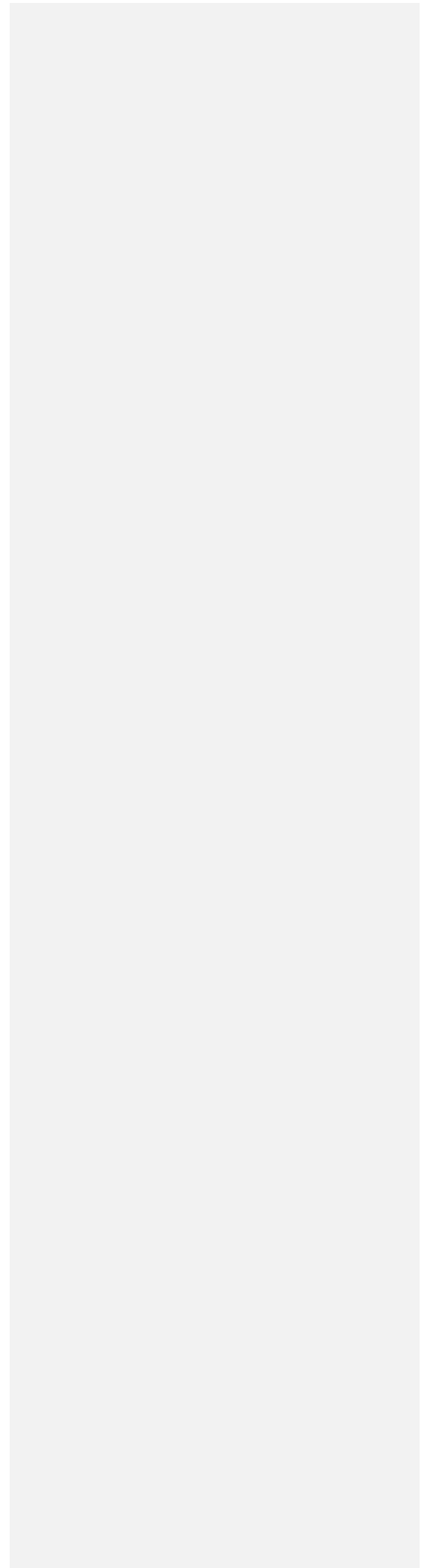


**CONTENTS**

- 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 ..... 7
  - 1. SCHOOLS ..... 7
  - 2. LOCATION ..... ~~109~~
  - 3. AFFORDABLE HOUSING ..... ~~1613~~
  - 4. HOUSING DIVERSITY ..... ~~1915~~
  - 5. PARKS AND OPEN SPACE ..... ~~2420~~
  - 6. ENVIRONMENTAL PROTECTION ..... ~~3023~~
  - 7. TRANSPORTATION ..... ~~3626~~
  - 8. MUNICIPAL SERVICES ..... ~~4030~~
  - 9. PROJECT QUALITY ..... ~~4434~~



## 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.

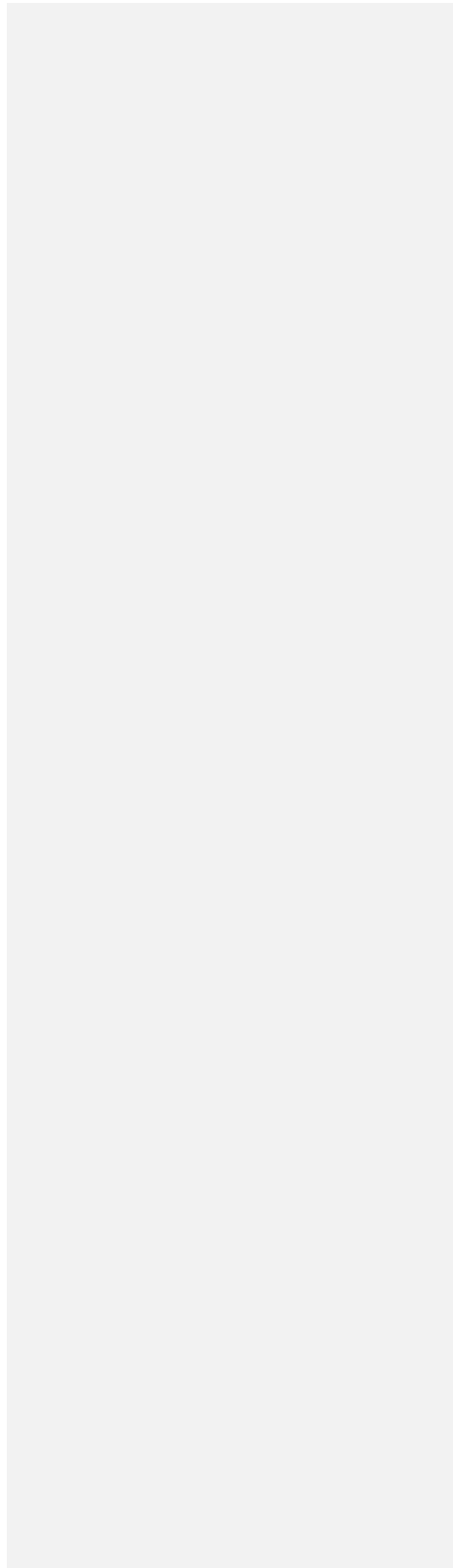
### **The Updated RDCS**

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 85,200 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		Points Available Points Percent	
	Points	Percent	Points	Percent
1. Schools			4522	811%
2. Location			2421	4410%
3. Affordable Housing			3522	2011%
4. Housing Diversity			4622	911%
5. Parks and Open Space			4728	4014%
6. Environmental Protection			4524	812%
7. Transportation			2514	447%
8. Municipal Services			2016	448%
9. Project Quality			4034	617%
<b>Total</b>			<b>477203</b>	<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>15</b>	<b>8%</b>
1-A: School Fees	4	2%
1-B: Proximity to Schools	6	3%
1-C: Proximity to Schools with Capacity	1	1%
1-D: Student Transportation Improvements	4	2%
<b>2. Location</b>	<b>24</b>	<b>14%</b>
2-A: Central Core	10	6%
2-B: Infill Corridors	10	6%
2-C: Adjacent to Development	2	1%
2-D: Proximity to Daily Needs	2	1%
<b>3. Affordable Housing</b>	<b>35</b>	<b>20%</b>
3-A: Affordable Housing Fund Contribution	10	6%
3-B: Development of Affordable Units	20	11%
3-C: Affordable By Design	5	3%
<b>4. Housing Diversity</b>	<b>16</b>	<b>9%</b>
4-A: Second Units	3	2%
4-B: Diversity of Housing Types	4	2%
4-C: Variation in Housing Size	4	2%
4-D: Small Units	3	2%
4-E: Building to Planned Densities	2	1%
<b>5. Parks and Open Space</b>	<b>17</b>	<b>10%</b>
5-A: Park and Open Space Fund	4	2%
5-B: Park Land Dedication	6	3%
5-D: Transfer of Development Credits	2	1%
5-E: Park and Open Space Design	5	3%
<b>6. Environmental Protection</b>	<b>15</b>	<b>8%</b>
6-A: Energy Efficiency	4	2%
6-B: On-Site Renewable Energy	4	2%

