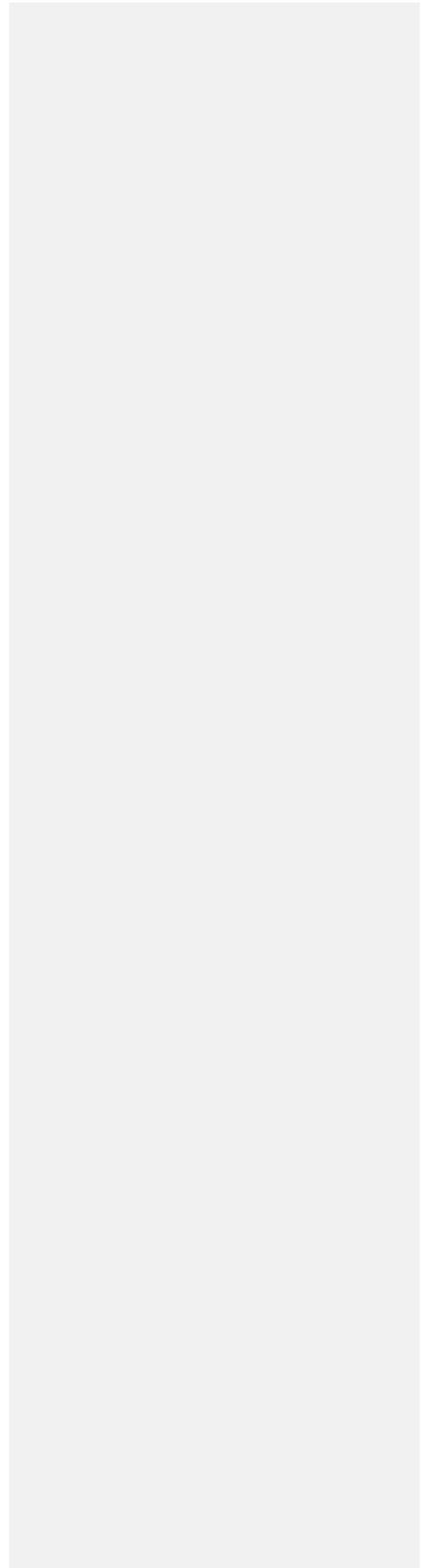
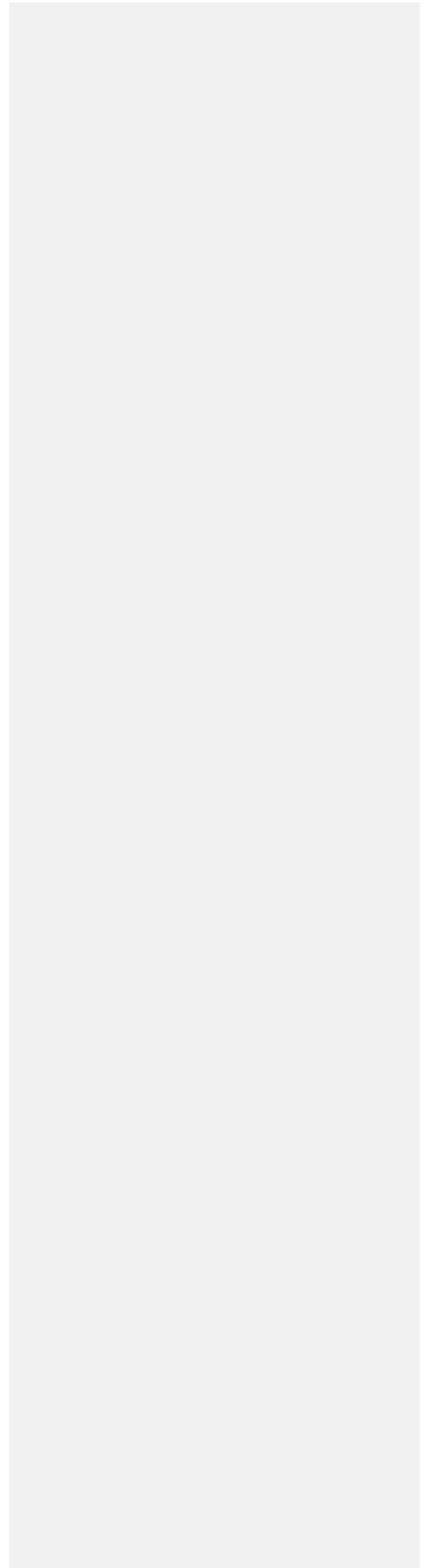


**CONTENTS**

- I. COMPETITION MANUAL OVERVIEW ..... 1
- II. COMPETITION CRITERIA summary ..... 3
  - A. Criteria and Points Overview ..... 3
  - B. Specific Criteria and Available Points ..... 3
  - C. Types of Criteria and Project Scoring Examples ..... 5
  - D. Minimum Score ..... 6
- III. COMPETITION CRITERIA, STANDARDS, AND POINTS ..... 8
  - 1. SCHOOLS ..... 8
  - 2. LOCATION ..... 11
  - 3. AFFORDABLE HOUSING ..... 16
  - 4. HOUSING DIVERSITY ..... 20
  - 5. PARKS AND OPEN SPACE ..... 24
  - 6. ENVIRONMENTAL PROTECTION ..... 31
  - 7. TRANSPORTATION ..... 35
  - 8. MUNICIPAL INFRASTRUCTURE ..... 38
  - 9. PROJECT QUALITY ..... 41
- IV. RDCS IMPLEMENTATION POLICIES ..... 47
  - A. Schedule for 2017 Competition ..... 47
  - B. Exemptions ..... 48
  - C. Application Submittal Requirements ..... 48
  - D. Competition Categories and Ongoing Projects ..... 48
  - E. Scoring ..... 49
  - F. Development Agreement ..... 50
  - G. Tentative Subdivision Map ..... 50
  - H. Exercise of Allotments ..... 51
  - I. Early Start of Construction ..... 51
  - J. Extensions ..... 51
  - K. Transfer of Allotments ..... 52
  - L. On-Going Allotments ..... 52







## I. COMPETITION MANUAL OVERVIEW

This RDCS Competition Manual contains the criteria and standards that the City of Morgan Hill uses to award residential allotments to projects. These criteria and standards are consistent with the RDCS ballot measures approved by the voters in 2016, the RDCS Ordinance in Division IV of the Morgan Hill Development Code, and with the growth management goals and policies in the General Plan.

The RDCS Competition Manual is an official City policy document adopted by the City Council on [date of adoption]. The Manual contains the specific rules to award points to competing projects, as well as examples of how these rules are applied and interpreted for sample projects. The Manual will be revised overtime to help the City identify projects that best meet the community's development objectives and award points to competing projects in a predictable and consistent manner.

Following this introduction, the RDCS Competition Manual presents the nine categories of RDCS competition criteria established by the RDCS ordinance and lists the individual competition criteria within these nine categories. The manual then presents each individual standard and criteria with definitions of terms, rules for scoring projects, and example project scoring as needed.

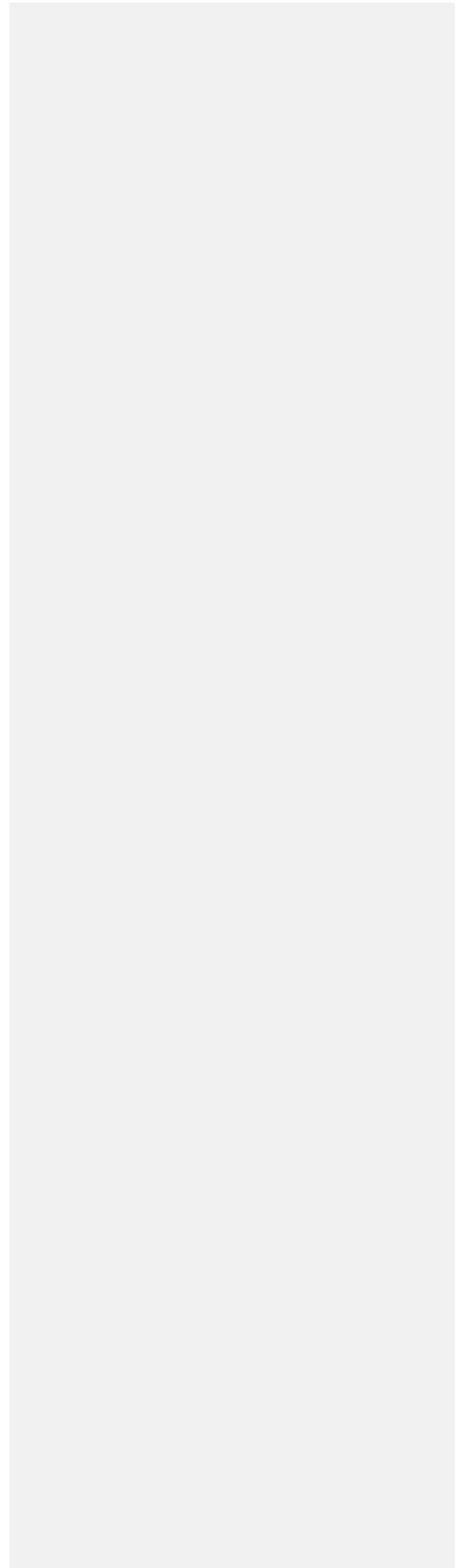
### The Updated RDCS

The Residential Development Control System (RDCS) is Morgan Hill's voter-approved growth management system that limits the total amount and pace of new residential construction and encourages high-quality development that enhances residents' quality of life. The RDCS was first established in 1977 and has been extended and modifies multiple times by voters since then.

In 2016 the voters approved the current version of the RDCS. This updated RDCS establishes a maximum population limit of 58,200 in 2035 and a maximum of 2015 allotments available each year. The updated RDCS continues the requirement that residential project compete for allotments each year based with the City awarding allotments to projects based on established scoring criteria. Unlike previous versions of the RDCS, the specific competition criteria is contained in this Competition Manual, not in the RDCS Ordinance itself.

The RDCS Ordinance which rules and requirements may be modified only by the voters, and which may be modified by the City Council without voter approval. Content within the Competition Manual which may be modified only by the voters include the nine City objectives and limitations on the number of points available under these nine objectives described in the next section. Other contents of this Competition Manual, including the specific competition criteria and standards and the specific point values for each, may be modified by the City Council without voter approval.

*This page is intentionally blank*



**II. COMPETITION CRITERIA SUMMARY**

**A. Criteria and Points Overview**

Section 18.78.100.A (Competition Criteria) of the RDCS Ordinance states that the Competition Manual must establish the criteria that the City will use to award projects to competing projects, and these criteria must advance nine specific City objectives. Table 1 below lists these nine objectives, identifies the total number of points available from criteria that advances the objectives, and shows the percent of the total points available for each.

TABLE 1: CRITERIA ADVANCING OBJECTIVES

| Objective                   | Maximum Score |         | Available Points   |                   |
|-----------------------------|---------------|---------|--------------------|-------------------|
|                             | Points        | Percent | Points             | Percent           |
| 1. Schools                  |               |         | 22                 | <del>8</del> 11%  |
| 2. Location                 |               |         | 21                 | <del>4</del> 10%  |
| 3. Affordable Housing       |               |         | <del>2</del> 4     | <del>2</del> 012% |
| 4. Housing Diversity        |               |         | 22                 | <del>9</del> 11%  |
| 5. Parks and Open Space     |               |         | <del>2</del> 832   | <del>4</del> 016% |
| 6. Environmental Protection |               |         | 24                 | <del>8</del> 12%  |
| 7. Transportation           |               |         | <del>2</del> 016   | <del>4</del> 8%   |
| 8. Municipal Infrastructure |               |         | 16                 | <del>8</del> %    |
| 9. Project Quality          |               |         | <del>3</del> 425   | <del>4</del> 712% |
| <b>Total</b>                |               |         | <del>2</del> 03202 | <b>100%</b>       |

Section 18.78.100.B (Points) of the RDCS Ordinance states that the cumulative total number of points for competition criteria that advance each of the nine objectives shall be a minimum of 5 percent and a maximum of 20 percent of the total number of available RDCS competition points. The City Council may adjust the number of points within each goal by no more than 15 percent of the points available within the goal the previous year.

