2022 9:04 PM
163	HUD WEBSITE	3/14/2022 9:04 PM
164	Fair Housing Website	3/14/2022 8:58 PM
165	Online	3/14/2022 8:56 PM
166	No se	3/14/2022 8:56 PM
167	City website, Google, state laws	3/14/2022 8:56 PM
168	Google	3/14/2022 8:54 PM
169	Housing Authority website	3/14/2022 8:51 PM
170	Housing Authority	3/14/2022 8:50 PM
171	Research online	3/14/2022 8:47 PM
172	I would google AFH keywords and likely read from federal government websites. Alternatively I may find it referenced on the Morgan Hill city website?	3/14/2022 8:40 PM
173	Internet	3/14/2022 8:30 PM
174	Google search	3/14/2022 8:29 PM
175	Hud housing websites	3/14/2022 8:26 PM
176	City, county, and state housing department websites.	3/14/2022 8:25 PM
177	HUD website	3/14/2022 8:21 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

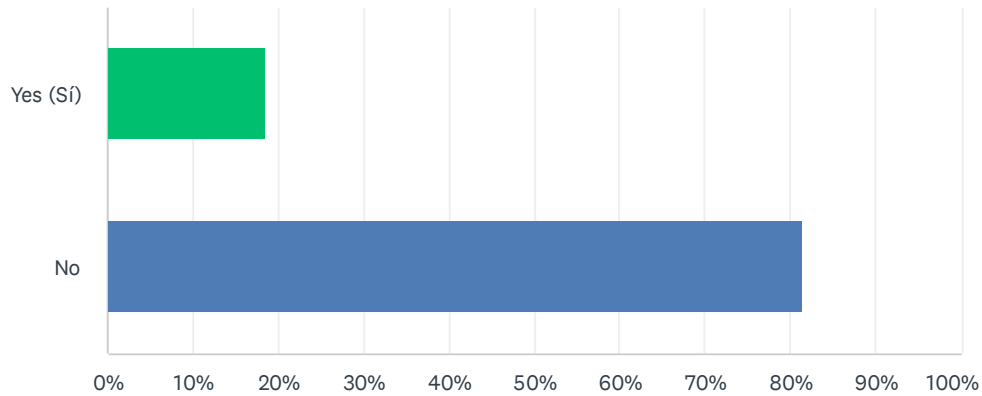
178	Bay Area Legal Aid	3/14/2022 8:20 PM
179	Online	3/14/2022 8:19 PM
180	California Dep't of FairHousing	3/14/2022 8:19 PM
181	County, city, state or fair housing documents provided to the public.	3/14/2022 8:16 PM
182	City Hall Housing department	3/14/2022 8:14 PM
183	Online	3/14/2022 8:11 PM
184	the chamber of commerce, the library, the community center, and the California laws online.	3/14/2022 8:11 PM
185	The internet	3/14/2022 8:02 PM
186	County housing authority	3/14/2022 7:57 PM
187	On the internet	3/14/2022 7:56 PM
188	County and state housing websites	3/14/2022 7:54 PM
189	HUD	3/14/2022 7:54 PM
190	https://www.dfeh.ca.gov/housing/	3/14/2022 7:44 PM
191	Internet search	3/14/2022 7:43 PM
192	City hall Morgan Hill	3/14/2022 7:43 PM
193	California housing authority	3/14/2022 7:42 PM
194	Google	3/14/2022 7:39 PM
195	Is this a test??	3/14/2022 7:39 PM
196	City hall	3/14/2022 7:35 PM
197	I'd search online	3/14/2022 7:33 PM
198	Google	3/14/2022 7:31 PM
199	Google	3/14/2022 7:31 PM
200	Online	3/14/2022 7:30 PM
201	Internet	3/14/2022 7:28 PM
202	On the Internet	3/14/2022 7:26 PM
203	tinabaleria@gmail.com	3/14/2022 7:25 PM
204	Internet, official websites	3/14/2022 7:24 PM
205	Google	3/14/2022 7:15 PM
206	google search	3/14/2022 7:12 PM
207	HUD	3/14/2022 7:07 PM
208	The community	3/14/2022 6:47 PM
209	Internet	3/14/2022 6:46 PM
210	State Housing Authority	3/14/2022 6:46 PM
211	The internet	3/14/2022 6:39 PM
212	Online	3/14/2022 6:36 PM
213	County website	3/14/2022 6:17 PM
214	Project Sentinel, fair housing law project	3/14/2022 6:11 PM
215	HUD website	3/14/2022 6:10 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

216	State and county housing guidelines	3/14/2022 6:08 PM
217	State sites	3/14/2022 6:07 PM
218	City website, internet	3/14/2022 6:07 PM
219	Google	3/14/2022 6:06 PM
220	fair housing	3/14/2022 6:05 PM
221	Online, speak to an attorney or a realtor	3/14/2022 6:05 PM
222	County	3/14/2022 6:03 PM
223	Online	3/14/2022 6:01 PM
224	internet	3/14/2022 6:01 PM
225	Online	3/14/2022 6:01 PM
226	Online	3/14/2022 6:00 PM
227	I would look up information on the website for FEHA (Fair Employment and Housing Act).	3/14/2022 5:58 PM
228	Search the web	3/14/2022 5:55 PM
229	Google	3/14/2022 5:53 PM

**Q14 Have you or anyone you know experienced housing discrimination?
(¿Usted o alguien que conoce ha experimentado discriminación en la vivienda?)**

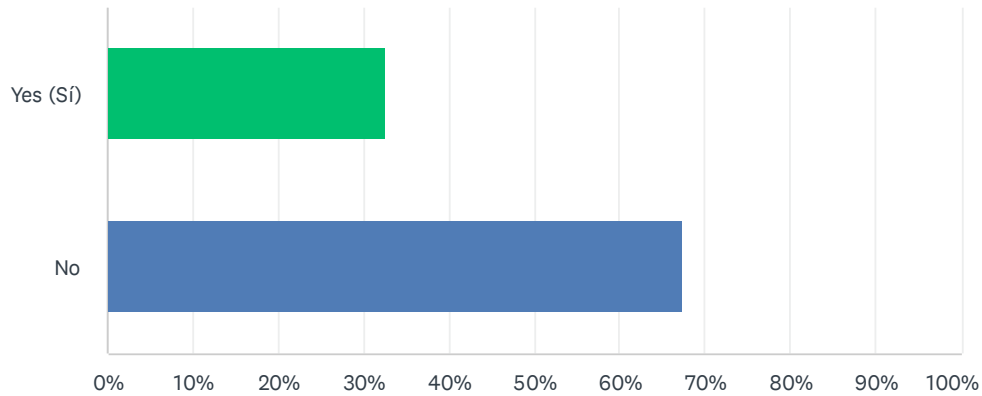
Answered: 618 Skipped: 33



ANSWER CHOICES	RESPONSES	
Yes (Sí)	18.61%	115
No	81.39%	503
TOTAL		618

Q15 If you were to experience housing discrimination, would you know where to turn for help? (Si a tenido experiencia de ámbito discriminatorio en la vivienda, ¿sabría a dónde acudir en busca de ayuda?)

Answered: 613 Skipped: 38



ANSWER CHOICES	RESPONSES	
Yes (Sí)	32.63%	200
No	67.37%	413
TOTAL		613

Q16 If you answered yes to the previous question, whom would you contact? (Si respondió afirmativamente a la pregunta anterior, ¿con quién se pondría en contacto?)

Answered: 146 Skipped: 505

#	RESPONSES	DATE
1	CARAS, Project Sentinel	4/5/2022 3:38 PM
2	Project Sentinel, Morgan Hill Office	4/5/2022 3:06 PM
3	Social Services	4/5/2022 3:02 PM
4	Google	4/5/2022 2:59 PM
5	Have funds from friends	4/5/2022 2:57 PM
6	Sacred heart	4/5/2022 2:51 PM
7	Government agency	4/5/2022 2:44 PM
8	Online or call Housing Discrimination	4/5/2022 2:34 PM
9	Talk to apartment management fair housing authority attorney	4/5/2022 2:23 PM
10	Contact my case manager	4/4/2022 3:44 PM
11	Trusted Lender; City of Morgan Hill	4/4/2022 11:49 AM
12	I'd contact a lawyer.	4/4/2022 10:51 AM
13	Online. SCC.	4/3/2022 6:22 AM
14	Whatever resources google recommended	4/2/2022 8:34 PM
15	A lawyer or local non-profit organization.	4/1/2022 1:09 PM
16	california.gov online	4/1/2022 12:02 PM
17	Management	4/1/2022 11:38 AM
18	Project Sentinel	4/1/2022 10:17 AM
19	Some government agency that wouldn't do anything	4/1/2022 8:51 AM
20	Free legal aid.	3/31/2022 10:12 PM
21	Start with Morgan Hill City Hall	3/30/2022 6:37 PM
22	State or federal board for fair housing	3/30/2022 9:26 AM
23	HUD, Santa Clara County Housing Authority, Project Sentinel, lawyer	3/30/2022 9:23 AM
24	City Hall	3/29/2022 10:13 AM
25	same place as my previous answer	3/28/2022 4:15 PM
26	Our city offices	3/28/2022 8:35 AM
27	Attorney	3/27/2022 9:29 PM
28	HUD site or call	3/25/2022 9:33 AM
29	Our city websites and hotlines	3/24/2022 10:55 PM
30	Housing.org	3/23/2022 2:49 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

31	Doj	3/23/2022 6:56 AM
32	District Attorney's office.	3/22/2022 11:13 PM
33	A counselor or management of the city/county I reside in.	3/22/2022 9:58 AM
34	Obtain Legal assistance or a Mediator governed by the State or local municipalities.	3/21/2022 7:15 PM
35	I would contact 415-457-5025, FHANC staff	3/20/2022 1:46 PM
36	Fha	3/19/2022 9:42 PM
37	Lawyer	3/19/2022 6:55 PM
38	Google	3/19/2022 12:59 PM
39	DFEH	3/19/2022 11:06 AM
40	Attorney	3/19/2022 10:46 AM
41	City managers office,	3/19/2022 8:44 AM
42	Online	3/18/2022 10:51 PM
43	City	3/18/2022 8:09 PM
44	Lawyer	3/18/2022 7:46 PM
45	HUD	3/18/2022 7:18 PM
46	County google	3/18/2022 6:59 PM
47	Asian Law Alliance	3/18/2022 5:45 PM
48	Fair housing	3/18/2022 5:41 PM
49	Rebecca Garcia Housing Director Email Rebecca Garcia Phone: 408-310-4637 Christie Thomas Housing Program Coordinator Email Christie Thomas Phone: 408-310-4674 Brian Malicdem Unhoused Specialist Email Brian Malicdem Phone: 669-286-0585	3/18/2022 5:33 PM
50	Legal Aid	3/18/2022 5:29 PM
51	County	3/18/2022 5:27 PM
52	Fair housing	3/18/2022 5:21 PM
53	County	3/18/2022 5:17 PM
54	Department of Fair Housing or another state organization.	3/18/2022 4:58 PM
55	morgan-hill.ca.gov	3/18/2022 4:47 PM
56	Housing.org	3/18/2022 4:28 PM
57	If the problem surges, would ask and find out who could help me. However, when I got discriminated, I realized that it was not the right place for me anyway.	3/18/2022 2:25 PM
58	La verdad no tengo idea adonde acudir ho con quien ponerme en contacto	3/17/2022 4:26 PM
59	HUD	3/17/2022 3:22 PM
60	Law enforcement and attorneys	3/17/2022 1:56 PM
61	lawyer	3/17/2022 7:58 AM
62	I would on the internet for who to contact in the city or county.	3/16/2022 2:08 PM
63	internet	3/16/2022 11:06 AM
64	Santa Clara county website under housing discrimination	3/16/2022 9:54 AM
65	Project Sentinal	3/16/2022 9:48 AM
66	Prefer not to disclose	3/16/2022 9:44 AM
67	google for resource	3/16/2022 8:58 AM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

68	Project Sentinel	3/16/2022 7:40 AM
69	State	3/15/2022 7:35 PM
70	City	3/15/2022 3:51 PM
71	SCC Housing division	3/15/2022 3:44 PM
72	lawyer	3/15/2022 2:39 PM
73	Fair Housing Authorities	3/15/2022 2:11 PM
74	I'd Google it.	3/15/2022 12:13 PM
75	county website	3/15/2022 11:49 AM
76	I would check Google to where to contact.	3/15/2022 11:31 AM
77	Google it	3/15/2022 11:10 AM
78	government agencies	3/15/2022 10:38 AM
79	A lawyer	3/15/2022 10:34 AM
80	I believe I would contact the state dept in sacramento or Fresno.	3/15/2022 9:33 AM
81	Website	3/15/2022 9:30 AM
82	My lawyer.	3/15/2022 9:24 AM
83	Housing Authority	3/15/2022 9:22 AM
84	AFH	3/15/2022 9:17 AM
85	The city, law	3/15/2022 8:50 AM
86	I would contact a local rent board (if such a thing exists)	3/15/2022 8:47 AM
87	HUD and DFEH	3/15/2022 8:37 AM
88	An attorney	3/15/2022 8:29 AM
89	I would follow the instructions shared on the websites (that I referenced in the previous question) that I visited.	3/15/2022 8:26 AM
90	Santa Clara County website	3/15/2022 8:21 AM
91	Morgan hill city website	3/15/2022 8:16 AM
92	city housing authority	3/15/2022 8:01 AM
93	local community members	3/15/2022 7:58 AM
94	Santa Clara county housing authority	3/15/2022 7:16 AM
95	En la ciudad o condado	3/15/2022 6:35 AM
96	AFH	3/15/2022 5:23 AM
97	Hud	3/15/2022 5:09 AM
98	Internet research.. Google and research information	3/15/2022 12:30 AM
99	I would use the internet first	3/14/2022 11:43 PM
100	Hud.gov	3/14/2022 11:40 PM
101	City website	3/14/2022 10:43 PM
102	City	3/14/2022 10:29 PM
103	The same attorney who helped us with our recent moving situation.	3/14/2022 10:25 PM
104	Web search	3/14/2022 9:53 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

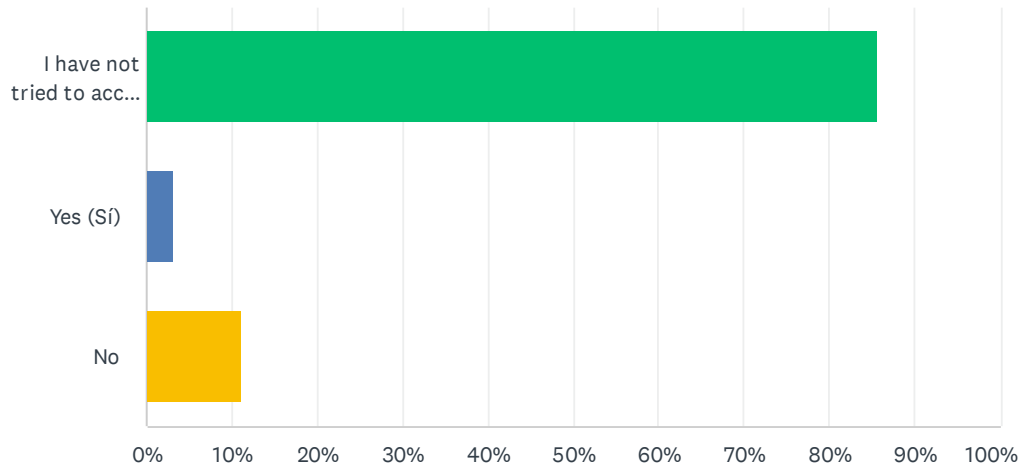
105	department of fair housing and employment	3/14/2022 9:42 PM
106	Con la ciudad de Morgan hill	3/14/2022 9:26 PM
107	City of MH	3/14/2022 9:10 PM
108	Local Equal lending agency	3/14/2022 8:58 PM
109	City of Morgan hill	3/14/2022 8:55 PM
110	DFEH	3/14/2022 8:51 PM
111	Housing Authority	3/14/2022 8:50 PM
112	My lawyer	3/14/2022 8:41 PM
113	Attorney	3/14/2022 8:27 PM
114	Bay Area Legal Aid Fairhousingnorcal.org	3/14/2022 8:21 PM
115	County	3/14/2022 8:20 PM
116	California Dep't of Fair Housing	3/14/2022 8:20 PM
117	My lawyer	3/14/2022 8:18 PM
118	County, city or state fair housing departments. Or retain a lawyer that specializes in discrimination practices.	3/14/2022 8:17 PM
119	State of California housing	3/14/2022 8:15 PM
120	the city of Morgan hill offices and county offices	3/14/2022 8:12 PM
121	County housing authority	3/14/2022 7:58 PM
122	Housing authority	3/14/2022 7:55 PM
123	HUD.gov	3/14/2022 7:55 PM
124	Housing Authority	3/14/2022 7:47 PM
125	https://www.dfeh.ca.gov/ComplaintProcess/	3/14/2022 7:45 PM
126	G	3/14/2022 7:43 PM
127	HUD	3/14/2022 7:42 PM
128	Lawyer	3/14/2022 7:39 PM
129	Department of housing	3/14/2022 7:35 PM
130	Someone at the county and state level	3/14/2022 7:33 PM
131	Housing authority	3/14/2022 7:29 PM
132	Look up on Internet	3/14/2022 7:27 PM
133	City of Morgan Hill	3/14/2022 7:16 PM
134	A housing lawyer or fair housing organization	3/14/2022 7:14 PM
135	Un	3/14/2022 6:46 PM
136	..	3/14/2022 6:31 PM
137	Project sentinel, fair housing law project	3/14/2022 6:11 PM
138	My lawyer	3/14/2022 6:09 PM
139	The city hall?	3/14/2022 6:08 PM
140	An attorney	3/14/2022 6:06 PM
141	County	3/14/2022 6:03 PM
142	internet	3/14/2022 6:02 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

143	Online	3/14/2022 6:01 PM
144	FEHA or HUD	3/14/2022 5:58 PM
145	Search the web	3/14/2022 5:55 PM
146	City	3/14/2022 5:53 PM

Q17 If you have tried to access help complaining about an instance of housing discrimination, were you able to get help? (Si ha intentado acceder a ayuda quejándose de un caso de discriminación en la vivienda, ¿pudo obtener ayuda?)