**Comment [JWB1]:** Revise for Next Draft with updated criteria and points.

Criteria	Points Available	Percent
6-C: Solar Ready Buildings	2	1%
6-E: Sustainable Building and Site Design	5	3%
<b>7. Transportation</b>	<b>25</b>	<b>14%</b>
7-A: Bicycle and Pedestrian Improvements	4	2%
7-B: Transit Improvements	4	2%
7-C: Off-Site Roadway Improvements	4	2%
7-D: Traffic Impact Fees	4	2%
7-E: Transportation Demand Management	4	2%
7-E: Transportation System Design	5	3%
<b>8. Municipal Services</b>	<b>20</b>	<b>11%</b>
8-A: Water Infrastructure	4	2%
8-B: Wastewater Infrastructure	4	2%
8-C: Storm Water Infrastructure	4	2%
8-D: Police and Fire Service	4	2%
8-E: Infrastructure and Services Impact Fees	4	2%
<b>9. Project Quality</b>	<b>10</b>	<b>6%</b>
9-A: Exceptional Project Design	10	6%
<b>Total Points Available and Required</b>	<b>177</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 <del>Fees</del> Funds Contribution	<del>5</del> 4
1-B: Proximity to Schools	<del>5</del> 6
1-C: Proximity to Schools with Capacity	<del>2</del> 4
1-D: Student Transportation Improvements	<del>10</del> 4
<b>Total</b>	<del>22</del> 15

**Criteria 1-A: School ~~Fees~~Funds Contribution**

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

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

**Maximum Available Points:** ~~5~~4

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

**Standard:** The project is within ~~three-quarters mile of an elementary school and/or one and one-half mile walking distance~~ of one or more Morgan Hill Unified School District (middle school or high school/MHUSD) schools.

**Points:** See Table 4.

TABLE 4: POINTS FOR PROXIMITY TO SCHOOL

Project <del>Distance from School</del> Location	Points
<del>Three-quarters mile of an elementary school</del> Walking distance from <u>one school (elementary, middle, or high school)</u>	2
<del>One and one-half mile of a middle school</del> Walking distance from <u>two schools, each serving different grade levels (elementary, middle, or high school)</u>	<del>5</del> 2
<del>One and one-half mile of a high school</del>	<del>2</del>

**Maximum Available Points: 56**

**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. 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 ~~one-half mile of walking distance of a one or more Morgan Hill Unified School District (MHUSD) schools~~ with capacity to serve new students.

**Points:** ~~24~~ points

**Maximum Available Points:** 1 point

**Scoring Instructions:** To be eligible for points, the project must be located within ~~half-mile radius of walking distance of~~ an elementary, middle, or high school that has capacity to house the number of students that the development would yield as ~~calculated using the student yield factor from the MHUSD's most recent Developer Fee Justification Report~~ determined by the MHUSD. ~~The MHUSD will annually provide the student yield rate and schools that have available capacity prior to May 1 of each competition year.~~

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 ~~provides or~~ contributes funds ~~or constructs for~~ off-site pedestrian, ~~and~~ bicycle ~~safety and/or vehicle access~~ improvements near a Morgan Hill Unified School District (MHUSD) school 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:** 4 points

**Scoring Instructions:** ~~Eligible improvements include~~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. ~~Improvements may not be redundant with improvements receiving points for other competition criteria. Improvements must be completed prior to completion of the 20<sup>th</sup> unit in the project or completion of the project, whichever occurs first.~~

**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>105</del>
2-B: Infill Corridors	<del>540</del>
2-C: Adjacent to Development	<del>32</del>
2-D: Proximity to Daily Needs	<del>32</del>
<u>2-E: Proximity to Police and Fire Service</u>	<u>2</u>
<u>2-F: Areas with Public Utility Capacity</u>	<u>3</u>
<b>Total</b>	<b><u>2124</u></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
<u>Within two miles</u>	<u>1</u>
Within one mile	<del>24</del>
Within three-quarters mile	<del>36</del>
Within one-half mile	<del>48</del>
Within one-quarter mile	<del>540</del>

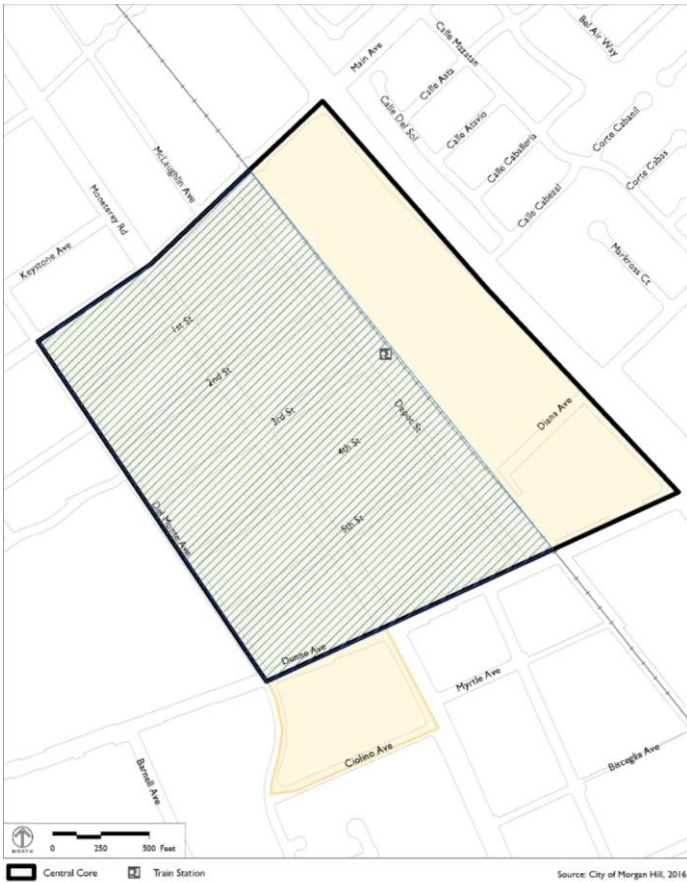
**Maximum Available Points:** 10

**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 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 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:** See Table 7.5 points for projects located in an infill corridor.

**TABLE 7: POINTS FOR INFILL CORRIDORS**

Project Location	Points
------------------	--------



50% to less than 75%	<del>2</del> <sup>4</sup>
75% to 100%	<del>3</del> <sup>2</sup>

**Maximum Available Points:** ~~3~~<sup>2</sup>

**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:

- ~~P~~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.
- ~~Existing development includes~~ 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 9.

