

# *Morgan Hill City Council*

**February 15, 2017**

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

### **Overview**

- Planning Commission awarded FY 2018/19 RDCS building allotments on January 10, 2017.
- 250 building allotments were distributed among 11 projects.

### **Recommendation**

- Deny the appeals and reaffirm the distribution of RDCS building allotments for FY 2018/19
- Re-distribute unused RDCS allotments from FY 2016/17 and FY 2017/18
- Maintain the current policies for “ongoing” projects for Measure S for FY 2019/20

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

### **Final Measure C Competition**

- Measure C was repealed and replaced by the voters on November 8, 2016.
- Measure S was certified on December 14, 2016.

### **Transition**

- City Council adopted a one year competition for 2016.
- 250 building allotments available for FY 2018/19.
- Allotments must be awarded by March 1, 2017.
- Goal to complete continuing projects, where possible.
- Award 33% for single family dwelling development.

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

### **Measure C to Measure S Transition**

- 7 projects were completed through the 2016 RDCS competition
  
- Two projects within the open/market category were not completed
  - Cochrane-Borello (173 allotments needed through Measure S)
  - Laurel-DeRose (34 allotments needed through Measure S)
  
- Two projects within the large multi-family rental category were not completed
  - Jarvis-MWest (373 allotments needed through Measure S)
  - Condit-Presidio Evergreen (14 allotments needed through Measure S)

## Residential Development Control System 2016 Competition

### Planning Commission Award

### Fiscal Year 2018/19 Building Allotments

<u>Competition Category</u>	<u>Proposed Allotments</u>
On-going Projects	15
Micro Projects	8
Small Projects	4
Multi-Family Rental (>150 units)	98*
<u>Open/Market</u>	<u>125</u>
Total	250

\*85 allotments were awarded in the 2015 RDCS competition

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

### **Appeals**

- Two appeals filed regarding the inability to award allotments into a 2<sup>nd</sup> year.
- The appellants are not appealing the award of FY 2018/19 allotments.
- TRI Pointe Homes request City Council award 34 allotments from Measure S (ongoing project).
- Presidio Evergreen request City Council award 14 allotments from Measure S (ongoing project).

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

### **Available Allotments**

- 14 unused allotments have been identified for FY 2016/17 and FY 2017/18
- Cochrane-Borello project qualified to receive the allotments but declined to receive them
- TRI Pointe Homes qualifies to receive the allotments and has requested City Council authorization

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

### **Recommendation**

- Deny the appeals and reaffirm the distribution of RDCS building allotments for FY 2018/19
- Re-distribute 14 unused RDCS allotments from FY 2016/17 and FY 2017/18 to TRI Pointe Homes
- Maintain the current policies for ongoing projects for Measure S for FY 2019/20. The appellant projects would be eligible for allotments as ongoing projects under these policies.