**B. Specific Criteria and Available Points**

Table 2 shows each of the competition criteria for the nine objectives, the maximum available points for each competition criteria, and the percent of total available for each competition criteria. These points are intended to be awarded only for projects that provide for excellence in project design and provide a community benefit that exceeds minimum requirements of the City and other governmental agencies. All projects must comply with City standards established in the General Plan, Municipal Code, and other City rules and regulations together with other applicable laws.

In order to promote long term consistency and reduce uncertainty for applicants for residential development, the City Council may amend competition criteria and point values in the Competition

Manual only when necessary and no more frequently than once a year. The Planning Commission recommends to the City Council any revisions to the competition criteria and/or point values. If amended, competition criteria and/or point values must be established no later than six months prior to the RDCS application submittal deadline.

TABLE 2: RDCS COMPETITION CRITERIA

| Criteria  | Points Available       | Percent                 |
|---|------------------------|-------------------------|
| <b>1. Schools</b>   | <b>22</b>              | <b><del>8</del>11%</b>  |
| 1-A: School Fund Contribution                                     | 5                      |                         |
| 1-B: Proximity to Schools   | 5                      |                         |
| 1-C: Proximity to Schools with Capacity                           | 2                      |                         |
| 1-D: Student Transportation Improvements                          | 10                     |                         |
| <b>2. Location</b>  | <b>21</b>              | <b><del>14</del>10%</b> |
| 2-A: Central Core   | <del>5</del> 10        |                         |
| 2-B: Infill Corridors   | 5                      |                         |
| 2-C: Adjacent to Development                                      | 3                      |                         |
| 2-D: Proximity to Daily Needs                                     | 3                      |                         |
| 2-E: Proximity to Police and Fire Service                         | 2                      |                         |
| 2-F: Areas with Public Utility Capacity                           | 3                      |                         |
| <b>3. Affordable Housing</b>                                      | <b><del>22</del>24</b> | <b><del>20</del>12%</b> |
| 3-A: Affordable Housing Fund Contribution                         | <del>10</del> 24       |                         |
| 3-B: Development of Affordable Units                              | <del>12</del> 24       |                         |
| <b>4. Housing Diversity</b>                                       | <b>22</b>              | <b><del>9</del>11%</b>  |
| 4-A: <del>Second-Accessory Dwelling</del> Units                   | 4                      |                         |
| 4-B: Diversity of Housing Types                                   | 6                      |                         |
| 4-C: Variation in Housing Size                                    | 6                      |                         |
| 4-D: Small Units  | 6                      |                         |
| <b>5. Parks and Open Space</b>                                    | <b><del>28</del>33</b> | <b><del>10</del>16%</b> |
| 5-A: Park Fund Contribution                                       | 3                      |                         |
| 5-B: <del>Park Land</del> -Excess <del>Park Land</del> Dedication | 5                      |                         |
| 5-C: Agriculture Conservation Easement                            | 5                      |                         |
| 5-D: Agriculture Preservation Fund Contribution                   | 5                      |                         |
| 5-E: Open Space Easement  | <del>4</del>           |                         |
| 5- <del>E</del> F: Open Space Fund Contribution                   | 4                      |                         |
| 5- <del>G</del> F: On-Site Recreational Amenities                 | 4                      |                         |
| 5- <del>H</del> G: Public Gathering Places                        | 3                      |                         |

| Criteria   | Points Available     | Percent     |
|--|----------------------|-------------|
| <b>6. Environmental Protection</b>                 | <b>24</b>            | <b>812%</b> |
| 6-A: Energy Efficiency                             | 4                    |             |
| 6-B: On-Site Renewable Energy                      | 4                    |             |
| 6-C: Indoor Water Use                              | <u>42</u>            |             |
| 6-D: Outdoor Water Use                             | <u>46</u>            |             |
| 6-E: Sustainable Site and Building Design          | 8                    |             |
| <b>7. Transportation</b>                           | <b>2016</b>          | <b>148%</b> |
| 7-A: Bicycle and Pedestrian Improvements           | 4                    |             |
| 7-B: Transit Improvements                          | 2                    |             |
| 7-C: Off-Site Roadway Improvements                 | 4                    |             |
| 7-D: Transportation Fund Contribution              | <u>24</u>            |             |
| 7-E: Transportation Demand Management              | 2                    |             |
| <b>8. Municipal Infrastructure</b>                 | <b>16</b>            | <b>8%</b>   |
| 8-A: Water Infrastructure                          | 4                    |             |
| 8-B: Wastewater Infrastructure                     | 4                    |             |
| 8-C: Storm Water Infrastructure                    | 4                    |             |
| 8-D: Infrastructure and Services Fund Contribution | 4                    |             |
| <b>9. Project Quality</b>                          | <b>3425</b>          | <b>612%</b> |
| 9-A: Connections to Adjacent Property              | 3                    |             |
| 9-B: Internal Connections                          | 3                    |             |
| 9-C: Open Space                                    | 5                    |             |
| 9-D: Public Realm                                  | 3                    |             |
| 9-E: Perimeter Orientation                         | 3                    |             |
| 9-F: Neighborhood Context (Attached Products)      | 4                    |             |
| 9-G: Public Art                                    | 2                    |             |
| 9-H: Project Excellence                            | 2                    |             |
| <b>Total Points Available and Required</b>         | <b><u>203202</u></b> | <b>100%</b> |

### C. Types of Criteria and Project Scoring Examples

There are two general types of RDCS competition criteria: 1) quantitative criteria where point values are determined primary by the monetary value of the project contribution; and 2) qualitative criteria where points values point values are determined by project characteristics or the Planning Commission's evaluation of the project's merits.

### Quantitative Criteria

Points from quantitative criteria are typically earned by making a financial contribution to a City fund or installing physical improvements in excess of minimum City requirements. For example, Criteria 1-A (School Fees) awards points for projects that contribute school development fees greater than the minimum required by the Morgan Hill Unified School District (MHUSD). Criteria 7-A (Bicycle and Pedestrian Improvements) awards points for projects that construct pedestrian and bicyclist improvements beyond the minimum requirement.

Points for quantitative criteria are awarded based on the per unit value of the contribution. The box below provides an example of the scoring of a project receiving points for qualitative criteria.

#### **Project Scoring Example: Criteria 1-A (School Fees)**

Under Criteria 1-A (School Fees) a project receives 1 point for every \$1,000 contributed per unit beyond the minimum required by the Morgan Hill Unified School District (MHUSD). A single project may receive a maximum of 4 points.

To receive 1 point, a 10-unit project would need to contribute \$10,000 (10 units x \$1,000 per unit) beyond the minimum required and a 50-unit project would need to contribute \$50,000 (50 units x \$1,000 per unit) beyond the minimum required. To receive the maximum 4 points, a 10-unit project would need to contribute \$40,000 (4 x 10 units x \$1,000 per unit) and a 50-unit project would need to contribute \$200,000 (4 x 50 units x \$1,000 per unit).

### Qualitative Criteria

When awarded points for qualitative criteria, the Planning Commission considers project characteristics that are not related to direct financial contributions from the applicant. For example, Criteria 2-A (Central Core) awards points to projects located within or near to Morgan Hill's central core. Criteria 5-D (Park and Open Space Design) awards points to projects that feature exceptional park and open space design that exceeds minimum requirements in the General Plan, Zoning Code, and other City plans and ordinances.

Some qualitative criteria, such as Criteria 2-A, relate to a project's location. Awarding points under these criteria is objective and doesn't require the Planning Commission to exercise any discretion. Other quality criteria, such as Criteria 5-D, are more subjective and require the Planning Commission to exercise discretion to determine if the project meets the standard. These types of qualitative criteria are intended to encourage and reward projects that feature exceptional design qualities.

### **D. Minimum Score**

Section 18.78.080.B (Minimum Score) of the RDCS Ordinance states that a project may receive allotments only if it receives a score of at least 80 percent of the total maximum score in the RDCS competition criteria. As shown in Table 1 and Table 2, the total maximum score is 177, so a project must receive at least 142 points (80 percent of 177) to receive allotments.

To receive allotments, a project is not required to receive points from any one specific criteria or to receive a minimum score from criteria under one objective (e.g., schools or location). However, to receive at least 142 points, a project would need to receive points from criteria under at least seven of the nine objectives, if not more.

#### Other Things

Improvements may not be redundant with improvements receiving points for other competition criteria.

**III. COMPETITION CRITERIA, STANDARDS, AND POINTS**

**1. SCHOOLS**

**Intent:** Support safe and convenient access to schools and promote high quality schools in Morgan Hill.

**Points Available:** See Table 3.

TABLE 3: SCHOOL POINTS AVAILABLE

| Criteria                                 | Points Available |
|--|------------------|
| 1-A: School Funds Contribution           | 5                |
| 1-B: Proximity to Schools                | 5                |
| 1-C: Proximity to Schools with Capacity  | 2                |
| 1-D: Student Transportation Improvements | 10               |
| <b>Total</b>                             | <b>22</b>        |

**Criteria 1-A: School Fund Contribution**

**Standard:** The project contributes funds to the Morgan Hill Unified School District (MHUSD) greater than the minimum development fees required by the MHUSD.

**Points:** 1 point for every \$1,000 contributed per unit.

**Maximum Available Points:** 5

**Criteria 1-B: Proximity to Schools**

**Standard:** The project is within walking distance of one or more Morgan Hill Unified School District (MHUSD) schools.

**Points:** See Table 4.

TABLE 4: POINTS FOR PROXIMITY TO SCHOOL

| Project Location  | Points |
|---|--------|
| Walking distance from one school (elementary, middle, or high school)                                       | 2      |
| Walking distance from two schools, each serving different grade levels (elementary, middle, or high school) | 5      |

**Maximum Available Points:** 5

**Scoring Instructions:** A project is within walking distance of a school if it is .75 miles or less from an elementary school and 1.5 miles or less from a middle or high school.

To be eligible for points, students must be able to walk along a safe route from the project to the school as determined by the MHUSD. A safe route means a continuous sidewalk, pedestrian path, or trail with street crossings, intersection controls, and other physical improvements that reduce potential conflicts between pedestrians, bicyclists, and vehicles. A safe route must be in place at time of application submittal or established by the applicant within the first year of project construction.

The distance to a school is measured as the lineal distance a student would walk, from the average center point of housing in a project to the nearest entrance point of the nearest school grounds.

Schools eligible for points include any MHUSD school or charter school ~~with a fixed attendance boundary~~ included on the MHUSD official list of existing and planned schools. [MHUSD Schools](#) and programs which serve all students in the district and don't have specific boundaries (e.g., Community Adult School, Continuation High School) are not eligible for points.

**Scoring Example:** A project located within walking distance of an elementary school would receive two points. If the project is within walking distance of both an elementary and a middle school, the project would receive five points.

#### **Criteria 1-C: Proximity to Schools with Capacity**

**Standard:** The project is located within walking distance of one or more Morgan Hill Unified School District (MHUSD) schools with capacity to serve new students.

**Points:** 2 points

**Maximum Available Points:** 1 point

**Scoring Instructions:** To be eligible for points, the project must be located within walking distance of an elementary, middle, or high school that has capacity to house the number of students that the development would yield as determined by the MHUSD [in writing prior to the RDCS competition application deadline](#).

For multi-year projects, the project shall retain the points received during the first phase.

The requirements for walking distance, safe routes to schools, rules of measurement, and eligible schools for Criteria 1-B above also apply to Criteria 1-C.

