

Morgan Hill City Council

January 25, 2017

**Residential Development Control System (RDCS)
Draft Competition Manual Progress Report**

1. Process Moving Forward with Planning Commission

- Jan 20 – Feb 3: Competition Manual Testing
- Feb 7: PC Workshop – Review Test Results and Manual Revisions
- Feb 14: PC Workshop – Additional Manual Revisions
- Feb 28: PC Workshop/Hearing – Final Draft Manual
- Mar 14: PC Hearing – Final Draft Manual Recommendation to Council
- April: City Council Hearing(s) – Competition Manual Adoption
- June 5: Pre-Competition Orientation
- Aug 4: Pre-Application Review
- *Oct 5: RDCS Application Submittal Deadline*

Question: Does the City Council have any requested changes to the planned process and schedule to complete the Competition Manual?

2. Affordable Housing

- Maintain Current 8% Affordable Housing Production Goal
- Require a Minimum Score
- Baseline Contribution \$12.92/sf of Livable Space for Entire Project
- Preference for Construction of Units over Contribution

Question: Does the City Council have any input, direction, or concerns on the approach currently proposed for affordable housing points under the new RDCS?

3. Downtown and Monterey Road Projects

- Projects Must Receive at Least 80% of the Maximum Score
- May be Difficult or Prohibitively Expensive to Achieve

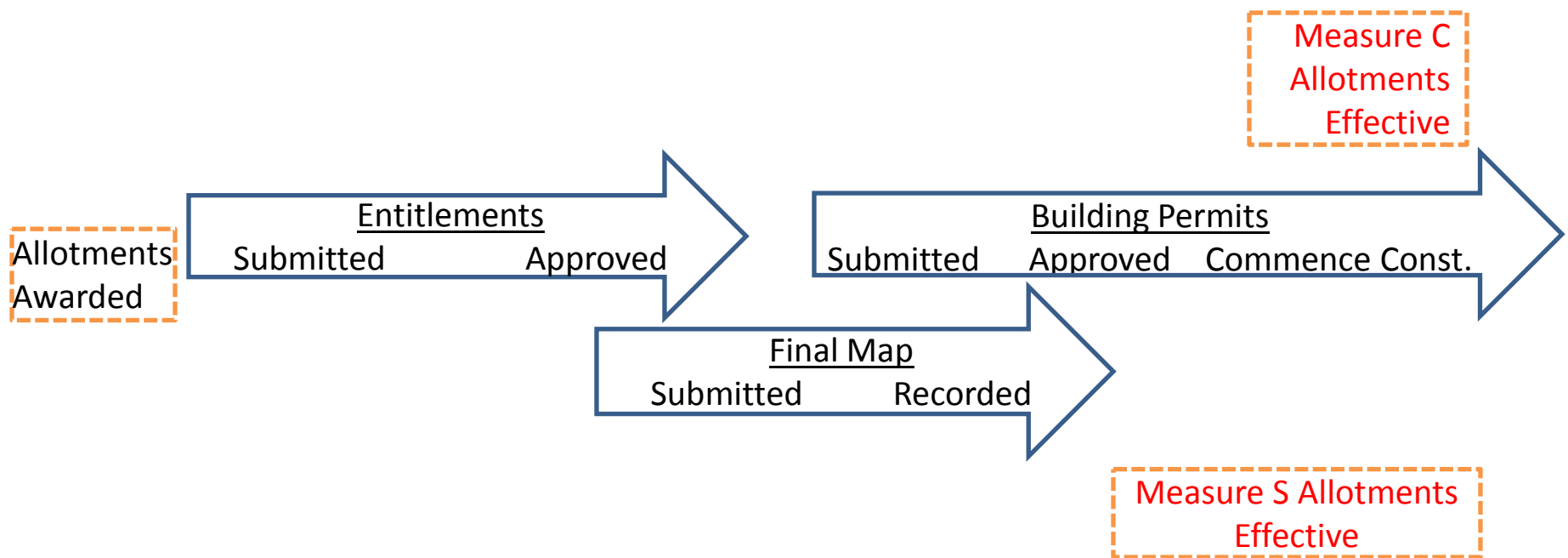
Question: Should the RDCS Competition Manual maintain the current draft approach to points for Downtown and Monterey Road Corridor projects, with adjustments made as necessary after testing to ensure that it is feasible for projects to achieve the minimum required score?

4. Cost Calibration of Points

- Points Awarded for (% of available points):
 - Contributing Funds (~20%)
 - Constructing Off-site Improvements (~16%)
 - Location or On-site Project Features (~64%)

Question: Should the RDCS competition criteria set the “cost” of points such that projects may receive allotments while making roughly the same financial contributions to the City as under the current RDCS?

5. Exercising Allotments with Recording of Final Map



Question: Should the City Council consider changes to 18.78.160 (Expiration of Allotments) of the RDCS Ordinance to require commencement of construction, not just recordation of Final Map?

6. Agricultural Preservation and Open Space Fund

Question: Should the City establish separately maintained funds for agricultural preservation and open space preservation rather than continuing to aggregate in a single fund where expenditures are made depending upon opportunity, policy goals, timing and implementation documents such as master plans?

7. Zoning Consistency

1. Maintain Current Interpretation – Comply with all applicable Zoning Code Standards.
2. Modify Interpretation – Consider projects requiring PD Zoning after award of allotments to be consistent with Zoning Code.
3. Modify Interpretation – Allow for minor deviations from zoning regulations at RDCS application stage; at entitlement stage project is either modified to be fully consistent with Zoning Code or secure a PD Zoning to establish modified development standards.*

* Planning Commission recommended approach.

Question: Should the City modify its current interpretation of the RDCS zoning consistency requirement?

8. On-Going Projects

- Four Measure C Projects not Fully Allotted

Project	Total Allotments Awarded	Allotments Needed for Completion
RDCS2016-0014 Laurel-DeRose	31	14
RDCS2016-0015 Cochrane-Borello	71	173
RDCS2016-0016 Jarvis-MWest	10	373
RDCS2016-0018 Condit-Presidio Evergreen	88	14

Question: Should the concept of an "On-going" category be carried forward into Measure S and should the number of units in this category be increased to help complete projects that qualify?