Answered: 591 Skipped: 60



ANSWER CHOICES	RESPONSES	
I have not tried to access help complaining about an instance of housing discrimination (This question does not apply to me). (No he intentado acceder a algún tipo ayuda o exponer alguna queja por un caso de discriminación de vivienda (esta pregunta no aplica en mí caso)).	85.62%	506
Yes (Sí)	3.21%	19
No	11.17%	66
TOTAL		591

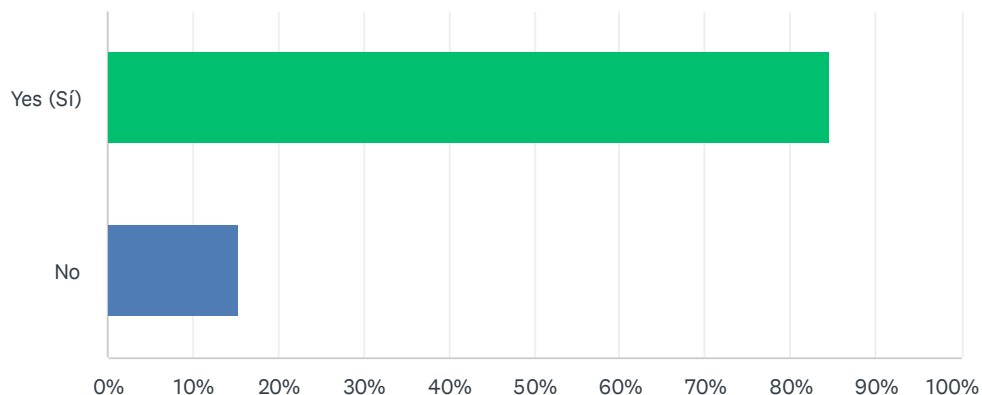
Q18 If you answered yes to the above question, how effective were the services you received? (Si su respuesta es afirmativa a la pregunta anterior, ¿qué tan efectivos fueron los servicios que recibió?)

Answered: 18 Skipped: 633

#	RESPONSES	DATE
1	Below average but California is outright apposed to large families,/ pro creation	4/5/2022 3:26 PM
2	Muy Vien	4/5/2022 3:19 PM
3	Very effective.	3/31/2022 10:26 PM
4	Somewhat, the proess is long and detailed. By the time there is a resolutuion you have a negitive attitude about the housing enviornment.	3/25/2022 9:35 AM
5	Positive. Landlord returned full amount of security deposit.	3/21/2022 7:17 PM
6	Informative	3/18/2022 7:46 PM
7	N/A	3/18/2022 7:40 PM
8	Housing programs Free lawyers	3/18/2022 5:51 PM
9	Effective	3/18/2022 5:45 PM
10	Very	3/18/2022 5:21 PM
11	Never got a call back	3/18/2022 4:38 PM
12	Very ineffective, the apartment managers refused to respond. Nothing was ever resolved.	3/15/2022 8:15 PM
13	Not helpful	3/15/2022 7:17 AM
14	Source wise referred us to project Sentinel and the helped us.	3/14/2022 7:28 PM
15	Not so good	3/14/2022 7:26 PM
16	Bien	3/14/2022 6:31 PM
17	Very well	3/14/2022 5:55 PM
18	Project Sentinel helped with investigation into familial discrimination. They said Morgan Hill doesn't have a contract with them to help, but they were able to help because they had a county of Santa Clara funding to help anyone in the county. They were prompt and helpful in the Gilroy and Santa Clara offices.	3/14/2022 1:08 PM

Q19 Are there areas in Morgan Hill and the broader region where it is especially hard to afford housing? (¿Hay áreas en Morgan Hill y sus alrededores en general donde es especialmente difícil pagar una vivienda?)

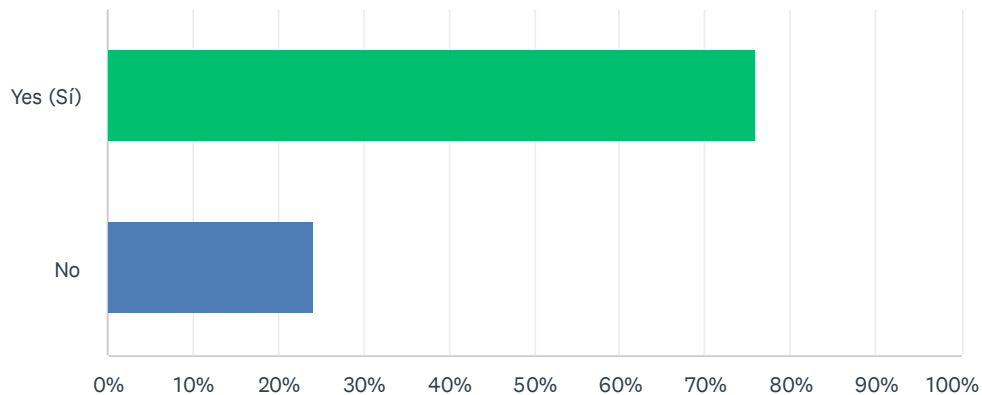
Answered: 581 Skipped: 70



ANSWER CHOICES	RESPONSES	
Yes (Sí)	84.68%	492
No	15.32%	89
TOTAL		581

Q20 If you answered yes to the previous question, are there amenities (public transit, schools, shopping, health care, etc.) in those places that would make them attractive places to live? (Si respondió sí a la pregunta anterior, ¿existen comodidades (transporte público, escuelas, centros comerciales, atención médica, etc.) en esos lugares, convirtiéndolos en lugares atractivos para vivir?)

Answered: 478 Skipped: 173



ANSWER CHOICES	RESPONSES	
Yes (Sí)	75.94%	363
No	24.06%	115
TOTAL		478

Q21 If you answered yes to the previous question, please list the amenities that make the area(s) an attractive place(s) to live. (Si respondió afirmativamente a la pregunta anterior, enumere las comodidades que hacen de la(s) zona(s) un lugar(es) atractivo(s) para vivir.)

Answered: 247 Skipped: 404

#	RESPONSES	DATE
1	Close to schools, groceries, friends, family, transportation	4/5/2022 3:29 PM
2	More kid activities, restaurants, and affordable housing	4/5/2022 3:16 PM
3	Seniors, safe, friendly, pool, gym, community room	4/5/2022 3:00 PM
4	Parks, churches, senior citizen	4/5/2022 2:58 PM
5	Shopping and health care	4/5/2022 2:48 PM
6	transportation, shopping, restaurants	4/5/2022 2:46 PM
7	Safety, parks, and healthcare	4/5/2022 2:45 PM
8	A safe environment	4/5/2022 2:41 PM
9	Stores, health care, transit, jobs	4/5/2022 2:35 PM
10	Apartments are too expensive for 1 person to pay	4/5/2022 2:29 PM
11	Escuelo y lugares atractives	4/5/2022 2:27 PM
12	la seguridad el pueblo chiquito	4/4/2022 3:42 PM
13	More grocery stores like Costco, Smart and Final, or Lucky	4/4/2022 3:38 PM
14	Downtown Morgan Hill	4/4/2022 3:35 PM
15	Location, nice and peaceful neighborhood	4/4/2022 3:24 PM
16	More land	4/4/2022 11:51 AM
17	Affluence leads to amenities, not sure what this is asking?	4/4/2022 10:54 AM
18	Friends nearby, frequent and various public transportation options, hospitals, grocery stores on the transit line.	4/2/2022 8:37 PM
19	Shopping, dining and outdoor space	4/1/2022 1:11 PM
20	1. Escuelas 2. Lugares atractivos para vivir	4/1/2022 12:06 PM
21	City Hall, City Council Chambers, Library, Bus Stop, Landromat, Region Market, Cathering Church	4/1/2022 11:50 AM
22	Public transportation	4/1/2022 11:44 AM
23	Less Noise	4/1/2022 11:40 AM
24	Schools, parks, safer neighborhoods	4/1/2022 10:23 AM
25	Family parks, community events, sliding-scale rents.	3/31/2022 10:43 PM
26	Transportation, close proximity of grocery store / food establishments	3/30/2022 6:40 PM
27	Parks	3/30/2022 12:38 PM
28	nice parks, shopping center.	3/29/2022 8:05 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

29	parklets open space near transportation corridors	3/29/2022 10:19 AM
30	close to restaurants, open space and shopping	3/28/2022 4:20 PM
31	Bus, train to Silicon Valley, nearby recreation. The cities year round vibrant festival schedule	3/28/2022 8:42 AM
32	Inclusive neighborhood- shopping close by-transit readily accessible-safety-hospital within 1 hour	3/27/2022 9:36 PM
33	Good schools, private yards, less traffic, walking trails and parks, safety	3/27/2022 8:56 PM
34	Park, shopping and medical services very close.	3/25/2022 10:07 AM
35	Schools, buses	3/24/2022 10:56 PM
36	high paying job opportunities in the region, availability of shops and services	3/23/2022 2:30 PM
37	Quality shopping, dining, and outdoor activities.	3/23/2022 7:01 AM
38	Safe neighborhoods, choice of schools, houses of worship, grocery stores, sports venues, parks, small businesses, and community engagement.	3/22/2022 11:31 PM
39	schools, parks, and well maintained paved trails	3/22/2022 8:59 PM
40	Land	3/22/2022 8:56 PM
41	nice neighborhoods with nature	3/22/2022 11:31 AM
42	Shopping (grocery, pleasure, etc.); entertainment in rural areas, etc.	3/21/2022 7:21 PM
43	public transportation, schools, shopping, parks, library	3/20/2022 4:50 PM
44	Stores, restaurants, transportation	3/20/2022 4:15 PM
45	The ability to get around town without car, you can walk, bike, take train.	3/20/2022 1:49 PM
46	Close to shopping centers, public transportation, health centers like Kaiser, schools, recreation and parks. Resort-like residential communities. No crimes and safe areas. Shuttles to and back from train stations. Tree lined areas. Clean air.	3/20/2022 12:41 AM
47	Easy freeway access, close to shops, bedroom community to Silicon Valley	3/19/2022 7:19 PM
48	Privacy, closeness to shops and food	3/19/2022 4:32 PM
49	Schools, low density, distance from the freeway.	3/19/2022 1:02 PM
50	Public transportation, closeness to the freeway	3/19/2022 10:35 AM
51	Grocery stores, access to public transport, walking trails	3/19/2022 9:17 AM
52	Access to shopping outdoor spaces and public transportation	3/19/2022 8:46 AM
53	Parks, less traffic, quite.	3/19/2022 7:39 AM
54	Consumer based stores and parks for families	3/19/2022 3:50 AM
55	Morgan hill cuenta con todo tanto escuelas,tiendas,parques y centros de salud	3/18/2022 10:55 PM
56	Close to schools, grocery stores, & restaurants.	3/18/2022 10:53 PM
57	Restaurants, shopping, hiking, parks, downtown area, community activities, family environment, etc.	3/18/2022 9:39 PM
58	Close to stores , and services .	3/18/2022 9:22 PM
59	Transportation, jobs, where I grew up, trying to break into tech sector	3/18/2022 8:48 PM
60	Proximity to parks, shopping, restaurants	3/18/2022 8:11 PM
61	Quiet	3/18/2022 7:49 PM
62	Restaurants, community, transportation	3/18/2022 7:43 PM
63	Downtown shopping, restaurants, schools	3/18/2022 7:21 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

64	Close to downtown, Monterey rd. Where the bus line runs and all the grocery stores are	3/18/2022 7:17 PM
65	Shopping center and restaurants on cochrane	3/18/2022 6:47 PM
66	Public transit and access to broadband	3/18/2022 6:12 PM
67	Parks Restaurants Dependable transit	3/18/2022 5:52 PM
68	Parks, trails, retail	3/18/2022 5:48 PM
69	Affordability, access to schools	3/18/2022 5:47 PM
70	Shopping. Transportation	3/18/2022 5:42 PM
71	Buenas escuelas	3/18/2022 5:26 PM
72	Creative parks Parks are more than softscape/hardscape Tell a story	3/18/2022 5:23 PM
73	Public transit	3/18/2022 5:22 PM
74	Downtown and safety	3/18/2022 5:07 PM
75	Shopping centers Playground, parks Gym	3/18/2022 5:06 PM
76	Shopping, medical doctors, public transportation	3/18/2022 5:01 PM
77	Community park. Fitness centers. Stores proximity.	3/18/2022 4:47 PM
78	No graffiti homeless encampment	3/18/2022 4:46 PM
79	All of the above	3/18/2022 4:38 PM
80	Close to work	3/18/2022 4:28 PM
81	Shopping for needs Restaurants Schools Medical services Outdoor spaces	3/18/2022 2:30 PM
82	Cheaper housing	3/18/2022 1:09 PM
83	Restaurants, transportation services	3/18/2022 10:38 AM
84	Zona residencial, no crimen	3/18/2022 8:00 AM
85	Busses to come near here that we have used to get to doctors appointments. We could take a bus to get some shopping done, but it seems the frequency and routes limited in this area.	3/17/2022 10:51 PM
86	Kaiser, schools, walkable shops, libraries, community centers, recreational areas and parks.	3/17/2022 3:27 PM
87	Property with house and room for animals that is near grocery and hardware stores	3/17/2022 12:54 PM
88	walking to shop, trails, parks, playgrounds	3/17/2022 12:24 PM
89	Aesthetically pleasing and close to shopping and restaurants; open space in clean neighborhoods. Open views of hills and surrounding green space.	3/17/2022 8:01 AM
90	make public transit appealing to all, improve the schools, reduce crime	3/16/2022 3:03 PM
91	Parks and Recreation Areas, Restaurants and Bars, Basic shopping needs such as grocery and drug stores.	3/16/2022 2:10 PM
92	Parks, super markets, schools.	3/16/2022 12:25 PM
93	Better quality schools	3/16/2022 11:52 AM
94	Buses are available	3/16/2022 10:43 AM
95	Private schools, grocery stores, gyms, parks, dining, movie theater, public transportation, outdoor community events	3/16/2022 9:57 AM
96	na	3/16/2022 9:43 AM
97	Transporte escuelas tiendas doctor	3/16/2022 9:01 AM
98	Schools, hospitals, jobs, transportation.	3/16/2022 8:31 AM
99	Parks quiet places for outdoor relaxing	3/16/2022 7:37 AM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