#### **Criteria 1-D: Student Transportation Improvements**

**Standard:** The project contributes funds or constructs off-site pedestrian, bicycle and/or vehicle access improvements ~~near a for~~ Morgan Hill Unified School District (MHUSD) schools within the Morgan Hill Sphere of Influence.

**Points:** 1 point for every \$1,000 of improvement value per unit; and/or 1 point for every \$1,000 in funds contributed per unit.

**Maximum Available Points:** 10 points

**Scoring Instructions:** A project may receive points if it constructs sidewalks, pedestrian paths, trails with street crossings, intersection controls, vehicle access enhancements, and other physical improvements that reduce potential conflicts between pedestrians, bicyclists, and vehicles.

Improvements must facilitate a safe route to school for pedestrians and bicyclists from the project to a ~~nearby~~ MHUSD school. A project may also receive points for contributing funds to the City's Safe Access to Schools Fund to be used by the City to construct physical improvements to enhance safe student access to MHUSD schools.

**2. LOCATION**

**Intent:** Encourage infill projects adjacent to existing development and close to existing community services and facilities.

**Points Available:** See Table 5.

TABLE 5: LOCATION POINTS AVAILABLE

| Criteria                                  | Points Available |
|---|------------------|
| 2-A: Central Core                         | <del>5</del> 10  |
| 2-B: Infill Corridors                     | 5                |
| 2-C: Adjacent to Development              | 3                |
| 2-D: Proximity to Daily Needs             | 3                |
| 2-E: Proximity to Police and Fire Service | 2                |
| 2-F: Areas with Public Utility Capacity   | 3                |
| <b>Total</b>                              | <b>21</b>        |

**Criteria 2-A: Central Core**

**Standard:** The project is in or near Morgan Hill’s central core.

**Points:** See Table 6.

TABLE 6: POINTS FOR CENTRAL CORE

| Project Distance from Central Core | Points    |
|------------------------------------|-----------|
| Within two miles                   | 1         |
| Within one mile                    | 2         |
| Within three-quarters mile         | 3         |
| Within one-half mile               | 4         |
| Within one-quarter mile            | 5         |
| <u>Within the Central Core</u>     | <u>10</u> |

**Maximum Available Points:** ~~5~~10

**Scoring Instructions:** Central core boundaries are shown in Figure 1. The distance from the central core is measured using the minimum distance between any portion of a parcel and the central core boundary measured in a straight line.

If any portion of a project is within a distance from the central core shown in Table 6, the project may receive the total number of points corresponding to that distance. For example, if ~~a any small~~ portion of

the project area is within a half mile of the central core ~~but the majority of the project area is more than a half mile from the central core~~, the project may receive ~~4~~ 3 points.

FIGURE 1: CENTRAL CORE BOUNDARIES



**Criteria 2-B: Infill Corridors**

**Standard:** The project is located in an infill corridor as shown in Figure 2.

**Points:** 5 points for projects located in ~~an~~ the Monterey Road infill corridor.

**Maximum Available Points:** 5

FIGURE 2: INFILL CORRIDORS

**ADD CORRIDOR MAP. WILL SHOW PARCELS WITH FRONTAGE ALONG MONTEREY ROAD BETWEEN THE UPRR OVERCROSSING IN THE NORTH AND THE PARCELS JUST SOUTH OF WATSONVILLE ROAD. <INCLUDE PARCELS EAST TO CHURCH, WEST ONE BLOCK FROM MONTEREY, POSSIBLY EAST TO MCLAUGHLIN MAIN TO CENTRAL, EXCLUDE PARCELS IN CORE >**

**Criteria 2-C: Adjacent to Development**

**Standard:** The project is adjacent to land that is developed, utilized to its ultimate potential, or that requires no further discretionary approvals for development.

**Points:** See Table 7.

TABLE 7: POINTS FOR ADJACENT TO DEVELOPMENT

| Percent of Project Boundary Adjacent to Existing Development | Points |
|--|--------|
| 25% to 50%   | 1      |
| 50% to less than 75%   | 2      |
| 75% to 100%  | 3      |

**Maximum Available Points: 3**

**Scoring Instructions:** A project boundary is adjacent to existing development if the project boundary abuts the property line of the adjacent development or is across a street from the existing development. Existing development means the following:

- Property in Morgan Hill's city limits with at least 95 percent of its contiguous land area developed or utilized to its ultimate potential use according to the General Plan or applicable zoning.
- Land in unincorporated Santa Clara County owned or under control of a public agency that is developed or utilized to its ultimate potential use according to the County's General Plan or applicable zoning.
- Undeveloped property which by September 15<sup>th</sup> of the competition year has received final map approval, tentative map and development agreement approval for projects with previously completed phase(s), or for which building permits have been issued.

**Criteria 2-D: Proximity to Daily Needs**

**Standard:** The project is within walking distance of non-residential land uses that meet residents' daily needs.

**Points:** See Table 8.

TABLE 8: POINTS AVAILABLE FOR PROXIMITY TO DAILY NEEDS

| Project Distance from <del>Three</del> <b>Two</b> or More Different Land Use Categories | Points |
|---|--------|
| Within three-quarters mile  | 1      |

|                         |   |
|-------------------------|---|
| Within one-half mile    | 2 |
| Within one-quarter mile | 3 |

**Maximum Available Points:** ~~32~~

**Scoring Instructions:** Land use categories are as follows:

1. Community-serving retail, such as a supermarket, pharmacy, or convenience store.
2. Restaurants and cafes.
3. Personal services, such as bank, salons, and medical offices.
4. Public and quasi-public uses such as places of worship; community centers; and parks, trails and recreational facilities.
5. An existing or planned bus or rail transit stop or station.

A single establishment may not be counted in two categories (e.g., retail establishment may be counted only once even if it also contains a café). Establishments in a mixed-use building may each count if they are distinctly operated enterprises with separate exterior entrances. No more than two of the minimum number of land use categories can be situated in a single building or under a common roof.

The distance to a land use category is measured as the lineal distance a pedestrian would walk, from the average center point of housing in a project to the nearest entrance point of the land use category.

**Criteria 2-E: Proximity to Police and Fire Service**

**Standard:** The project is located within the established response time of one or more fire stations.

**Points:** See Table 9.

TABLE 9: POINTS AVAILABLE FOR PROXIMITY TO FIRE STATIONS

| Standard  | Points         |
|---|----------------|
| <u>The project is located within the established response time of the police station</u>  | <u>1 point</u> |
| The project is located within the established response time standard of one fire station <del>or police station</del>           | 1 point        |
| The project is located within the established response time standard of two or more fire stations <del>or police stations</del> | 2 points       |

**Maximum Available Points:** ~~32~~

**Scoring Instructions:** Determinations of whether a project is located within an established response time and eligible for points under this criteria shall be made by the Community Development Director in consultations with the City of Morgan Hill Police and Fire Departments.

Three fire stations serve Morgan Hill: the El Toro Fire Station (18300 Old Monterey Road) the Dunne Hill Fire Station, (2100 E. Dunne Avenue), and the CAL FIRE station (15670 Monterey Street). The Fire Department’s current response time is eight minutes.

The Morgan Hill Police Department headquarters is located at 16200 Vineyard Boulevard. The Police Department’s aims to respond to Priority One calls within 5 minutes and Priority Two calls within 8 minutes.

**Criteria 2-F: Areas with Public Utility Capacity**

**Standard:** The project is located in areas with sufficient public utility capacity to serve the project.

**Points:** See Table 10.

TABLE 10: POINTS FOR PROXIMITY TO MUNICIPAL SERVICES AND FACILITIES

| Standard   | Points  |
|--|---------|
| Local water distribution lines are of sufficient size to serve the proposed project. The project does not require replacing existing local water distribution lines with larger diameter pipes. New water mains to serve the site do not need to be installed. | 1 point |
| The existing wastewater collection system is sufficient to serve the proposed project. The project does not require extending or replacing existing sewer pipes or lift stations outside of the project site.  | 1 point |
| Existing off-site storm drainage facilities are sufficient to serve the project.   | 1 point |

**Maximum Available Points: 3**

**3. AFFORDABLE HOUSING**

**Intent:** Increase ~~in~~ the supply of affordable housing in Morgan Hill.

**Points Available:** See Table 11.

TABLE 11: AFFORDABLE HOUSING POINTS AVAILABLE

| Criteria                                  | Points Available |
|---|------------------|
| 3-A: Affordable Housing Fund Contribution | <del>10</del> 24 |
| 3-B: Development of Affordable Units      | <del>12</del> 24 |
| <b>Total</b>                              | <del>22</del> 24 |

**Minimum Score: 18**

**Criteria 3-A: Affordable Housing Fund Contribution**

**Standard:** The project makes a voluntary contribution to the City’s affordable housing fund.

**Points:** See Table 12.

TABLE 12: POINTS FOR CONTRIBUTION TO AFFORDABLE HOUSING FUND

| Contribution to Affordable Housing Fund      | Points                   |
|--|--------------------------|
| <del>60%</del>                               | <del>12</del>            |
| <del>80%</del>                               | <del>16</del>            |
| Baseline contribution                        | <del>12</del> 186 points |
| <del>125</del> 120% of baseline contribution | <del>15</del> 207 points |
| <del>150</del> 140% of baseline contribution | <del>18</del> 24 points  |
| <del>175% of baseline contribution</del>     | <del>21</del> 9 points   |
| <del>200% of baseline contribution</del>     | <del>24</del> 10 points  |

**Maximum Available Points:** ~~24~~10

**Scoring Instructions:** The baseline contribution to the City’s affordable housing fund is set by the City Council and may change from year to year. In 2016, the City Council set the baseline contribution at \$12.92 per square foot of livable space of the entire project. [A project receiving points for contributing to the City’s affordable housing fund may also receive points for incorporating BMR units within the projects from Criteria 3-B provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 24.](#)

**Project Scoring Example:** A proposed project contains 56 units, each with 2,000 square feet of floor area, with 112,000 square feet total within the project. The baseline contribution would be \$1,447,000 (112,000 x \$12.92) or \$25,840 per unit. If the project contributes the baseline amount of \$1,447,000 , the project would receive 612 points. If the project contributes twice the baseline contribution (\$2,968,000), the project would receive 1224 points.

**Criteria 3-B: Development of Affordable Units**

**Standard:** The project incorporates below market rate (BMR) units within the project.

**Points:** See Tables 13, 14, 15, and 16.

TABLE 13: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, MARKET RATE FOR-SALE PROJECTS

| Percent of Total Project Units |         |  | Points      |
|--------------------------------|---------|--|-------------|
| 70% AMI                        | 80% AMI | 90% - 120% AMI<br>(see scoring instructions) |             |
| -                              | 4%      | 4%   | <u>48</u>   |
| 4%                             | -       | 4%   | <u>816</u>  |
| -                              | 6%      | 2%   | <u>1020</u> |
| 8%                             | -       | -  | <u>1224</u> |

TABLE 14: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE FOR-SALE PROJECTS

| Percent of Total Project Units |         |         |          |          | Points      |
|--------------------------------|---------|---------|----------|----------|-------------|
| 70% AMI                        | 80% AMI | 90% AMI | 100% AMI | 120% AMI |             |
| -                              | -       | 20%     | 40%      | 40%      | <u>84</u>   |
|                                |         | 20%     | 50%      | 30%      | <u>168</u>  |
|                                | 10%     | 10%     | 40%      | 40%      | <u>2040</u> |
| 20%                            | 30%     | 30%     | 20%      | -        | <u>2442</u> |

TABLE 15: POINTS FOR DEVELOPMENT OF AFFORDABLE RENTAL UNITS, MARKET RATE PROJECTS

| Percent of Total Project Units |         |         | Points      |
|--------------------------------|---------|---------|-------------|
| 30% AMI                        | 50% AMI | 80% AMI |             |
| -                              | -       | 8%      | <u>84</u>   |
| -                              | 4%      | 4%      | <u>168</u>  |
| -                              | 6%      | 2%      | <u>2040</u> |
| 4%                             | 4%      | -       | <u>2442</u> |

TABLE 16: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE RENTAL PROJECTS

| Percent of Total Project Units |         |         | Points      |
|--------------------------------|---------|---------|-------------|
| 30% AMI                        | 50% AMI | 80% AMI |             |
| -                              | 30%     | 70%     | <u>84</u>   |
| 5%                             | 35%     | 60%     | <u>168</u>  |
| 10%                            | 40%     | 50%     | <u>2040</u> |
| 10%                            | 50%     | 40%     | <u>2442</u> |

**Maximum Available Points: 12**

**Scoring Instructions:** Points shall be awarded and monitored consistent with the City of Morgan Hill’s Below Market Rate Housing Program policies and procedures. When a calculation produces a fraction of a unit less than one-half, the applicant shall pay the corresponding fraction of the standard housing fee. A fraction of one-half or greater requires one additional BMR unit. A project receiving points for incorporating BMR units within the project may also receive points for contributing to the City’s affordable housing fund from Criteria 3-A provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 24.