TABLE 9: POINTS AVAILABLE FOR PROXIMITY TO DAILY NEEDS

Project Distance from Three or More Different Land Use Categories	Points
<u>Within three-quarters mile</u>	<u>1</u>
Within one-half mile	<del>2</del> <sup>4</sup>
Within one-quarter mile	<del>3</del> <sup>2</sup>

**Maximum Available Points:** 2

**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 ~~Community facilities,~~ such as places of worship; ~~shop and social service centers~~ community centers; and parks, trails and recreational facilities.

4-5. 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.

**Criteria ~~2-E~~ ED: 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 X25.

TABLE X25: POINTS AVAILABLE FOR PROXIMITY TO FIRE STATIONS

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

**Maximum Available Points: 24**

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 6.

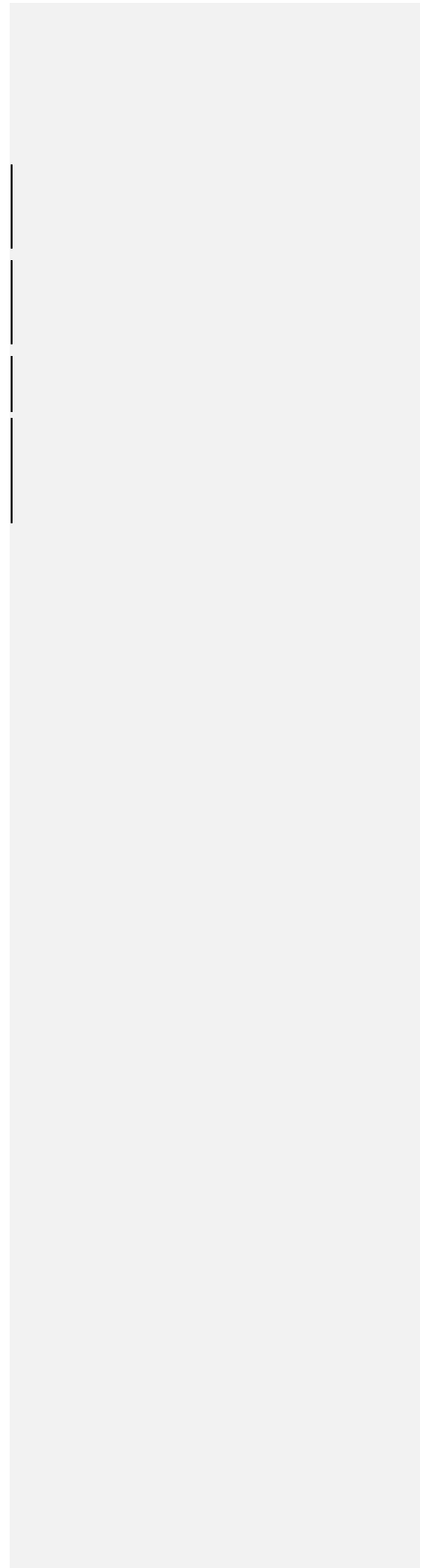
TABLE 6: POINTS FOR PROXIMITY TO MUNICIPAL SERVICES AND FACILITIES

<u>Standard</u>	<u>Points</u>
<u>Local water distribution lines are of sufficient size to serve the proposed</u>	<u>1 point</u>



<u>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.</u>	
<u>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.</u>	<u>1 point</u>
<u>Existing off-site storm drainage facilities are sufficient to serve the project.</u>	<u>1 point</u>

**Maximum Available Points: 3**



**3. AFFORDABLE HOUSING**

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

**Points Available:** See Table 10.

TABLE 10: ~~LOCATION AFFORDABLE HOUSING~~ POINTS AVAILABLE

Criteria	Points Available
3-A: Affordable Housing Fund Contribution	10
3-B: Development of Affordable Units	12
<del>3-C: Affordable by Design</del>	<del>5</del>
<b>Total</b>	<b>22</b>

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

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

**Points:** See Table 11.

TABLE 11: POINTS FOR CONTRIBUTION TO AFFORDABLE HOUSING FUND

Contribution to Affordable Housing Fund	Points
Baseline contribution	6 points
125% of baseline contribution	7 points
150% of baseline contribution	8 points
175% of baseline contribution	9 points
200% of baseline contribution	10 points

**Maximum Available Points:** 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 \$~~13,254~~ per square foot of ~~market-rate units~~ livable space of within the ~~entire~~ project.

**Project Scoring Example:** A proposed project contains ~~20-56~~ units, each with ~~23,000~~ square feet of floor area, with ~~60,000~~ 112,000 square feet total within the project. The baseline contribution would be \$~~720,148,000~~ (112,000 x \$13,254) or \$26,500 per unit. If the project contributes the baseline amount of \$1,484,000 ~~\$720,000~~, the project would receive 6 points. If the project contributes twice the baseline contribution (\$2,968,000 ~~\$1,484,000~~), the project would receive 12 points.

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

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

**Points:** See Tables 11, 12, 13, and 14.

**TABLE 11: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, MARKET RATE FOR-SALE PROJECTS**

<b>For-Sale Dwelling Units</b>			
<b>Priced up to 80% AMI</b>		<b>Priced up to 100% AMI</b>	
<b>Percentage of total for-sale units</b>	<b>Points</b>	<b>Percentage of total for-sale units</b>	<b>Points</b>
4%	10	4%	4
6%	15	6%	8
8%	20	8%	12

**TABLE 11: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, MARKET RATE FOR-SALE PROJECTS**

<b>Percent of Total For-Sale Units</b>			<b>Points</b>
<b>Priced 70% AMI (Low Income Units)</b>	<b>Priced 70.01-80% AMI (Low Income Units)</b>	<b>Priced 80.01-120% AMI (Median-Moderate Income Units)</b>	
-	4%	4%	4
4%	-	4%	8
-	6%	2%	10
8%	-	-	12

**TABLE 12: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE FOR-SALE PROJECTS**

**TABLE 13: POINTS FOR DEVELOPMENT OF AFFORDABLE RENTAL UNITS, MARKET RATE PROJECTS**

**TABLE 14: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE RENTAL PROJECTS**

**Maximum Available Points: 12**

**Scoring Instructions:**

Low Income units are units that are priced for a household earning at or below 80 percent of the County Area Median Household Income (AMI) as determined by the California Department of Housing and Community Development. The Median-Moderate units are priced for households who earn an annual income above 80 percent and at or below 120 percent of the AMI, depending on the unit type as follows:

- Multi-Family (Condominiums): 80.01 to 90% AMI

- Attached Single-Family: 90.01 to 100% AMI
- Small Detached Single-Family (up to X,XXX square feet): 100.01 to 110% AMI
- Large Detached Single-Family (up to X,XXX square feet): 110.01 to 120% AMI

For market rate for-sale projects (Table 11) 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.
- Housing type (e.g., detached single-family home, rowhouse) for the BMR units must be the same as the predominant 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.

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.

Points shall be awarded and monitored consistent with the City of Morgan Hill's Below Market Rate Housing Program policies and procedures.

**4. HOUSING DIVERSITY**

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

**Points Available:** See Table 11.

TABLE 11: HOUSING DIVERSITY POINTS AVAILABLE

Criteria	Points Available
4-A: Second 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 Units**

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

**Points:** See Table 12.

TABLE 12: POINTS FOR SECONDARY UNITS

Percentage of Lots with Secondary Dwelling Units	Points
10 to 20 percent	2 points
20 to 30 percent	3 points
More than 30 percent	4 points

**Maximum Available Points:** 3

**Scoring Instructions:** Secondary units are accessory dwelling units located on a lot occupied by a detached single-family 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. Secondary units may be either detached from or attached to the primary dwelling on the lot. To be eligible for points, secondary units must comply with development standards for new secondary units in Chapter 18.84 (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 13.

TABLE 13: POINTS AVAILABLE FOR DIVERSITY OF HOUSING TYPES

Number of Different Housing Types in the Project	Points
2	<del>3</del> 1 point
3	<del>6</del> 2 points
<del>4</del>	<del>3</del> points

**Maximum Available Points: 6**

**Scoring Instructions:** To be eligible for points, a housing type must constitute at least ~~20-15~~ 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 ~~one-three~~ points as both the detached single-family homes and townhome units constitute ~~20-15~~ percent or more of the total project units. A 100-unit project with ~~25-50~~ detached single-family homes, 25 duplex units, 25 townhome units, and 25 ~~stacked single-story detached single-family homes flats~~ would receive ~~three-six~~ points as the ~~four-three~~ housing types each constitute ~~20-15~~ percent or more of the total project units.

Different housing types are defined as follows:

- ~~1.~~ **1. Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household.
- ~~2.~~ **2. Single-Story Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household
- ~~1.~~
- ~~2.~~ **2. Small Lot Single-Family Home.** A detached single-family home on a lot of 4,000 square feet or less.
- ~~3.~~ **3. Carriage Home/Secondary Dwelling Unit.** An accessory dwelling unit/secondary unit located above or behind a detached or semi-detached garage structure on the same lot as a detached single-family home.
- ~~4.~~ **4. Courtyard Homes.** A grouping of detached single family homes arranged around a courtyard that is typically perpendicular to the street.
- ~~4.~~ **4. Townhomes/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.~~ **5. Custom Lots.** Lots left undeveloped for future development by the lot buyer.
- ~~6.~~ **6. Duplex or Duet.** A building that contains two dwelling units, each with its own entrance, where both units occupy a single parcel.
- ~~7.~~ **7. Duet.** A building that contains two dwelling units, each with its own entrance, where each unit occupies a separate parcel.
- ~~8-7.~~ **8-7. Triplex or Quadplex.** A single residential structure that contains three or four dwelling units, with each unit having its own entrance.

~~9. Quadplex. A single residential structure that contains four dwelling units, with each unit having its own entrance.~~

~~10.8. Stacked Flat Multi-Family. A Structure that contains multiple three or more dwelling units that share one or more common entries.~~

~~11.9. Vertical Mixed Use. A building with commercial uses on the grounds floor and residential uses three or more multi-family or condominium units on the upper floors.~~

~~12. Live/Work. A building that is used jointly for commercial and residential purposes.~~

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 14.

TABLE 14: POINTS AVAILABLE FOR DIVERSITY OF HOUSING SIZE

Number of Different Housing Size Categories in the Project	Points
2	<del>2</del> 1 point
3	<del>4</del> 2 points
4	<del>6</del> 3 points
<del>5 or more</del>	<del>4</del> points

**Maximum Available Points:** 4

**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 ~~20~~ 15 percent of total number of units in the project.

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

- ~~1. Single room occupancy~~
- ~~2. Micro apartment~~
- ~~3.1 Studio apartment~~
- ~~4.2 One-bedroom~~
- ~~5.3 Two-bedroom~~
- ~~6.4 Three-bedroom~~

~~7.5~~ Four-bedroom or more

~~Housing size categories for~~ or 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.

- ~~1. Scoring Example: XX < 1,000 sq. ft.~~
- ~~2. ≥ 1,000 sq. ft. to < 1,500 sq. ft.~~
- ~~3. ≥ 1,500 sq. ft. to < 2,000 sq. ft.~~
- ~~4. ≥ 2,000 sq. ft. to < 2,500 sq. ft.~~
- ~~5. ≥ 2,500 sq. ft. to < 3,000 sq. ft.~~
- ~~6. ≥ 3,000 sq. ft. to < 3,500 sq. ft.~~
- ~~7. ≥ 3,500 sq. ft. to < 4,000 sq. ft.~~
- ~~8. ≥ 4,000 sq. ft.~~

**Criteria 4-D: Small Units**

**Standard:** The project includes detached-single family homes with less than 2,200 square feet in gross building area (including garage).

**Points:** See Table 15.

TABLE 15: POINTS AVAILABLE FOR SMALL UNITS

Percent of Detached Single-Family Homes in Project Less than 2,200 Sq. Ft.	Points
20-35	<del>2</del> 4 point
35-50	<del>4</del> 2 points
50 or more	<del>6</del> 3 points

**Maximum Available Points:** ~~6~~

**Comment [JWB3]:** Follow-up with PC after Commission McKay & Mueller's discussion with housing developer/stakeholders.



3

**Criteria 4 E- Building to Planned Densities**

**Standard:** The attached residential project that is built to the upper range of density allowed by the General Plan

**Points:** See Table 16.

Table 16: Points Available for Building to Planned Densities

Standard	Points
Project is built to more than 50 percent but less than 75 percent of the allowable density range	1 points
Project is built to 75 percent or more of the allowable density range	2 points

**Maximum Available Points: 3**

**Scoring Instructions:** Points for the Building to Planned Density criteria are available only for projects located in a residential attached or mixed use designation as shown on the General Plan Land Use Map. To be eligible for points a majority of units within the project must be attached product types (e.g., duplexes, townhomes, stacked flats, vertical mixed use).

For example, Residential Attached Medium designation allows a residential density of 16-24 units per acre. A project in this designation is built at 20-22 units per acre (more than 50 percent but less than 75 percent of the allowable density range) may receive 1 point. A project built at 22-24 units per acre (more than 75 percent of the allowable density range) may receive 2 points.