100	Transportation. Good schools. Upscale neighborhoods.	3/15/2022 8:24 PM
101	Seguridad Salud Trabajo	3/15/2022 5:12 PM
102	Parks.	3/15/2022 5:09 PM
103	Morgan Hill California	3/15/2022 4:36 PM
104	Walkable sidewalks, public transportation	3/15/2022 2:42 PM
105	NA	3/15/2022 2:41 PM
106	Single-family homes with a yard, parks and walkability, safety, location to vicinity to commercial places.	3/15/2022 1:55 PM
107	entertainment	3/15/2022 1:17 PM
108	small community, close to many attractions	3/15/2022 1:03 PM
109	safety, clean neighborhoods, close transportation options, available shopping areas	3/15/2022 12:35 PM
110	Shopping.	3/15/2022 12:15 PM
111	shopping, restaurants, school	3/15/2022 12:06 PM
112	Schools, Parks, Downtown M.H., Restaurants	3/15/2022 11:47 AM
113	grocery stores and general stores such as target	3/15/2022 11:38 AM
114	Parks, shops, restaurants	3/15/2022 11:25 AM
115	close to downtown restaurants and shopping close to schools ,walking, events , safety	3/15/2022 11:24 AM
116	N/a	3/15/2022 10:58 AM
117	Good school	3/15/2022 10:46 AM
118	Better public transportation	3/15/2022 10:43 AM
119	hoa parks, cleaner, more space, friendlier	3/15/2022 10:37 AM
120	Parks, nice homes without petty crime, clean streets	3/15/2022 10:22 AM
121	School	3/15/2022 10:15 AM
122	parks, safe neighborhoods, eating and shopping establishments	3/15/2022 10:07 AM
123	Restaurants and stores are within walking distance.	3/15/2022 9:48 AM
124	Morgan Hill does a good job of infrastructure, roads, maintenance, etc.	3/15/2022 9:37 AM
125	space, land, quiet, views. Not overcrowding!!	3/15/2022 9:36 AM
126	Parks and swimming pools	3/15/2022 9:33 AM
127	Clean, safe neighborhoods, community, and close to work and family.	3/15/2022 9:26 AM
128	Single family homes, and a multi-generational community with trails, parks, children's play areas, dog parks, etc.	3/15/2022 9:11 AM
129	shopping, hospitals, restaurants, schools, library, parks, recreation	3/15/2022 9:05 AM
130	Large lots, school of residence, away from main city, views, wildlife, etc.	3/15/2022 9:00 AM
131	Walkable shops, restaurants, services, and schools	3/15/2022 8:49 AM
132	Medical care, good schools, good public transit	3/15/2022 8:41 AM
133	Restaurants, retail/grocery shopping, gas, medical/dental offices, parks & trails, entertainment	3/15/2022 8:39 AM
134	Easy and quick access to the freeway and a variety of retail options.	3/15/2022 8:29 AM
135	open space, shopping, restaurants	3/15/2022 8:28 AM
136	Grocery stores, pharmacy, etc	3/15/2022 8:26 AM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

137	parks, shopping	3/15/2022 8:24 AM
138	Jobs, shopping, parks	3/15/2022 8:20 AM
139	schools, bussing, walking trails, shopping	3/15/2022 8:10 AM
140	open space parks	3/15/2022 8:02 AM
141	public transit, shopping	3/15/2022 7:50 AM
142	Bart	3/15/2022 7:38 AM
143	Schools, open space/hiking areas, running trails, library	3/15/2022 7:23 AM
144	10	3/15/2022 6:38 AM
145	Better schools, better infrastructure , open spaces & parks	3/15/2022 6:35 AM
146	Park trails	3/15/2022 5:41 AM
147	Safe area good school beautiful house	3/15/2022 5:06 AM
148	Close to parks, not congested, near shopping areas, not too far from work and school	3/15/2022 1:26 AM
149	Parks, shopping, schools	3/15/2022 12:32 AM
150	Open space, service businesses, entertainment options.	3/15/2022 12:20 AM
151	Diverse choice of healthy ethnic restaurants, eateries, bakeries and cafes, many small easily accessible parks, golf courses and hiking trails, diverse choices of ethnic supermarkets	3/14/2022 11:50 PM
152	schools are close, restaurants are walkable	3/14/2022 11:44 PM
153	Morgan Hill cuenta con todo lo que se necesita para vivir doctores, escuelas, Iglesias parques tiendas restaurants hoteles.	3/14/2022 11:31 PM
154	Shopping, medical offices, schools	3/14/2022 11:22 PM
155	Family, quality schools, older neighborhoods with SPACE between homes, tree-lined streets, safe places to shop	3/14/2022 11:04 PM
156	Access to shopping and schools.	3/14/2022 10:48 PM
157	9	3/14/2022 10:34 PM
158	Train bus	3/14/2022 10:29 PM
159	Open space nearby; access to decent schools	3/14/2022 10:27 PM
160	Mass transit, good schools, parks, local grocery store	3/14/2022 9:58 PM
161	La tranquilidad de la ciudad	3/14/2022 9:50 PM
162	Parks , open spaces	3/14/2022 9:47 PM
163	SHOPPING AREAS, GOOD SCHOOLS	3/14/2022 9:46 PM
164	Areas donde los niños juegan y/o hacen ejercicio	3/14/2022 9:46 PM
165	Open space, coyote creek trail, more bike lanes	3/14/2022 9:46 PM
166	private parks	3/14/2022 9:45 PM
167	Good schools, safe & high quality neighborhoods.	3/14/2022 9:38 PM
168	Parks, schools, walking paths	3/14/2022 9:27 PM
169	Gilroy, Hollister, los banks	3/14/2022 9:14 PM
170	Parks, restaurants,	3/14/2022 9:10 PM
171	Quiet	3/14/2022 9:08 PM
172	Close to schools	3/14/2022 9:06 PM
173	Homes are not so close to each other, spaces away from each other.	3/14/2022 9:02 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

174	No se	3/14/2022 8:59 PM
175	Near shops, smallish city size, nearby city	3/14/2022 8:59 PM
176	Shopping	3/14/2022 8:55 PM
177	All we have	3/14/2022 8:52 PM
178	Shopping and medical care	3/14/2022 8:50 PM
179	Grade level school & college	3/14/2022 8:47 PM
180	Nice schools,parks nice amnesties	3/14/2022 8:42 PM
181	Close hospitals, less traffic, quiet/calm downtown, community activities	3/14/2022 8:38 PM
182	Parques y escuelas cerca	3/14/2022 8:36 PM
183	Open space, caring community, smallish town, well kept community	3/14/2022 8:35 PM
184	Schools, Shopping area, safety	3/14/2022 8:34 PM
185	More ethnic restaurants and grocery	3/14/2022 8:32 PM
186	Public transportation (Caltrain, VTA), neighborhoods with safe, walkable routes to public schools, parks and other open green areas	3/14/2022 8:31 PM
187	Bus availability	3/14/2022 8:30 PM
188	DTMH	3/14/2022 8:29 PM
189	Clean, safe neighborhood with mixed uses or different amenities/services within a short distance of each other. Could be via automobile or on foot.	3/14/2022 8:29 PM
190	Downtown area is nice	3/14/2022 8:27 PM
191	Quiet and friendly neighborhood	3/14/2022 8:27 PM
192	walkability/bike trails/close to downtown/close to train station	3/14/2022 8:23 PM
193	clean parks, variety of restaurants, safety	3/14/2022 8:21 PM
194	Good schools	3/14/2022 8:20 PM
195	Shopping, schools, medical offices, senior facilities, fire and police services, great neighborhoods	3/14/2022 8:18 PM
196	Shopping Centers	3/14/2022 8:18 PM
197	Transportation	3/14/2022 8:17 PM
198	Grocery Stores Retail Store Fast-food restaurants Bus stop Multicultural Restaurants	3/14/2022 8:16 PM
199	Transportation, parking, easy walk to school	3/14/2022 8:13 PM
200	Close to shopping and schools	3/14/2022 8:12 PM
201	Interconnected pathways linking neighborhoods. Improving schools	3/14/2022 8:11 PM
202	School reputation and performance, well kept neighborhoods	3/14/2022 8:04 PM
203	Schools, shops	3/14/2022 8:04 PM
204	Nice walking area. Quiet and nicely-kept neighborhoods free from traffic or traffic noise, beauty of surrounding area, less densely-populated areas with new and affordable single family homes	3/14/2022 8:04 PM
205	Water, fields, trails, open space	3/14/2022 8:02 PM
206	grocery stores, parks	3/14/2022 7:54 PM
207	grocery store, CRC, Starbucks, restaurants, bike paths	3/14/2022 7:53 PM
208	Good hospitals, stores, good schools, friends and families	3/14/2022 7:52 PM
209	Medical facilities	3/14/2022 7:49 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

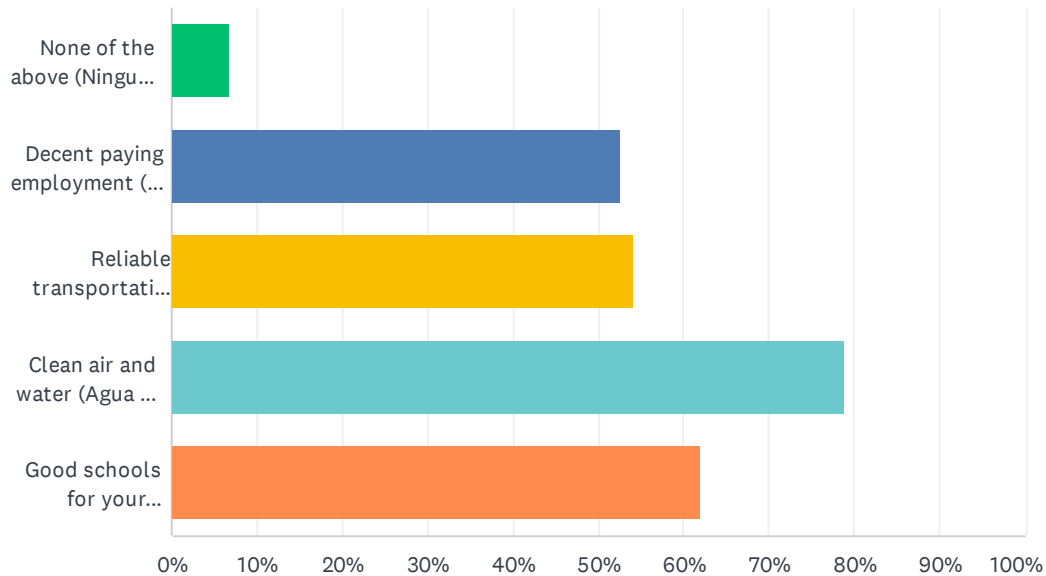
210	Downtown	3/14/2022 7:49 PM
211	Recreation, shopping, open space, trails, parks, and less traffic.	3/14/2022 7:47 PM
212	This area - no matter where you live or how 'attractive an area is - is simply too expensive. Even the "bad" neighborhoods are too expensive, so amenities don't really make much of a difference.	3/14/2022 7:47 PM
213	Parks	3/14/2022 7:47 PM
214	Rich and safe	3/14/2022 7:41 PM
215	Parks, restaurants, recreational spaces	3/14/2022 7:35 PM
216	Small communitie with not much crime.	3/14/2022 7:34 PM
217	The parks and schools. The community	3/14/2022 7:33 PM
218	Downtown, pharmacies, schools, parks.	3/14/2022 7:31 PM
219	Good schools, good neighborhoods, amenities close by	3/14/2022 7:31 PM
220	Parquet, buenas escuelas, transporte y tiendas cerca.	3/14/2022 7:31 PM
221	School, shopping not far, ok busses	3/14/2022 7:30 PM
222	Housing is cheaper and affordable	3/14/2022 7:22 PM
223	School ,trancit,fast food spots and shopping parks	3/14/2022 7:20 PM
224	public transportation, close to freeway.	3/14/2022 7:18 PM
225	Locally-owned business, restaurants, shops, gyms, grocery stores, schools, parks, library, gathering spaces like the CCC and the playhouse.	3/14/2022 7:11 PM
226	grocery stores, open spaces, medical offices, public transportation	3/14/2022 6:51 PM
227	Restaurants, stores, parks	3/14/2022 6:49 PM
228	Nearby grocery, bank, school, park, a couple of retailers, restaurants, bike lanes.	3/14/2022 6:48 PM
229	All of the items listed in the previous question are attractive, but it doesn't matter if houses cost \$1.5 million!! It can be the nicest place in the world but it won't matter if so few can afford to live here.	3/14/2022 6:40 PM
230	.	3/14/2022 6:33 PM
231	access to transportation, proximity to services and schools	3/14/2022 6:26 PM
232	Shopping, restaurants, entertainment, good schools, vicinity to outdoor spaces and urban areas	3/14/2022 6:19 PM
233	I enjoy areas that have good schools, local parks and play areas, and those areas close to downtown. I do not like multi-use areas like high density condos with businesses below.	3/14/2022 6:19 PM
234	Schools, nice neighborhoods, proximity to work	3/14/2022 6:14 PM
235	Grocery stores, restaurants	3/14/2022 6:13 PM
236	Affordability, access to grocery shopping, public libraries, transportation, health care access	3/14/2022 6:13 PM
237	Health center, good schools	3/14/2022 6:12 PM
238	larger lot sizes with more space between the houses	3/14/2022 6:11 PM
239	Great restaurants, unique shopping boutiques, large farmer's markets, high end retail stores, doctors affiliated with Stanford and/or Palo Alto Medical Foundation, high ranking public schools, open space, variety of activities available for families and children	3/14/2022 6:11 PM
240	Available public trans. Views and safety.	3/14/2022 6:10 PM
241	Public transit, safety, affordability	3/14/2022 6:07 PM
242	Schools, shopping, and safe roads	3/14/2022 6:06 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

243	.	3/14/2022 6:03 PM
244	Homes being taken care of, not right on railroad tracks, close to shops.	3/14/2022 6:03 PM
245	Walkable to stores/services and accessible to public transportation	3/14/2022 6:01 PM
246	Parks, close to schools, close to grocery store	3/14/2022 5:57 PM
247	Sports for minor children, transportation to and from school for kids, downtown restaurants, decent though not great schools. Starting to get too crowded and too expensive, though.	3/14/2022 1:11 PM

Q22 Based on where you currently live, are you able to obtain (select all that apply): (Basado en el lugar donde viva actualmente, ¿puede obtener (seleccione todo lo que corresponde):)

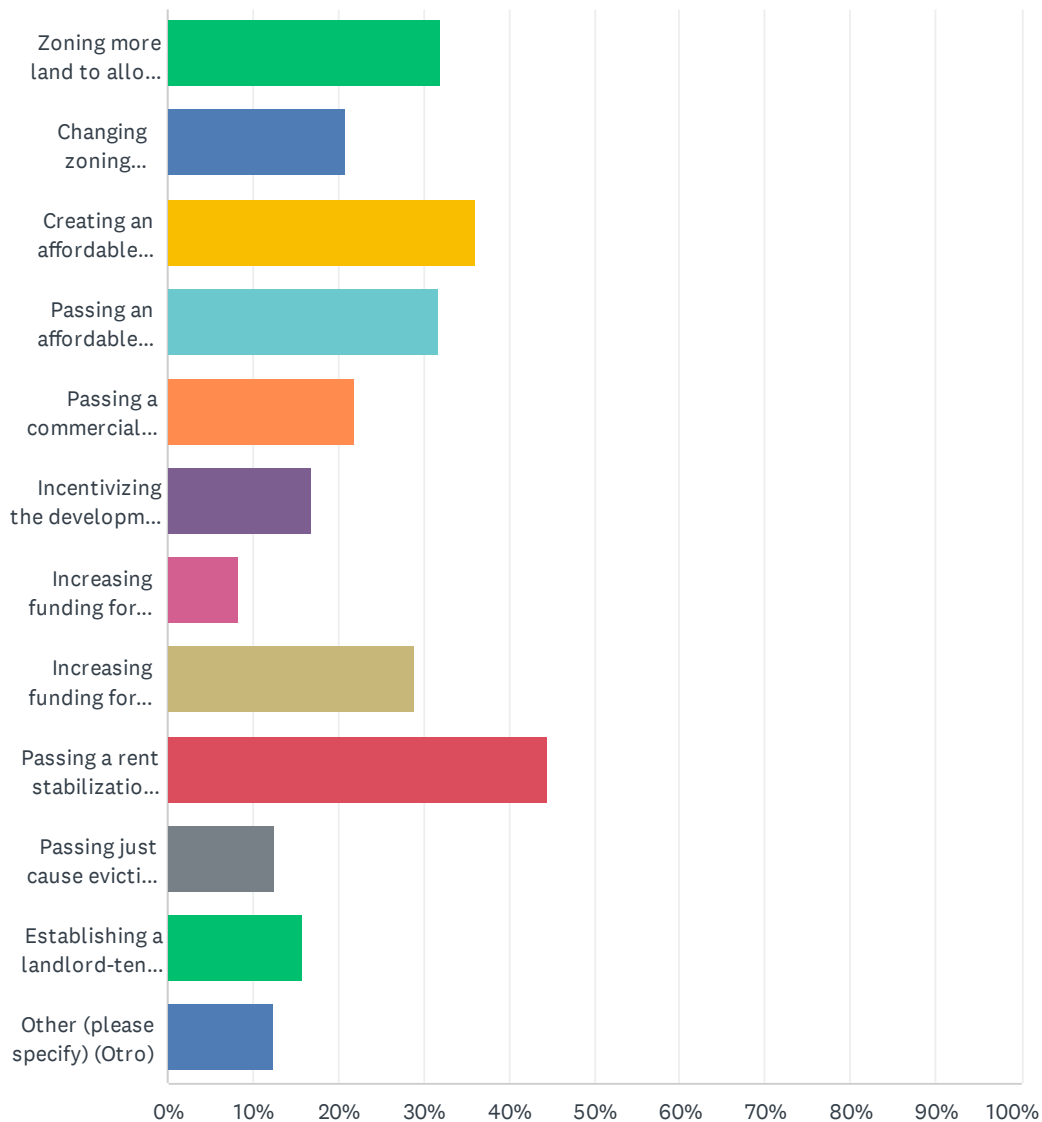
Answered: 518 Skipped: 133



ANSWER CHOICES	RESPONSES	
None of the above (Ninguna de las anteriores)	6.76%	35
Decent paying employment (Un Empleo bien pagado)	52.70%	273
Reliable transportation (Transporte confiable)	54.25%	281
Clean air and water (Agua y Aire Fresco(a))	78.96%	409
Good schools for your children (Buenas escuelas para sus hijos)	61.97%	321
Total Respondents: 518		

Q23 What are the top three steps that you think the City of Morgan Hill should take in order to address the barriers to accessing decent, safe, affordable housing? (Please select 3 choices) ¿Cuáles son los tres pasos principales que usted cree que la Ciudad de Morgan Hill debería tomar para abordar cualquier barrera y poder acceder a una vivienda digna, segura y asequible?)

