



Let's Talk Housing
SANTA CLARA COUNTY

City Breakouts Morgan Hill



Introductions

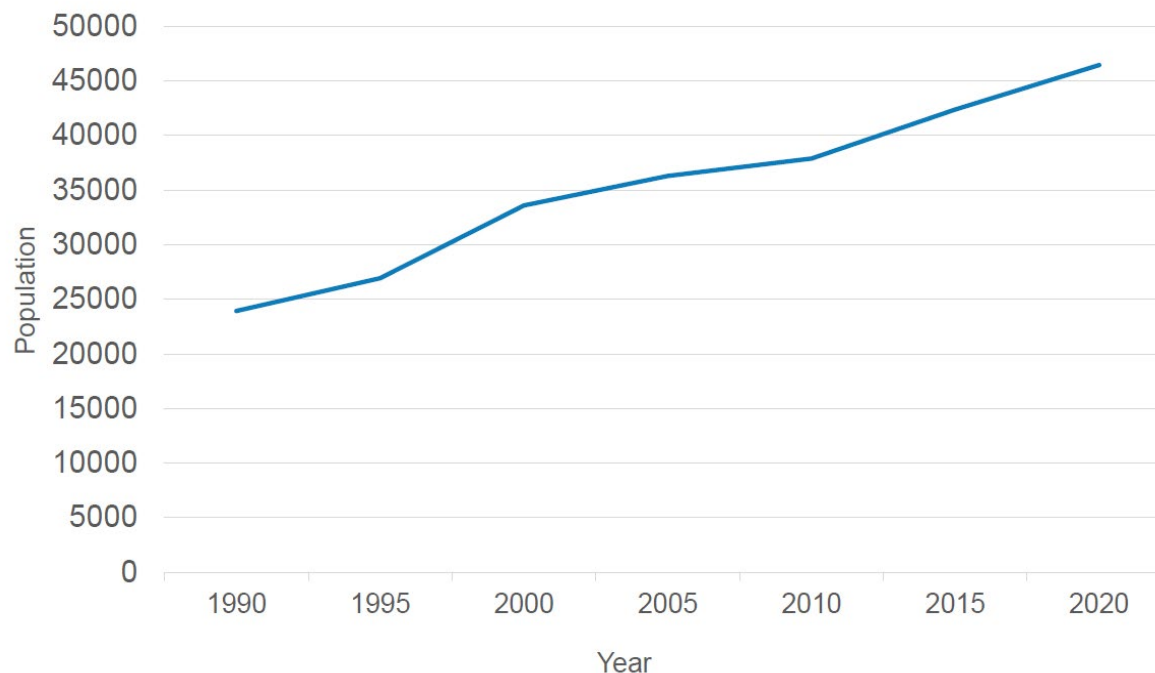


- **City Team Introductions**
 - Jennifer Carman, Development Services Director
 - Adam Paszkowski, Principal Planner
- **Who is Joining Us?**
 - Chat your name and something you love about our community

What's Our Context?

