



RDCS Competition Manual

City of Morgan Hill



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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 measure 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 over time 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 modified 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 58,200 in 2035 and a maximum of 215 allotments available each year. The updated RDCS continues the requirement that residential projects compete for allotments each year 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 identifies rules and requirements that may be modified only by the voters, and those which may be modified by the City Council without voter approval. Content within the Competition Manual that 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.

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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 allotments 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	Points Available	Percent
1. Schools	15	8%
2. Location	24	13%
3. Affordable Housing	35	19%
4. Housing Diversity	16	9%
5. Parks and Open Space	17	12%
6. Environmental Protection	15	8%
7. Transportation	25	14%
8. Municipal Services	20	11%
9. Project Quality	10	6%
Total	177	100%

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 objective by no more than 15 percent of the points available within the objective 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
1. Schools	15	8%
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%
2. Location	24	14%
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%
3. Affordable Housing	35	20%
3-A: Affordable Housing Fund Contribution	10	6%
3-B: Development of Affordable Units	20	11%
3-C: Affordable By Design	5	3%
4. Housing Diversity	16	9%
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%
5. Parks and Open Space	17	12%
5-A: Park and Open Space Fund	4	2%
5-B: Park Land Dedication	6	3%
5-C: Agriculture Preservation and Open Space	4	2%
5-D: Transfer of Development Credits	2	1%
5-E: Park and Open Space Design	5	3%
6. Environmental Protection	15	8%
6-A: Energy Efficiency	4	2%
6-B: On-Site Renewable Energy	4	2%
6-C: Solar Ready Buildings	2	1%

Criteria	Points Available	Percent
6-E: Sustainable Building and Site Design	5	3%
7. Transportation	25	14%
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%
8. Municipal Services	20	11%
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%
9. Project Quality	10	6%
9-A: Exceptional Project Design	10	6%
Total Points Available and Required	177	100%

C. Types of Criteria and Project Scoring Examples

There are two general types of RDGS 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 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.

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 Fees	4
1-B: Proximity to Schools	6
1-C: Proximity to Schools with Capacity	1
1-D: Student Transportation Improvements	4
Total	15

Criteria 1-A: School Fees

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

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

Maximum Available Points: 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 of a middle school or high school.

Points: See Table 4.

TABLE 4: POINTS FOR PROXIMITY TO SCHOOL

Project Distance from School	Points
Three-quarters mile of an elementary school	2
One and one-half mile of a middle school	2
One and one-half mile of a high school	2

Maximum Available Points: 6

Scoring Instructions: To be eligible for points, students must be able to walk along a safe route from the project to the school. 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. 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.

Criteria 1-C: Proximity to Schools with Capacity

Standard: The project is located within one-half mile of a MHUSD school with capacity to serve new students.

Points: 1 point

Maximum Available Points: 1 point

Scoring Instructions: To be eligible for this point, the project must be located within a half-mile radius 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. 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 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 for off-site pedestrian and bicycle safety improvements near a Morgan Hill Unified School District (MHUSD) school.

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

Maximum Available Points: 4 points

Scoring Instructions: Eligible improvements include sidewalks, pedestrian paths, trails with street crossings, intersection controls, 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. Improvements may not be redundant with improvements receiving points for other competition criteria. Improvements must be completed prior to completion of the 20th 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	10
2-B: Infill Corridors	10
2-C: Adjacent to Development	2
2-D: Proximity to Daily Needs	2
Total	24