Affordability levels to receive points for units affordable at the “90% to 120% AMI” level in a market rate for sale project (Table 13) depend on the unit type, as follows:

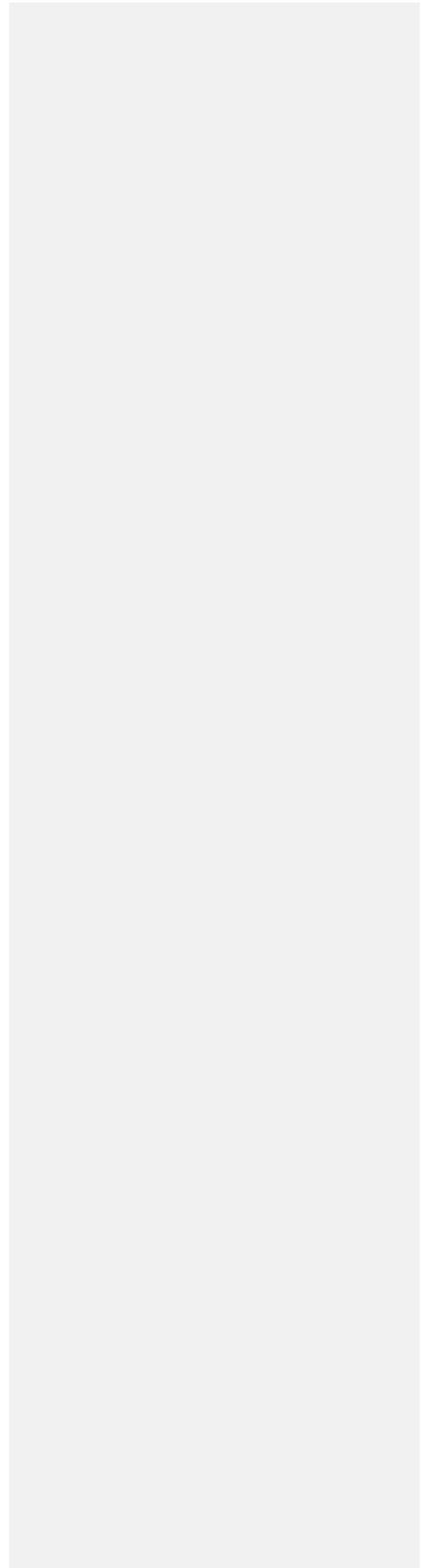
- Multi-Family (Condominiums): 90% AMI
- Attached Single-Family: 100% AMI
- Small Detached Single-Family (up to 2,000 square feet): 110% AMI
- Large Detached Single-Family (up to 2,000 square feet): 120% AMI

For market rate for-sale projects (Table 13) to be eligible for points, BMR units must comply with the following requirements:

- BMR units must be distributed throughout project and integrated with the market rate units rather than separated from the market rate units and/or concentrated together within one location within the project.
- The floor area of each BMR unit must be at least 75 percent of average floor area of the market rate units. <Consider, as an alternative, a table based on either bedroom count or square footage>
- Housing type (e.g., detached single-family home, rowhouse) for the BMR units must be the same as the predominant proportionate to the market rate housing type within the project. For example, if the majority of market units in a project are detached single-family homes, the BMR units must also be detached-single family homes. Duets are allowed in single-family detached neighborhoods where allowed by the Zoning Code (e.g., R-1 7,000 and R-1 9,000) and may be the BMR unit(s).
- 

**Comment [JWB1]:** Update based on City Council direction after 12/14 hearing to discuss KMA/staff recommendations.

**Comment [JWB2]:** Add example.



**4. HOUSING DIVERSITY**

**Intent:** Encourage a diverse housing stock in Morgan Hill.

**Points Available:** See Table 17.

TABLE 17: HOUSING DIVERSITY POINTS AVAILABLE

| Criteria  | Points Available |
|---|------------------|
| 4-A: <del>Second-Accessory Dwelling</del> Units | 4                |
| 4-B: Diversity of Housing Types                 | 6                |
| 4-C: Variation in Housing Size                  | 6                |
| 4-D: Small Units                                | 6                |
| <b>Total</b>                                    | <b>22</b>        |

**Criteria 4-A: ~~Second-Accessory Dwelling~~ Units**

**Standard:** The project incorporates ~~secondary-accessory~~ dwelling units on lots with detached single-family homes.

**Points:** See Table 18.

TABLE 18: POINTS FOR ~~ACCESSORY DWELLING SECONDARY~~ UNITS

| Percentage of Lots with <del>Accessory Secondary</del> Dwelling Units | Points   |
|---|----------|
| 10 to 20 percent  | 2 points |
| 20 to 30 percent  | 3 points |
| More than 30 percent  | 4 points |

**Maximum Available Points:** 4

**Scoring Instructions:** ~~Accessory dwelling Secondary~~ units are ~~accessory-secondary~~ dwelling units located on a lot occupied by a detached single-family dwelling. ~~Accessory dwelling Secondary~~ units must be a permanent structure and include provisions for living, sleeping, eating, cooking, and sanitation and have a private entry accessed from the exterior of the building. ~~Accessory dwelling Secondary~~ units may be either detached from or attached to the primary dwelling on the lot. To be eligible for points, ~~accessory dwelling secondary~~ units must comply with development standards for new secondary units in Chapter 18.5584 (Secondary Dwelling Units) in the Zoning Code.

**Criteria 4-B: Diversity of Housing Types**

**Standard:** The project includes a diversity of housing types.

**Points:** See Table 19.

TABLE 19: POINTS AVAILABLE FOR DIVERSITY OF HOUSING TYPES

| Number of Different Housing Types in the Project | Points   |
|--|----------|
| 2  | 3 point  |
| 3  | 6 points |

**Maximum Available Points: 6**

**Scoring Instructions:** To be eligible for points, a housing type must constitute at least 15 percent of total number of units in the project. For example, a 100-unit project with 85 detached single-family homes and 15 townhome units would receive three points as both the detached single-family homes and townhome units constitute 15 percent or more of the total project units. A 100-unit project with 50 detached single-family homes, 25 duplex units, 25 townhome units, and 25 single-story detached single-family homes would receive six points as the three housing types each constitute 15 percent or more of the total project units.

Different housing types are defined as follows:

1. **Multiple-Story Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household [with two or more stories of living space](#).
2. **Single-Story Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household [with one story of living space](#).
3. **Secondary-Accessory Dwelling Unit.** An [accessory-secondary](#) dwelling unit located on the same lot as a detached single-family home.
4. **Single-Family Attached.** Single-family homes attached to one or more other single-family homes in a linear arrangement, either as multiple townhome units per parcel or one townhome unit per parcel.
5. **Courtyard Housing.** Detached single-family homes with entrances oriented toward a shared common area.
6. **Custom Lots.** Lots left undeveloped for future development by the lot buyer.
7. **Duplex or Duet.** A building that contains two dwelling units, each with its own entrance.
8. **Triplex or Quadplex.** A single residential structure that contains three or four dwelling units, with each unit having its own entrance.
9. **Multi-Family.** A Structure that contains three or more dwelling units that share one or more common entries.
10. **Vertical Mixed Use.** A building with commercial uses on the grounds floor and three or more multi-family or condominium units on the upper floors.

~~The Planning Commission may allow an applicant to receive points for housing types not listed above if the housing types features a distinctive form and character and contributes to an increase in the diversity of housing types available in Morgan Hill.~~

**Criteria 4-C: Variation in Housing Size**

**Standard:** The project includes a diversity of housing sizes.

**Points:** See Table 20.

TABLE 20: POINTS AVAILABLE FOR DIVERSITY OF HOUSING SIZE

| Number of Different Housing Size Categories in the Project | Points   |
|--|----------|
| 2  | 2 point  |
| 3  | 4 points |
| 4  | 6 points |

**Maximum Available Points:** 6

**Scoring Instructions:** Diversity of housing types is calculated by determining the percent of units that are in two or more housing size categories. Housing size categories for multi-family projects is based on the number of bedrooms. For all other housing types housing size categories are based on square footage of the unit. To be eligible for points, the number of units in a housing size category must constitute at least 15 percent of total number of units in the project.

Housing size categories for multi-family housing types are as follows:

1. Studio apartment
2. One-bedroom
3. Two-bedroom
4. Three-bedroom
5. Four-bedroom or more

For all other housing types (single-family detached, duplex, etc.), a project shall be considered to have two or more different size categories only if there is a minimum 50 percent variation between the smallest and largest floor plan the project. In such a case, every floor plan that varies in size from another floor plan by 200 square feet or more shall be considered a different housing size category.

**Scoring Example:** ~~XX~~ [A proposed project contains ten detached single family homes with two different floor plans. The smaller floor plan is 2,000 square feet and the larger floor plan is 3,000 square feet. The project would receive two points because there is 50 percent variation in size between the smallest and largest floor plans and more than 200 feet in variation between the two floor plans.](#)

**Criteria 4-D: Small Units**

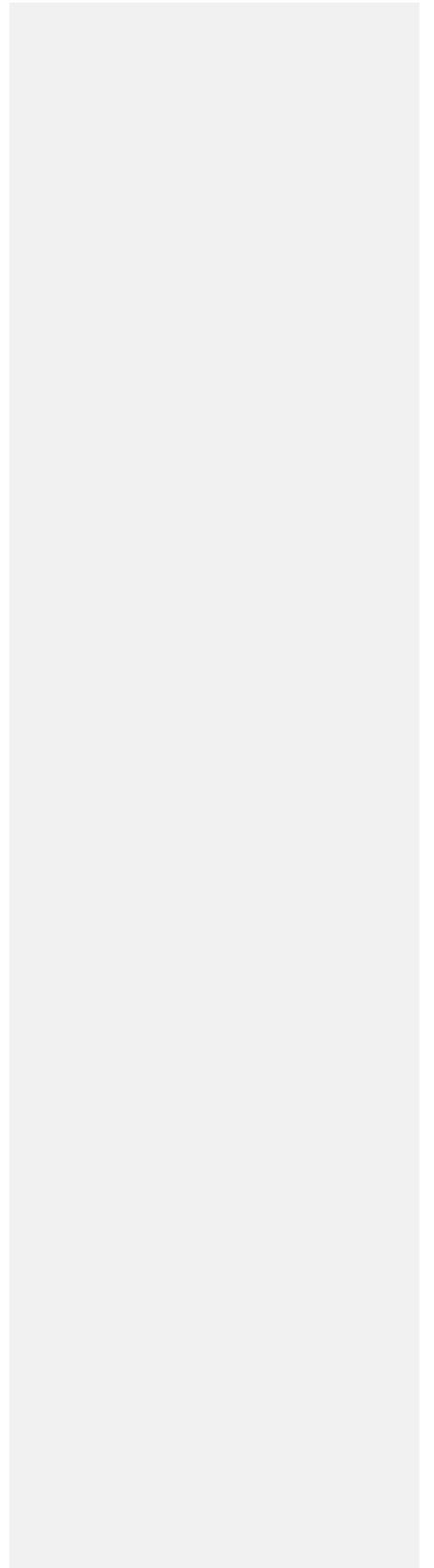
**Standard:** The project includes detached-single family homes with less than ~~2,200~~ [1,700](#) square feet in ~~gross-livable~~ building area (~~including-excluding~~ garage).

