

**Please Start Here**

General Information	
Jurisdiction Name	Morgan Hill
Reporting Calendar Year	2018
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City	Morgan Hill
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**Submittal Instructions**

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

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**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data.  
 Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

<b>Jurisdiction</b>	Morgan Hill	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	273	12	29		39						80	193
	Non-Deed Restricted												
Low	Deed Restricted	154	118	23	13	24						178	
	Non-Deed Restricted												
Moderate	Deed Restricted	185	9	2	5	1						385	
	Non-Deed Restricted		98	4	4	262							
Above Moderate		316	647	219	192	193						1251	
Total RHNA		928											
Total Units 44			884	277	214	519						1894	193

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas



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**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Morgan Hill
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
INCLUSIONARY HOUSING ORDINANCE NO. 2278	REQUIRE EACH NEW DEVELOPMENT TO PROVIDE AT LEAST 15% AFFORDABLE HOUSING AND 10%DOWNTOWN	2018-2023	EFFECTIVE 07/25/18
City of Morgan Hill Below Market Rate (BMR) Program	Facilitate the construction of BMR's for low to mod income eligible households, recorded 45 year affordability deed restrictions	2015-2023	18 BMR's constructed in 2018, 1 MOD and 17 Low-income. To date Morgan Hill's BMR program consist of over 500 BMR's as a result of the City's RDCS system (Residential Development Control System)
City of Morgan Hill Housing Rehab Program, Minor Home Repair	Facilitate the rehabilitation of affordable housing units	2015-2023	The City rehabbed 48 senior low income mobile and single family residence home units in 2018, through a grant program administered by Rebuilding Together. Repairs are funded by City funds and County Community Development Block Grant Funds
City of Morgan Hill/Gilroy Case Manager	Intensive connection with homeless individuals to try to provide case management and direct to programs and housing	2015-2023	FY 18/19 - City of Morgan Hill has allocated \$50,000. to create 1 full time South County "Navigator". This position is dependent upon receiving \$50,000 each from the City of Gilroy and the County of Santa Clara, collaboration in process.
Rehabilitation and Preservation of existing affordable units	Preserve existing affordable housing stock	2015-2023	EAH Park Place Village Avante is currently undergoing a major rehab to preserve 101 units completed construction in 2018, 30-60% AMI, older large project from 1970 - 412 residents. Project is located at 16840 Del Monte Ave
Measure A Housing Bond, County of Santa Clara	Create new units at the ELI and VLI level. \$3,400,000 in Measure A funds provided tp a Very Low Income Project currently under construction-39 units VLI "The Crossings," expected completion October 2019.	2015-2023	In November of 2016 Santa Clara County voters approved a \$950 million bond (Measure A) which will fund the development of 4,800 extremely low-income (ELI) housing units throughout the County serving the homeless. It is expected that the 4,800 - unit goal will generate 10,000 new construction, affordable housing units countywide, by leveraging resources. Additionally, \$150 million of Measure of Measure A funds will be set aside for workforce housing and down payment assistance. The County's goal is to create 4,800 affordable ELI units Countywide, of which 92 units have been designated as the Measure A affordable housing goal for the City of Morgan Hill, over a ten-year period. 39 ELI/VLI UHC units will begin construction in September of 2018. The remaining balance is planned to be distributed throughout the County in the other cities equivalently, based on Regional Housing Needs Allocation (RHNA) methodology. The Housing team has actively participated in discussions regarding implementation of the bond program and provided program recommendations. Urban Housing Communities applied for and was awarded \$5.5 Million for a 39 unit ELI and VLI project located at Monterey and Biseglia in Morgan Hill. The City has committed \$750,000.00 and the applicant will compete for tax credits March 16, 2018.
City an County Partnership began July 1, 2017 and is ongoing, funded annually, two part-time homeless outreach workers began assessing Homeless individuals and connecting to services	Connect with homeless individuals to provide case management and direct to programs and housing	2015-2023	City and County Partnership: July 1, 2017 through current- two part-time homeless outreach workers began conducting interviews and assessments with homeless individuals in South County. This is a critical first step as the City is beginning to see homeless individuals assessed through a coordinated effort with the goal connecting them to the appropriate case manager, program, service and housing opportunities. The City contributed an additional \$25,000. in 2018/19 to the larger countywide "outreach" effort for one year. Outreach workers are tasked with the goal of connecting the homeless to case managers and programs.
Homeless Prevention	Prevent residents from experiencing homelessness	2015-2023	City and County Partnership: August 1, 2017 - current: Homeless Prevention and Rapid Rehousing (rental assistance). Program for families, targeting families with children in the school district at risk of homelessness. The City contributed an additional \$25,000.00 in 2018/19 to this larger countywide effort for 1 year.
Homeless Safe Parking Program	Provide respite and services, and attempts to provide housing for South County residents living in their vehicles	2015-2023	Partnered with the MH Police Department, County Planning Department, and the faith based community to create an (8) eight space, pet welcome, Safe Parking Proram called "Focus". It was launched on July 8, 2017 at a local church for eight homeless families living in their cars where they are receiving coordinated assessment, services, meals, and support with the goal of providing some stability and getting them into permanent housing. The Program typically serves eight families, (approx. 25 people and 8 children.)
UHC - Crossings at Monterey - 100% 39 unit multi family housing development	Provide housing for ELI, VLI, residents	2015-2023	\$14,000,000. in tax-exempt multi-family affordable housing bonds awarded by CA statewide Communities Development Authority (CSCDA), \$3.4 million in funds awarded by Santa Clara County, and an additional \$750,000. contributed by the City of Morgan Hill.
Housing Authority of the County of Santa Clara Section 8 Program	Maintain full lease up of section 8 vouchers	2015-2023	There are 319 total vouchers in Morgan Hill. This includes 40 PBVs for the newly leased up scattered site Orchard Ranch projects.

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<b>Jurisdiction</b>	Morgan Hill	
<b>Reporting Period</b>	2018	(Jan. 1 - Dec. 31)

Note: + Optional field  
 Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity (2018 Extensive Rehab of 112 Units at Park Place (previously known as Park Place))	10	79	23	112					
Preservation of Units At-Risk									
Acquisition of Units									
<b>Total Units by Income</b>	10	79	23	112					

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<b>Entitled Units Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	31
	Non-Deed Restricted	0
Low	Deed Restricted	8
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units 44		<b>39</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals

<b>Submitted Applications Summary</b>	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	250
Total Housing Units Approved:	250
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas