

September 1, 2016

Ms. Gina Paolini
Community Development Department
17555 Peak Avenue
Morgan Hill, CA 95037

Re: Measure C Competition – On-Going Project – Madison Gate (formerly Laurel Road)

Dear Ms. Paolini,

City Council Policy CP-09-03 affords projects the opportunity to request “On-Going” status upon fulfillment of certain conditions. This year, the project known as *Madison Gate* expects to qualify as “On-Going” as all City Council approved discretionary permits have been secured as of submittal of this year’s RDCS competition. Also, improvement Plans and Final Map shall be submitted by the end of this month, which is in compliance with Exhibit C of the Development Agreement (DA-15-05, MC-14-16, MC-15-06).

The project will be requesting 45 allocations in the 2016 competition to achieve a full build-out of 65 units. The Applicant would be interested in offsetting its Open Market request by the number of “On-Going” allocations that it’s awarded, should an “On-Going” allocation be awarded to the project. Since the overall project request for the 2016 competition exceeds the maximum per-project allocation in the On-going Projects set-aside, the Applicant will also submit a competitive application for additional building allotments.

Thank you for your consideration.

Ross Doyle, RJA
on behalf of TRI Pointe Homes