

## **Residential Development Control System 2016 Biennial Report**

### Overview

DOF Population and Housing Estimate Report dated May 1, 2016 utilized to determine the number of allotments available for Fiscal Year 2018/19 and Fiscal Year 2019/20

- Morgan Hill Population: 43,645
- Average Number Persons Per Household: 3.17

RDCS requires the DOF population estimate be adjusted for housing backlog not included in the population estimate, the population of any existing county subdivision that has been annexed, and any other quantifiable factor that improves the accuracy of the estimate.

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### Planning Commission Recommendation

2020 Population Cap: 48,000

Adjusted 2016 Population: -44,420

3,580

Adjusted to Year 2020:  $3,580/4 \text{ years}=895$

Adjusted for PPH:  $895/3.17=282$

**282 annual allotments**

## Residential Development Control System 2016 Competition

### Fiscal Year 2018/19 Building Allotment Set-asides

<u>Competition Category</u>	<u>Proposed Allotments</u>	<u>%</u>
On-going Projects	40	14 %
Small	5	2 %
Micro Projects	5	2 %
Multi-Family Rental (>150 units)	95	34 %
Multi-Family Rental	10	3 %
Open/Market	65	23 %
Affordable	57	20 %
Monterey Corridor	5	2 %
Total	282	100%

- (Average 30% required for multi-family, 20% for affordable and 33% single family dwellings)
- (85 units previously awarded to a multi-family project for FY 2018/19)

## **Residential Development Control System 2016 Biennial Report**

### **Staff Alternative**

- Section 18.78.182 (Rate of growth) of the Morgan Hill Municipal Code provides the method by which controlled growth will be accomplished which involves building approximately 250\* new dwellings annually.

\*The number of building allotments authorized under the RDCS may be less than 250 units per year because of other housing which would be exempt from the RDCS (construction of single family dwellings, etc.).

**250 annual allotments**

## Residential Development Control System 2016 Competition

### Fiscal Year 2018/19 Building Allotment Set-asides

<u>Competition Category</u>	<u>Proposed Allotments</u>	<u>%</u>
On-going Projects	15	6 %
Small	5	2 %
Micro Projects	5	2 %
Multi-Family Rental (>150 units)	95	38 %
Multi-Family Rental	10	4 %
Open/Market	65	26 %
Affordable	50	20 %
Monterey Corridor	5	2 %
Total	250	100%

- (Average 30% required for multi-family, 20% for affordable and 33% single family dwellings)
- (85 units previously awarded to a multi-family project for FY 2018/19)

## **Residential Development Control System 2016 Competition**

- Current RDCS is set to expire at the end of FY 2019/20.
- The goal of the City is to place the new RDCS on the November 2016 ballot for voter consideration.
- With voter approval of the new RDCS, as currently drafted, there would be 250 allotments available for FY 2019/20.

## **RDCS Biennial Report and RDCS 2016 Competition**

### **Recommendations**

- Conduct the Public Hearing.
- Adopt a Resolution approving the total building allotments for Fiscal Year 2018/19 and Fiscal Year 2019/20 and housing distribution for the 2016 RDCS competition.