**Points:** See Table 21.

TABLE 21: POINTS AVAILABLE FOR SMALL UNITS

| <b>Percent of Detached Single-Family Homes in Project Less than 2,200 Sq. Ft.</b> | <b>Points</b> |
|---|---------------|
| 20-35   | 2 point       |
| 35-50   | 4 points      |
| 50 or more  | 6 points      |

**Maximum Available Points: 6**



**5. PARKS AND OPEN SPACE**

**Intent:** Provide high quality parks and recreational facilities, encourage publicly accessible outdoor amenities, and preserve open space and agricultural land.

**Points Available:** See Table 22.

TABLE 22: PARKS AND OPEN SPACE POINTS AVAILABLE

| Criteria   | Points Available       |
|--|------------------------|
| 5-A: Park Fund Contribution                                      | 3                      |
| 5-B: <del>Park Land</del> Excess <del>Park Land</del> Dedication | 5                      |
| 5-C: Agriculture Conservation Easement                           | 5                      |
| 5-D: Agriculture Preservation Fund Contribution                  | 5                      |
| 5-E: Open Space Fund Contribution                                | 4                      |
| 5-F: On-Site Recreational Amenities                              | 4                      |
| 5-G: Public Gathering Places                                     | 3                      |
| <b>Total</b>   | <b><del>28</del>29</b> |

**Criteria 5-A: Park Fund Contribution**

**Standard:** The project contributes to the City’s park fund beyond the minimum requirement.

**Points:** 1 points for every \$1,000 contributed per unit.

**Maximum Available Points:** 3

**Scoring Instructions:** To be eligible for points, the project must contribute funds in addition to the minimum required park impact fee and fees in lieu of park land dedication. Contributed funds may be used by the City to fund acquisition and maintenance of parks.

The required park impact fee is identified in the current City of Morgan Hill Fee Schedule as adopted by the City Council. Minimum requirements for payment of fees in lieu of park land dedication are established in Chapter 17.28 (Land Dedications and Reservations) in Title 17 (Subdivisions) of the Morgan Hill Municipal Code. The Community Development Director shall estimate the minimum park land dedication in-lieu fee for competing projects using the standards and formula in Chapter 17.28 (Land Dedications and Reservations). Minimum in-lieu fee estimates are prepared only for the purpose of awarding points for the RDCS competition. Actual in-lieu fee requirements will be determined at the time of subdivision approval and may be different from these estimates.

**Criteria 5-B: ~~Excess Park Land~~ ~~Excess Dedication~~**

**Standard:** The project ~~dedicates~~ provides land for parks beyond the minimum City park land requirement.

**Points:** See Table 23.

TABLE 23: POINTS FOR ~~EXCESS~~ PARK LAND ~~EXCESS DEDICATION~~

| Park Land <del>Dedication</del> <u>Provided</u> in Excess of Minimum City Requirement | Points |
|---|--------|
| 10%   | 1      |
| 20%   | 2      |
| 30%   | 3      |
| 40%   | 4      |
| 50%   | 5      |

**Maximum Available Points:** 5

**Scoring Instructions:** Minimum park land dedication and private park requirements are in Chapter 17.28 (Land Dedications and Reservations) in Title 17 (Subdivisions) of the Morgan Hill Municipal Code. The Community Development Director shall estimate the minimum required park land ~~dedication~~ for competing projects using the standards and formula in Section 17.28.060 (Acreage Required – Formula).

Minimum park land ~~dedication~~ estimates are prepared only for the purpose of awarding points for the RDCS competition. Actual dedication requirements will be determined at the time of subdivision approval and may be different from these estimates.

To be eligible for points under this criteria, projects must comply with the following requirements:

- Land ~~dedicated~~ for parks shall be consistent with the City of Morgan Hill Parks, Facilities & Recreation Program Master Plan, the General Plan, and any other adopted City policy or ordinance concerning park and recreational facilities.
- Dedicated park land shall be deeded to the City for public park purposes.
- Private park land for use by residents shall be maintained by the home owners association or other similar maintenance entity.
- The calculation of ~~dedicated~~ park land may not include yards, court areas, setbacks and other open areas required by the Zoning Code, Building Code, or other City ordinances. Points may not be awarded to passive open space or landscape buffer areas deeded to a homeowners’ association.

**Project Scoring Example:** Section 17.28.060 (Acreage Required – Formula) of the Subdivision Ordinance states that .01 acres of land per dwelling unit shall be ~~dedicated for provided as~~ a ~~local~~ park in a single-family subdivision. Assuming a 100-unit single-family subdivision, the minimum required dedication of park land would be 1.0 acres. A dedication of Providing 1.5 acres of park land would exceed the minimum requirement by 50 percent and would receive 5 points.

**Criteria 5-C: Agriculture Conservation Easement**

**Standard:** The project establishes an agriculture conservation easement consistent with the City's agriculture conservation easement policy.

**Points:** 5 points

**Maximum Available Points:** 5

**Scoring Instructions:** Establishment of an agriculture conservation easement shall occur in a manner consistent with Municipal Code Chapter 18.85 (Agricultural Lands Preservation Program). If a project is required to establish an agriculture conservation easement to mitigate the loss of agricultural land pursuant to Chapter 18.85, points may be awarded only for establishing an agriculture conservation easement beyond the minimum 1:1 mitigation ratio required by Chapter 18.85.

To be eligible for points, an agriculture conservation easement must be established within the Morgan Hill Sphere of Influence (SOI). The property subject to the easement must be of adequate size, configuration, and location to be viable for continued agricultural use and must meet the criteria for "eligible mitigation lands" as established in Municipal Code Section 18.85.090 (Eligible Mitigation Lands).

~~A project shall receive all five available points for establishing an agriculture conservation easement consistent with the City's agriculture conservation easement policy. The size of the easement does not affect the number of points awarded.~~

**Project Scoring Example:** A proposed project that converts five acres of agriculture land to non-agricultural use proposes the establishment of a five-acre agricultural conservation easement on adjacent agricultural land to satisfy the agricultural mitigation requirement in Municipal Code Chapter 18.85. If the project establishes an additional agricultural conservation easement on a property separate from the easement used for mitigation, the project would receive five points. There is no minimum size for the additional easement eligible for points provided the property subject to the easement meets the criteria for "eligible mitigation lands" as established in Municipal Code Section 18.85.090 (Eligible Mitigation Lands).

**Criteria 5-D: Agriculture Preservation Fund Contribution**

**Standard:** The project contributes to the City's agriculture preservation fund beyond the minimum requirement.

**Points:** 1 point for every \$1,000 contributed per unit.

**Scoring Instructions:** Contribution to the City's agriculture preservation fund shall occur in a manner consistent with Municipal Code Chapter 18.85 (Agricultural Lands Preservation Program). If a project is required to pay an agricultural preservation in-lieu fee to mitigate the loss of agricultural land pursuant to Chapter 18.85, points may be awarded only for the amount of the contribution to the City's agriculture preservation fund in that exceeds the required in-lieu fee.

**Maximum Available Points: 5**

**Criteria 5-E: Open Space Easement**

**Standard:** The project establishes an open space easement.

**Points:** 4 points

**Maximum Available Points:** 4

**Scoring Instructions:** To be eligible for points, an open space easement must be established within the Morgan Hill Sphere of Influence (SOI). The property subject to the easement must be of adequate size, configuration, and location to protect and/or preserve open space and natural resources as identified in the General Plan. Natural resources include but are not limited to agricultural lands, undeveloped open space, scenic hillsides, habitat for sensitive species, and riparian areas and aquatic habitat as defined in the General Plan Natural Resources and Environment Element. There is no minimum size for the easement provided the City determines the easement to be of adequate size, configuration, and location to preserve open space or protect natural resources.

**Project Scoring Example:** A proposed project includes the establishment of an open space easement to establish a buffer between active agricultural operations and new development. The City determines the size and configuration of the buffer is adequate to minimize future conflicts between the new residential use and the existing agricultural operation. The project would receive four points for this open space easement.

**Criteria 5-FE: Open Space Fund Contribution**

**Standard:** The project contributes to the City open space fund beyond the minimum requirement.

**Points:** 1 point for every \$1,000 contributed per unit.

**Maximum Available Points:** 4

**Criteria 5-FG: On-Site Recreational Amenities**

**Standard:** The project provides on-site recreational amenities to serve residents.

**Points:** See Table 24. Points identified in Table 24 are for each individual amenity included in the project. Total points. Total points awarded to a project under this criteria will be the sum of points for each individual amenity up to a maximum of four points.

TABLE 24: POINTS FOR ON-SITE RECREATIONAL AMENITIES

| Project Size     | Points for <u>Each</u> Amenity Provided |        |        |           |
|------------------|---|--------|--------|-----------|
|                  | Tier 1                                  | Tier 2 | Tier 3 | Tier 4    |
| 50 units or less | 1                                       | 2      | 3      | <u>-4</u> |

|                  |   |      |      |                  |
|------------------|---|------|------|------------------|
| 51-100 units     | 0 | 1    | 1.5  | <del>42</del>    |
| 101-150 units    | 0 | 0.66 | 1    | <del>21.33</del> |
| 151 to 200 units | 0 | 0    | 0.75 | <del>1.33</del>  |

Recreational amenities eligible for points are divided into the four tiers as follows:

Tier 1 amenities:

- Shuffleboard
- Horseshoes
- Bowling green w/artificial turf
- Passive recreation area and/or gardens
- Passive water feature (e.g., fountain)
- Picnic/barbeque area

Tier 2 amenities:

- Cabana or shade trellis area
- Two picnic/barbeque areas
- Clubhouse kitchen/dining area
- Volleyball court and/or Bocce ball court
- Outdoor racquetball/handball tilt-up wall
- Dog Park (add one point more with dog wash station)
- Sauna and/or Jacuzzi
- Tree grove as approved by the community development director or designated staff.
- Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service
- ½ court basketball (one hoop)
- Bridle paths
- Bocce ball
- Artificial turf putting green

Tier 3 amenities:

- Softball field
- Sports court and/or basketball court (two hoops)

- Restroom area
- ½ scale soccer field
- Tot lots (age appropriate play equipment/minimum three activities; can be integrated in structure)
- Jacuzzi and separate child wading pool (for projects between twenty and ~~forty-nine~~fifty units zoned R-2, R-3 or higher density development)
- Tennis court
- Recreation hall
- Exercise room

**Tier 4 amenities:**

- Swimming pool (for projects of fifty-one or more units zoned R-2, R-3 or higher density development)

**Scoring Instructions:** Points awarded are based on the number and type of recreational amenities for different project sizes as shown in Table 24. Projects with 50 or fewer units may receive points for a maximum of one Tier 1 amenity. Projects with 50 to 150 units may receive points only for Tier 2, 3 and 4 amenities. To be eligible for points, projects with more than 150 units must provide at least two Tier 3 or Tier 4 amenities.

The number of points awarded to projects greater than 200 units shall be calculated by continuing the pattern in Table 24. For projects 201-250 units, divide points awarded for projects 50 units or less by 5. For projects 251-300 units, divide points awarded for projects 50 units or less by 6. Continue this pattern for projects greater than 300 units. Projects greater than 200 units may receive points only for providing Tier 3 and Tier 4 amenities.

The Planning Commission may award points for unlisted amenities that provide recreational amenities to a level similar to those described above.