**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 17.

TABLE 17: PARKS AND OPEN SPACE POINTS AVAILABLE

Criteria	Points Available
5-A: Park <del>and Open Space</del> Fund Contribution	<del>34</del>
5-B: Park Land <del>Excess</del> Dedication	<del>56</del>
5-C: <del>Transfer of Development Credits</del> Agriculture Conservation Easement	<del>25</del>
5-D: <del>Exceptional Park and Open Space Design</del> Agriculture Preservation Fund Contribution	5
5-E: Open Space Fund Contribution	4
5F: On-Site Recreational Amenities	4
5G: Public Gathering Places	3
<b>Total</b>	<b>2817</b>

**Criteria 5-A: Park ~~and Open Space~~ Fund Contribution**

**Standard:** The project contributes to the City’s park ~~and open space~~ funds beyond the minimum requirement.

**Points:** ~~13~~ points for every \$1,000 contributed per unit.

**Maximum Available Points:** 4

**Scoring Instructions:** To be eligible for points, the project must contribute funds in ~~excess of~~ 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**, ~~and open space facilities and for agricultural land and open space conservation.~~

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: Park Land Excess Dedication**

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

**Points:** ~~1 point for every \$1,000 in land value per unit dedicated beyond the minimum City requirement~~ See Table X.

**TABLE 20: POINTS FOR PARK LAND EXCESS DEDICATION**

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

**Maximum Available Points:** 6

**Scoring Instructions:** Minimum park land dedication 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.
- 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 a local park in a single-family subdivision. Assuming a ~~1060~~-unit single-family subdivision, the minimum required dedication of park land would be 10.06 acres. A dedication of 1.5 acre of park land would exceed the minimum requirement by ~~0.450 percent~~ acres and would receive 5 points. ~~Assuming a \$250,000 per acre land~~

~~value, the value of the excess dedications is \$100,000. The per unit value of the excess dedication is \$1,666 (\$100,000/60 units), so the project would receive 1 point for the excess dedication.~~

#### **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:** 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.~~

#### **Criteria 5-D: Agriculture Preservation and Open Space Fund Contribution**

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

~~**Points:** 13 point for every \$1,000 contributed per unit.~~

~~**Maximum Available Points:** 4~~

#### **Criteria 5-EC: Transfer of Development Credits Open Space Fund Contribution**

~~**Standard:** The project purchases transferable development credits from property owners with land in high slope areas contributes to the City open space fund beyond the minimum requirement.~~

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

~~**Maximum Available Points:** 42~~

~~**Scoring Instructions:** The purchase of transferable development credits shall occur in a manner consistent with Chapter 18.44 (Hillside Combining District) in Title 18 of the Morgan Hill Municipal Code. Development credits may only be transferred from designated "transferor sites" to "recipient sites." Transferor sites are areas with a slope of greater than 20 percent in the Hillside Combining District in the unincorporated hillside areas of El Toro Mountain. Recipient sites are properties located in other areas of Morgan Hill designated by this section and Sections 18.44.170 through 18.44.190 as authorized by Chapter 18.44 to receive the transfer of development credits.~~

#### **Criteria 5-FD: On-Site Private Open Space Recreational Amenities**

~~**Standard:** The project provides on-site exceptional common outdoor open space and recreational amenities to serve project residents; recreational amenities to serve residents.~~

~~**Points:** 1 point per \$1,000 value of amenity per unit. See Table X.~~

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

~~Scoring Instructions: Points may be awarded for projects that include outdoor open space and recreational amenities for residents. Eligible amenities include but are not limited to playgrounds, swimming pools, community rooms, tennis courts, and other similar amenities. To be eligible for points, the amenities must comply with the following standards:~~

~~Scoring Instructions: Points may be awarded for projects that include outdoor open space and recreational amenities for residents. Eligible amenities include but are not limited to playgrounds, swimming pools, community rooms, tennis courts, and other similar amenities. To be eligible for points, the amenities must comply with the following standards:~~

TABLE X: POINTS FOR ON-SITE RECREATIONAL AMENITIES

Project Size	Points for Amenity Provided			
	Tier 1	Tier 2	Tier 3	Tier 4
50 units or less	1	2	3	4
51-100 units	0	1	1.5	2
101-150 units	0	0.66	1	1.33
151 to 200 units	0	0	0.75	1

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 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 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 X. ~~Scoring Instructions:~~ 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 X. 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 identified in Table X.

**Maximum Available Points: 45**

- ~~**Function:** Amenities must be designed to facilitate interaction among neighbors.~~
- ~~**Location:** Amenities must be central to project and located to maximize proximity to individual units.~~
- ~~**Visibility:** Amenities must be visible from individual units.~~
- ~~**Accessibility:** An uninterrupted pedestrian route must be provided from each unit to the amenity.~~
- ~~**Lighting:** Pedestrian-oriented lighting must be provided in within the amenity and along the pedestrian path providing access to the amenity.~~

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

**Standard:** The project provides publicly accessible gathering places and open space.

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

**Maximum Available Points: 5**

**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. 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 18.

TABLE 18: ENVIRONMENTAL PROTECTION POINTS AVAILABLE

Criteria	Points Available
6-A: Energy Efficiency	4
6-B: On-Site Renewable Energy	4
6-C: Solar Ready Buildings	2
6-D: Sustainable Building and Site Design	5
<b>Total</b>	<b>2415</b>

**Comment [JWB4]:** Revise after PC follow-up discussion on Criteria/Standards.

**Criteria 6-A: Energy Efficiency**

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

**Points:** ~~1 point for every \$1,000 of improvement value per unit~~ See Table 19.

TABLE 19: POINTS FOR ENERGY EFFICIENCY

Energy Efficiency Beyond Minimum Requirement	Points
<u>10%</u>	<u>1</u>
<u>20%</u>	<u>2</u>
<u>30%</u>	<u>3</u>
<u>40%</u>	<u>4</u>
<u>50%</u>	<u>5</u>

**Maximum Available Points:** 54

**Scoring Instructions:** ~~Energy use and efficiency is calculated as the aggregate of all buildings within a project. To determine edibility for points, applicants must~~ 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. ~~use the performance approach specified in the California Building Energy Efficiency Standards to calculate the percentage by which the time-dependent valuation (TDV) Energy of the project exceeds the TDV Energy of the Standard Design in the California Energy Code.~~



**Criteria 6-B: On-Site Renewable Energy**

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

**Points:** ~~1 point for every \$1,000 of improvement value per unit~~ See Table 20.

**Maximum Available Points:** ~~5~~ 4

TABLE 20: POINTS FOR ENERGY EFFICIENCY

<u>Project’s annual electrical energy cost provided from on-site renewable energy sources</u>	<u>Points</u>
<u>10%</u>	<u>1</u>
<u>20%</u>	<u>2</u>
<u>30%</u>	<u>3</u>
<u>40%</u>	<u>4</u>
<u>50%</u>	<u>5</u>

**Scoring Instructions:** ~~To be eligible for points, the project must generate a minimum of 10 percent of the project’s annual electrical energy cost from on-site renewable energy sources.~~ 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: Solar Ready Buildings**

**Standard:** ~~The project incorporates infrastructure to accommodate the installation of photovoltaic solar equipment at a later date.~~

