



November 5, 2015

Ms. Rebecca Garcia
Housing Manager
CITY OF MORGAN HILL
17575 Peak Avenue, 95037
Morgan Hill, CA

Re: MC-14-17: Monterey - UHC

Dear Ms. Garcia,

As you may know, Urban Housing Communities (UHC) has been working with the City of Morgan Hill over the past four years to provide another quality affordable housing development to the City. We settled on this site because we felt it met two very important goals for the City. It is a good location for the type of housing we are proposing and it significantly contributes to the revitalization of the Monterey Corridor.

Having been through the RDCS process before, we understand that this is just the first step in the entitlement process. Once allotted, we will work closely with the Planning department to provide an architectural style the meets with their vision for this area. In addition, we will make sure the site layout will be developed in such a way that it promotes a sense of community, and security.

Our current site layout was designed to provide adequate parking for the targeted market. We also designed the layout to provide some outdoor open space adjacent to the centrally located community room and office so that residents can have a place to congregate while their children are playing close by.

The City of Morgan Hill currently incorporates the following parking requirements:

One bedrooms -	1.5 spaces/unit = (3 X 1.5):	4.5 spaces
Two bedrooms -	2.0 spaces/unit = (18 X 2):	36 spaces
Three bedrooms -	8 x 2.5 spaces/unit = (18 X 2.5):	45 spaces
Guest parking* -	.33 spaces/unit = (39 X .33):	<u>13 spaces</u>
Total:		99 Spaces

As you may know, there has been significant discussion regarding parking requirements for affordable housing all over state of California. This is why Governor Brown recently signed into law AB744, which amends Section 65915 of the CA Gov't Code. 65915 (p)(1) states that city's shall not require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting certain criteria, that exceeds the following ratios:

- (A) Zero to one bedroom: one onsite parking space
- (B) Two to three bedrooms: two onsite parking spaces
- (C) Four and more bedrooms: two and one-half parking spaces.


The reason for this legislation is really threefold. First, excessive parking is costly. Second excessive parking takes away open space which is an important component of a healthy community. Lastly, studies show that lower income families have less cars.

We recognize that each city, community and development are unique and that one size does not fit all. Our current site design includes 79 spaces for a ratio of 2.02:1, which is a far greater ratio than what is outlined in AB744. Further, the current parking ratio would be on the high end of many cities and this development is located close to the downtown where public transportation is readily available.

To that end, we would like to request a modest reduction to the City's current parking requirements. At present, the City's current parking ratio requirement based on the unit mix is 2.53:1. Our current layout reflects 2.02:1, not including any street parking.

We look forward to working with you and the City on this exciting opportunity.

Best Regards,



John Bigley