

1. Schools

Changes

- Doubled number of proximity to schools points (1-B)
- Doubled eligible distance for proximity to schools points (1-B)
- Changed point of measurement to point of project entrance nearest to school
- Doubled number of proximity to schools with capacity points (1-C)
- Reduced by half student transportation points (1-D)
- Maximum points reduced from 17 to 12

Effect of Changes

- 14 non-contribution points of 12 maximum and 22 available points
- In re-test, projects increased non-contribution points (typically 8 or 12 points)

Assessment

- A lot of points awarded to projects not within MHUSD definition of walking distance
- An alternative approach is to increase points for projects really close to schools (.25 and .5 miles for elementary) to increase non-contribution point options while also rewarding projects with a real possibility of students walking to school

2. Location

Changes

- Doubled number of central core proximity points (2-A)
- Doubled number of Monterey Road points (2-B)
- Increased number of adjacent to development points (2-C)
- Increased number of proximity to daily needs points (2-D)
- Doubled number of proximity to police and fire points (2-E)
- Doubled areas with public utility capacity points (2-F)

Effect of Changes

- Number of non-contribution points increased significantly to 43 available of 22 maximum
- In re-test, 10 of 15 projects receive more than the 22 maximum points. Lowest score is 16.

Assessment

- In re-test, all projects received either 10 or 11 of the 12 available points for proximity to police and fire (2-E) and areas with public utility capacity (2-F). This is a lot of points for limited public benefit. Consider return to previous points (3 each).

4. Housing Diversity

Changes

- Doubled number of diversity of housing points (4-B)
- Reduced eligibility for diversity of housing points to 10 percent of total units.
- Doubled number of variation in housing size points (4-C)
- Reduced eligibility for variation in housing size points to 10 percent of total units.
- Extended small unit eligibility to all housing types (4-D)
- Added new housing stock diversity criteria (4-E)
- Added new single-story home criteria (4-F)

Effect of Changes

- Number of non-contribution points more than doubled to 56 available of 22 maximum
- In re-test, average score increased from 8 to 18
- Smaller infill and non-SFD projects now score higher, many at or near maximum score

Assessment

- With changes, criteria now rewarding projects that contribute to overall housing stock diversity in Morgan Hill, not just diversity within the project
- Some adjustments may be needed to eliminate double counting (e.g., ADUs) and to fine tune points available based on degree of community benefit