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

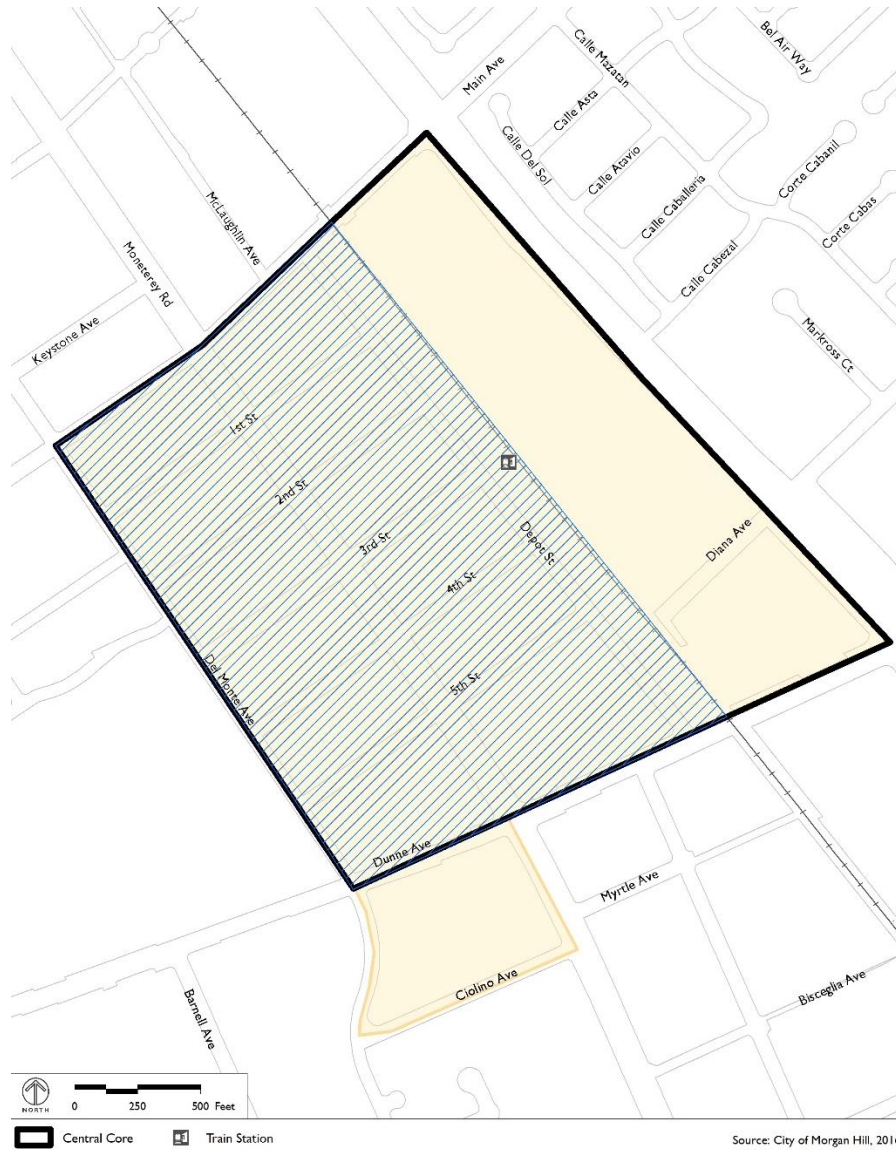
Project Distance from Central Core	Points
Within one mile	4
Within three-quarters mile	6
Within one-half mile	8
Within one-quarter mile	10

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 8 points.

FIGURE 1: CENTRAL CORE BOUNDARIES



Criteria 2-B: Infill Corridors

Standard: The project is in an infill corridor.

Points: See Table 7.