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

**Maximum Available Points:** 2

**Scoring Instructions:** ~~To be eligible for points, residential buildings shall provide conduit to support the installation of future solar requirements. The conduit shall be located adjacent to the solar ready area and shall extend from the roofline and terminate at the main electrical panel. The construction documents shall indicate a pathway for routing of plumbing from the solar zone to the water heating system.~~

~~Such solar ready roof area must be either flat, or south-facing with a 33% roof slope, unshaded, free from obstructions, and not otherwise required to be left open and unobstructed in order to ensure adequate fire or life safety protection, including, but not limited to, required clearances for firefighting access. The minimum solar ready roof space required is 250 sq. ft. for single family dwellings and 30 percent of roof area for all other buildings.~~

**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 21.

TABLE X: POINTS FOR INDOOR WATER EFFICIENCY AND CONSERVATION

<u>Water Efficiency Beyond Minimum Requirement</u>	<u>Points</u>
<u>10%</u>	<u>1</u>
<u>20%</u>	<u>2</u>
<u>30%</u>	<u>3</u>
<u>40%</u>	<u>4</u>
<u>50%</u>	<u>5</u>

**Maximum Available Points:** 5

**Scoring Instructions:** Methodology to determine eligibility.

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

**Standard:** Water used to irrigate outdoor landscaping is less than the maximum allowed by the City's water conservation in landscaping ordinance.

**Points:** See Table 22.

TABLE 22: POINTS FOR OUTDOOR WATER USE

<u>Estimated Annual Water Use as a Percentage of the Project's Maximum Applied Water Allowance</u>	<u>Points</u>
<u>10%</u>	<u>1</u>
<u>20%</u>	<u>2</u>
<u>30%</u>	<u>3</u>
<u>40%</u>	<u>4</u>
<u>50%</u>	<u>5</u>

**Maximum Available Points:** 5

**Scoring Instructions:** The project's estimated annual water use and maximum applied water allowance (MAWA) shall be calculated in accordance with Morgan Hill Municipal Code Chapter 18.73 (Water Conservation in Landscaping).

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

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

**Points:** See Table 23.

TABLE 23: POINTS FOR SUSTAINABLE LANDSCAPE AND SITE DESIGN

<u>Sustainable Landscape and Site Design Feature</u>	<u>Points</u>
<u>All project landscaping consists of native California or drought tolerant plant and tree species appropriate for the climate zone region.</u>	<u>1</u>
<u>A minimum of 30 percent of the total hardscape are (e.g., parking, walking, patio and patio surfaces) is permeable in accordance with CalGreen Section A4.106.4.</u>	<u>1</u>
<u>The project incorporates bio-swales, rain gardens, and other similar site features to reduce stormwater run-off.</u>	<u>1</u>
<u>A minimum of 50 percent of homes are equipped with gray water systems to irrigate outdoor landscape with recycled water from showers, sinks, washers, and other fixtures.</u>	<u>1</u>
<u>A minimum of 50 percent of homes are equipped with equipment to capture and use rainwater to irrigate outdoor landscape</u>	<u>1</u>
<u>The project reduces heat island effect for nonroof areas in accordance with CalGreen Section A4.106.7</u>	<u>1</u>
<u>The project installs electric vehicle (EV) charging stations in accordance with CalGreen Section A4.106.8</u>	<u>1</u>
<u>Streets are configured and lots arranged to maximize solar exposure for a minimum of 50 percent of the homes</u>	<u>1</u>
<u>The project incorporates green street measures such as canopy trees, vegetated swales, permeable pavements and other measures to capture, infiltrate, and treat stormwater before it enters the storm drain system.</u>	<u>1</u>

**Maximum Available Points: 5**

**Scoring Instructions:** To be eligible for points the project must incorporate sustainable building features and construction methods beyond the minimum requirements of the Tier 1 measures in the California Green Building Standards Code adopted by the City of Morgan Hill.

**Criteria 6-AF: Sustainable Building Design**

**Standard:** The project incorporates Tier 2 building design features and construction methods from the California Green Building Standards Code (CalGreen).

**Points:** See Table X.

TABLE X: POINTS FOR SUSTAINABLE BUILDING DESIGN

<u>Building Design Feature and Construction Method</u>	<u>Points</u>
<u>Existing buildings on the site are deconstructed and the salvaged materials are reused in accordance with CalGreen Section A4.105.2.</u>	<u>1</u>
<u>The project utilizes roofing material to reduce heat island effect in accordance with CalGreen Section A4.106.5.</u>	<u>1</u>
<u>The project Installs a vegetated roof in accordance with CalGreen Section A4.106.6.</u>	<u>1</u>
<u>The project utilizes efficiency framing techniques to minimize waste in accordance with CalGreen Section A4.404.</u>	<u>1</u>
<u>The project utilizes sustainable material sources in accordance with CalGreen Section A4.405.</u>	<u>1</u>
<u>The project incorporates water resistance and moisture management techniques in accordance with CalGreen Section A4.407.</u>	<u>1</u>
<u>The project reduces construction waste in accordance with CalGreen Section A4.408.</u>	<u>1</u>
<u>The project incorporates pollution control measures in accordance with CalGreen Section A4.504.</u>	<u>1</u>
<u>The project incorporates indoor air quality and exhaust features in accordance with CalGreen Section A4.506.</u>	<u>1</u>

**Maximum Available Points:** 5

**Scoring Instructions:** To be eligible for points the project must incorporate green sustainable building features and construction methods and site design features beyond the minimum requirements of the Tier 1 measures in the California Green Building Standards Code adopted by the City of Morgan Hill. ~~Criteria 6-D: Sustainable Building and Site Design~~

**Standard:** The project provides exceptional building and site design that advance the City's sustainability goals.

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

**Maximum Available Points:** 5

**Scoring Instructions:** Points may be awarded for projects that feature exceptional building and site design that advance the City's sustainability goals and exceed minimum requirements in the General Plan, Zoning Code, and other City plans and ordinances. The applicant shall provide a list of building and site design features for which Exceptional Sustainable Building and Site Design points are requested and indicate the requested number of points for each feature.

