

### 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 Funds Contribution	5	
1-B: Proximity to Schools	<del>5</del> 10	
1-C: Proximity to Schools with Capacity	<del>4</del> 2	
1-D: Student Transportation Improvements	<del>10</del> 5	
<b>Total</b>	<b>22</b>	<b><del>17</del>12 Maximum</b>

##### Criteria 1-A: School Fund Contribution

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

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

**Maximum Available Points:** 5

##### Criteria 1-B: Proximity to Schools

**Standard:** The project is within walking distance of one or more Morgan Hill Unified School District (MHUSD) schools.

**Points:** See Table 4.

TABLE 4: POINTS FOR PROXIMITY TO SCHOOL

Project Location	Points
Walking distance from one school (elementary, middle, or high school)	<del>4</del> 2
Walking distance from two schools, each serving different grade levels (elementary, middle, or high school)	<del>10</del> 5

**Maximum Available Points:** ~~10~~5

**Scoring Instructions:** A project is within walking distance of a school if it is ~~10.75~~ miles or less from an elementary school and ~~31.5~~ miles or less from a middle or high school.

To be eligible for points, students must be able to walk along a safe route from the project to the school as determined by the MHUSD. 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 project point of entrance nearest to the school ~~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 included on the MHUSD official list of existing and planned schools. MHUSD 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.

**Scoring Example:** A project located within walking distance of an elementary school would receive two points. If the project is within walking distance of both an elementary and a middle school, the project would receive five points.

### Criteria 1-C: Proximity to Schools with Capacity

**Standard:** The project is located within walking distance of one or more Morgan Hill Unified School District (MHUSD) schools with capacity to serve new students.

**Maximum Available Points:** ~~42~~ points

**Scoring Instructions:** To be eligible for points, the project must be located within walking distance of an elementary, middle, or high school that has capacity to house the number of students that the development would yield as determined by the MHUSD in writing prior to the RDCS competition application deadline.

For multi-year projects, the project shall retain the points received during the first phase.

The requirements for walking distance, 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 contributes funds or constructs off-site pedestrian, bicycle and/or vehicle access improvements for Morgan Hill Unified School District (MHUSD) schools within the Morgan Hill Sphere of Influence.

**Points:** 1 point for every \$1,000 of improvement value per unit; and/or 1 point for every \$1,000 in funds contributed per unit.

**Maximum Available Points:** ~~540~~ points

**Scoring Instructions:** A project may receive points if it constructs sidewalks, pedestrian paths, trails with street crossings, intersection controls, vehicle access enhancements, 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 MHUSD school. A project may also receive points for contributing funds to the City's Safe Access to Schools Fund to be used by the City to construct physical improvements to enhance safe student access to MHUSD schools.

## 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	<u>120</u>	
2-B: Infill Corridors	<u>105</u>	
2-C: Adjacent to Development	<u>53</u>	
2-D: Proximity to Daily Needs	<u>53</u>	
2-E: Proximity to Police and Fire Service	<u>53</u>	
2-F: Areas with Public Utility Capacity	<u>63</u>	
<b>Total</b>	<b><u>4327</u></b>	<b>22 Maximum</b>

### 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

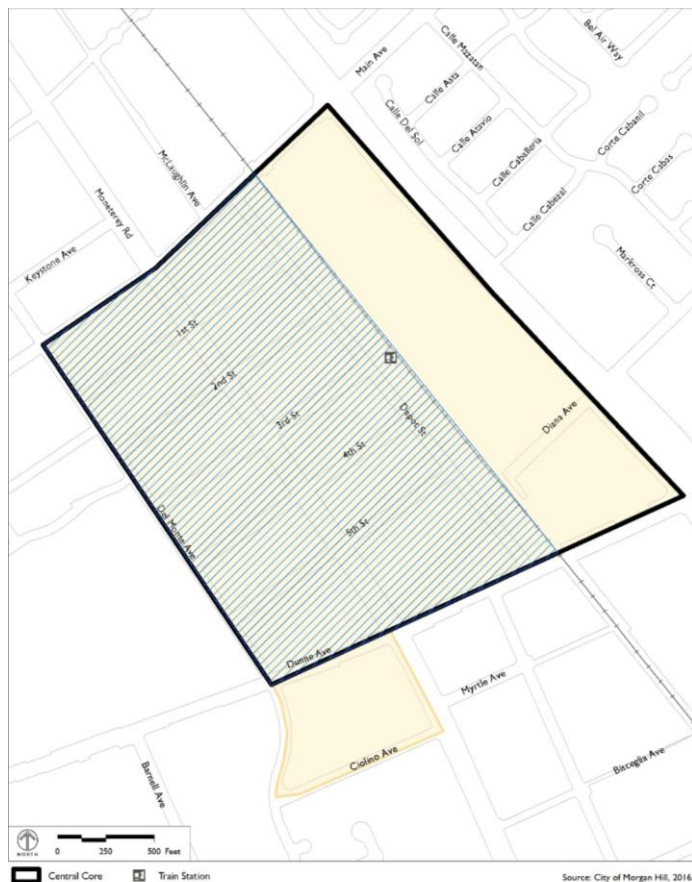
Project Distance from Central Core	Points
Within two miles	1
Within one mile	<u>32</u>
Within three-quarters mile	<u>63</u>
Within one-half mile	<u>84</u>
Within one-quarter mile	<u>105</u>
Within the Central Core	<u>120</u>