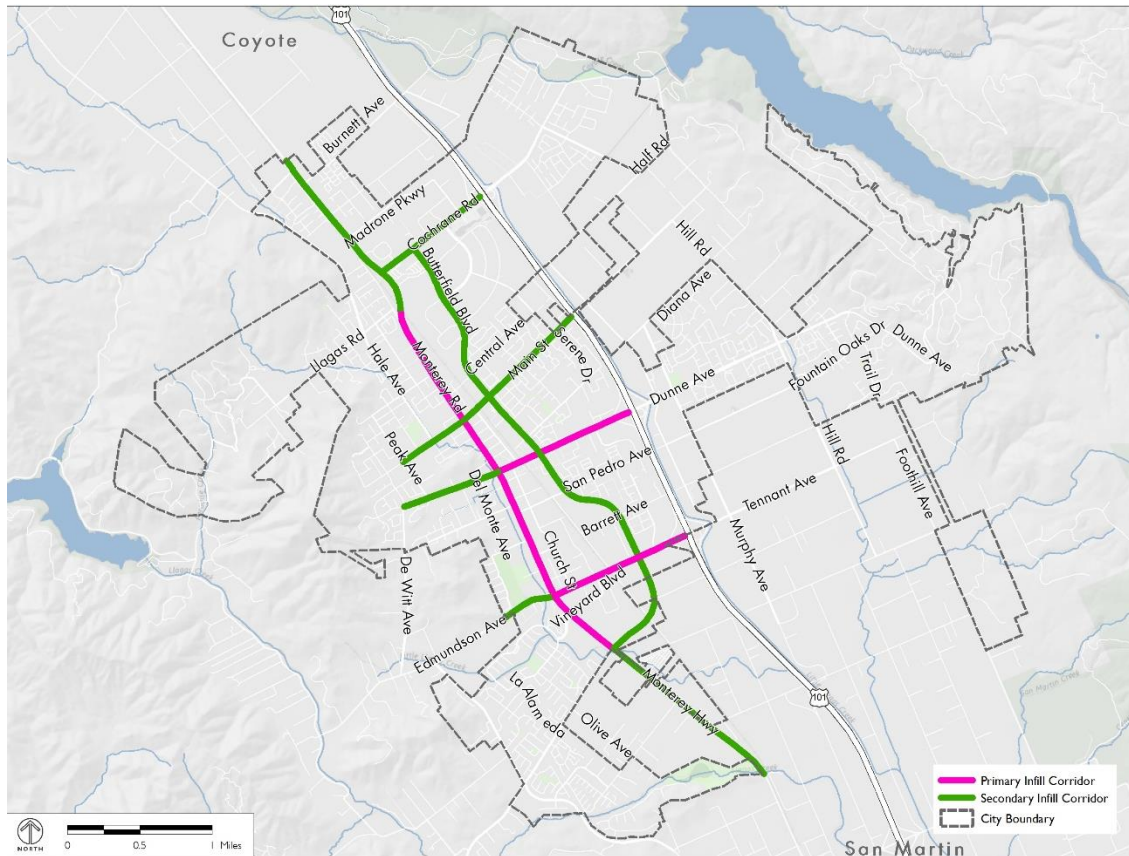
TABLE 7: POINTS FOR INFILL CORRIDORS

Project Location	Points
Within a secondary infill corridor	5
Within a primary infill corridor	10

Maximum Available Points: 10

Scoring Instructions: The infill corridors are shown in Figure 2. A property is located in an infill corridor if one or more property lines directly abuts the corridor right-of-way.

FIGURE 2: INFILL CORRIDORS



Criteria 2-C: Adjacent to Development

Standard: The project is adjacent to land that is developed or that requires no further discretionary approvals for development

Points: See Table 8.

TABLE 8: POINTS FOR ADJACENT TO DEVELOPMENT

Percent of Project Boundary Adjacent to Existing Development	Points
50% to less than 75%	1
75% to 100%	2

Maximum Available Points: 2

Scoring Instructions: Existing development means property in Morgan Hill's city limits with at least 95 percent of its contiguous land area developed to its ultimate potential use according to the General Plan or applicable zoning. Existing development includes undeveloped property which by September 15th 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. 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.

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
Within one-half mile	1
Within one-quarter mile	2

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. Community facilities, such as places of worship and social service centers.

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.

3. AFFORDABLE HOUSING

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

Points Available: See Table 10.

TABLE 10: AFFORDABLE HOUSING POINTS AVAILABLE

Criteria	Points Available
3-A: Affordable Housing Fund Contribution	10
3-B: Development of Affordable Units	20
3-C: Affordable by Design	5
Total	35

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	5 point
125% of baseline contribution	6.25 points
150% of baseline contribution	7.5 points
175% of baseline contribution	8.75 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 **\$12** per square foot of market rate units within the project.

Project Scoring Example: A proposed project contains 20 units, each with 3,000 square feet of floor area, with 60,000 square feet total within the project. The baseline contribution would be \$720,000 (60,000 x \$12). If the project contributes the baseline amount of \$720,000, the project would receive 5 points. If the project contributes twice the baseline contribution (\$1,400,000), the project would receive 10 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

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

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

For Sale Dwelling Units			Points
Priced up to 80% AMI	Priced up to 100% AMI	Priced up to 120% AMI	
40%	30%	30%	20
15%	45%	40	15
0%	50%	50%	10

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

Rental Dwelling Units					
Priced up to 30% AMI		Priced up to 50% AMI		Priced up to 80% AMI	
Percentage of total rental units	Points	Percentage of total rental units	Points	Percentage of total rental units	Points
2%	14	2%	12	2%	10
4%	16	4%	14	4%	12
6%	18	6%	16	6%	14
8%	20	8%	18	8%	16

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

Affordable Rental Units			Points
Priced up to 30% AMI	Priced up to 50% AMI	Priced up to 80% AMI	

10%	50%	40%	20
5%	40%	55%	16
0%	30%	70%	12

Maximum Available Points: 20**Scoring Instructions:**

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. For the purpose of awarding points, the City determines affordable sale prices and rents using a formula based on Area Median Income (AMI) and the Housing Affordability Index. AMI is the median household/family income for Santa Clara County, adjusted for actual household size, as determined annually by the California Department of Housing and Community Development.