Answered: 491 Skipped: 160



Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Zoning more land to allow multi-family rental housing which is typically less expensive than renting a single-family home (Zonificar más terrenos para permitir viviendas de alquiler multifamiliares que generalmente son menos costosos en vez de alquilar una casa unifamiliar)	31.98%	157
Changing zoning regulations for multi-family districts to enhance feasibility of increasing affordable housing development (Cambiar las regulaciones de zonificación para distritos multifamiliares para mejorar la viabilidad de aumentar el desarrollo de viviendas asequibles)	20.98%	103
Creating an affordable housing overlay district to enhance feasibility for the purpose of increasing affordable housing development (Crear un distrito de recubrimiento de viviendas asequibles para mejorar la viabilidad con el fin de aumentar el desarrollo de viviendas asequibles)	36.05%	177
Passing an affordable housing bond issue which will provide funding to construct multi-family rental housing (Aprobar un bono de vivienda asequible que proporcionaría fondos para construir viviendas de alquiler multifamiliares)	31.77%	156
Passing a commercial linkage fee ordinance which will require new businesses to fund or construct affordable housing (Aprobar una ordenanza de tarifas de vinculación comercial que requerirá que las nuevas empresas financien o construyan viviendas asequibles)	22.00%	108
Incentivizing the development of Accessory Dwelling Units (ADUs) subject to income restrictions (Incentivar el desarrollo de Unidades de Vivienda o Accesory Dwelling Units (ADU's) sujetas a restricciones de ingresos)	16.90%	83
Increasing funding for landlord-tenant legal services (Aumentar los fondos para servicios legales de propietarios e inquilinos)	8.35%	41
Increasing funding for fair housing education, outreach, and enforcement, including fair housing testing (Aumentar los fondos para educación, difusión y la aplicación de la ley de vivienda justa, incluyendo pruebas de vivienda justa)	28.92%	142
Passing a rent stabilization ordinance (Aprobar una ordenanza de estabilización de alquiler)	44.60%	219
Passing just cause eviction protections (Pasar protecciones de desalojo por razones no justificadas)	12.63%	62
Establishing a landlord-tenant mediation process (Establecer un proceso de mediación entre propietario e inquilino)	15.68%	77
Other (please specify) (Otro)	12.42%	61
Total Respondents: 491		

#	OTHER (PLEASE SPECIFY) (OTRO)	DATE
1	It's a supply problem, just build more homes... It doesn't have to be affordable, just give more permits out for new constructions. Remove barriers for ALL new residential construction, both multi-family and single-family. Let people build.	4/4/2022 10:54 AM
2	None of these are feasible until you address the water shortage.	4/2/2022 8:37 PM
3	City should find environmentally minded architects and innovative developers to build low income housing	4/1/2022 11:50 AM
4	None of the above are good options. The government intervention is always the worst solution. Proving time and again	4/1/2022 8:53 AM
5	With the concern of the drought, I don't think we should focus on adding more housing. The city/county won't be able to support it between water constraints and traffic issues.	3/31/2022 12:32 PM
6	Multi family units are not for families. Help build affordable single family homes reserved for families and build wealth	3/27/2022 8:56 PM
7	Fix utilities (water, communications) and infrastructure before adding any more housing	3/23/2022 2:52 PM
8	Teaching the fundamentals in our youth to finish 12 to 16 years of education. The only way to succeed is through education.	3/22/2022 11:31 PM
9	Build more housing, and advocate for other communities to do the same	3/19/2022 1:02 PM
10	Oversight in the way government funds are currently being used and audits to ensure that the	3/18/2022 8:48 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

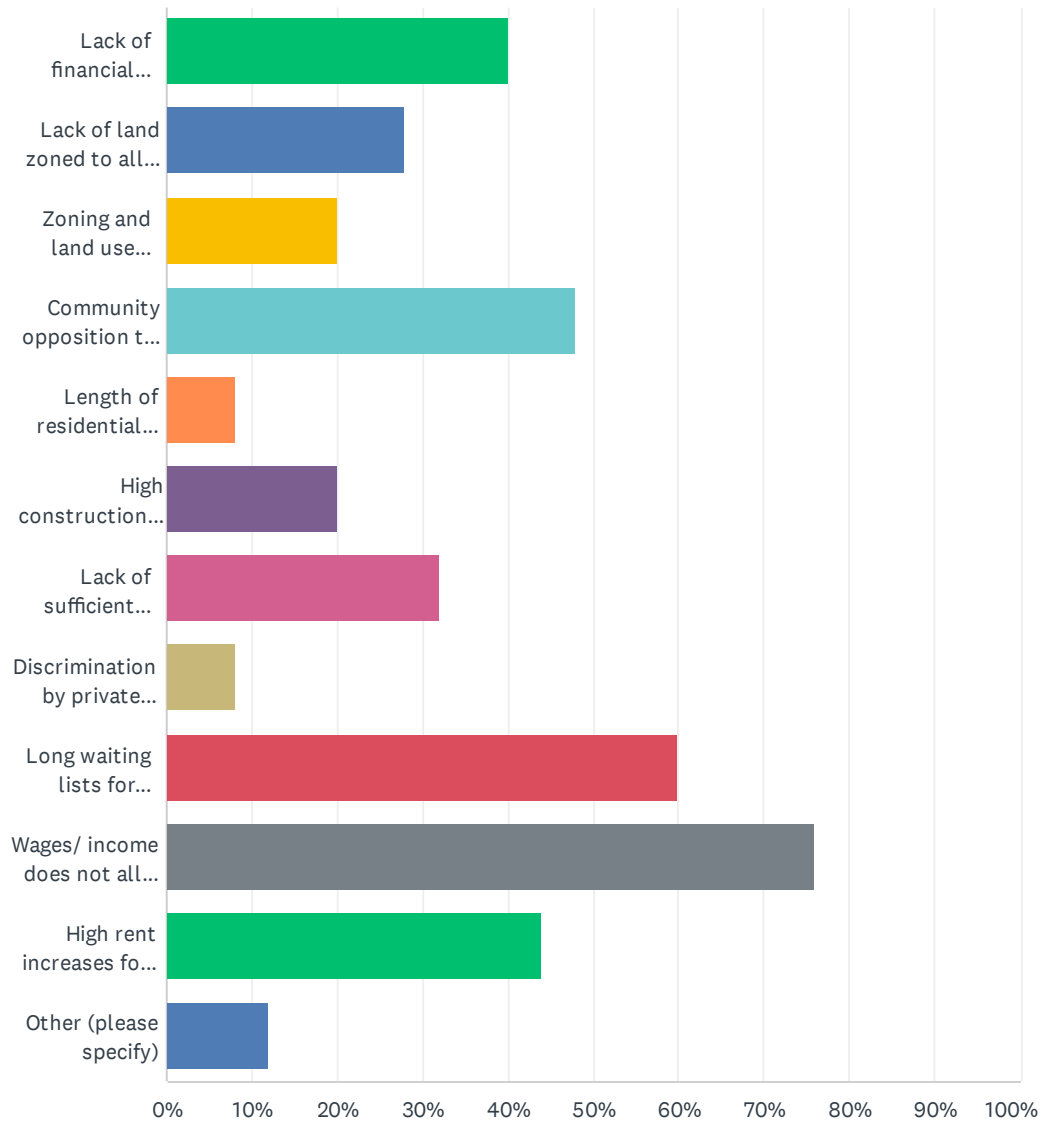
	number of people who actually gain permanent housing	
11	Unsure	3/18/2022 6:52 PM
12	By whatever means necessary, make it so that people can BUY a home where they work and not spend more than 30% of their income. Countries in Europe have passed similar laws. It's disgusting and shameful that people like myself who grew up here cannot afford to buy a home here	3/18/2022 5:47 PM
13	All of thee above	3/18/2022 5:22 PM
14	Build more affordable first time home buying programs	3/18/2022 5:05 PM
15	more housing opportunities for people who aren't necessarily low income but still can't afford \$2500 for rent.	3/18/2022 5:03 PM
16	Budgeting for homeless housing and a path to Section 8	3/18/2022 4:47 PM
17	I do not know what a housing overlay is so am unable to determine if that or redistricting is more to my liking. With all of the warehouses coming in it seems reasonable to have the linkage fee.	3/17/2022 10:51 PM
18	None of the above would make the community a better place	3/16/2022 9:46 AM
19	Open up section 8 here	3/16/2022 7:37 AM
20	none	3/15/2022 7:36 PM
21	Low the current rate rent for the eden housing. I live in one of the properties and rent is so high. It's low income which I'm paying 2035 please help lower this rent or something	3/15/2022 3:00 PM
22	Help the middle class who can afford a purchasing a home in Morgan Hill	3/15/2022 1:17 PM
23	Bring down cost of rent/housing to a normal amount. Cost of living is way too high.	3/15/2022 1:03 PM
24	Build more houses and sell the at an affordable price or offer more nice decent sized houses to low income families	3/15/2022 11:38 AM
25	i don't know	3/15/2022 10:39 AM
26	Teacher housing assistance	3/15/2022 10:37 AM
27	Creating programs for teachers and school employees. We do not make enough to afford a house but too much to qualify for help.	3/15/2022 9:48 AM
28	Improve LIVE OAK HS environment. Very volatile	3/15/2022 9:17 AM
29	Stop building 3,000+ square foot homes. Not everyone wants such a large home and they are way to expensive for first time buyers.	3/15/2022 9:00 AM
30	Helping educators within the district afford housing	3/15/2022 8:49 AM
31	Don't know. Not that familiar with the complexities of the issue.	3/15/2022 8:29 AM
32	Help employees of MH to be able to buy housing. All employees not just the new employees or young people.	3/15/2022 7:21 AM
33	Don't mess with Morgan hill. Maintain what already exists please.	3/15/2022 5:06 AM
34	Build detached, single family homes for the low socio-economic so that we poor people can actually feel like contributing members of society instead of sardines in these ridiculous townhomes that Morgan Hill has WAY TOO MUCH of.	3/14/2022 11:04 PM
35	Don't ask more money to taxpayers	3/14/2022 10:45 PM
36	None	3/14/2022 10:34 PM
37	Que ofrezcan la oportunidad de poder comprar una casa más accesible	3/14/2022 9:50 PM
38	building more infastructure to support the large nuimber of apartment and condo units being built in the city. More parking downtown.	3/14/2022 9:38 PM
39	I don't know	3/14/2022 9:27 PM

Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

40	Build more single family homes and neighborhoods. Slow down the high density housing without first building the infrastructure to support city population growth. MH is already busing kids out of the city for middle school. The middle schools we have are either way too small or totally overcrowded with serious behavioral and safety issues on campus.	3/14/2022 9:16 PM
41	More single family homes, fewer apartments and condos, fewer "affordable housing initiatives"	3/14/2022 9:14 PM
42	Not sure	3/14/2022 9:08 PM
43	None	3/14/2022 8:52 PM
44	Build more single family homes neighborhoods so kids can have yards and streets to learn to ride a bike	3/14/2022 8:50 PM
45	limit the amount of new housing over the next 10 years. We have so much now. Our town has gotten so crowded and busy. It used to have a small town feeling, but now people are rusing everywhere, pushing, over crowded restaurants, stores, and roadways. Where is the small town charm from my childhood? Also, traffic is on every road that parallels with with freeway. How do we (Morgan Hill residents) get to places when there are so many cars travelling either North or South every morning and evening. Please help control the growth...housing included!	3/14/2022 8:38 PM
46	Programs to help people become home owners and not rent.	3/14/2022 8:35 PM
47	Morgan Hill does not have the infrastructure for an increase in population. First you need to put infrastructure in place for the population that already lives here. Morgan Hill does not have enough police officers, the internet is spotty, we have no business here to employee people, nor shopping.	3/14/2022 8:23 PM
48	build apartments in Gilroy	3/14/2022 8:21 PM
49	Morgan Hill is already overpopulated. I would like to see the low income housing built somewhere else besides Morgan Hill	3/14/2022 8:19 PM
50	Build more affordable single-family homes. The majority of the new homes are condos or apartments. The few single family homes are too big and expensive to afford.	3/14/2022 8:04 PM
51	None	3/14/2022 7:59 PM
52	Corporate high paying jobs	3/14/2022 7:49 PM
53	Education and job training to increase income	3/14/2022 7:49 PM
54	None of the above. Try using the free market and stop manipulating the housing market.	3/14/2022 7:41 PM
55	Tenants need help with unethical landlords	3/14/2022 7:30 PM
56	Do not build till we are guaranteed water for all for decades to come	3/14/2022 6:49 PM
57	I don't want more housing or more people. There are too much of each as it is.	3/14/2022 6:11 PM
58	Don't know	3/14/2022 6:09 PM
59	No more housing. Move if cannot afford. Id rather live in Carmel but cannot afford	3/14/2022 6:05 PM
60	Making the housing and rentals match the average income for our area	3/14/2022 6:03 PM
61	We need better utilities and water stabilization prior to any new building!	3/14/2022 5:56 PM

Q1 What do you consider to be the most significant barriers in Morgan Hill and the broader region to people with protected characteristics accessing decent, safe, affordable housing that connects them with a broad range of opportunities?

Answered: 25 Skipped: 0



Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

ANSWER CHOICES	RESPONSES
Lack of financial resources for the development of affordable housing	40.00% 10
Lack of land zoned to allow multi-family housing	28.00% 7
Zoning and land use regulations that make affordable housing infeasible	20.00% 5
Community opposition to affordable housing	48.00% 12
Length of residential development approval processes	8.00% 2
High construction costs (labor and material)	20.00% 5
Lack of sufficient supportive services for residents of affordable housing	32.00% 8
Discrimination by private landlords	8.00% 2
Long waiting lists for affordable housing and for Housing Choice Vouchers (shortage of housing that is affordable) or lack of supply	60.00% 15
Wages/ income does not allow one to pay the high cost of rent for jobs worked by low-income individuals	76.00% 19
High rent increases for tenants in market-rate housing	44.00% 11
Other (please specify)	12.00% 3
Total Respondents: 25	

#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of ELI housing.	3/16/2022 3:26 PM
2	There is centralized hub for low-income residents like a one stop, where folks can find supportive services, resources, housing prevention services for our marginalized low income residents	3/16/2022 2:12 PM
3	The facilities on the list are income restricted but not necessarily affordable (having to pay 2/3 of your income to pay the rent for a senior facility): https://www.morgan-hill.ca.gov/DocumentCenter/View/19598/Housing-Resource-Guide-Updated-08-20-2021?bidId=	3/16/2022 12:55 PM

Q2 How have those barriers affected your organization's ability to carry out its mission?

