

RESOLUTION NO. 16-080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING THE AVAILABLE BUILDING ALLOTMENT FOR FY 2018/19 AND FY 2019/20 AND THE HOUSING TYPE DISTRIBUTION FOR THE 2016 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) COMPETITION

WHEREAS, on May 18, 2016, the City Council approved the annual building allotment of 250 allotments for Fiscal Year 2018/19 and Fiscal Year 2019/20; and

WHEREAS, a building allotment under the City's Residential Development Control System would be available in the 2018/19 fiscal year; and

WHEREAS, on May 25, 2016, the City Council reconsidered the housing type distribution for the Residential Development Control System 2016 Competition determined on May 18 2016; and

WHEREAS, the City Council has reviewed recommendations contained in the May 18, 2016 Staff Report and the recommendations of the Planning Commission, all as submitted to the City Council for consideration in connection with the adoption of this Resolution, together with any and all testimony and other evidence submitted to the City Council through the public hearings conducted by the Council on May 18, 2016 and May 25, 2016 for this item, and has determined that the recommended distribution of building allotments contained herein is consistent with the General Plan and the City's Municipal Code requirements under Chapter 18.78 of the Morgan Hill Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN HILL THAT:

SECTION 1: Pursuant to Sections 18.78.030 and 18.78.184 of the Morgan Hill Municipal Code, City Council hereby authorizes a Residential Development Control System (RDCS) competition to be conducted in 2016.

SECTION 2: Pursuant to Section 18.78.030 (C) of the Municipal Code, the City Council hereby approves:

A. A portion of the building allocation shall be reserved for on-going, small project, multi-family rental, open/market, affordable, senior and Monterey Corridor area competition categories as outlined in Exhibit "A" attached hereto and incorporated herein by this reference.

B. The distribution of allotments as set forth in Exhibit "A" may be adjusted by the Planning Commission as deemed necessary to respond to changes in the housing market (such as changes in the build-out rate for existing projects, lack of applications in set-aside categories, and increased demand for particular housing types, etc.).

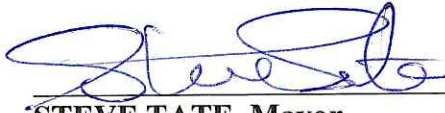
C. The distribution of allotments by housing type and number of dwelling units may be modified by the Planning Commission at time of award of allotment based on demand for a particular unit type, provided that no less than 33 percent of the allotment is awarded to single-family dwellings.

D. The RDSCS competition authorized by this Resolution shall be for one year, Fiscal Year 2018/19.

SECTION 3: The filing deadline for the competitions shall be September 1, 2016. This deadline applies to all competitions, including the affordable, micro and large multi-family rental competitions.

PASSED AND ADOPTED by the City Council of Morgan Hill at a Regular Meeting held on the 25th day of May, 2016 by the following vote:

AYES:	COUNCIL MEMBERS:	Larry Carr, Gordon Siebert, Steve Tate
NOES:	COUNCIL MEMBERS:	Rich Constantine
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	Marilyn Librers



STEVE TATE, Mayor

DATE: 6/2/2016

ATTEST:



IRMA TORREZ, City Clerk

DATE: June 6, 2016

∞ CERTIFICATION ∞

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No.16-080, adopted by the City Council at the meeting held on May 25, 2016.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: June 6, 2016



IRMA TORREZ, City Clerk

EXHIBIT A
Fiscal Year 2018/19

<u>Competition Category</u>	<u>Allotments</u>
On-going Projects	15
Affordable Set-aside	50
Micro Projects	5
Small Projects	5
Multi-Family Rental	10
Multi-Family Rental (>150 units)	95 *
Open/Market	65
Senior	0
<u>Monterey Corridor Area Projects</u>	<u>5</u>
Total	250

Fiscal Year 2018/19

*Multi-Family Rental (>150 units)

<u>Project</u>	<u>Allotments</u>
MC-15-18 (San Pedro-Presidio)	85