

**RESOLUTION NO. 15-071**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF MORGAN HILL APPROVING THE HOUSING TYPE  
DISTRIBUTION AND TERM FOR FISCAL YEAR 2017/18  
FOR THE RESIDENTIAL DEVELOPMENT CONTROL  
SYSTEM (RDCS) BUILDING ALLOTMENT AND FOR THE  
TWO-YEAR LARGE MULTI-FAMILY RENTAL  
COMPETITION**

**WHEREAS**, on June 18, 2014, the City Council approved the annual building allotment for Fiscal Year 2017/18; and

**WHEREAS**, a building allotment under the City's Residential Development Control System would be available in the 2017/18 fiscal year; and

**WHEREAS**, the City Council has reviewed recommendations contained in the April 1, 2015 Staff Report and the recommendations of the Planning Commission, all as submitted to the City Council for consideration in connection with the adoption of this Resolution, together with any and all testimony and other evidence submitted to the City Council through the public hearing conducted by the Council on April 1, 2015 for this item, and has determined that the recommended distribution of building allotments contained herein is consistent with the General Plan and the City's Municipal Code requirements under Chapter 18.78 of the Morgan Hill Municipal Code; and

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

**SECTION 1:** Pursuant to Sections 18.78.030 and 18.78.184 of the Morgan Hill Municipal Code, City Council hereby authorizes a Residential Development Control System (RDCS) competition to be conducted in 2015.

**SECTION 2:** Pursuant to Section 18.78.030 (C) of the Municipal Code, the City Council hereby approves:

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

B. A portion of the building allocation shall be reserved for a separate large multi-family rental competition for projects greater than 150 units under a two year competition as outlined in the attached Exhibit "A."

C. The distribution of allotments as set forth in Exhibit "A" may be adjusted by the Planning Commission as deemed necessary to respond to changes in the housing market (such as changes in the build-out rate for existing projects, lack of applications in set-aside categories, and increased demand for particular housing types, etc.).

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

E. The RDCS competition authorized by this Resolution shall be for the purpose of awarding the Fiscal Year 2017/18 allotment and a portion of the Fiscal Year 2018/19 building allotment for a large multi-family rental (>150 units) competition.

F. The City Council may, upon recommendation from the Planning Commission, consider a limited number of allotments into FY2018/19 as needed to complete a project. The project must not have expired allotments due to developer inaction, the project must be amongst the highest scoring projects and the second year allotment must complete the project.

**SECTION 3:** The filing deadline for the competitions shall be September 1, 2015. This deadline applies to all competitions, including the affordable, micro and large multi-family rental competitions.

**PASSED AND ADOPTED** by the City Council of the of the City of Morgan Hill at a Regular Meeting held on the 1<sup>st</sup> day of April 2015 by the following vote:

<b>AYES:</b>	<b>COUNCIL MEMBERS:</b>	<b>Larry Carr, Rich Constantine, Marilyn Librers, Gordon Siebert, Steve Tate</b>
<b>NOES:</b>	<b>COUNCIL MEMBERS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>COUNCIL MEMBERS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>COUNCIL MEMBERS:</b>	<b>None</b>

**ATTEST:**

  
IRMA TORREZ, City Clerk

  
STEVE TATE, Mayor

∞ **CERTIFICATION** ∞

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 15-071, adopted by the City Council at the meeting held on April 1, 2015.

**WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.**

**DATE:** 4/27/2015

  
IRMA TORREZ, City Clerk

**Exhibit "A"**

**Fiscal Year 2017/18**

<u>Competition Category</u>	<u>Allotment</u>
On-going Projects	20
Affordable Set-aside	48
Micro Projects	5
Small Projects	10
Multi-Family Rental	14
Multi-Family Rental (>150 units)	80
Open/Market	45
Monterey Corridor Area Projects	20
Total	242

**Fiscal Year 2018/19**

<u>Competition Category</u>	<u>Allotment</u>
Multi-Family Rental (>150 units)	85