To be eligible for points the project must incorporate green building and site design features beyond the minimum requirements of the Tier 1 measures in the California Green Building Standards Code adopted by the City of Morgan Hill. Examples of green building and site features include, but are not limited to:

- Bio-swales, rain gardens and green roofs and walls to reduce stormwater run-off
- Water wise garden techniques to reduce water use in landscapes
- Landscape irrigation using water from showers and sinks (gray water)
- Integrated Pest Management techniques for pest control
- Energy efficient landscape design in the form of proper placement and selection of shade trees and creation of wind breaks
- Permeable paving materials
- Use of sustainably harvested wood, composite wood products
- Use of recycled materials for landscape features
- Energy efficient roof materials
- Vegetative roofs
- Energy efficient public infrastructure
- Water reuse systems (graywater)
- Reduced Indoor and outdoor water use
- Electric vehicle supply equipment
- High efficiency outdoor lighting systems

**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 19.

TABLE 19: TRANSPORTATION POINTS AVAILABLE

Criteria	Points Available
7-A: Bicycle and Pedestrian Improvements	4
7-B: Transit Improvements	24
7-C: Off-Site Roadway Improvements	4
7-D: Traffic Impact Fees	24
7-E: Transportation Demand Management	24
<del>7-F: Transportation System Design</del>	<del>5</del>
<b>Total</b>	<b>205</b>

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

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

**Points:** See Table 20 1 point for every \$1,000 in improvements constructed per unit.

TABLE 20: POINTS FOR BICYCLE AND PEDESTRIAN IMPROVEMENTS

Type of Bicycle and/or Pedestrian Improvement	Points
<del>On-site or along the property frontage</del>	<del>1 point for every \$1,000 in improvements constructed per unit</del>
<del>Identified as a priority project in the Bikeways Master Plan</del>	<del>1 point for every \$1,000 in improvements constructed per unit</del>
<del>Not identified as a priority project in the Bikeways Master Plan</del>	<del>1 point for every \$1,000 in improvements constructed per unit</del>

**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 ~~contributed per unit~~ in value of improvement per unit.

**Maximum Available Points:** 24

**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

**Standard:** The project constructs off-site street roadway improvements.

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

**Criteria 7-D: ~~Traffic Impact Fees~~Transportation Fund Contribution**

**Standard:** The project contributes to the City ~~traffic impact fees~~transportation fund beyond the minimum requirement.

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

**Maximum Available Points:** 4

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

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

**Points:** ~~As determined by Planning Commission. See Table X.~~

TABLE X: POINTS FOR TRANSPORTATION DEMAND MANAGEMENT MEASURES

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

**Maximum Available Points:** 24

**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 ~~reserve~~receive point under other competition criteria. ~~Examples TDM measures~~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: include additional bicycle parking, bicycle maintenance stations, or transit passes for residents.

- 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.

### **Criteria 7 F: Transportation System Design**

**Standard:** ~~The project provides exceptional design of the transportation system to support a safe, convenient, and attractive circulation network for pedestrians, bicyclists, vehicles, and public transportation.~~

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

**Maximum Available Points:** 5

**Scoring Instructions:** ~~Points may be awarded for projects that feature transportation design that exceeds minimum requirements in the General Plan, Zoning Code, and other City plans and ordinances. The applicant shall provide a list of transportation design features for which Transportation System Design points are requested and indicate the requested number of points for each feature. Design features shall comply with the design criteria in Subsection 18.36.040.A (Connections to Adjacent Property) and Subsection 18.36.040.B (Internal Connections) of Zoning Code Chapter 18.36 (Residential Design Criteria) and may utilize the example methods meet this as criteria described therein. In addition, the Planning Commission may award points for unique and creative transportation system design features, including but not limited to:~~

- ~~Bicycle and pedestrian improvements that facilitate non-motorized forms of transportation and access to nearby destinations.~~
- ~~Transit improvements that reduce reliance on the automobile.~~
- ~~Street trees and right-of-way landscaping that create a distinctive and memorable design environment.~~
- ~~The placement and design of parking and garages to support a pedestrian-friendly environment.~~
- ~~Use of green street measures such as canopy trees, vegetated swales, permeable pavements and other measures to capture, infiltrate, and treat stormwater before it enters the storm drain system.~~
- ~~Use of 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.~~

**8. MUNICIPAL SERVICES INFRASTRUCTURE**

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

**Points Available:** See Table 21.

TABLE 21: MUNICIPAL SERVICES INFRASTRUCTURE POINTS AVAILABLE

Criteria	Points Available
8-A: Water Infrastructure	4
8-B: Wastewater Infrastructure	4
8-C: Storm Water Infrastructure	4
<del>8-D: Police and Fire Service</del>	<del>-4</del>
<del>8-E: Infrastructure and Services Impact Fees</del>	<del>-4</del>
<b>Total</b>	<b>20</b>

**Criteria 8-A: Water Infrastructure**

**Standard:** The project ~~constructs off-site water infrastructure improvements beyond minimum requirements~~ is adequately served by existing water infrastructure or contributes water infrastructure funds or improvements

**Points:** 1 point for every \$1,000 in improvements constructed per unit See Table 22.

TABLE 22: POINTS AVAILABLE FOR WATER INFRASTRUCTURE

<del>STANDARD</del>	<del>POINTS</del>
<del>LOCAL WATER DISTRIBUTION LINES ARE OF SUFFICIENT SIZE TO SERVE THE PROPOSED PROJECT. THE PROJECT DOES NOT REQUIRE REPLACING EXISTING LOCAL WATER DISTRIBUTION LINES DO WITH LARGER DIAMETER PIPES. NEW WATER MAINS TO SERVE THE SITE DO NOT NEED TO BE INSTALLED.</del>	<del>1 POINT</del>
<del>THE PROJECT PROVIDES OFF-SITE WATER INFRASTRUCTURE IMPROVEMENTS BEYOND MINIMUM REQUIREMENTS</del>	<del>1 POINT FOR EVERY \$1,000 IN IMPROVEMENTS CONSTRUCTED PER UNIT</del>

**MAXIMUM AVAILABLE POINTS: 4**

**Scoring Instructions:** ~~The adequacy of local water distribution lines serving the project shall be determined by the Public Works Director based on standard City specifications for water infrastructure. For background information on the status of the City's existing water infrastructure, see the City of Morgan Hill Comprehensive Water Report. Off-site water infrastructure improvements must be consistent with the City's Infrastructure Master Plan, on a pre-approved list of improvements and 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 ~~is adequately served by existing wastewater infrastructure or that provides~~ constructs off-site wastewater infrastructure improvements beyond minimum requirements.

**Points:** See Table 23.

TABLE 23: POINTS AVAILABLE FOR WASTEWATER INFRASTRUCTURE

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

**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. The adequacy of the existing wastewater collection system serving the project shall be determined by the Public Works Director based on standard City specifications for wastewater infrastructure. Off-site extensions or replacement of wastewater collection pipes and lift stations must be constructed consistent with the City’s standard specification for wastewater infrastructure improvements.~~

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

**Standard:** The project ~~utilizes low impact development (LID) techniques and/or adequately served by existing storm water infrastructure or provides~~ constructs storm water improvements beyond minimum requirements.

**Points:** See Table 24.

TABLE 24: POINTS AVAILABLE FOR STORM WATER INFRASTRUCTURE

Standard	Points
<del>Existing off-site storm drainage facilities are sufficient to serve the project.</del>	<del>1 point</del>
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:** ~~Off-site storm drainage facilities include curb and gutter facilities, curb inlets, underground pipelines, and bubblers draining to the creeks or natural retention areas. The adequacy of the existing stormwater infrastructure serving the project shall be determined by the Public Works Director based on standard City specifications for stormwater infrastructure.~~

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. Off-site stormwater infrastructure improvements must be on a pre-approved list of improvements and constructed consistent with the City’s standard specification for stormwater infrastructure improvements.~~

**Criteria 8-D: Police and Fire Service**

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

~~Points: See Table 25.~~

~~TABLE 25: POINTS AVAILABLE FOR PROXIMITY TO FIRE STATIONS~~

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

~~Maximum Available Points: 4~~

~~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 8-E: Infrastructure and Services ~~Impact Fees~~ Fund Contribution**

**Standard:** The project contributes water, sewer, storm drain ~~funds, fire, and police impact fees~~ greater than the minimum required.