**Maximum Available Points:** 120

**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 any portion of the project area is within a half mile of the central core, the project may receive 4 points.

FIGURE 1: CENTRAL CORE BOUNDARIES



### Criteria 2-B: Infill Corridors

**Standard:** The project is located in an infill corridor as shown in Figure 2.

**Points:** 5 points for projects located in the Monterey Road infill corridor.

Maximum Available Points: 105

FIGURE 2: INFILL CORRIDORS

ADD CORRIDOR MAP. WILL SHOW PARCELS WITH FRONTAGE ALONG MONTEREY ROAD BETWEEN THE UPRR OVERCROSSING IN THE NORTH AND THE PARCELS JUST SOUTH OF WATSONVILLE ROAD. <INCLUDE PARCELS EAST TO CHURCH, WEST ONE BLOCK FROM MONTEREY, POSSIBLY EAST TO MCLAUGHLIN MAIN TO CENTRAL, EXCLUDE PARCELS IN CORE >

### Criteria 2-C: Adjacent to Development

**Standard:** The project is adjacent to land that is developed, utilized to its ultimate potential, or that requires no further discretionary approvals for development.

**Points:** See Table 7.

TABLE 7: POINTS FOR ADJACENT TO DEVELOPMENT

Percent of Project Boundary Adjacent to Existing Development	Points
25% to 50%	1
50% to less than 75%	<del>3</del> 2
75% to 100%	<del>5</del> 3

**Maximum Available Points:** ~~5~~3

**Scoring Instructions:** 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. Existing development means the following:

- Property in Morgan Hill's city limits with at least 95 percent of its contiguous land area developed or utilized to its ultimate potential use according to the General Plan or applicable zoning.
- Land in unincorporated Santa Clara County owned or under control (i.e., permanent easement) of a public agency that is developed or utilized to its ultimate potential use according to the County's General Plan or applicable zoning.
- Undeveloped property which by September 15<sup>th</sup> 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.

### 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 8.

TABLE 8: POINTS AVAILABLE FOR PROXIMITY TO DAILY NEEDS

Project Distance from Two or More Different Land Use Categories	Points
---	--------

Within three-quarters mile	1
Within one-half mile	<del>3</del>
Within one-quarter mile	<del>5</del>

**Maximum Available Points:** ~~5~~

**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. Public and quasi-public uses such as places of worship; community centers; and parks, trails and recreational facilities.
5. An existing or planned bus or rail transit stop or station.

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.

The distance to a land use category is measured as the lineal distance a pedestrian would walk, from the average center point of housing in a project to the nearest entrance point of the land use category.

### Criteria 2-E: Proximity to Police and Fire Service

**Standard:** The project is located within the established response time of one or more fire stations.

**Points:** See Table 9.

TABLE 9: POINTS AVAILABLE FOR PROXIMITY TO FIRE STATIONS

Standard	Points
The project is located within the established response time of the police station	<del>2</del> point
The project is located within the established response time standard of one fire station	<del>2</del> point
The project is located within the established response time standard of two or more fire stations	<del>4</del> points

**Maximum Available Points:** ~~6~~

**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 2-F: Areas with Public Utility Capacity**

**Standard:** The project is located in areas with sufficient public utility capacity to serve the project.

**Points:** See Table 10.

TABLE 10: POINTS FOR PROXIMITY TO MUNICIPAL SERVICES AND FACILITIES

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.	<u>2</u> point
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.	<u>2</u> point
Existing off-site storm drainage facilities are sufficient to serve the project.	<u>2</u> point

**Maximum Available Points:** 6



### 3. AFFORDABLE HOUSING

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

**Points Available:** See Table 11.

TABLE 11: AFFORDABLE HOUSING POINTS AVAILABLE

Criteria	Points Available	
3-A: Affordable Housing Fund Contribution	24	
3-B: Development of Affordable Units	24	
<b>Total</b>	<b>24</b>	<b>24 Maximum</b>

**Minimum Score: 18**

#### Criteria 3-A: Affordable Housing Fund Contribution

**Standard:** The project makes a voluntary contribution to the City's affordable housing fund.

**Points:** See Table 12.

TABLE 12: POINTS FOR CONTRIBUTION TO AFFORDABLE HOUSING FUND

Contribution to Affordable Housing Fund	Points
<a href="#">10% of baseline contribution</a>	<a href="#">2</a>
<a href="#">20% of baseline contribution</a>	<a href="#">4</a>
<a href="#">30% of baseline contribution</a>	<a href="#">6</a>
<a href="#">40% of baseline contribution</a>	<a href="#">8</a>
<a href="#">50% of baseline contribution</a>	<a href="#">10</a>
<a href="#">60% of baseline contribution</a>	<a href="#">12</a>
<a href="#">70% of baseline contribution</a>	<a href="#">14</a>
<a href="#">80% of baseline contribution</a>	<a href="#">16</a>
<a href="#">90% of baseline contribution</a>	<a href="#">18</a>
Baseline contribution	<a href="#">20</a>
<a href="#">120% of baseline contribution</a>	<a href="#">22</a>
<a href="#">140% of baseline contribution</a>	24

**Maximum Available Points: 24**

**Comment [BN1]:** Wayne's comment: Allow no more than 20 points for projects contributing funds, either combined with construction of BMRs or alone

**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 \$12.92 per square foot of livable space of the entire project. A project receiving points for contributing to the City's affordable housing fund may also receive points for incorporating BMR units within the projects from Criteria 3-B provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 24.

**Project Scoring Example:** A proposed project contains 56 units, each with 2,000 square feet of floor area, with 112,000 square feet total within the project. The baseline contribution would be \$1,447,000 (112,000 x \$12.92) or \$25,840 per unit. If the project contributes the baseline amount of \$1,447,000, the project would receive 12 points. If the project contributes twice the baseline contribution (\$2,968,000), the project would receive 24 points.

### Criteria 3-B: Development of Affordable Units

**Standard:** The project incorporates below market rate (BMR) units within the project.

**Points:** See Tables 13, 14, 15, and 16.

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

Percent of Total Project Units			Points
70% AMI	80% AMI	90% - 120% AMI (see scoring instructions)	
-	4%	4%	8
4%	-	4%	18
-	6%	2%	20
8%	-	-	24

TABLE 14: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE FOR-SALE PROJECTS

Percent of Total Project Units					Points
70% AMI	80% AMI	90% AMI	100% AMI	120% AMI	
-	-	20%	40%	40%	8
		20%	50%	30%	18
	10%	10%	40%	40%	20
20%	30%	30%	20%	-	24

TABLE 15: POINTS FOR DEVELOPMENT OF AFFORDABLE RENTAL UNITS, MARKET RATE PROJECTS

Percent of Total Project Units			Points
30% AMI	50% AMI	80% AMI	
-	-	8%	8

-	4%	4%	186
-	6%	2%	20
4%	4%	-	24

TABLE 16: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, AFFORDABLE RENTAL PROJECTS

Percent of Total Project Units			Points
30% AMI	50% AMI	80% AMI	
-	30%	70%	8
5%	35%	60%	186
10%	40%	50%	20
10%	50%	40%	24

**Maximum Available Points: 24**

**Scoring Instructions:** Points shall be awarded and monitored consistent with the City of Morgan Hill's Below Market Rate Housing Program policies and procedures. 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. A project receiving points for incorporating BMR units within the project may also receive points for contributing to the City's affordable housing fund from Criteria 3-A provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 24.

Affordability levels to receive points for units affordable at the "90% to 120% AMI" level in a market rate for sale project (Table 13) depend on the unit type, as follows:

- Multi-Family (Condominiums): 90% AMI
- Attached Single-Family: 100% AMI
- Small Detached Single-Family (up to 2,000 square feet): 110% AMI
- Large Detached Single-Family (up to 2,000 square feet): 120% AMI

For market rate for-sale projects (Table 13) 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. **<Consider, as an alternative, a table based on either bedroom count or square footage>**
- Housing type (e.g., detached single-family home, rowhouse) for the BMR units must be proportionate to the market rate housing type within the project. For example, if the majority of

**Comment [JWB2]:** Update based on City Council direction after hearing to discuss KMA/staff recommendations.

**Comment [JWB3]:** Add example.

market units in a project are detached single-family homes, the BMR units must also be detached-single family homes. Duets are allowed in single-family detached neighborhoods where allowed by the Zoning Code (e.g., R-1 7,000 and R-1 9,000) and may be the BMR unit(s).

