

CITY OF MORGAN HILL

CITY COUNCIL POLICIES AND PROCEDURES CP-09-03

SUBJECT: ALLOCATIONS FOR ON-GOING PROJECTS

EFFECTIVE DATE: OCTOBER 22, 2009

REVISION DATE: JULY 20, 2011

Allocation for On-going Projects

The City Council reserves a portion of the annual building allocation for on-going projects. These are projects that have competed previously and are partially built out. To be eligible, the earlier phases of an on-going development must be in compliance with the development schedule approved for the project and must have completed a phase or at least pulled 50 percent of the building permits for a phase.

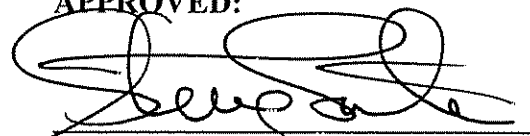
The following exceptions are allowed:

If a project is delayed due to extended city or other governmental agency processing.

If RDCS competitions occur annually, a project which has completed all planning entitlements (Zoning, Tentative Map, Development Agreement, Site Review) within one year of receiving allocations may be eligible as an on-going project only for the following year.

On-going projects may receive up to 15 building allotments each fiscal year outside of the RDCS competition process. The portion of the building allotment awarded to on-going projects is subtracted from the limited allotment for that fiscal year. For on-going projects awarded a building allotment in a corresponding Fiscal Year, the total allocation, including units from this set-aside, will not exceed 15 units. An on-going project may receive additional allocations (more than 15 units) through the competitive process in the RDCS competition. The allocation for on-going projects will be distributed at the same time the allocation for the Open/Market competition is awarded. Any unused on-going set-aside allocation may be distributed to eligible projects in the other set-aside categories.

APPROVED:


STEVE TATE, MAYOR