

# **CITY OF MORGAN HILL**

## **CITY COUNCIL POLICIES AND PROCEDURES CP-09-03**

**SUBJECT: ALLOCATIONS FOR ON-GOING PROJECTS**

**EFFECTIVE DATE: OCTOBER 22, 2009**

**REVISION DATE: JULY 20, 2011**

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### **Allocation for On-going Projects**

The City Council reserves a portion of the annual building allocation for on-going projects. These are projects that have competed previously and are partially built out. To be eligible, the earlier phases of an on-going development must be in compliance with the development schedule approved for the project and must have completed a phase or at least pulled 50 percent of the building permits for a phase.

The following exceptions are allowed:

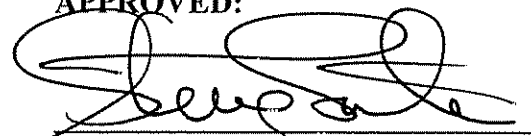
If a project is delayed due to extended city or other governmental agency processing.

If RDCS competitions occur annually, a project which has completed all planning entitlements (Zoning, Tentative Map, Development Agreement, Site Review) within one year of receiving allocations may be eligible as an on-going project only for the following year.

On-going projects may receive up to 15 building allotments each fiscal year outside of the RDCS competition process. The portion of the building allotment awarded to on-going projects is subtracted from the limited allotment for that fiscal year. For on-going projects awarded a building allotment in a corresponding Fiscal Year, the total allocation, including units from this set-aside, will not exceed 15 units. An on-going project may receive additional allocations (more than 15 units) through the competitive process in the RDCS competition. The allocation for on-going projects will be distributed at the same time the allocation for the Open/Market competition is awarded.

Any unused on-going set-aside allocation may be distributed to eligible projects in the other set-aside categories.

**APPROVED:**

  
**STEVE TATE, MAYOR**