**Comment [JWB4]:** Allow triplex BMR unit in duplex districts, like Valencia project.

#### 4. HOUSING DIVERSITY

**Intent:** Encourage a diverse housing stock in Morgan Hill.

**Points Available:** See Table 17.

TABLE 17: HOUSING DIVERSITY POINTS AVAILABLE

Criteria	Points Available	
4-A: Accessory Dwelling Units	4	
4-B: Diversity of Housing Types	<u>126</u>	
4-C: Variation in Housing Size	<u>126</u>	
4-D: Small Units	<u>126</u>	
4-E: Housing Stock Diversity	<u>12</u>	
4-F: Single-Story Homes	<u>4</u>	
<b>Total</b>	<b><u>5622</u></b>	<b>22 Maximum</b>

##### Criteria 4-A: Accessory Dwelling Units

**Standard:** The project incorporates accessory dwelling units on lots with detached single-family homes.

**Points:** See Table 18.

TABLE 18: POINTS FOR ACCESSORY DWELLING UNITS

Percentage of <u>Detached Single-Family</u> Lots with Accessory Dwelling Units	Points
10 to 20 percent	2 points
20 to 30 percent	3 points
More than 30 percent	4 points

**Maximum Available Points:** 4

**Scoring Instructions:** Accessory dwelling units are secondary dwelling units located on a lot occupied by a detached single-family dwelling. Accessory dwelling 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. Accessory dwelling units may be either detached from or attached to the primary dwelling on the lot. To be eligible for points, accessory dwelling units must comply with development standards for new secondary units in Chapter 18.55 (Secondary Dwelling Units) in the Zoning Code.

**Scoring Example:** A project contains 10 single-family detached homes and 10 single-family attached (townhome) units. Two of the detached single-family homes feature an accessory dwelling unit on the

same lot. The project would receive 3 points as twenty percent of the detached single-family lots contain accessory dwelling units.

#### Criteria 4-B: Diversity of Housing Types

**Standard:** The project ~~includes~~ contains a diversity of housing types.

**Points:** See Table 19.

TABLE 19: POINTS AVAILABLE FOR DIVERSITY OF HOUSING TYPES

Number of Different Housing Types in the Project	Points
2	<del>63</del> point
3	<del>126</del> points

**Maximum Available Points:** ~~126~~

**Scoring Instructions:** To be eligible for points, a housing type must constitute at least ~~105~~ percent of total number of units in the project. Different housing types are defined as follows:

1. **Multiple-Story Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household with two or more stories of living space.
2. **Single-Story Detached Single-Family Home.** A residential structure on its own lot designed for occupancy by one household with one story of living space.
3. **Accessory Dwelling Unit.** A secondary dwelling unit located on the same lot as a detached single-family home. ~~[Delete? Points awarded for ADU under 4-A]~~
4. **Single-Family Attached.** 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.
5. **Courtyard Housing.** Detached single-family homes with entrances oriented toward a shared common area.
6. **Custom Lots.** Lots left undeveloped for future development by the lot buyer.
7. **Duplex or Duet.** A building that contains two dwelling units, each with its own entrance.
8. **Triplex or Quadplex.** A single residential structure that contains three or four dwelling units, with each unit having its own entrance.
9. **Multi-Family.** A Structure that contains three or more dwelling units that share one or more common entries.
10. **Vertical Mixed Use.** A building with commercial uses on the grounds floor and three or more multi-family or condominium units on the upper floors.

**Scoring Examples:** A 100-unit project with ~~9085~~ detached single-family homes and ~~105~~ townhome units would receive ~~three-six~~ points as both the detached single-family homes and townhome units constitute ~~105~~ percent or more of the total project units. A 100-unit project with 50 detached single-family homes,

25 duplex units, 25 townhome units, and 25 single-story detached single-family homes would receive ~~six~~ 12 points as the three housing types each constitute 10~~5~~ percent or more of the total project units.