Answered: 23 Skipped: 2

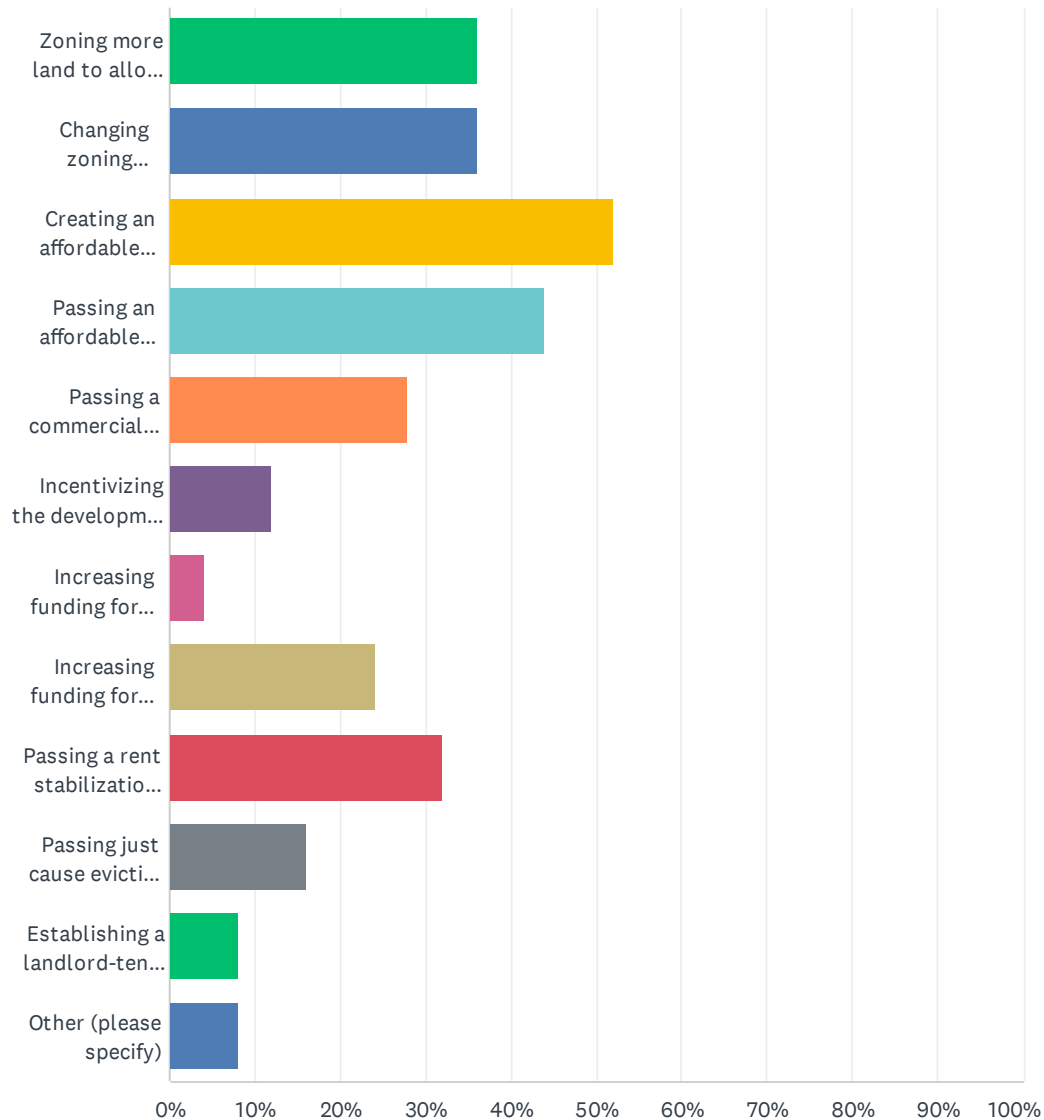
#	RESPONSES	DATE
1	The combination of land, resources, and political will is critical to making affordable housing happen. If any of those pillars are weak, housing is delayed or not built at all.	3/17/2022 2:57 PM
2	The combination of land, resources, and political will is critical to making affordable housing happen. If any of those pillars are weak, housing is delayed or not built at all.	3/17/2022 10:24 AM
3	We can't recruit staff, we can't serve vulnerable families	3/16/2022 9:04 PM
4	You can't begin to solve homelessness without ELI housing.	3/16/2022 3:26 PM
5	We have not been able to secure City of Gilroy approval for a facility that would offer services to the homeless in South County.	3/16/2022 2:34 PM
6	We need the State to take a bigger commitment on affordable housing and housing prices throughout the state and specifically in our area is out of control. They need to provide more funding for affordable housing and education for it; more tax incentives for it's building, etc.	3/16/2022 2:30 PM
7	If we had a place to provide supportive services such as (Homeless housing prevention services, homeless services, resources and navigation services to address the barriers) to the community. We can establish an office at the Centennial Recreation Center or Morgan Hill Community & Cultural Center, we at CARAS could provide more services to the community. In my opinion, Morgan Hill Community Center is under-utilized. Every City north of us they have multiple centers and supportive services that provide needed assistance to those in need and the homeless population. If Morgan Hill wants to stay a vibrant place to live, we need to be planning and offering a comprehensive one stop shop, we at CARAS are more than open to discuss options and when we can get funding. Morgan Hill can apply for federal funding and request American Rescue Plan funding from Santa Clara County who has or will receive 362 million dollars. We can request in partnership with Morgan Hill for these funds and get approval for move some funding to be allocated to other needs for the community and those impacted by covid-19	3/16/2022 2:12 PM
8	Population work 2or more jobs to meet expenses, resulting in children alone at home	3/16/2022 2:11 PM
9	These barriers affect the quantity and quality of resources for affordable housing. Therefore limiting our abilities, to ensure that all have equal opportunities to enhance their quality of life. The lack of adequate funding, to meet the growing needs of our homeless population and or individuals/families at risk of losing their housing, is casually overlooked. As most of the resources provided to this population comes from independent non-profit organizations. South County has the highest homeless rate capita in Santa Clara County.	3/16/2022 1:49 PM
10	They have delayed our ability to advance housing developments in the pipeline.	3/16/2022 1:27 PM
11	Displacement creates resource allocation and opportunities even more difficult when aiming to serve our population	3/16/2022 1:22 PM
12	Yes, to make them self-sufficient.	3/16/2022 1:19 PM
13	Not having affordable housing has brought our organization to have more homeless and people in need of a roof over there head.	3/16/2022 1:09 PM
14	Clients are constantly moving or becoming homeless. This causes loss of contact and eventually causing cases to discontinue.	3/16/2022 1:06 PM
15	We have many clients who are unhoused or have significant challenges sustaining safe and stable housing.	3/16/2022 1:01 PM
16	unable to guide family into affordable housing	3/16/2022 12:58 PM

Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

17	Those with unstable housing are hard to contact, so they do not get access to their health services and benefits	3/16/2022 12:57 PM
18	few options we can recommend	3/16/2022 12:55 PM
19	Community Opposition, as a backdrop to affordable housing, colors every housing issue. It pressures elected officials to act in ways that run counter to housing goals, and places stress on staff. Political will is an easy term to throw around, but if there isn't a concerted effort to craft "messaging" around the realities of the regulatory climate and the planned effort going forward, then it's hard for elected officials to survive and be supportive. Beyond messaging, there needs to be a sophisticated effort to aggregate local demand and highlight stories of need, impact, and the benefit of affordable housing.	3/16/2022 12:53 PM
20	Increased costs. Increased time to complete developments. Narrowed location options. Reduced numbers of units available.	3/14/2022 12:58 PM
21	There is not enough immediate housing (safe shelter) options for the communities experiencing homelessness. Also, those who have been recently released from incarceration and/or have a criminal background are still being discriminated against in the competitive rental market.	3/14/2022 12:12 PM
22	I work primarily with students attending local community colleges. Typically students facing housing barriers are unable to identify affordable housing within the county including room rentals of sorts. In my experience students also need more wrap around services as many are in the county without family or other support networks.	3/14/2022 11:56 AM
23	there is not enough affordable housing supply so you can provide support and service at the cbo level but that can only do so much if there is nowhere for them to live at the end of the day	3/14/2022 11:34 AM

Q3 What are the top three steps that you think the City of Morgan Hill should take in order to address the barriers to accessing decent, safe, affordable housing? (Please select exactly 3 choices)

Answered: 25 Skipped: 0



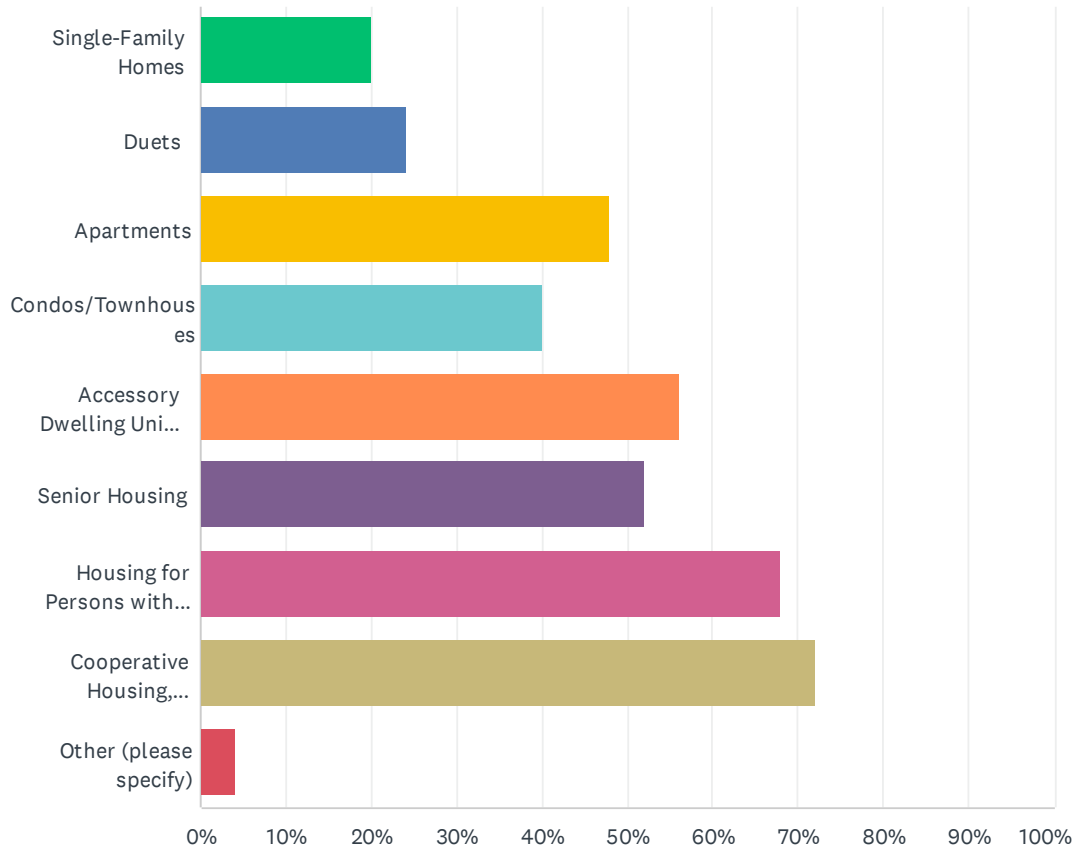
Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

ANSWER CHOICES	RESPONSES	
Zoning more land to allow multi-family rental housing which is typically less expensive than renting a single-family home	36.00%	9
Changing zoning regulations for multi-family districts to enhance feasibility of increasing affordable housing development	36.00%	9
Creating an affordable housing overlay district to enhance feasibility for the purpose of increasing affordable housing development	52.00%	13
Passing an affordable housing bond issue which will provide funding to construct multi-family rental housing	44.00%	11
Passing a commercial linkage fee ordinance which will require new businesses to fund or construct affordable housing	28.00%	7
Incentivizing the development of Accessory Dwelling Units (ADUs) subject to income restrictions	12.00%	3
Increasing funding for landlord-tenant legal services	4.00%	1
Increasing funding for fair housing education, outreach, and enforcement, including fair housing testing	24.00%	6
Passing a rent stabilization ordinance	32.00%	8
Passing just cause eviction protections	16.00%	4
Establishing a landlord-tenant mediation process	8.00%	2
Other (please specify)	8.00%	2
Total Respondents: 25		

#	OTHER (PLEASE SPECIFY)	DATE
1	Calculate how many ELI rental units you need in Morgan Hill.	3/16/2022 3:26 PM
2	There's already a ton of development causing Morgan Hill to have increased traffic and little green space so further development seems like a poor idea	3/16/2022 12:55 PM

Q4 What types of housing would be a good addition to Morgan Hill's housing? (choose all that apply)

Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-Family Homes	20.00%	5
Duets	24.00%	6
Apartments	48.00%	12
Condos/Townhouses	40.00%	10
Accessory Dwelling Units (granny flats, in-law units, secondary units, tiny homes, etc.)	56.00%	14
Senior Housing	52.00%	13
Housing for Persons with Disabilities	68.00%	17
Cooperative Housing, Intergenerational, or Foster Family Housing	72.00%	18
Other (please specify)	4.00%	1
Total Respondents: 25		

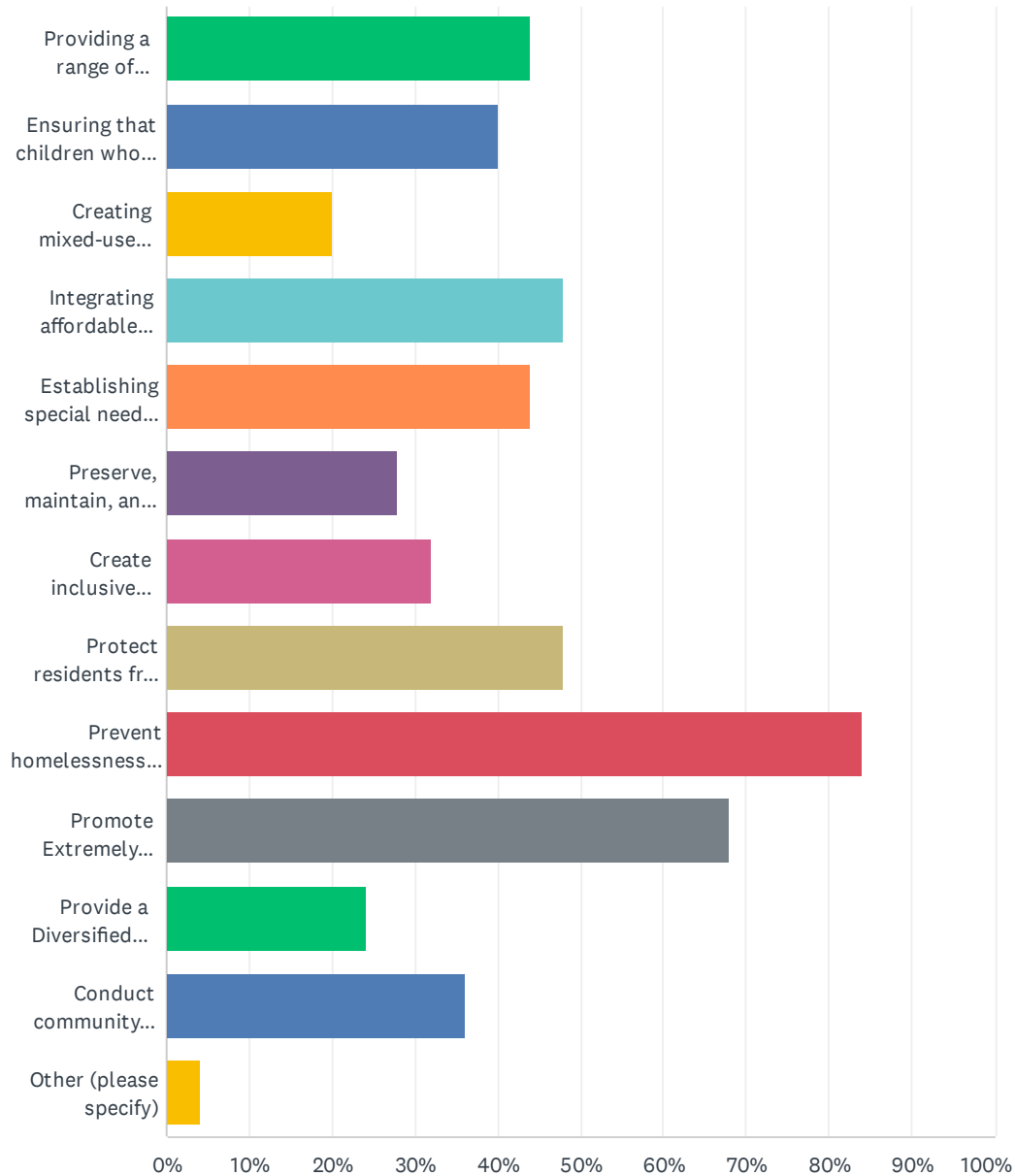
#	OTHER (PLEASE SPECIFY)	DATE
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Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

1	A good addition would be to add what you need. Tell me what you need and I can tell you what would be a good addition.	3/16/2022 3:26 PM
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Q5 Please indicate which of the following housing priorities are most important for Morgan Hill.