**Points:** 5 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 26.

TABLE 26: PROJECT QUALITY POINTS AVAILABLE

Criteria	Points Available
9-A: Connections to Adjacent Property	<del>36</del>
9-B: Internal Connections	<del>36</del>
9-C: Open Space	<del>56</del>
9-D: Streetscape Design	<del>36</del>
9-E: Perimeter Orientation	<del>35</del>
9-F: Neighborhood Context (Attached Products)	<del>45</del>
<u>9-G: Public Art</u>	<u>2</u>
<u>9-H: Quality of Construction</u>	<u>5</u>
<u>9-I: Affordable by Design</u>	<u>4</u>
<u>9-J: Project Excellence</u>	<u>2</u>
<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 27.

TABLE 27: POINTS FOR CONNECTIONS TO ADJACENT PROPERTY

Connection to Adjacent Property	Points
<del>The project extends the street system to the project boundaries to allow for the connection of streets to adjacent properties.</del>	<del>1</del>
For projects abutting developed land, the project aligns and connects streets intersecting the project boundary with all adjoining streets.	<del>12</del>
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
The project provides off-street bicycle and pedestrian connections to adjacent	<del>12</del>

destinations, including parks, open space, transit facilities, and commercial areas.	
--	--

**Maximum Available Points:** ~~36~~

**Criteria 9-B: Internal Connections**

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

**Points:** See Table 28.

TABLE 28: POINTS FOR INTERNAL CONNECTIONS

Internal Connection	Points
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
The project incorporates enhanced bicycle and pedestrian improvements such as bicycle storage facilities, traffic calming measures, intersection crossings, and wayfinding signage.	1
The project provides direct pedestrian connections from units to common open space, recreational facilities, and other project amenities.	1
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.	<del>1</del>

**Maximum Available Points:** ~~36~~

**Criteria 9-C: Open Space**

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

**Points:** See Table 29.

TABLE 29: POINTS FOR OPEN SPACE

Open Space	Points
The project designs open spaces to function as “outdoor rooms” for common use of residents. Open spaces are inviting places that are useful to occupants and encourage resident activity and interaction.	1

- The project provides open space areas of sufficient size to be useful to occupants. <u>Open space is aggregated into one or more large areas rather than divided into multiple smaller areas.</u>	1
The project uses buildings, fences, <del>and</del> walls, <u>and landscaping</u> to define the edges of common open space.	1
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
The project locates open space areas in areas readily accessible from all buildings with the maximum number of units possible sited adjacent to the common open space areas.	1
The project landscapes open space to create an attractive and comfortable environment. Existing trees may be retained and new deciduous trees may be planted to provide shade in summer and solar gain in winter.	1

**Maximum Available Points:** ~~5~~6

**Criteria 9-D: ~~Streetscape Design~~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 30.

TABLE 30: POINTS FOR STREETSCAPE DESIGN

Streetscape Design	Points
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.	<del>2</del> 1
The project provides variation and diversity in the design of homes within a subdivision. The project maximizes visual interest through variation in housing types, size, heights, setbacks, massing, roof forms, building materials, colors, architectural style, and landscaping.	1
The project provides a generous landscape parkway along the street with a wide sidewalk, large street trees, and pedestrian-scale lighting.	1
<u>The project incorporates landscaping to soften the appearance of parking areas and drive aisles in attach single family and multi-family projects</u>	<u>1</u>



<u>The project incorporates</u> street trees and right-of-way landscaping beyond minimum requirements that create a distinctive and memorable design environment.	
The project locates garages behind homes accessed from rear alleys whenever possible. 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.	1
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. <u>Parking visible from a public street is screened with fences, walls, and/or landscaping to the greatest extent possible.</u>	1

**Maximum Available Points: 6**

**Criteria 9-E: Perimeter Orientation**

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

**Points:** See Table 31.

TABLE 31: POINTS FOR PERIMETER ORIENTATION

Streetscape Design	Points
The fronts of homes are oriented towards the street when a property abuts an existing street. Homes do not appear to turn their backs or sides toward the street.	2
The project provides a direct pathway connection from the sidewalk to a prominent and visible ground floor entrance.	1
For multi-family residences, the project provides as many private, ground-level entries to individual units as possible. Building entrance features, such as porches and front stoops, accentuate ground level entries of individual units.	1
The project includes transition zones between private and semi-public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	1

**Maximum Available Points: 5**

**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 32.

TABLE 32: POINTS FOR NEIGHBORHOOD CONTEXT (ATTACHED PRODUCTS)

Streetscape Design	Points
The project minimizes building heights along the project edge and locates larger buildings towards the interior of the site.	1
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
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
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.	1
Buildings incorporate porches, projections, eaves, bay windows, and other architectural elements to provide residential scale and help to break up the building mass.	1

**Maximum Available Points: 5**

**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:** 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. 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.

**Criteria 9-H: Quality of Construction**

**Standard:** The project incorporates building materials and techniques greater than the minimum requirement.

**Points:** See Table 32.

TABLE 32: POINTS FOR QUALITY OF CONSTRUCTION

<u>Building Materials and Techniques</u>	<u>Points</u>
<u>XXX</u>	<u>1</u>
<u>XXX</u>	<u>1</u>
<u>XXX</u>	<u>1</u>
<u>XXX</u>	<u>1</u>
<u>XXX</u>	<u>1</u>

**Maximum Available Points:** 5

**Criteria 9-J: Affordable by Design**

**Standard:** The project incorporates design features to reduce residents’ housing costs.

**Points:** See Table X.

TABLE X: POINTS FOR AFFORDABILITY BY DESIGN

<u>Project Location</u>	<u>Points</u>
<u>The size of all units is 75% of the typical unit size for the housing type in Morgan Hill</u>	<u>1</u>
<u>The size of all home lots is 75% of the typical unit size for the housing type in Morgan Hill</u>	<u>1</u>
<u>The project features a courtyard or clustered housing design with outdoor open space provided primary in shared common areas</u>	<u>1</u>
<u>50% or more of parking spaces are sold or rented separately from housing units</u>	<u>1</u>

**Maximum Available Points:** 4

**Scoring Instructions:** Point may be awarded for projects that are not deed-restricted BMR units but that are designed and constructed to maximize affordability for middle-income households (“affordable by design”). **Add detail on project scoring.**

**Criteria 9-J: 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.