**Maximum Available Points:** 4

**Project Scoring Example:** A 25-unit project includes common open space with shuffleboard court, horseshoe area, and a volleyball court. The project would receive a total of four points with one point awarded for the shuffleboard court, one point for the horseshoe area, and two points for the volleyball court.

**Criteria 5-GH: Public Gathering Places**

**Standard:** The project provides publicly accessible gathering places and open space in higher density and more urban settings.

**Points:** 1 point per \$1,000 value of amenity per unit.

**Maximum Available Points:** 3

**Scoring Instructions:** To be eligible for points, a project must provide one or more public gathering places such as plazas, courtyards, and parks that exceed minimum City requirements. [Points awarded for the criteria are intended for projects located Downtown and in other higher intensity areas with pedestrian activity.](#) To receive points, the public gathering place must comply with the following standards:

- **Location:** The public gathering places space must be located close to pedestrian activity, along streets, or where pathways intersect. Open spaces must support an integrated pedestrian network by providing on-site and off-site connections to the open space.
- **Activity:** Active ground-floor uses must be located uses along the edge of a courtyards and plazas.
- **Visibility and Access:** Plazas, courtyards, and other similar spaces must open to public sidewalks and building entrances to provide visibility and access opportunities along project frontages.
- **Seating:** Usable open spaces must include well-designed seating, such as seat walls, free-standing elements, fixed and moveable seating, and other seating options.
- **Year-Round Use:** Open space must be usable year-round with features such as awnings, wind breaks, and sun shades that provide shelter from the elements.

**6. ENVIRONMENTAL PROTECTION**

**Intent:** Encourage protection of natural resource and promote the City’s environmental sustainability goals.

**Points Available:** See Table 25.

TABLE 25: ENVIRONMENTAL PROTECTION POINTS AVAILABLE

| Criteria                                  | Points Available |
|---|------------------|
| 6-A: Energy Efficiency                    | 4                |
| 6-B: On-Site Solar Energy Generation      | 4                |
| 6-C: Indoor Water Use                     | 4                |
| 6-D: Outdoor Water Use                    | 4                |
| 6-E: Sustainable Site and Building Design | 8                |
| <b>Total</b>                              | <b>24</b>        |

**Criteria 6-A: Energy Efficiency**

**Standard:** The project exceeds the minimum building energy efficiency required by the California Energy Code.

**Points:** See Table 26.

TABLE 26: POINTS FOR ENERGY EFFICIENCY

| Energy Efficiency Beyond Minimum Requirement | Points         |
|--|----------------|
| a. 5%  | <del>1</del> 2 |
| b. 10%                                       | <del>2</del> 3 |
| c. 15%                                       | <del>3</del> 4 |
| <del>d. 20%</del>                            | <del>4</del>   |

**Maximum Available Points:** 4

**Scoring Instructions:** Energy use and efficiency is calculated as the aggregate of all buildings within a project. To receive points, a project must show a reduction in its energy budget compared to the standard design building, as calculated by Title 24, Part 6 Compliance Software certified by the California Energy Commission.

**Criteria 6-B: On-Site Solar Energy Generation**

**Standard:** The project incorporates on-site solar energy generation systems to provide energy for on-site use.

**Points:** See Table 27.

TABLE 27: POINTS FOR ON-SITE SOLAR ENERGY GENERATION

| Project’s annual electrical energy cost provided from an on-site solar energy generation system          | Points |
|--|--------|
| a. <del>65</del> 0%  | 1      |
| b. <del>74</del> 0%  | 2      |
| c. <del>100% plus all units equipped with either an electric water or an electric space heater</del> 80% | 3      |
| d. <del>100% plus all units equipped with both an electric water and an electric space heater</del> 90%  | 4      |

**Maximum Available Points:** 4

**Scoring Instructions:** Percentage of energy generated from on-site renewable sources must be demonstrated using a building energy performance simulation tool consistent with industry standards.

**Criteria 6-C: Indoor Water Use**

**Standard:** The project exceeds the minimum indoor water efficiency and conservation requirements of the California Green Building Standards Code (CalGreen).

**Points:** See Table 28.

TABLE 28: POINTS FOR INDOOR WATER EFFICIENCY AND CONSERVATION

| Water Efficiency Beyond Minimum Requirement  | Points       |
|--|--------------|
| a. 5%  | 1            |
| b. 10%   | 2            |
| c. <del>5% plus all units equipped with a water efficient laundry washing machine</del>  | <del>3</del> |
| d. <del>10% plus all units equipped with a water efficient laundry washing machine</del> | <del>4</del> |

**Maximum Available Points:** 24

**Scoring Instructions:** Applicants shall demonstrate attainment of water efficiency standards utilizing methods consistent with CalGreen and industry standards.

**Criteria 6-D: Outdoor Water Use**

**Standard:** The project reduces outdoor water use through water efficiency landscaping and irrigation.

**Points:** See Table 29.

TABLE 29: POINTS FOR OUTDOOR WATER USE

| Standard   | Points            |
|--|-------------------|
| a. Less than 50% of landscaped area contains <a href="#">natural</a> turf                            | 1                 |
| b. The project contains no <a href="#">natural</a> turf outside of common areas used for active play | 2                 |
| c. The project exceeds outdoor water efficiency standards by 10 percent                              | 1                 |
| d. The project exceeds outdoor water efficiency standards by 20 percent                              | 2                 |
| <a href="#">e. The project exceeds outdoor water efficiency standards by 30 percent</a>              | <a href="#">3</a> |
| e-f. The project installs subsurface irrigation for all <a href="#">natural</a> turf areas           | 1                 |

**Maximum Available Points:** ~~56~~

**Scoring Instructions:** The project’s outdoor water efficiency shall be calculated in accordance with Morgan Hill Municipal Code Chapter 18.73 (Water Conservation in Landscaping). Standards (a) and (b) and standards (c) and (d) are mutually exclusive; points for all other standards may be combined.

**Criteria 6-E: Sustainable Site and Building Design**

**Standard:** The project incorporates sustainable building site design features beyond the minimum requirements of the California Green Building Standards Code (CalGreen).

**Points:** See Table 30.

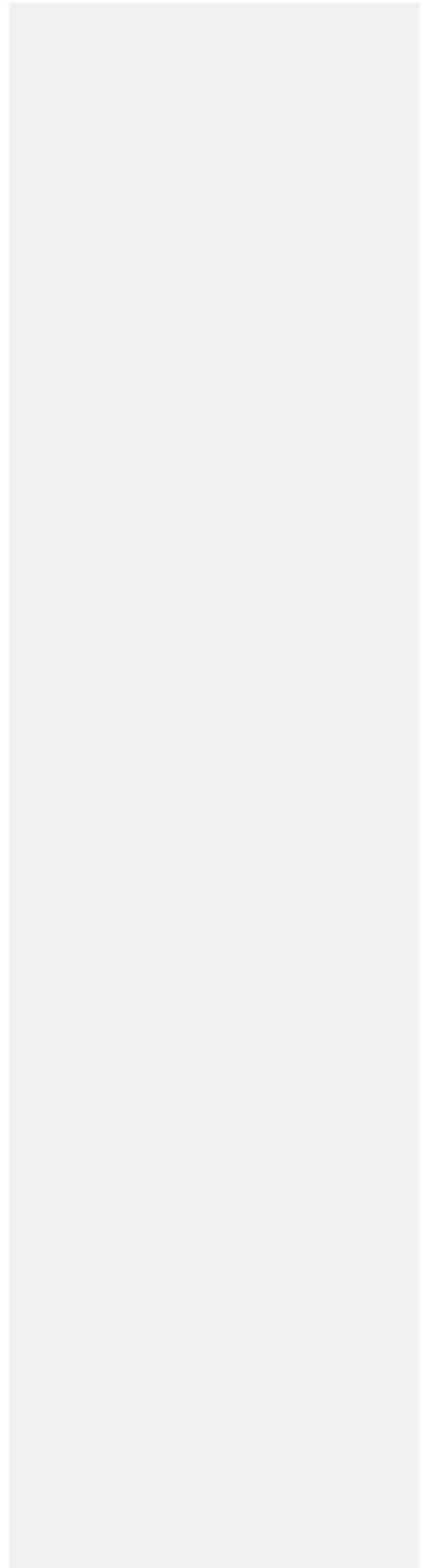
TABLE 30: POINTS FOR SUSTAINABLE LANDSCAPE AND SITE DESIGN

| Sustainable Landscape and Site Design Feature            | Points |
|--|--------|
| a. The project obtains 80-109 Build It Green Points      | 4      |
| b. The project obtains 110-139 Build It Green Points     | 6      |
| c. The project obtains 140 or more Build It Green Points | 8      |

**Maximum Available Points:** [84](#)

**Scoring Instructions:** Applicants shall use the current Build It Green Checklist maintained by the City of Morgan Hill. A project may receive Build It Green Points only for measures beyond the minimum requirements of the California Green Building Standards Code adopted by the City of Morgan Hill. A

project may not receive Build It Green Points for energy efficiency, solar energy generation, and water efficiency measures used to receive points under Criteria 6-A, 6-B, 6-C, and 6-D.



**7. TRANSPORTATION**

**Intent:** Support a balanced and efficient transportation system for pedestrians, cyclists, public transit, and automobiles that maintains quality of life in residential neighborhoods.

**Points Available:** See Table 31.

TABLE 31: TRANSPORTATION POINTS AVAILABLE

| Criteria                                 | Points Available |
|--|------------------|
| 7-A: Bicycle and Pedestrian Improvements | 4                |
| 7-B: Transit Improvements                | 2                |
| 7-C: Off-Site Roadway Improvements       | 4                |
| 7-D: Transportation Fund Contribution    | 2                |
| 7-E: Transportation Demand Management    | 2                |
| <b>Total</b>                             | <b>20</b>        |

**Criteria 7-A: Bicycle and Pedestrian Improvements**

**Standard:** The project constructs pedestrian and bicyclist improvements beyond the minimum requirement.

**Points:** 1 point for every \$1,000 in improvements constructed per unit.

**Maximum Available Points:** 4

**Scoring Instructions:** Improvements may be on-site or off-site consistent with the City’s Bikeways Master Plan. Points may be awarded only for the construction of improvements that exceed improvements normally required as a condition of approval for a subdivision map or other project permit. For example, the City would not typically award points for the installation of a bikeway along the property frontage identified as a future bikeway in the City’s Bikeways Master Plan as the installation of this bikeway would be a typical condition for the approval of a proposed subdivision.

To be eligible for points, bicycle improvements must be consistent with the City of Morgan Hill Bikeways Master Plan. Types of bicycle improvements may include construction of bicycle paths, lanes, and routes; repair of existing facilities, installation of bicycle racks and lockers, and installation of way-finding signs. Types of pedestrian improvements may include installation of new sidewalks, enhanced street crossings, ADA-compliant curb ramps, mid-block crossings, traffic calming measures, and curb extensions.

**Criteria 7-B: Transit Improvements**

**Standard:** The project constructs bus stop or other bus transit improvements beyond the minimum requirement

**Points:** 1 point for every \$1,000 in value of improvement per unit.

**Maximum Available Points:** 2

**Scoring Instructions:** Points may be awarded only for the construction of improvements that exceed improvements normally required as a condition of approval for a subdivision map or other project permit. For example, the City would not typically award points for the installation of a bus turnout along the property frontage if the City's General Plan or other policy documents identify the location as requiring the turnout. The requirement to install the turnout or other similar improvement would be a typical condition for the approval of a proposed subdivision to comply with and achieve consistency with the General Plan.

Types of improvements eligible for points include bus shelters, benches, reinforced street sections or bus pullout areas, information signs and displays, enhanced pedestrian access, security enhancements, and landscaping. These improvements must be located on an approved or planned Valley Transportation Agency (VTA) transit route and accepted by the VTA for maintenance. A letter from the VTA must be submitted confirming VTA's acceptance and maintenance of the proposed bus stop. For planned bus routes, the VTA letter shall provide confirmation of the future bus route extension. This standard may apply to a bus stop constructed in the initial or previous phase that would serve subsequent phases of the same development.