Criteria 3-C: Affordable by Design

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

Points: As determined by the Planning Commission.

Maximum Available Points: 5

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"). Examples of affordable by design methods include, but are not limited to:

- Offering units that are smaller than the typical units size for the housing type.

- Selling or renting parking spaces separately from housing units; reducing the amount of area needed for parking through tandem parking spaces or parking lifts.
- Utilizing building configurations that are economical to design, build, and market.
- Providing adaptable homes that can be upgraded, expanded, divided into extra units or used for a variety of purposes throughout its life.
- Utilizing design and construction techniques to reduce maintenance costs to owners and occupants over time.
- Offering resource-efficient homes that reduce energy and water costs beyond the minimum required by the City.

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	3
4-B: Diversity of Housing Types	4
4-C: Variation in Housing Size	4
4-D: Small Units	3
4-E: Building to Planned Densities	2
Total	16

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	1 point
20 to 30 percent	2 points
More than 30 percent	3 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	1 point
3	2 points
4	3 points
5 ore more	4 points

Maximum Available Points: 4

Scoring Instructions: To be eligible for points, a housing type must constitute at least 20 percent of total number of units in the project. For example, a 100-unit project with 80 detached single-family homes and 20 townhome units would receive one point as both the detached single-family homes and townhome units constitute 20 percent or more of the total project units. A 100-unit project with 25 detached single-family homes, 25 duplex units, 25 townhome units, and 25 stacked flats would receive three points as the four housing types each constitute 20 percent or more of the total project units.

Different housing types are defined as follows:

1. **Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household
2. **Small-Lot Single-Family Home.** A detached single-family home on a lot of 4,000 square feet or less.
3. **Carriage Home.** A secondary unit located above or behind a detached or semi-detached garage structure.
4. **Courtyard Homes.** A grouping of detached single-family homes arranged around a courtyard that is typically perpendicular to the street.
5. **Townhomes.** 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.
6. **Duplex.** A building that contains two dwelling units, each with its own entrance, where both units occupy a single parcel.
7. **Duet.** A building that contains two dwelling units, each with its own entrance, where each unit occupies a separate parcel.
8. **Triplex.** A single residential structure that contains three 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. **Stacked Flat.** Structure that contains multiple dwelling units that share one or more common entries.
11. **Mixed Use.** A building with commercial uses on the grounds floor and residential uses 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	1 point
3	2 points
4	3 points
5 or more	4 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 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. Studio apartment
4. One-bedroom
5. Two-bedroom
6. Three-bedroom
7. Four-bedroom or more

Housing size categories for all other housing types (single-family detached, duplex, etc.) are as follows:

1. < 1,000 sq. ft.
2. ≥ 1,000 sq. ft. to < 1,500 sq. ft.

3. $\geq 1,500$ sq. ft. to $< 2,000$ sq. ft.
4. $\geq 2,000$ sq. ft. to $< 2,500$ sq. ft.
5. $\geq 2,500$ sq. ft. to $< 3,000$ sq. ft.
6. $\geq 3,000$ sq. ft. to $< 3,500$ sq. ft.
7. $\geq 3,500$ sq. ft. to $< 4,000$ sq. ft.
8. $\geq 4,000$ 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	1 point
35-50	2 points
50 or more	3 points

Maximum Available Points: 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 and Open Space Fund Contribution	4
5-B: Park Land Dedication	6
5-C: Agriculture Preservation and Open Space Fund	4
5-D Transfer of Development Credits	2
5-E: Exceptional Park and Open Space Design	5
Total	17

Criteria 5-A: Park Funds

Standard: The project contributes to the City's park funds beyond the minimum requirement

Points: 1 point 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 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 park 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 RDGS 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 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.

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 0.01 acres of land per dwelling unit shall be dedicated for a local park in a single-family subdivision. Assuming a 60-unit single-family subdivision, the minimum required dedication of park land would be 0.6 acres. A dedication of 1 acre of park land would exceed the minimum requirement by 0.4 acres. 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 Preservation and Open Space Fund

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

Points: 3 points for every \$1,000 contributed per unit.

Maximum Available Points: 4

Criteria 5-D: Transfer of Development Credits

Standard: The project purchases transferable development credits from property owners with land in high slope areas

Points: 1 point for every \$1,000 TDC value per unit

Maximum Available Points: 2

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-E: Park and Open Space Design

Standard: The project provides exceptional design of common outdoor open space and outdoor amenities.