Answered: 25 Skipped: 0



Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

ANSWER CHOICES	RESPONSES	
Providing a range of housing opportunities affordable to Morgan Hill workforce	44.00%	11
Ensuring that children who grew up in Morgan Hill have housing options so they can live in Morgan Hill as adults	40.00%	10
Creating mixed-use (commercial/office and residential) projects that encourage walkable neighborhoods and reduce tendency on automobiles	20.00%	5
Integrating affordable housing throughout the community to create mixed-income neighborhoods avoiding concentrations in any one neighborhood	48.00%	12
Establishing special needs housing for seniors, persons with disabilities, and/or veterans	44.00%	11
Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability	28.00%	7
Create inclusive neighborhoods, connecting residents to jobs, schools, and services	32.00%	8
Protect residents from displacement by economic pressures by keeping people in their homes/communities	48.00%	12
Prevent homelessness and address the housing needs of people experiencing homelessness	84.00%	21
Promote Extremely Low-Income (ELI) Housing (affordable housing for households making less than 30% of the Area Median Income)	68.00%	17
Provide a Diversified Housing Stock in Morgan Hill	24.00%	6
Conduct community education/outreach to inform residents about affordable housing and how to seek assistance	36.00%	9
Other (please specify)	4.00%	1
Total Respondents: 25		

#	OTHER (PLEASE SPECIFY)	DATE
1	provide higher wage employment opportunities	3/16/2022 2:37 PM

Reworded Existing Goal:

Goal 1: Provide a diversified housing stock to meet the full range of future community housing needs

Existing Policies:

- Policy HE-1.1 Adequate Land for New Development.** Ensure that an adequate amount of land is available for new residential development, zoned for a range of residential densities.
- Policy HE-1.2 Capital Improvement Programming.** Give high priority in the annual Capital Improvement Program to providing adequate public facilities for residentially zoned land needed to accommodate the City's ABAG projected regional housing needs allocation (RHNA).
- Policy HE-1.3 Variety of Housing.** Encourage a variety of housing types and densities within the community.
- Policy HE-1.4 Minimum Densities.** Require development of property designated as multi-family to occur at a density no less than the minimum density prescribed by the General Plan.
- Policy HE-1.5 Flexible Housing.** Encourage alternative housing solutions that support affordable and intergenerational housing, including micro-unit housing, attached or detached accessory dwelling units, home sharing, and co-housing to help meet the housing needs of aging adults, students, and lower-income individuals and families.
- Policy HE-1.6 New Market Rate Developments.** Promote and encourage provision of housing within new market rate development that is affordable to extremely low-, very low-, low-, median-, and moderate-income households.
- Policy HE-1.7 Density Bonuses and Other Incentives.** Continue to provide density bonuses and other incentives consistent with State law (Government Code Section 65915) for those projects committing to provide appropriate amounts of below market rate units.
- Policy HE-1.8 Provision of Larger Ownership Units.** Require the average bedroom count in new BMR ownership units to consist of the same average bedroom count as market-rate units in the development.
- Policy HE-1.9 Accessory Dwelling Units.** Encourage development of accessory dwelling units.

- Policy HE-1.10 Advocate with Local Legislators.** Continue to advocate with local legislatures and provide input to the State Legislature to ensure that State programs and legislation meet local housing needs and support local housing programs.
- Policy HE-1.11 Housing Assistance Funds.** Provide housing assistance funds in the form of loans wherever possible so that the funds will eventually return to the City for future use.
- Policy HE-1.12 Annual Monitoring.** Monitor housing development and housing needs annually to ensure that goals and quantified objectives are being met.
- Policy HE-1.13 Review Potential Governmental Constraints to Housing.** Continue to review potential governmental constraints to ensure that they do not pose an undue impediment to the provision of new housing or the rehabilitation of existing housing.
- Policy HE-1.14 Sales Prices and Rental Rates.** Continue to have developers report initial sales price and rents of new units prior to occupancy approval.
- Policy HE-1.15 Downtown Development.** Provide for a vibrant mix of residential and commercial development downtown.
- Policy HE-1.16 Implement Downtown Specific Plan.** Continue implementing provisions of the Downtown Specific Plan by encouraging development in the Mixed Use-Neighborhood (MU-N) zoning district. Examples of incentives include City payment of sewer connection fees, down payment assistance, etc. Monitor and track new housing developments, paying particular attention to affordability, adjusting strategy where appropriate.
- Policy HE-1.17 Impact Fee Credits for Previous Uses.** Continue to allow projects being developed on previously developed parcels to receive a credit of impact fees, based on the previous uses, to be applied toward any impact fees owed.
- Policy HE-1.18 Adequate Land for Multi-Family Housing.** Provide an adequate supply of land for multi-family housing located convenient to shopping, services, and transportation routes.
- Policy HE-1.19 Adequate Higher Density Multi-Family Zoned Sites.** Maintain an adequate supply of land zoned land for multi-family use to accommodate the City's ABAG assigned regional housing allocation for lower income households.
- Policy HE-1.20 Site Multi-Family Zones Near Services.** When rezoning sites for multi-family housing, locate sites near amenities to increase affordable housing projects' eligibility for tax credit financing.
- Policy HE-1.21 Land Acquisition for Affordable Housing.** Continue to pursue opportunities for land acquisition for future affordable housing development in areas zoned for multi-family or commercial that permit mixed projects, either through acquisition

of suitable sites by the City or by assisting a nonprofit housing developer to acquire land for future development. The City accomplishes this by maintaining close relationships with for profit and nonprofit developers, monitoring local real estate conditions, etc.

Policy HE-1.22 Transit Corridors Development. Continue to promote smart growth development along identified transit corridors. Downtown is the primary transit corridor; see the Downtown Specific Plan for implementation information.

Policy HE-1.23 Facilitate Land Assembly. Facilitate assembling parcels to develop residential projects to yield multi-family and affordable units by making the Available Land Inventory available to developers.

Policy HE-1.24 Variety of Single-family Homes. Continue to provide for a variety of single-family lot sizes.

Policy HE-1.25 Mixed Use Development. Continue to maintain the mixed residential and commercial uses classification on sites designated mixed-use.

Policy HE-1.26 Work with Affordable Housing Developers to Identify Sites. Continue to work with for-profit and nonprofit affordable housing developers to identify appropriate sites through regular contacts with such organizations and maintenance of a site inventory for the benefit of nonprofits.

Policy HE-1.27 Complete Intergenerational Neighborhoods. Design for complete neighborhoods for all ages.

Policy HE-1.28 Mix of Housing Near Services. Encourage a mix of housing types in each neighborhood located convenient to shopping, services, recreation, and transit routes.

Policy HE-1.29 Housing Coordinated with Transportation. Coordinate new housing development with improvements to pedestrian and bicycle routes and amenities.

Policy HE-1.30 Relocation Assistance. Require relocation assistance when privately funded redevelopment displaces extremely low, very low-, low-, or moderate-income residents.

Policy HE-1.31 Rental Assistance Programs. Encourage landlords to utilize rental assistance programs, such as housing vouchers and Section 8 vouchers administered by the Housing Authority of Santa Clara County and emergency rental assistance.

New Policies:

Policy HE-1.32 Neighborhood Character. Enhance the quality of existing residential neighborhoods, including those identified as low resource and/or disadvantage, through responsible development and investment.

Policy HE-1.33 Maintenance of Infrastructure and Improvements. Maintain and enhance the quality of life within neighborhoods, including those identified as low resource and/or disadvantaged, by providing adequate maintenance to streets, sidewalks, alleys, parks, and other community facilities.

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New Goal:

Goal 2: Promote Extremely Low-Income (ELI) housing, increasing affordable and workforce housing production

Existing Policies:

- Policy HE-2.1 Affordable Housing Strategy Implementation.** Encourage the creation of rental housing, including housing for extremely low-income households, through available funds, banked land, and community partnerships.
- Policy HE-2.2 Housing Fees.** Allow up to 50% of the Inclusionary Housing Obligation to be satisfied by the payment of housing fees to be paid in-lieu of building inclusionary units to fill a need in another affordable housing category or prioritized housing need area, for example the development of housing affordable to extremely low-income households.
- Policy HE-2.3 Affordable Housing.** Encourage the production and preservation of affordable housing units.
- Policy HE-2.4 Funds for Affordable Units.** When available, continue to make housing funds available to finance affordable projects, including housing for extremely low-income households. Consider assistance to below market rate ownership housing where a financing gap can be demonstrated.
- Policy HE-2.5 Rental Housing Incentives.** Continue to assist market rate and nonprofit developers in developing affordable rental housing.
- Policy HE-2.6 Programs Providing Extremely Low-, Very Low-, and Low-Income Housing.** Participate in programs that assist extremely low-, very low-, and low-income households to secure adequate housing.
- Policy HE-2.7 Santa Clara County Housing Programs.** Continue participating in and publicizing programs such as the Santa Clara County voters approved Measure A \$950 million affordable housing bond. The housing bond provides the County with an opportunity to partner with cities, residents, and the affordable and supportive housing community to significantly address the housing needs of the community's poorest and most vulnerable residents. The bond proceeds will contribute to the creation and/or preservation of approximately 4,800 affordable housing units countywide.
- Policy HE-2.8 Leverage Funding.** Leverage housing assistance funds whenever possible by combining them with funds from State, federal, and other sources.
- Policy HE-2.9 Use of Local Housing Funds.** Use local housing funds to leverage the maximum amount of additional financing for affordable housing projects.

Policy HE-2.10 Below Market Rate (BMR) Housing. Continue the BMR program through the Inclusionary Housing Ordinance as a source of affordable housing.

Policy HE-2.11 BMR Occupancy. Require all BMR units to be restricted to use as affordable housing as required by funding source or the Inclusionary Housing Ordinance and facilitate resales of the BMR ownership units to new income qualified buyers.

Policy HE-2.12 BMR Deed Restrictions. Continue to require the recordation of deed restrictions for all affordable units except accessory dwelling units.

New Policies:

Policy HE-2.13 Provide Opportunities for Affordable Housing Throughout the City. Ensure that there are sites zoned appropriately for affordable housing throughout the City.

Policy HE-2.14 Maximize Use of Public Properties for Affordable Housing and Shelters. City-owned properties that are no longer needed for current or foreseeable future public operations should be made available for the development of affordable housing and emergency shelter space to the maximum extent feasible.

Policy HE-2.15 Assist in the Development of Affordable Housing. Assist affordable housing developments through site identification, direct funding, supporting funding applications, land donation, and other incentives.

Policy HE-2.16 Community-Based Nonprofits. Explore the creation of community-based nonprofits, which will develop affordable housing, including the exploration of alternative models, such as Community Development Corporations (CDCs), co-housing, co-op housing, tiny home communities, and community land trusts.

Policy HE-2.17 Create Additional Local Funding for Affordable Housing. Strive to create additional local funding for affordable housing.

Policy HE-2.18 Advocate for State and Federal Legislative Changes. Advocate for additional financial resources and legislative changes from the State and Federal government to support the production of affordable housing.

Policy HE-2.19 Commercial Linkage Fee. Consider new commercial and industrial development to meet the housing demand they generate, particularly the need for affordable housing for lower-income workers, through a Commercial Linkage Fee Ordinance or similar mechanism.

Policy HE-2.20 Support Innovative Construction Methods. Support and encourage the development and construction industries to implement new technologies and opportunities to build housing that is more affordable by design.

Policy HE-2.21 Prioritize Farmworker Housing. Establish farmworker housing as an affordable housing priority within the City.

Policy HE-2.22 Inclusionary Housing. Continue the implementation of the Inclusionary Housing Program as a mechanism to provide additional affordable housing units.

Policy HE-2.23 Farm Worker Housing Advocacy. On an ongoing basis, advocate for federal, state, and County funding for farmworker/agricultural employee housing, including housing that meets the needs of the County's agricultural industry and its workers.

Policy HE-2.24 Partner with Developers. Continue to work with non-profit developers and employers to develop innovative housing solutions for farmworkers and agricultural employees and identify and pursue all potential funding sources and assist owners and developers in applying for funding.

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New Goal:

Goal 3: Advance equity and inclusion throughout the City

Existing Policies:

- Policy HE-3.1 Housing Discrimination.** Work to eliminate discrimination in housing based on race, color, religion, sex, age, family size, marital status, or national origin.
- Policy HE-3.2 Support for Fair Housing Programs.** Continue to encourage the work of organizations that provide Fair Housing services or support programs and have a demonstrated track record of effectiveness, as available funds allow such as the Urban County Community Development Block Grant Program that the City participates in.
- Policy HE-3.3 Equitable Buyer Selection Procedures.** Maintain an equitable buyer selection procedure through a lottery process for BMR ownership moderate-income units.

New Policies:

- Policy HE-3.4 Expand Housing Types Throughout the City.** Take meaningful actions to allow for a greater array of housing types throughout the city to create more inclusive and equitable neighborhoods and to affirmatively further fair housing.
- Policy HE-3.5 Invest to Create Equitable Neighborhoods.** Invest in historically underserved communities to transform racially and ethnically concentrated areas of poverty into areas of opportunity, while working to promote housing stability and provide new stable housing opportunities for current residents to stay and enjoy the neighborhood investments.
- Policy HE-3.6 Promote Mixed-Income Neighborhoods.** Promote mixed income neighborhoods with an equitable distribution of housing types for people of all incomes throughout the City by encouraging new affordable housing in high and moderate resource areas and promoting homeownership opportunities throughout the City.
- Policy HE-3.7 Support Wealth-building Activities for Low-income Residents.** Support efforts to connect low-income residents with financial empowerment resources, homeownership programs, small business assistance, living wage jobs, and workforce training resources and services.
- Policy HE-3.8 Amplify Community Voices Through Neighborhood Planning.** Work with representative groups of community residents, including non-English speakers, to identify housing needs and implement solutions at the neighborhood level,

particularly in areas targeted for inclusive economic and community development.

Policy HE-3.9 Affordable Housing Overlay District. Evaluate and consider creating an Affordable Housing Overlay District to enhance feasibility for the purpose of increasing affordable housing development.

Policy HE-3.10 Zone Additional Multi-Family Land. Zone additional land to multi-family uses.

Policy HE-3.11 Revise Multi-Family Zoning Regulations. Evaluate and consider revising zoning regulations for multi-family zoning districts to enhance feasibility of increasing affordable housing development.

Policy HE-3.12 Affordable Housing Bond. Evaluate and consider passing an affordable housing bond issue to provide funding for the construction of affordable housing.

Policy HE-3.13 Rent Stabilization Ordinance. Evaluate and consider developing a rent stabilization ordinance.

Existing Goal:

Goal 4: Preservation and rehabilitation of the existing housing supply

Existing Policies:

- Policy HE-4.1 Preserve At-Risk Units.** Preserve as many at-risk below market rate ownership and rental units as possible.
- Policy HE-4.2 Affordability Controls.** Continue to extend the affordability restrictions as part of the next sale to eligible purchasers and, if necessary, exercise the City's right of first refusal to purchase BMR units to ensure they remain affordable.
- Policy HE-4.3 Assist Nonprofits in Acquisition of At-Risk Units.** Assist nonprofit housing organizations in acquiring and/or rehabilitating existing affordable rental housing through the provision of financial assistance in exchange for extending the affordability period as required by the applicable funding source.
- Policy HE-4.4 Acquisition of Existing Housing by Nonprofits.** Continue to work with nonprofit housing agencies to acquire rental units for conversion to a mix of market-rate and affordable units.
- Policy HE-4.5 Nonprofit Acquisition of Substandard Housing.** Continue to work with nonprofit housing organizations to identify and acquire dilapidated or substantially substandard housing units for the purpose of rehabilitating or replacing these housing units. The City shall monitor progress, coordinate with the nonprofits as they complete these projects, and report to the State Housing and Community Development Department on the financing and construction in compliance with State Government Code Section 65583.1(c)(4).
- Policy HE-4.6 City Housing Stock.** Use preservation, conversion, and/or rehabilitation as tools to improve substandard single-unit homes and multi-unit affordable housing to preserve the existing housing stock and affordability.
- Policy HE-4.7 Code Enforcement.** Support the long-term maintenance and improvement of existing housing through code enforcement with emphasis on rental units, assistance in maintaining affordability, and non-displacement of existing tenants.
- Policy HE-4.8 Renovations under the Downtown Specific Plan.** Encourage the renovation of buildings consistent with the Downtown Specific Plan.
- Policy HE-4.9 Rehabilitation Loan Program.** As funds allow, continue the Housing Rehabilitation Loan Program through Rebuilding Together Silicon Valley, which provides home improvement and rehabilitation assistance using CDBG and City housing funds.

Policy HE-4.10 Capital Improvement Program. Coordinate the planning and funding of neighborhood infrastructure improvements by integrating the Capital Improvement Program goals, the Housing Element Policies and the opportunities that are available through the Urban County Community Develop Block Grant Program.

Policy HE-4.11 Overcrowding. Continue to permit the addition of bedrooms and other expansions as an eligible rehabilitation activity to alleviate overcrowding.

Policy HE-4.12 Preserve Existing Mobile Home Parks. Support efforts by tenants and nonprofits to preserve existing mobile home parks.