There is no geographic requirement for improvements - points may be awarded for improvements located outside of the project boundary or away from the immediate vicinity of the project.

#### **Criteria 7-C: Off-Site Street and Parking Improvements or Fund Contribution**

**Standard:** The project constructs and/or funds off-site street roadway improvements.

**Points:** 1 point for every \$1,000 in value of improvement per unit.

**Maximum Available Points:** 4

**Scoring Instructions:** To be eligible for points, a project must provide for the dedication and/or improvement of extensions to existing streets and shared parking lots outside of the project boundaries. Projects which offer to complete adjacent or nearby off-site street or parking improvements which were committed to be installed by another project under a previously approved application will not receive points for the same commitment. To be eligible for points improvements must be voluntary and not otherwise required by the City or any other public agency.

[After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for street and parking improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.](#)

**Criteria 7-D: Transportation Fund Contribution**

~~Standard: The project contributes to the City transportation fund beyond the minimum requirement.~~

~~Points: 1 point for every \$1,000 contributed per unit.~~

~~Maximum Available Points: 4~~

**Criteria 7-ED: Transportation Demand Management**

**Standard:** The project incorporates transportation demand management (TDM) measures

**Points:** See Table 32.

TABLE 32: POINTS FOR TRANSPORTATION DEMAND MANAGEMENT MEASURES

| Building Design Feature and Construction Method  | Points                             |
|--|------------------------------------|
| The project contributes to the City's transportation fund to be used to provide city-wide TDM programs | 1 per \$1,000 contributed per unit |
| For rental projects, the project establishes a TDM programs incorporates three or more TDM measures    | 1                                  |

**Maximum Available Points: 2**

**Scoring Instructions:** To be eligible for points, TDM measure must be in excess of those required as environmental mitigation and may not be used to receive point under other competition criteria. Rental projects may receive one point for committing to maintain a TDM program for the life of the project that incorporates three or more of the following TDM measures:

- Free transit passes for residents.
- Free car share membership for residents.
- On-site cargo bicycle available for residents' use.
- Operation of a dedicated shuttle service during the peak period to a rail station.
- Operation of a commute assistance center, offering on site, one stop shopping for transit and commute alternatives information.
- Installation of shared office facilities for the use of residents to facilitate telecommuting and home-based employment. high bandwidth connections in employees' homes to the Internet to facilitate home telecommuting.
- Other similar measures as approved by the Planning Commission.

**8. MUNICIPAL INFRASTRUCTURE**

**Intent:** Encourage the efficient use of public infrastructure and services.

**Points Available:** See Table 33.

TABLE 33: MUNICIPAL INFRASTRUCTURE POINTS AVAILABLE

| Criteria   | Points Available |
|--|------------------|
| 8-A: Water Infrastructure                          | 4                |
| 8-B: Wastewater Infrastructure                     | 4                |
| 8-C: Storm Water Infrastructure                    | 4                |
| 8-E: Infrastructure and Services Fund Contribution | 4                |
| <b>Total</b>                                       | <b>1620</b>      |

**Criteria 8-A: Water Infrastructure**

**Standard:** The project constructs off-site water infrastructure improvements beyond minimum requirements.

**Points:** 1 point for every \$1,000 in improvements constructed per unit

**MAXIMUM AVAILABLE POINTS:** 4

**Scoring Instructions:** Off-site water infrastructure improvements must be consistent with the City’s Infrastructure Master Plan, approved by the Public Works Director, and constructed consistent with the City’s standard specification for water infrastructure improvements. After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for water infrastructure improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

**Criteria 8-B: Waste Water Infrastructure**

**Standard:** The project constructs off-site wastewater infrastructure improvements beyond minimum requirements.

**Points:** See Table 34.

TABLE 34: POINTS AVAILABLE FOR WASTEWATER INFRASTRUCTURE

| Standard  | Points   |
|---|--|
| The project provides off-site extensions or replacement of wastewater collection pipes and lift stations beyond minimum | 1 point for every \$1,000 in improvements constructed per unit |

|               |  |
|---------------|--|
| requirements. |  |
|---------------|--|

**Maximum Available Points: 4**

**Scoring Instructions:** Off-site waste water infrastructure improvements must be consistent with the City’s Infrastructure Master Plan, approved by the Public Works Director, and constructed consistent with the City’s standard specification for water infrastructure improvements. After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for waste water infrastructure improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

**Criteria 8-C: Storm Water Infrastructure**

**Standard:** The project utilizes low impact development (LID) techniques and/or constructs storm water improvements beyond minimum requirements.

**Points:** See Table 35.

TABLE 35: POINTS AVAILABLE FOR STORM WATER INFRASTRUCTURE

| Standard  | Points  |
|---|---|
| The project reduces the volume of off-site storm water flows beyond minimum requirements using low impact development (LID) techniques. | 2 points  |
| The project provides off-site stormwater infrastructure improvements beyond minimum requirements.                                       | 1 point for every \$1,000 in improvements constructed |

**Maximum Available Points: 4**

**Scoring Instructions:** Low-Impact Development (LID) is a stormwater management approach that manages rainfall on the site through landscape features that infiltrate, filter, store, evaporate and detain stormwater at the source. LID techniques integrate green space, native landscaping, natural hydrologic functions, and other techniques to generate less runoff from developed land. City LID requirements can be found in the City’s Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements (2015). The applicant is required to demonstrate that the LID techniques specifically proposed will result in water quality and flood control benefits to the project site and community.

Off-site storm water infrastructure improvements must be consistent with the City's Infrastructure Master Plan, approved by the Public Works Director, and constructed consistent with the City's standard specification for water infrastructure improvements. After a project receives entitlements and before the completion of construction, the City may allow the applicant to contribute in-lieu funds equal to the value of the improvements for which points were awarded. The City may allow the contribution of in-lieu funds only if the Public Works Director determines that the in-lieu funds will allow for storm water infrastructure improvements with a greater community benefits than could be provided by the construction of improvements by the project developer.

**Criteria 8-E: Infrastructure and Services Fund Contribution**

**Standard:** The project contributes water, sewer, storm drain funds greater than the minimum required.

**Points:** 15 points for every \$1,000 contributed.

**Maximum Available Points:** 4

**9. PROJECT QUALITY**

**Intent:** Encourage exceptional project design at the neighborhood, site, and building scale.

**Points Available:** See Table 36.

TABLE 36: PROJECT QUALITY POINTS AVAILABLE

| Criteria                                      | Points Available |
|---|------------------|
| 9-A: Connections to Adjacent Property         | 3                |
| 9-B: Internal Connections                     | 3                |
| 9-C: Open Space                               | 5                |
| 9-D: Public Realm                             | 3                |
| 9-E: Perimeter Orientation                    | 3                |
| 9-F: Neighborhood Context (Attached Products) | 4                |
| 9-G: Public Art                               | 2                |
| 9-H: Project Excellence                       | 2                |
| <b>Total</b>                                  | <b>34</b>        |

**Criteria 9-A: Connections to Adjacent Property**

**Standard:** The project maximizes connections to adjacent property for vehicles, bicyclists, and pedestrians.

**Points:** See Table 37.

TABLE 37: POINTS FOR CONNECTIONS TO ADJACENT PROPERTY

| Connection to Adjacent Property  | Points |
|--|--------|
| a. For projects abutting developed land, the project aligns and connects streets intersecting the project boundary with all adjoining streets.   | 1      |
| b. For projects abutting undeveloped land, the project extends streets to the adjoining undeveloped land to provide access to undeveloped land in the event of its future development. | 1      |
| c. The project provides off-street bicycle and pedestrian connections to adjacent destinations, including parks, open space, transit facilities, and commercial areas.                 | 1      |

**Maximum Available Points: 3**

**Criteria 9-B: Internal Connections**

**Standard:** The project maximizes internal connections within the project for vehicles, bicyclists, and pedestrians.

**Points:** See Table 38.

TABLE 38: POINTS FOR INTERNAL CONNECTIONS

| Internal Connection  | Points |
|--|--------|
| a. The project incorporates “complete streets” that meet the needs of multiple users, including motorists, bicyclists, pedestrians, transit users, and persons of different physical capabilities.               | 1      |
| b. The project incorporates enhanced bicycle and pedestrian improvements such as bicycle storage facilities, traffic calming measures, intersection crossings, and wayfinding signage.                           | 1      |
| c. The project provides direct pedestrian connections from units to common open space, recreational facilities, and other project amenities.   | 1      |
| d. The project incorporates neighborhood traffic management techniques, such as traffic circles, narrow lanes, and bulbouts, to control vehicle speeds and increase the safety of bicycle and pedestrian travel. | 1      |

**Maximum Available Points:** 3

**Criteria 9-C: Open Space**

**Standard:** The project provides common open space and outdoor amenities that enhance [project](#) residents’ quality of life and the overall project design quality.

**Points:** See Table 39.

TABLE 39: POINTS FOR OPEN SPACE

| Open Space  | Points |
|---|--------|
| a. The project designs open spaces to function as “outdoor rooms” for common use of <a href="#">project</a> residents. As outdoor rooms, open spaces feature amenities such as seating areas, shade structures and play equipment to create inviting places that encourage resident activity and interaction.   | 1      |
| b. The project provides common open space areas of sufficient size for the use and enjoyment of residents. The project does not fulfil its minimum common open space requirement primarily through small patches of unconnected open space areas which individually are of insufficient size to serve as a useful recreational amenity for residents. | 1      |

|  |   |
|--|---|
| Open space is aggregated into one or more large areas rather than divided into multiple smaller areas.   |   |
| c. The project uses buildings, fences, walls, and landscaping to define the edges of common open space.  | 1 |
| d. The project locates open space area so that they can be viewed from individual units, preferably from the kitchen, living room, or dining room.   | 1 |
| e. The project maximizes the number of units that are immediately adjacent to common open space. Units not immediately adjacent to common open space can access open space areas through pedestrian connections separate from drive aisles and vehicle parking lots. | 1 |
| f. The project incorporates exceptional landscape design in common open space areas to create a unique and welcoming environment for residents.  | 1 |
| g. The project retains existing native trees on the property which, if removed, would require a tree removal permit in accordance with Municipal Code Chapter 12.32 (Restrictions on Removal of Significant Trees).  | 1 |

**Maximum Available Points: 5**

**Criteria 9-D: Public Realm**

**Standard:** The design of homes fronting streets and other public places contribute to a human-scale and pedestrian-friendly environment.