Points: As determined by Planning Commission.

Maximum Available Points: 5

Scoring Instructions: Points may be awarded for 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. The applicant shall provide a list of park and open space design features for which Exceptional Park and Open Space 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.C (Open Space) of Zoning Code Chapter 18.36 (Residential Design Criteria) and may utilize the example methods meet this as criteria described therein.

For mixed-use residential projects, points may be awarded for public gathering places such as plazas, courtyards, and parks that exceed minimum City requirements. When awarding points for such public gathering places, the Planning Commission should consider the following design recommendations:

- Public gathering places spaces should be located close to pedestrian activity, along streets, or where pathways intersect. Open spaces should form a network by providing strong on-site and off-site connections between open space areas.
- Active ground-floor uses should be located along the edges of courtyards and plazas.
- Plazas, courtyards, and other similar spaces should open to public sidewalks and building entrances to provide visibility and access opportunities along project frontages.
- Usable open spaces should include well-designed seating, such as seat walls, free-standing elements, fixed and moveable seating, and other seating options. Seating should be comfortable, and could be designed to serve as public art and place-making 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
Total	15

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

Maximum Available Points: 4

Scoring Instructions: To determine edibility for points, applicants must 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

Maximum Available Points: 4

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-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 (gray water)
- 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	4
7-C: Off-Site Roadway Improvements	4
7-D: Traffic Impact Fees	4
7-E: Transportation Demand Management	4
7-F: Transportation System Design	5
Total	25

Criteria 7-A: Bicycle and Pedestrian Improvements

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

Points: See Table 20.

TABLE 20: POINTS FOR BICYCLE AND PEDESTRIAN IMPROVEMENTS

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

Maximum Available Points: 4

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 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.

Maximum Available Points: 4

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.

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 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

Standard: The project contributes City traffic impact fees 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.

Maximum Available Points: 4

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

8. MUNICIPAL SERVICES

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

Points Available: See Table 21.

TABLE 21: MUNICIPAL SERVICES POINTS AVAILABLE

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

Criteria 8-A: Water Infrastructure

Standard: The project is adequately served by existing water infrastructure or contributes water infrastructure funds or improvements

Points: See Table 22.

TABLE 22: POINTS AVAILABLE FOR WATER INFRASTRUCTURE

Standard	Points
Local water distribution lines are of sufficient size to serve the proposed 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.	1 point
The project provides off-site water infrastructure improvements beyond minimum requirements	1 point for every \$1,000 in improvements constructed per unit

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 improvement must be on a pre-approved list of improvements and constructed consistent with the City's standard specification for water infrastructure improvements.

Criteria 8-B: Waste Water Infrastructure

Standard: The project is adequately served by existing wastewater infrastructure or that provides off-site wastewater infrastructure improvements beyond minimum requirements

Points: See Table 23.

TABLE 23: POINTS AVAILABLE FOR WASTEWATER INFRASTRUCTURE

Standard	Points
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.	1 point
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: 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 adequately served by existing storm water infrastructure or provides storm water improvements beyond minimum requirements.

Points: See Table 24.

TABLE 24: POINTS AVAILABLE FOR STORM WATER INFRASTRUCTURE

Standard	Points
Existing off-site storm drainage facilities are sufficient to serve the project.	1 point
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).

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
The project is located within the established response time standard of one fire station	1 point
The project is located within the established response time standard of two or more fire stations	2 points
The project is located within the established response time standard of the police station	1 point

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

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

Points: 5 points for every \$1,000 contributed.

Maximum Available Points: 4

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 to meet this as criteria as described in Chapter 18.36. 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.

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: Exceptional Project Design	10
Total	10

Criteria 9-A: Exceptional Project Design

Standard: The project provides exceptional quality design at the neighborhood, site, and building scale.

Points: As determined by Planning Commission

Maximum Available Points: 10

Scoring Instructions: Points may be awarded for projects that feature exceptional design quality design at the neighborhood, site, and/or building scale. The applicant shall provide a list of design features for which Exceptional Project 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.D (Streetscape Design), Subsection 18.36.040.E (Perimeter Orientation), and Subsection 18.36.040.F (Neighborhood Context) of Zoning Code Chapter 18.36 (Residential Design Criteria) and may utilize the example methods to meet this as criteria as described in Chapter 18.36. The City may award points for other project features not described in Zoning Code Chapter 18.36 that substantially advance City policies for the design of residential development as established in the General Plan, Design Standards and Guidelines, and other adopted policies of the City of Morgan Hill.