Policy HE-4.13 Rent Stabilization Ordinance. Maintain the City's rent stabilization ordinance for mobile home parks.

Policy HE-4.14 Rehabilitation and Sustainability. Ensure that all housing units rehabilitated with City assistance are environmentally friendly and energy-efficient.

New Policies:

Policy HE-4.15 Preserving Existing Affordable Housing. Prioritize the preservation of existing affordable housing at risk of loss of affordability covenants as a critical means of mitigating the displacement and loss of affordable housing units from the City's inventory.

Policy HE-4.16 No Net Loss of Housing Stock. Ensure that sites identified in the Housing Element Pipeline do not result in a net reduction of housing units if they are redeveloped.

Policy HE-4.17 Conversions to Affordable Housing. Explore new strategies to convert abandoned and blighted properties into affordable housing.

Policy HE-4.18 Protection of Existing Affordable Housing. Work with property owners, tenants, and non-profit purchasers to preserve assisted rental housing, and implement a strong affordable housing monitoring program.

New Goal:

Goal 5: Housing for People Experiencing Homelessness

Existing Policies:

- Policy HE-5.1 Housing First Principles.** Encourage ongoing supportive services as needed and prioritize solutions that are consistent with the notion that stable housing is the first, critical step towards addressing human needs.
- Policy HE-5.2 Homeless.** Meet the needs of residents who are homeless or at risk of homelessness.
- Policy HE-5.3 Support of Homeless Shelter and Services Agencies.** Continue to support the effort of agencies providing emergency shelter for homeless Morgan Hill residents. When appropriate and possible, provide funding.
- Policy HE-5.4 Work with Santa Clara County Agencies.** Continue engagement and partnership with other Santa Clara County agencies and nonprofits to address homelessness and other housing or community service-related issues, such as the ongoing implementation of the Countywide Community Plan to End Homelessness.
- Policy HE-5.5 Religious Institutions Shelters.** Allow religious institutions to operate small emergency shelters and transitional facilities as an ancillary part of their regular operations with no additional local permitting requirements.

New Policies:

- Policy HE-5.6 Youth Experiencing Homelessness.** Coordinate and create partnerships to increase accessibility of safety net services through outreach and communication, to effectively link youth experiencing homelessness to housing and service solutions.
- Policy HE-5.7 Regional Coordination.** Coordinate with the region and work with the Continuum of Care, Santa Clara County, and partner agencies to develop strategies that address homelessness through a shared vision, coordinated programs, and joint funding opportunities.
- Policy HE-5.8 Innovative Solutions.** Consider and employ innovative solutions that further collaboration and coordination of the homeless continuum of care. This will include effective responses and best practices for prevention services, emergency shelters, interim housing, permanent housing and ongoing housing stability to address the homelessness crisis.

- Policy HE-5.9 Permanent Supportive Housing.** Partner with other agencies to facilitate and provide permanent supportive housing options that offer appropriate services so that people experiencing chronic homelessness can maintain permanent housing.
- Policy HE-5.10 Prevention Resources.** Use data to focus on impactful solutions, long-term outcomes, and strategies that target those most at risk of homelessness by connecting them to affordable housing, prevention resources, workforce training, and supportive services that will help prevent them from losing their homes (e.g., rental assistance programs, tenant protections, and job assistance).
- Policy HE-5.11 Rental Housing Assistance.** Prioritize and facilitate programs and strategies that work to help those experiencing homelessness, or who are at risk of homelessness, find appropriate rental housing and prevention services.
- Policy HE-5.12 Diversion Approach.** Work with and provide resources to partner organizations to prevent people from seeking shelter by helping them identify immediate alternate housing arrangements and connecting them with services and financial assistance to help them return to permanent housing.
- Policy HE-5.13 Improve Connections Between Shelters and Housing.** Expand and improve the collaboration and connection between emergency shelters, temporary housing, and permanent housing in order to decrease the duration of homelessness and rehouse individuals quickly.
- Policy HE-5.14 Regular Reporting.** Use metrics and improve data quality to track and improve the efficacy of homeless services, programs, and investments.

Existing Goal:

Goal 6: Adequate Housing for Groups with Special Needs

Existing Policies:

- Policy HE-6.1 Work with Affordable Housing Developers to Encourage Universal Design.** Encourage universal design and maximize visitability, building on Title 24.
- Policy HE-6.2 Housing for Persons with Disabilities.** Promote housing that is appropriate for and accessible to persons living with disabilities.
- Policy HE-6.3 State and Federal Accessibility Requirements.** Continue to enforce State and federal requirements for accessibility to the disabled in new multi-family units.
- Policy HE-6.4 Housing for Seniors.** Assist in providing housing for seniors.
- Policy HE-6.5 Aging in Place.** Assist seniors to stay in their homes and neighborhoods.
- Policy HE-6.6 Senior-Friendly Design.** Encourage new housing to be senior friendly where possible (for example, have a bedroom and bathroom on the ground floor, or have the entire unit contained within a single floor).
- Policy HE-6.7 Services for Special Needs Populations.** Assist in providing housing related services to groups with special needs.
- Policy HE-6.8 Work with Other Agencies.** Continue to work with outside agencies and organizations to maximize housing opportunities for the full spectrum of housing needs.
- Policy HE-6.9 Use CDBG and Other Funding.** Continue to use CDBG and other available funds to support the provision of housing related services for groups with special needs such as the elderly, single parents with children, and survivors of gender-based violence.
- Policy HE-6.10 Domestic Violence Facilities.** Continue to fund upgrades at facilities for people leaving domestic violence as appropriate.
- Policy HE-6.11 Preferential Handling of Special Needs Populations.** Include preferential handling of special needs populations, such as survivors of gender-based violence cases, youth aging out of foster care, the developmentally disabled, single parents, farmworkers, the unhoused, etc., in the management plans and regulatory agreements of funded projects.

New Policies:

- Policy HE-6.12 Universal Design in New Housing.** Strive to achieve universal design in new residential housing units to provide housing for people with disabilities and allow older adults to age in place.

Policy HE-6.13 Reasonable Accommodation Ordinance. Ensure people with disabilities have equal opportunity to use and enjoy their housing by providing a process to request modification to a land use or zoning standard, regulation, policy, or procedure.

Policy HE-6.14 Encourage Accessible Housing Near Transit and Amenities. Encourage the development, rehabilitation, and preservation of accessible housing, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities.

Policy HE-6.15 Financial Assistance for Accessible Affordable Housing. Prioritize financial assistance for affordable housing and permanent supportive housing projects that exceed the minimum accessibility provisions of State and Federal law.

Policy HE-6.16 Partner with Community Based Non-Profit Organizations. Continue to support and partner with community-based organizations that develop affordable housing, retrofit existing housing, and provide supportive services for older adults and people with disabilities.

Policy HE-6.17 Emergency Home Repairs and Accessibility Retrofits. Continue to provide low- and very low-income residents and persons with disabilities with loans for emergency repairs and/or accessibility modifications to their homes through the Rebuilding Together Silicon Valley Rehabilitation Program as Community Development Block Grant Funds and or other funding is available.

New Goal:

Goal 7: Increase community outreach and promote education of affordable housing

Existing Policies:

- Policy HE-7.1 Local Needs.** Provide local residents and local employees knowledge on how to access housing programs and housing opportunities, as permitted by relevant law.
- Policy HE-7.2 Publicity for City Programs.** Continue to publicize and broaden understanding and acceptance of City housing programs, including the discrimination complaints procedure, through public presentations, publications, news items, advertisements in newspapers, public service announcements in the City's local access television channel, and by posting flyers at City Hall, City parks, and at various local houses of worship on a continuing basis. Make special outreach efforts to the non-English speaking community and underserved/underrepresented populations.

New Policies:

- Policy HE-7.3 Single Source Database.** Explore opportunities to support a single source affordable housing database/portal that allows residents to submit a single application for multiple affordable housing developments.
- Policy HE-7.4 Housing Choice Vouchers.** Educate and market Housing programs to provide affordable housing opportunities throughout the City. Based on funding availability, the City shall use best practices in assisting participants with leasing housing and maintaining landlord partners.
- Policy HE-7.5 Unhoused and Homelessness Prevention Program Outreach.** Create opportunities to increase community knowledge of the existing range of service for the unhoused and homelessness prevention resources, including direct outreach and engagement with the unhoused community.
- Policy HE-7.6 Market Accessory Dwelling Unit (ADU) Programs.** Increase education and awareness of Accessory Dwelling Unit (ADU) programs to homeowners; for example, explore partnering with Community Development Financial Institutions (CDFIs) to market existing loan programs available for ADUs.
- Policy HE-7.7 Awareness and Support.** Work to increase community knowledge of the shortage of housing statewide, the need for awareness, and work to harness support for affordable housing citywide.
- Policy HE-7.8 Community Education.** Create opportunities for community discussions and education about homelessness, housing insecurity, and affordable housing, to achieve an atmosphere of acceptance and understating.

Via Email

January 28, 2022

Adam Paszkowski - Principal Planner, Planning Division
Rebecca Garcia - Housing Manager
Development Services Department
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

RE: City of Morgan Hill - Housing Element Priorities

Dear Mr. Paszkowski and Ms. Garcia

We are writing to you to share the results of our discussions of existing housing needs and proposals we have for programs and policies that should be considered for inclusion in the Housing Element Update you are currently preparing. We are also requesting an opportunity to meet with your staff to discuss these proposals in more detail and to determine the appropriate next steps for their consideration.

The priorities outlined below were identified over the course of five meetings held by a group of South County community leaders concerned about rising homelessness and the inadequate supply of affordable housing, and interested in exploring solutions that could be integrated into the Housing Element Update Process. These meetings were convened and facilitated by SV@Home and the South County Compassion Center, and participants were drawn from the diverse existing service and advocacy networks, and included community members who volunteer regularly in direct service to those in need, representatives of regional and local service organizations and housing policy advocates, as well as residents experiencing homelessness or who were formerly homeless.

Together, we understand that the Housing Element Update is a nearly once-in-a-decade process to assess needs and develop concrete action plans to address the housing issues in our community. We understand that changes to Housing Element law have increased requirements for this assessment, including special populations such as residents experiencing homelessness, and for the development of policies and programs with specific, and measurable steps to address the unmet housing needs.

We also understand that the new requirement to engage in meaningful, frequent, and ongoing community participation throughout the Housing Element process, including the new requirements included in the Affirmatively Furthering Fair Housing guidance from the state, have presented challenges for city staff and consultants across the county.

The community meetings that have generated these priorities have been designed to complement the City's efforts.

As a group we brought our range of experiences to the discussion, and shared a wide range of concrete actions we felt would address some of the needs we have identified. Some of these ideas sought to elevate policy needs that had already been raised in public discussions, others were reflections of the need to strengthen commitments or leverage opportunities in existing programs, and some were new measures intended to address the diversity of housing needs. The group then discussed the proposed actions and the needs they were intended to address. Some items were combined, some were determined to be redundant with existing programming, and new actions were identified through the discussion. The group then went through a prioritization process, which assessed the potential impact of specific actions, how aligned they were with our understanding of state guidance, and how they might augment existing efforts. Through this process the initial list of nearly 20 proposed actions was narrowed to the 8 priorities detailed below.

In developing the required sites inventory, prioritize parcels for permanent supportive housing, ELI, and VLI housing units downtown and in other central locations accessible to resources and transit, especially parcels owned by public agencies.

Identified need: Locating affordable housing in areas that are transit rich, close to resources to meet basic needs, and well integrated in residential growth areas, is the established best practice. Affirmatively furthering fair housing requires that sites for permanent supportive housing, and homes for residents with extremely low or very low incomes be located in areas with access to jobs, transit, and resources, including public land that can expedite affordable housing development. One of the biggest challenges affordable housing developers face in development of these units is the cost of land, especially when competing with market-rate developers who have more money available.

Program to address: Surplus or underutilized government-owned land can help, since affordable housing developers have priority to purchase this land. Prioritizing sites downtown opens up opportunities and establishes community expectations that the city is supporting affordable development in these areas.

Create opportunities for community discussions and education about homelessness, housing insecurity and specific housing needs to achieve an atmosphere of acceptance and understanding.

Identified need: Current political will in the city regarding development of affordable and permanent supportive housing reflects the need to build understanding of causes and issues of homelessness, the people and lives

impacted by the lack of affordable housing, and the community benefits of safe, stable, and affordable housing.

Program to address: We often misunderstand what housing needs look like, who experiences housing insecurity, and how they can become homeless. Some common understanding can be achieved with intentional and guided communication between people that do not normally have an opportunity to dialog with each other. This could include- but not be limited to- formats such as community workshops, short video interviews, and media partnerships.

Pursue a partnership with other cities and the county for an affordable housing portal that allows people to submit a single application for multiple affordable housing developments.

Identified need: Currently, to apply for affordable housing, residents need to search multiple websites and apply using many different web portals or paper applications. Since many people are applying for so few units, a person in need of affordable housing will need to apply for multiple opportunities to increase their chances of success, submitting and resubmitting the same information multiple times through many different channels. This process creates inequitable access to affordable housing for people most in need who lack the resources and time to monitor waitlist statuses, submit paper applications or have cognitive disabilities which hinder their ability to complete multiple applications at a time. This increases the likelihood that the renter will not successfully connect with an available affordable unit.

Program to address: A single source and application for affordable housing would help people find affordable housing without causing loss of time and resources to hunt for it and resubmit the same information. A single source would also allow the city or county to affirmatively market or share all affordable housing opportunities to vulnerable and hard to reach populations. This portal could be similar to the [San Jose Doorways](#) program currently in development, and [Dahlia in San Francisco](#), which provides a single starting point for people to apply for affordable housing (inclusionary or standalone). A single source would also make it easier for the city, county, and residents to track the availability of affordable housing in their area.

Express an explicit commitment to funding for basic needs services at local encampments.

Identified need: Each year, service providers must reapply for city funding to provide basic needs services at encampments where residents experiencing homelessness are living. This process is often politically contentious and

uncertain. The lack of certainty impacts the ability of these organizations to establish long-range plans and focus on service provision.

Program to address: Providing for the basic needs of residents experiencing homelessness and living in encampments can improve health, safety, and quality of life. Many cities already provide funding on an annual basis to provide some of these services, but each year they must reapply and wait for approval again. A long-range funding commitment from the city provides more certainty and allows the organizations providing these services to fully focus on service provision.

Support and facilitate the creation of community-based nonprofits, which will develop affordable housing, including the exploration of alternative models.

Identified need: Large multifamily affordable housing developments take years to complete and do not meet the needs of all residents experiencing homelessness or in need of affordable housing. This system makes it difficult for the exploration of alternative and innovative home types that may be better able to meet the needs of some residents. Currently, affordable housing is limited to large complexes to make efficient use of land values. These projects, although they are vital assets to the community, take long periods of time to fund, approve and construct. The large sizes and lack of tenant input on governance also pose challenges to the creation of a deeper sense of belonging, building a tight knit community and facilitating neighborly connections.

Program to address: We can expand our options of multifamily affordable housing to more creative and innovative options that have tangible community control and collaborative decision making tools, such as Community Development Corporations (CDCs), co-housing, co-op housing, tiny home communities, and community land trusts. However, since many of these options do not exist in South County, significant financial and technical support and training is needed to make them viable. Local efforts can complement the initial commitments made by Santa Clara County to provide technical assistance. Training can be assisted by other and more established non-profit organizations.

Partner with CDFIs to develop a loan program with full or partial loan forgiveness for homeowners who build ADUs and restrict affordability for 15 years.

Identified need: While Accessory Dwelling Units have been successful at increasing housing production and offering homes that are more affordable by design, homeowners who are “house rich but cash poor” may struggle to obtain financing to build an ADU.

Program to address: In partnership with a CDFI, the city should develop a loan program with full or partial loan forgiveness for homeowners who build ADUs and restrict affordability for 15 years. This would increase the ability of homeowners to increase the number of homes available, secure deed-restricted affordability, and provide an income stream for lower-income homeowners to increase their financial stability. There is an existing low interest loan program administered by the Housing Trust of Silicon Valley that could be used as a foundation for this program.

Create a public awareness campaign to increase community knowledge of the existing range of services for the unhoused and homelessness prevention resources.

Identified need: Many residents who need help with housing issues are not aware of the existing range of services for the unhoused and homelessness prevention resources currently available in our city, or through the County's 211 service. Many struggle to identify and access available resources on their own. Information about local resources, including those funded through the county, and the 211 service, is currently not available on city websites.

Program to address: The city should take steps to increase awareness of how to access the services available locally, including the 211 system, which can help residents in need navigate and access a wide variety of available resources in the county. At minimum, this should include publishing information on the city's website in an easily accessible location and ensuring city staff are aware of the program and can direct residents to it. The city should also consider a public awareness campaign using social media, publications such as city newsletters and printed collateral, events, and additional channels to increase awareness of the 211 system.