**Points:** See Table 40.

TABLE 40: POINTS FOR PUBLIC REALM

| Public Realm Features   | Points         |
|---|----------------|
| a. The project incorporates architectural elements and design details into the front facade that relate to the human scale, including prominent entries, porches, balconies, and windows.   | 1              |
| b. The project provides variation and diversity in the design of homes within a subdivision. Variation may be achieved through including different housing types, sizes, heights, setbacks, and massing within a subdivision.             | <del>1</del> 2 |
| c. The project provides a landscape parkway along the street 50 percent wider than the minimum required for the street type. Street trees and pedestrian-scale lighting within or adjacent to the parkway exceed minimum requirements and | 1              |

|   |                |
|---|----------------|
| help create a distinctive and memorable design environment.   |                |
| d. The project incorporates landscaping to soften the appearance of off-street parking areas and private drive aisles in attached single family and multi-family projects   | 1              |
| e. The project locates garages behind homes or when parking is located at the front of a home, the visual impact of parking is minimized by recessing garages, designing garage entrances to be visually subservient to other building elements, incorporating greenery within the driveway, and other methods.   | <del>1</del> 2 |
| f. The project locates parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking is not located between a building and any public sidewalk or street. Parking visible from a public street is screened with fences, walls, and/or landscaping to the greatest extent possible. | 1              |

**Maximum Available Points: 3**

**Criteria 9-E: Perimeter Orientation**

**Standard:** The projects appears connected to and engaged with its surrounding community.

**Points:** See Table 41.

TABLE 41: POINTS FOR PERIMETER ORIENTATION

| Streetscape Design   | Points |
|--|--------|
| a. The fronts of homes are oriented towards the street when a property abuts an existing collector or residential street. Except in Downtown or along the Monterey Road corridor, detached single-family homes are not oriented towards an arterial street. -Homes do not appear to turn their backs or sides toward the street. | 2      |
| b. The project provides a direct pathway connection from a public sidewalk to a prominent and visible ground floor entrance.   | 1      |
| c. For multi-family residences, the project provides as many private, exterior ground-level entries to individual units as possible.   | 1      |
| d. The project includes transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.   | 1      |

**Maximum Available Points: 3**

**Criteria 9-F: Neighborhood Context (Attached Products)**

**Standard:** Attached single-family and multi-family projects appear to fit in with surrounding development ~~and reflect Morgan Hill’s small town feel.~~

**Points:** See Table 42.

TABLE 42: POINTS FOR NEIGHBORHOOD CONTEXT (ATTACHED PRODUCTS)

| Streetscape Design  | Points       |
|---|--------------|
| a. The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.   | 1            |
| b. The project minimizes differences in scale between new development and neighboring homes by stepping back upper stories of taller structures when adjacent to lower-density homes.   | 1            |
| c. The project matches building types along project edge with adjacent existing homes. For example, the project locates detached single-family homes along the project perimeter when facing existing detached single-family homes.                             | 1            |
| d. Large buildings are architecturally subdivided so that they appear as individual residences or small groups of units. Buildings incorporate window bays, balconies, porches and entrance vestibules, and individual roof volumes to define individual units. | <del>1</del> |
| e. Buildings incorporate porches, projections, eaves, bay windows, and other architectural elements to provide residential scale and help to break up the building mass.  | <del>1</del> |

**Maximum Available Points:** 4

**Criteria 9-G: Public Art**

**Standard:** The project incorporates public art to create a livable and visually stimulating environment.

**Points:** 1 point for every \$1,000 in artwork cost per unit.

**Maximum Available Points:** 2

**Scoring Instructions:** Public art means privately funded, constructed, and maintained artwork located on private property, but which also provides a public benefit, or on public property pursuant to City approval. The public art must be located in areas on the site clearly visible from the public street or sidewalk or in publicly accessible outdoor areas. Public art must be displayed in a manner that will enhance its enjoyment by the general public.

Artwork costs include all costs associated with the selection, acquisition, purchase, commissioning, design, fabrication, placement, installation, or exhibition of the public art. Public art may include sculpture, murals, photography and original works of graphic art, earthworks, fiber works, waterworks, neon, glass, mosaics, or any combination of forms of media, furnishing or fixtures permanently affixed to the building or its grounds, and may include architectural features of the building or elements of

landscape design. The creator of public art shall be a practitioner in the visual arts who is not a member of the project engineering, architecture or landscape architecture firm.

**Criteria 9-~~JH~~: Project Excellence**

**Standard:** The project incorporates exceptional ~~design~~-features as determined by the Planning Commission.

**Points:** As determined by the Planning Commission.

**Maximum Available Points:** 2

**Scoring Instructions:** Points may be awarded to projects that demonstrate exceptional consistency with policies under Goal CNF-11 in the General Plan City and Neighborhood Form Element as determined by the Planning Commission. Majority = 1; Super-Majority = 2. Commission will consider information provided by staff.

**IV. RDCS IMPLEMENTATION POLICIES**

**A. Schedule for 2017 Competition**

- April 5 City Council Reduction to Available Allotments (18.78.110B)
- June 5 Pre-Competition Orientation (18.78.120A)
- August 4 Pre-Application Review (18.78.130)
- September 1 Pre-Application Review Letter (18.78.130F)
- September 15 Applicant Response to Pre-Application Review Letter (18.78.130G)
- October 5 RDCS Application Submittal Deadline (18.78.120C)**
- October 19 General Plan and Zoning Consistency Determination (18.78.120D)
- November 6 Deadline to file General Plan and Zoning Consistency Appeal to City Council
- November 20 Staff Scoring of Applications/Recommendation to Planning Commission (18.78.120E)
- November 29 Appeals of General Plan and Zoning Consistency Heard by City Council
- December 5 Planning Commission Hearing - Project Scores (18.78.120F)
- December 20 Deadline to File Scoring Appeal to City Council
- January 24 Scoring Appeal Heard by City Council
- January 29 Staff Recommendation - Award of Allotments (18.78.120G)
- February 13 Planning Commission Hearing - Award of Allotments (18.78.120H)
- February 28 Deadline to File Allotment Appeal to City Council
- March 20 Allotment Appeal Heard by City Council

\* All decisions of the Planning Commission may be appealed to the City Council (18.78.120J)

**B. Exemptions**

The following types of residential projects may be developed without first receiving any allotments:

1. One single-family home on a lot existing as of March 1, 2017;
2. Secondary dwelling units;
3. The conversion of an existing single-family home into a duplex provided that a new detached primary structure is not constructed on the lot or lots;
4. Assisted living/nursing homes; and
5. The annexation of existing dwelling units outside of City limits into the City.

**C. Application Submittal Requirements**

See RDCS Process and Filing Requirements section on RDCS Process web page:

<http://www.morgan-hill.ca.gov/109/RDCS-Process>

**D. Competition Categories and Ongoing Projects**

Each year the City Council may establish competition categories for certain types of projects. Project within a competition category will compete for allotments only with other projects in the same competition category. For each competition category, the City Council shall identify the number of allotments available for projects competing within the competition category. Examples of competition categories may include, but are not limited to, projects within the Monterey Road Corridor, small projects (less than 15 units), senior housing, vertical mixed use, and multi-family rental.

**2017 Competition for Fiscal Year 2019/20**

| <u>Competition Category</u> | <u>Number of Allotments</u> |
|-----------------------------|-----------------------------|
| On-going Projects           | XX                          |
| Affordable Housing          | 43                          |
| Micro Projects              | XX                          |
| Small Projects              | XX                          |
| Multi-family Rental         | XX                          |
| Open/Market                 | XX                          |
| Senior Housing              | XX                          |
| Monterey Corridor           | XX                          |
| <b>Total</b>                | <b>215</b>                  |

**On-going Projects:** In addition to the competition categories, allotments may also be given to on-going projects. These are projects that were awarded building allotments in previous competitions, but were not fully allocated. On-going projects can receive up to XX allotments without submitting a new application. Additional fees for processing and administration of on-going allotments may be required.

**Affordable Housing:** The City Council shall ensure that an adequate number of allotments are available for affordable housing projects consistent with the City's Regional Housing Needs Allocation (RHNA) and adopted Housing Element.

**Micro Projects:** A Micro Project consists of a maximum of six (6) dwelling units on a site with an ultimate development potential of no more than six (6) units.

**Small Projects:** A Small Project consists of between seven (7) and 15 dwelling units on a site with an ultimate development potential of no more than 15 units.

**Multi-family Rental:** A Multi-family Rental project is a development of any size providing market rate rental housing.

**Open/Market:** The Open/Market category applies to housing of any type typically consisting of more than 15 units at build-out.

**Senior Housing:** Senior Housing projects are any housing type for persons 55 and older. For RDGS purposes Senior Housing must meet the following minimum requirements: 1) Must be 25 units or more; 2) Lot sizes shall not exceed an average 9,000 square feet (unless a single lot multi-family development); 3) Must have an HOA to maintain all common amenities and front yard landscaping; 4) Seventy-five percent or more of the units must be single story in projects proposed in single-family zoning districts (or single level flats in multi-family zoning districts) with the exception of R-1 4,500 Zoning District where fifty percent or more shall be single story; 5) All 2-story units shall be designed and prewired for elevators or stair lifts; 6) All units within the project must meet visitability and adaptability standards. The Planning Commission has the discretion to waive or allow variation from the above definition for multifamily senior projects that are found to be in substantial conformance with the above definition.

## **E. Scoring**

Special Scoring Criteria (Downtown, Micro, Affordable, etc.)

Scoring Errors

Changes to Approved Projects/Substitution of Points/Criteria - changes will be considered on a case-by-case basis with any changes resulting in the project receiving the same or higher score within each objective and the change would maintain or improve the quality of the project and would result in the same or greater value to the City or project and its future residents.

Loss of Points

**F. Development Agreement**

A deadline to commence construction under the fiscal year building allotment shall be incorporated into a Development Agreement approved by the City Council.

**G. Tentative Subdivision Map**

The City will allow for the processing of tentative subdivision maps which exceed the number of allotments currently assigned to a development if the following criteria are met:

- The overall project must be consistent with the Zoning Code.
- The Tentative Map shall be non-vesting.
- The recordation of a Final Map will not be permitted until allotments are secured under the RDCS and a Development Agreement has been recorded.

The Tentative Map approval would expire after two years (or sooner as specified by the Planning Commission) and the Tentative Map approval period will not be automatically extended through the filing of a Final Map, but may be extended through separate application and approval by the Planning Commission.

**H. Exercise of Allotments**

Allotments must be exercised within 30 months of approval or by an alternative date specified in the Development Agreement. An allotment is considered exercised with the recordation of a Final Map, issuance of a grading permit, or the commencement of construction if no Final Map is required.

A project shall be deemed to have physically commenced construction upon issuance of a building permit and completion of the following improvements: Installation of on-site and off-site improvements including grading and certification of the building pad by the Building Division and completion of one or more of the following: a) Excavation of the footings and foundations for the dwelling units; b) Installation of water or sewer laterals to the relevant units.

**I. Early Start of Construction**

An early start of construction date is possible as long as the units are not completed and occupied until after the start of the fiscal year in which the allotments must be used. The construction schedule incorporated into the project development schedule shall ensure that dwelling units are not completed before the start of the fiscal year in which the allotments must be used.

**J. Extensions**

For Projects that received allotments under the previous RDCS, but have not secured a Development Agreement, the Community Development Director may issue a six (6) month extension.

Extension requests shall be submitted in writing to the Community Development Department a minimum of 60 days prior to the allotment expiration date and shall describe how the project meets the extension eligibility criteria listed below and in Section 17.78.170F of the Zoning Code.

In addition to receiving an Administrative Extension and/or prior extensions under the previous RDCS, a project may receive no more than one (1) extension for a maximum one additional year period. Phased projects may only receive one, one-year extension.

**Eligibility Criteria**

1. The Planning Commission may approve an extension only when the City or other public agency is responsible for a delay in the issuance of permits or granting approvals required to exercise the allotments, or due to an earthquake, flood, fire, or other severe act of nature outside of the applicant's control. It is the applicant's responsibility to provide evidence that the request is consistent with this requirement.
2. The Planning Commission may not approve an extension for any reason other than in the above paragraph, including but not limited to difficulties obtaining financing, changes to the project not required by the City or other public agencies, applicant delays responding to requests from the City or other public agency, personal circumstances of the applicant, or changes in property ownership.

**K. Transfer of Allotments**

In order to expedite the completion of projects awarded allotments under the RDCS, the transfer of fiscal year allotments between and within projects that meet the following criteria, may occur:

1. The receiving project has sufficient lead time to exercise the transferred allotment prior to the deadline.
2. Must work as a trade between two developments or within a project.
3. May apply to partially allotted and fully allotted projects.
4. Both on-going and recently allotted first time projects may transfer allotments.

**L. On-Going Allotments**

Projects that have competed previously and are partially allotted shall be considered on-going and may receive allotments from the on-going category. To be eligible to receive an allotment, the following criteria must be met:

1. A project has completed all planning entitlements (Tentative Map, Development Agreement and Site Review).
2. A project is in compliance with their development schedule.