#### Criteria 4-C: Variation in Housing Size

**Standard:** The project includes a diversity of housing sizes.

**Points:** See Table 20.

TABLE 20: POINTS AVAILABLE FOR DIVERSITY OF HOUSING SIZE

Number of Different Housing Size Categories in the Project	Points
2	<u>4</u> <del>2</del> point
3	<u>8</u> <del>4</del> points
4	<u>12</u> <del>6</del> points

**Maximum Available Points:** 6

**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 ~~15~~ 10 percent of total number of units in the project.

Housing size categories for multi-family housing types are as follows:

1. Studio apartment
2. One-bedroom
3. Two-bedroom
4. Three-bedroom
5. Four-bedroom or more

For all other housing types (single-family detached, duplex, etc.) and for projects with both multi-family units and other housing types, a project shall be considered to have two or more different size categories only if there is a minimum 35 ~~50~~ percent variation between the smallest and largest floor plan the project. In such a case, every floor plan that varies in size from another floor plan by 200 square feet or more shall be considered a different housing size category.

**Scoring Example:** A proposed project contains ten detached single family homes with two different floor plans. The smaller floor plan is 2,000 square feet and the larger floor plan is 3,000 square feet. The project would receive two points because there is 50 percent variation in size between the smallest and largest floor plans and more than 200 feet in variation between the two floor plans.

**Criteria 4-D: Small Units**

**Standard:** The project includes ~~detached single family homes with less than 1,700 square feet in livable building area (excluding garage)~~ small dwelling units.

**Points:** See Table 21.

TABLE 21: POINTS AVAILABLE FOR SMALL UNITS

<del>Percent of Detached Single-Family Homes in Project Less than 2,200 Sq. Ft. Small Units</del>	Points
<del>20-35</del>	<del>2 point</del>
<del>35-50</del>	<del>4 points</del>
<u>10</u>	<u>4 points</u>
<u>20</u>	<u>6 points</u>
<u>30</u>	<u>8 points</u>
<u>40</u>	<u>10 points</u>
50 or more	<u>12</u> <del>6</del> points

**Maximum Available Points:** 12 ~~6~~

**Scoring Instructions:** Small units are defined as follows:

- Detached Single-Family Home: Less than 1,700 square feet
- Single-Family Attached: Less than 1,500 square feet
- Duplex or Duet: Less than 1,500 square feet
- Triplex or Quadplex: Less than 1,500 square feet
- Multi-Family: Less than 1,250 square feet

Unit square footage means total livable building area excluding garages. Unit type definitions are the same as in Criteria 4-B.

**Scoring Example:** A 100-unit project with 10 detached single-family homes less than 1,700 square feet would receive 4 points. A 100-unit project with 10 detached single-family homes less than 1,700 square feet and 10 duplex units less than 1,250 square feet would receive 6 points.

**Criteria 4-E: Housing Stock Diversity**

**Standard:** The project adds housing types that are underrepresented in Morgan Hill's citywide housing stock.



**Points:** See Table 21.

**TABLE 21: POINTS AVAILABLE FOR HOUSING STOCK DIVERSITY**

<b>Housing Type</b>	<b>Points</b>
<a href="#">Townhomes</a>	<a href="#">4 points</a>
<a href="#">Duplex and Triplex</a>	<a href="#">4 points</a>
<a href="#">Courtyard Housing</a>	<a href="#">8 points</a>
<a href="#">Multi-Family Owner Occupied</a>	<a href="#">10 points</a>
<a href="#">Multi-Family Rental</a>	<a href="#">12 points</a>
<a href="#">Vertical Mixed Use (owner-occupied or rental)</a>	<a href="#">12 points</a>

**Maximum Available Points:** 12

**Scoring Instructions:** Unit type definitions are the same as in Criteria 4-B. To be eligible for points, the housing type must constitute 75 percent or more of the total project housing units.

**Scoring Example:** A 100-unit project with 25 detached single-family homes and 75 townhomes would receive 4 points. A 100-unit project with 40 detached single-family homes and 60 townhomes would not receive any points under this criteria, but may be eligible for points under Criteria 4-B.

#### **Criteria 4-F: Single-Story Homes**

**Standard:** The project includes single-story detached single-family homes.

**Points:** See Table 22.

**TABLE 22: POINTS FOR SINGLE-STORY DETACHED SINGLE-FAMILY HOMES**

<b>Percentage of Single-Story Detached Single-Family Homes</b>	<b>Points</b>
<a href="#">50 percent</a>	<a href="#">2 points</a>
<a href="#">75 percent</a>	<a href="#">3 points</a>
<a href="#">100 percent</a>	<a href="#">4 points</a>

**Maximum Available Points:** 4

**Scoring Instructions:** Percentage is calculated by dividing the number of single-story detached single-family homes in the project by the total number of units (regardless of type) within the project. A story is defined in accordance with Zoning Code Section 18.04.415 (Story).

**Scoring Example:** A 100-unit project that includes 50 single-story detached single-family homes would receive 2 points. If all units within the project are single-story detached single-family homes, the project would receive 4 points.