

## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING HOUSING TYPE DISTRIBUTION AND TERM FOR THE FISCAL YEAR 2018/19 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM BUILDING ALLOTMENT**

**WHEREAS**, building allotments under the City's Residential Development Control System would be available in Fiscal Year 2018/19 and Fiscal Year 2019/20; and

**WHEREAS**, in the month of May, preceding an allotment year, the Planning Commission is required to provide recommendations to the City Council regarding the total number and distribution of building allotments; and

**WHEREAS**, the Planning Commission has reviewed recommendations contained in the May 10, 2016 staff report on this item, and has determined the distribution of building allotments contained therein, is consistent with the General Plan and Chapter 18.78 of the Morgan Hill Municipal Code; and

**WHEREAS**, testimony received at the May 10, 2016 public meeting has also been considered in the review process;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL THAT:**

**SECTION 1:** Pursuant to Sections 18.78.030 and 18.78.184 of the Morgan Hill Municipal Code, the Planning Commission recommends the City Council authorize a Residential Development Control System (RDSC) competition to be conducted during the next fiscal year.

**SECTION 2:** Pursuant to Section 18.78.030 (C) of the Municipal Code, the Commission recommends:

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

B. The distribution of allotment as set forth in Exhibit "A" may be adjusted by the Planning Commission as deemed necessary to respond to changes in the housing market (change in the build-out rate for existing projects, increase demand for particular housing types, etc.).

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

D. The RDCS competition recommended by this Resolution shall be for the purpose of awarding Fiscal Year 2018/19 allotments.

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

**PASSED AND ADOPTED THIS 10th DAY OF MAY 2016, AT A REGULAR MEETING OF THE MORGAN HILL PLANNING COMMISSION BY THE FOLLOWING VOTE:**

**AYES:**

**NOES:            COMMISSIONERS:**

**ABSTAIN:       COMMISSIONERS:**

**ABSENT:        COMMISSIONERS:**

**ATTEST:**

**APPROVED:**

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**Jenna Luna, DEPUTY CITY CLERK**

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**Joe Mueller, CHAIR**

Exhibit A

Fiscal Year 2018/19

<u>Competition Category</u>	<u>Allotments</u>
On-going Projects	15
Affordable Set-aside	50
Micro Projects	5
Small Projects	5
Multi-Family Rental	10
Multi-Family Rental (>150 units)	95*
Open/Market	65
Senior	0
<u>Monterey Corridor Area Projects</u>	<u>5</u>
	250
<u>Multi-Family Rental (&gt;150 units)</u>	
*MC-15-18 (San Pedro-Presidio)	<u>(-85)</u>
Total:	165