We recognize that our discussion were not representative of the full range of community perspectives in Morgan Hill, and that these proposed actions will not address the full complexity of our local housing needs, but we are confident that our collective experience represents a critical perspective in identifying existing housing needs and actions that should be incorporated into the Housing Element Update. As noted above, we are requesting an opportunity to meet with your staff to discuss these proposals in more detail and to determine the appropriate next steps for their full consideration.

Please contact Joanne Fierro at fierro5175@earthlink.net to set up a time for this meeting.

Thank you for your consideration, we look forward to further discussion.

This letter is being submitted by a working coalition of community housing advocates, community based housing and homeless service providers, and regional policy and advocacy organizations. This group has come together out of a series of five community meetings with over 60 unique participants.

From: [Toni Tryforos](#)
To: [Adam Paszkowski](#)
Subject: [EXTERNAL] Housing Needs Assessment
Date: Friday, February 18, 2022 9:44:07 AM

[You don't often get email from ttryforos28@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Good Morning Adam - I missed the majority of the meeting last night so sharing some feedback. I did do the survey a week or so ago.

I am a senior citizen and was extremely fortunate to be able to get affordable housing through the Housekeys program almost 2 years, right smack in the middle of the pandemic! The best part was that I live right next-door to my son and his family. Through my experience and in today's environment it's very obvious that many people within our community need more education on what affordable housing is and the stigma that it attracts undesirables in certain neighborhoods. On numerous occasions I have had to spell out that within my neighborhood of affordable housing we have educators, nurses, school principles, and people of all walks of life. I paid more for my one bedroom house than what the developer bought the Granada Theater for!

With limited space high density is the big push, multi-level homes, lots of stairs. There is no thought about the aging population and stairs, people with disabilities and stairs etc. if the only option is to build up there must be a design for a bedroom and full bathroom on a main level. I am fortunate my garage and front entry are ground level but bedroom and full bath upstairs. I hope I will be able to safely manage stairs as I continue to age.

There needs to be something that limits concessions the developers get especially with very limited parking within a community complex. Ideally, it would be nice to have less cars on the road but who are we fooling we don't have the infrastructure for mass transit. Street parking is already clogged up, car break ins and thefts are up, people deserve to have a somewhat safe place for their vehicles.

With all the housing we have and what's to come we need to make sure we have adequate schools. We desperately need another middle school in Morgan Hill so that we don't have to drive or bus our kids all the way to Martin Murphy. A round trip there can be about 1.5 hours. We have to go early just to find a parking spot.

People are very concerned about the drought which we know is not going to end anytime soon. We understand we need to get people housed but what happens when we run out of water which could very well happen in the next few years, if not sooner in certain areas. The city needs to fight harder with the state and county on some of the expansions being pushed. Growth is important for a city to thrive however, if we have no water we all lose.

This is getting too long now so I will end now. Thanks for your time.

Regards,
Toni Tryforos

Sent from my iPhone

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February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

1. Prioritize rezoning in high resource, historically exclusionary neighborhoods.

Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

- 2. Establish a strong tenant protection ordinance so that new housing benefits everyone.** Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.
- 3. Support homeownership opportunities for historically excluded groups.** Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

- 4. Adequately plan for density.** Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.
- 5. Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%.** Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

6. **Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

7. **Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.
8. **Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

9. **Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.
10. **Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be “sprinkled throughout” the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

- 11. Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.
- 12. Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.
- 13. Cap fees on all new housing.** Most construction costs are outside the City’s control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.
- 14. Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss

Executive Director

YIMBY Law

sonja@yimbylaw.org

Appendix H3

Opportunities for Energy Conservation

City of Morgan Hill Housing Element 2023-2031

DRAFT

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APPENDIX H-3 | Opportunities for Energy Conservation

3.1 Introduction

California law (Government Code Sections 65583(a)(8)) requires Housing Elements to contain an analysis of opportunities for residential energy conservation. According to the California Department of Housing and Community Development (HCD), the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage energy saving features, energy saving materials, and energy efficient systems and design for residential development.

The term “residential energy” refers to the total energy used in residential buildings, including heating, cooling, and “plug load” from appliances, lights, and electrical devices. “Energy conservation” refers to reducing energy use through using less of an energy service, such as lowering the thermostat in the winter or raising the thermostat in the summer.

Housing and energy efficient, resilient, and healthy buildings are key components for achieving community vitality and serving the needs of residents. Energy efficient buildings increase occupant health by reducing infiltration of moisture, pests, or air pollution. They increase comfort and decrease utility bills. In the case of existing buildings, this can help prevent residents from having utilities turned off due to inability to pay or resorting to unsafe practices for heating a home, such as relying on gas ovens. Energy efficient housing is also more resilient to climate change, preventing infiltration of wildfire smoke and keeping homes thermally comfortable during extreme heat events.

Residential energy efficiency can be improved by sealing the building envelope and HVAC ducts; insulating the attic or ceiling, walls, and floor; installing efficient heating and cooling systems; and energy efficient lighting and appliances. Passive heating, cooling, and lighting can also be employed when designing new buildings. Housing type also makes a difference in building energy consumption, with the average multi-unit housing unit using half the energy of an average single-unit detached home.¹ Multi-unit homes tend to be more energy efficient because they tend to be smaller than single-unit detached homes and the shared walls amongst units have a self-insulating effect that create further efficiencies.

In addition to reducing greenhouse gas (GHG) emissions and conserving limited energy resources, reducing residential energy consumption also has economic benefits. Energy conservation measures can result in lower monthly housing costs and contribute to greater long-term housing affordability.

The City of Morgan Hill has a central goal of reducing GHG emissions and reaching carbon neutrality by 2045 and is committed to reaching this goal through a number of goals, action items, and planning efforts identified in the Morgan Hill 2021 Climate Action Plan. Energy efficiency and conservation measures are key components of these efforts. Energy conservation can help achieve the City’s goal for carbon neutrality by both reducing use of natural gas, which will reduce emissions, and reducing use of electricity, which will reduce demand on the grid and increase

¹ Location Efficiency and Housing Type: Boiling it Down to BTUs, U.S. EPA and Jonathan Rose Companies. 2011

reliability. In addition, energy conservation reduces residents' energy costs and makes their homes more comfortable, healthy, and resilient. Using electricity instead of natural gas to fuel homes can also help to reduce climate impacts and improve health. Housing needs to be constructed expeditiously in order to address the housing crisis; however, if it is not built to also address the climate crisis, it will be challenging for jurisdictions and the State to meet aggressive climate goals. This Energy Conservation appendix describes the ways the City is currently addressing the conservation of energy resources as part of larger climate action and adaptation processes.

3.2 Framework for Conserving Energy Resources

3.2.1 2035 General Plan Update

The City of Morgan Hill adopted the 2035 General Plan on July 27, 2016, which includes a set of policies and actions within the Natural Resources and Environment Element, with an overall goal to conserve energy resources, that guides future development in an effort to reduce the City's greenhouse gas (GHG) emissions. The following is a summary of residential conservation of energy resources policies and actions from the City's 2035 General Plan:

- Policy NRE-16.1 Energy Standards for New Development.** New development, including public buildings, should be designed to exceed State standards for the use of energy.
- Policy NRE-16.2 Energy Conservation.** Promote energy conservation techniques and energy efficiency in building design, orientation, and construction.
- Policy NRE-16.3 Energy Use Data and Analysis.** Provide information to increase building owner, tenant, and operator knowledge about how, when, and where building energy is used.
- Policy NRE-16.4 Retrofit Financing.** Promote existing and support development of new private financing options for building retrofits and renewable energy development.
- Policy NRE-16.5 Energy Efficiency.** Encourage development project designs that protect and improve air quality and minimize direct and indirect air pollutant emissions by including components that promote energy efficiency.
- Policy NRE-16.6 Landscaping for Energy Conservation.** Encourage landscaping plans for new development to address the planting of trees and shrubs that will provide shade to reduce the need for cooling systems and allow for winter daylighting.
- Policy NRE-16.7 Renewable Energy.** Encourage new and existing development to incorporate renewable energy generating features, like solar panels and solar hot water heaters.
- Policy NRE-16.9 Subdivision Design.** In compliance with Section 66473.1 of the State Subdivision Map Act, promote subdivision design that

provides for passive solar heating and natural cooling through the Development Review Committee subdivision review procedures.

Action NRE-16.A Community Choice Aggregation. Partner with other Santa Clara County jurisdictions to determine the feasibility for development of a regional CCA program, including identification of the geographic scope, potential costs to participating jurisdictions and residents, and potential liabilities.

Action NRE-16.C Local Energy Ordinances. Develop local ordinances that promote energy conservation and efficiency. Examples of such ordinances include: energy audits, solar access, solar swimming pool heating, insulation and solar retrofit, and solar water heating.

3.2.2 Morgan Hill 2021 Climate Action Plan

The City of Morgan Hill is invested in preparing a resilient future for our community and the environment overall. The Morgan Hill 2021 Climate Action Plan (CAP) was developed out of the urgency that the City Council saw to address climate change and focus efforts toward the initiatives that will make the most significant positive impacts in the most timely manner. Thus, it was determined that a limited CAP be developed with a focus on reducing greenhouse gas emissions in the transportation and building sectors. The strategies in the CAP focus on areas of decarbonizing buildings and reducing emissions from on-road and off-road vehicles by increasing electric vehicles and electric equipment to reach net zero emissions.

The main goal of the CAP is to reduce Morgan Hill's net CO₂ emissions in the building and transportation sectors 35% below the 2020 baseline level by 2030 and 100% below the 2020 baseline level by 2045.

The residential sub-goals of the CAP include the following:

1. Expand electric vehicle charging station access for existing multi-family complexes by 30%, (i.e., the number of chargers in multi-family complexes will be equivalent to at least 30% of the number of units in multi-family complexes) by the year 2025 and 100% by 2035.
2. Require newly-constructed residential buildings to have the necessary capacity to facilitate electric vehicle charging.
3. Transition 95% of existing buildings in Morgan Hill to be all-electric by 2045, with additional targets every five years consisting of:
 - 1% of existing buildings by 2025
 - 10% of existing buildings by 2030
 - 35% of existing buildings by 2035
 - 70% of existing buildings by 2040

3.2.3 Energy Efficiency Building Requirements

Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings) contains California's building standards for energy efficiency. These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for

the state. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods.

The 2019 California Building Code (including Title 24, Part 6, described above) went into effect in the City on January 1, 2020, see Chapter 15.08 (Building Code) of the City's Municipal Code. All new construction must comply with the standards in effect on the date a building-permit application is submitted.

The California Green Building Standards Code, within Title 24, Part 11, of the California Code of Regulations, includes green building regulations, also referred to as the CALGreen Code, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. There are mandatory measures, which apply statewide, and voluntary measures, which can be adopted locally. Voluntary measures are organized into 2 tiers with their own respective prerequisites and elective measures: Tier 1 prerequisites set a higher baseline than CALGreen mandatory measures; while Tier 2 prerequisites include all of Tier 1 prerequisites plus some enhanced or additional measures.

Prohibition of Natural Gas Infrastructure in New Buildings Ordinance

Following the passage of Senate Bill (SB) 100, which mandates that California utilities provide carbon-neutral electricity by 2045, local governments began passing ordinances that are variations on the theme of prohibiting fossil fuel energy sources in new construction.

Decarbonization through electrification is one of the key strategies for reducing GHG emissions. In order for Morgan Hill to reach carbon neutrality, the majority of the buildings in the City will need to be carbon neutral. All-electric buildings have been shown to be cost-effective for new construction and the electrification of new residential construction is expected to reduce the overall cost to build new housing. Avoiding the cost of gas infrastructure provides significant savings (approximately \$7,000 per unit), and most electric appliances have similar or lower operating costs compared to natural gas appliances.

In November 2019, the City Council adopted Ordinance 2306 establishing Chapter 15.63 (Prohibition of Natural Gas Infrastructure in New Buildings) requiring all new buildings (residential, commercial, and industrial), after March 1, 2020, to be all-electric. Electrification allows buildings to use 100 percent carbon neutral electricity.

3.3 Energy Efficiency and Conservation Programs

This Section briefly describes some of the potential ways to achieve energy savings through the regulations and programs of the City, the State, and local utility providers.

3.3.1 Rehabilitation Program, Minor Home Repair

Morgan Hill has established a minor home repair rehabilitation program that was operational during the entire previous Housing Element cycle. This fund was initially established by a one-time developer contribution and was intended to be used for senior housing-related support services. The Housing Division in the past contracted with the non-profit, Rebuilding Together of

Silicon Valley (Rebuilding Together) to administer and manage a rehabilitation program funded by the Senior Housing Trust. Rebuilding Together has been providing the South County with home repair service for thirty years and provides a “lifeline” Home Repair Rehab Program for fixed income seniors in Morgan Hill, as well as lower income tenants. The original fund has been exhausted and this program is now funded by the Community Development Block Grant for which Morgan Hill participates through a Joint Powers Agreement with the County of Santa Clara. Through this Rehabilitation Program, the City of Morgan Hill rehabilitated 169 units from 2015 through 2021, administered by Rebuilding Together.

3.3.2 Local Utility Programs

Pacific Gas and Electric

PG&E offers the following financial and energy-related assistance programs for its low-income customers:

- ❖ **Energy Savings Assistance Program.** PG&E’s Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- ❖ **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multi-family residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
- ❖ **California Alternate Rates for Energy (CARE).** PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills. Approximately 16.8% of Morgan Hill customers/households are enrolled in the CARE program.
- ❖ **REACH (Relief for Energy Assistance through Community Help).** The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships, that prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant’s income cannot exceed 200 percent of the Federal poverty guidelines.
- ❖ **Medical Baseline Allowance.** The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

Santa Clara Valley Water District

The Santa Clara Valley Water District (Valley Water) offers the following financial and energy-related assistance programs for residents:

- ❖ **Landscape Rebate Program.** This program is designed to encourage residents to convert approved high-water use landscape, such as lawns and pools, to low-water use landscape, as well as to retrofit existing irrigation equipment with approved high-efficiency irrigation equipment. Valley Water's Landscape Rebate Program offers four rebate categories that can help save water:
 - Landscape Conversion Rebate
 - In-Line Drip Irrigation Conversion Rebate
 - Irrigation Equipment Upgrade Rebate
 - Rainwater Capture Rebate
- ❖ **Graywater Rebate.** Through Valley Water's Graywater Rebate Program, rebates are offered to residents who install a Graywater Laundry-to-Landscape System.
- ❖ **Submeter & Private Well Rebates.** Valley Water offers rebates for installing qualifying submeters and water meters.

3.3.3 Federal and State Energy Assistance Programs

California Department of Community Services and Development (CSD)

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the Federally funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for qualified low-income households. The second type of assistance is available to low-income households that are in a crisis. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households.

The California Arrearage Payment Program (CAPP) is a state program to help pay customers' eligible past due energy bills that increased during the COVID-19 pandemic. CAPP reduces qualified customers' unpaid energy bills by directly applying a bill credit to their energy bill. Customers do not need to apply for CAPP and assistance will be disbursed by state utility companies electing to participate in CAPP. CAPP bill credits are courtesy of the State of California and are targeted to help utility customers that fell behind on their energy bills because of the economic impacts of the COVID-19 pandemic. Customers may qualify for a CAPP credit if they had an unpaid energy utility bill over 60 days past due incurred between March 4, 2020 and June 15, 2021.

The new federal Low Income Household Water Assistance Program (LIHWAP) will provide financial assistance to low-income Californians to help manage their residential water utility costs. Established by Congress in December 2020, this federally funded program will help low-income households pay down their outstanding water bills. California has been allocated \$116 million in one-time funding to provide LIHWAP assistance. The Department of Community Services and Development (CSD) has been designated the administering agency for LIHWAP in California. CSD, in consultation with stakeholders, is in the process of defining the scope of the LIHWAP program and service delivery through the development of a LIHWAP State Plan. The U.S. Department of Health and Human Services, Office of Community Services, has provided

guidance that LIHWAP should be modeled on existing processes, procedures, policies, and systems in place to provide assistance, such as the CSD administered Low-Income Home Energy Assistance Program (LIHEAP).

Solar on Multifamily Affordable Housing (SOMAH)

The Solar on Multifamily Affordable Housing (SOMAH) Program provides financial incentives for installing photovoltaic (PV) energy systems on multi-family affordable housing in California. The program will deliver clean power and credits on energy bills to hundreds of thousands of the state's affordable housing residents. SOMAH's unique, community-based approach ensures long-term, direct financial benefits for low-income households, helps catalyze the market for solar on multi-family housing and creates jobs. The SOMAH Program is overseen by the California Public Utilities Commission.

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