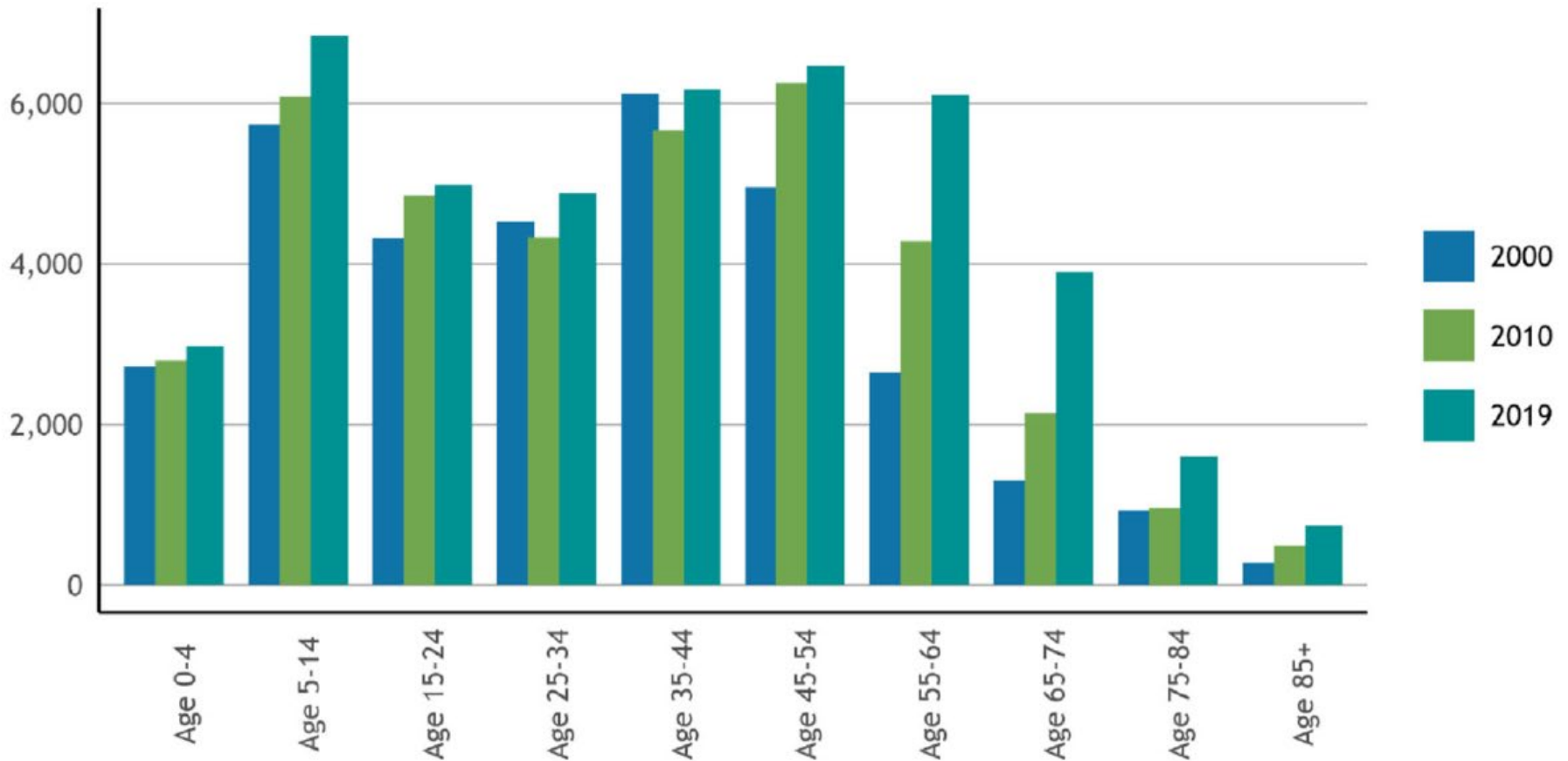
- Population, 1990-2020

Geography	1990	1995	2000	2005	2010	2015	2020
Morgan Hill	23928	26924	33586	36292	37882	42380	46454
Santa Clara County	1497577	1594818	1682585	1752696	1781642	1912180	1961969
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537



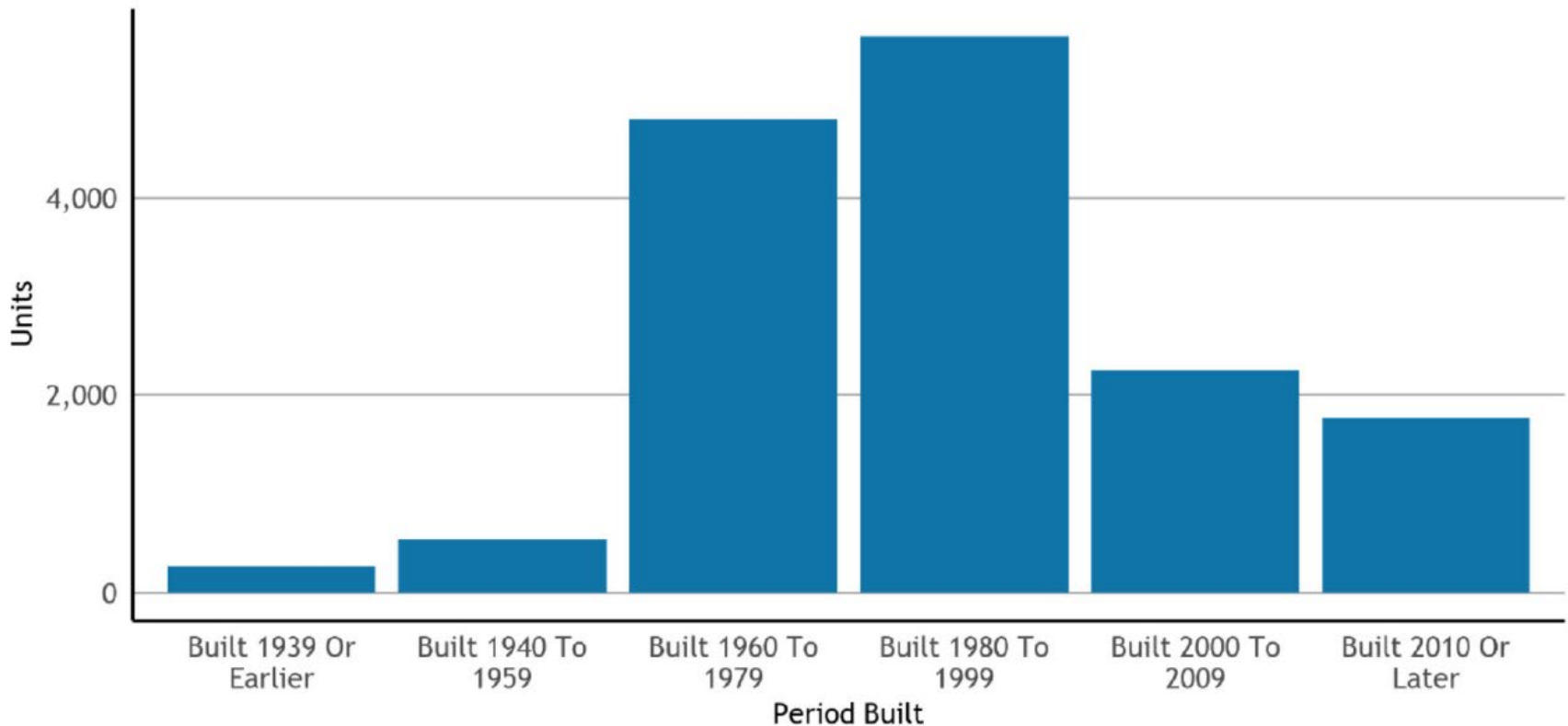
What's Our Context?

- Population by Age, 2000-2019



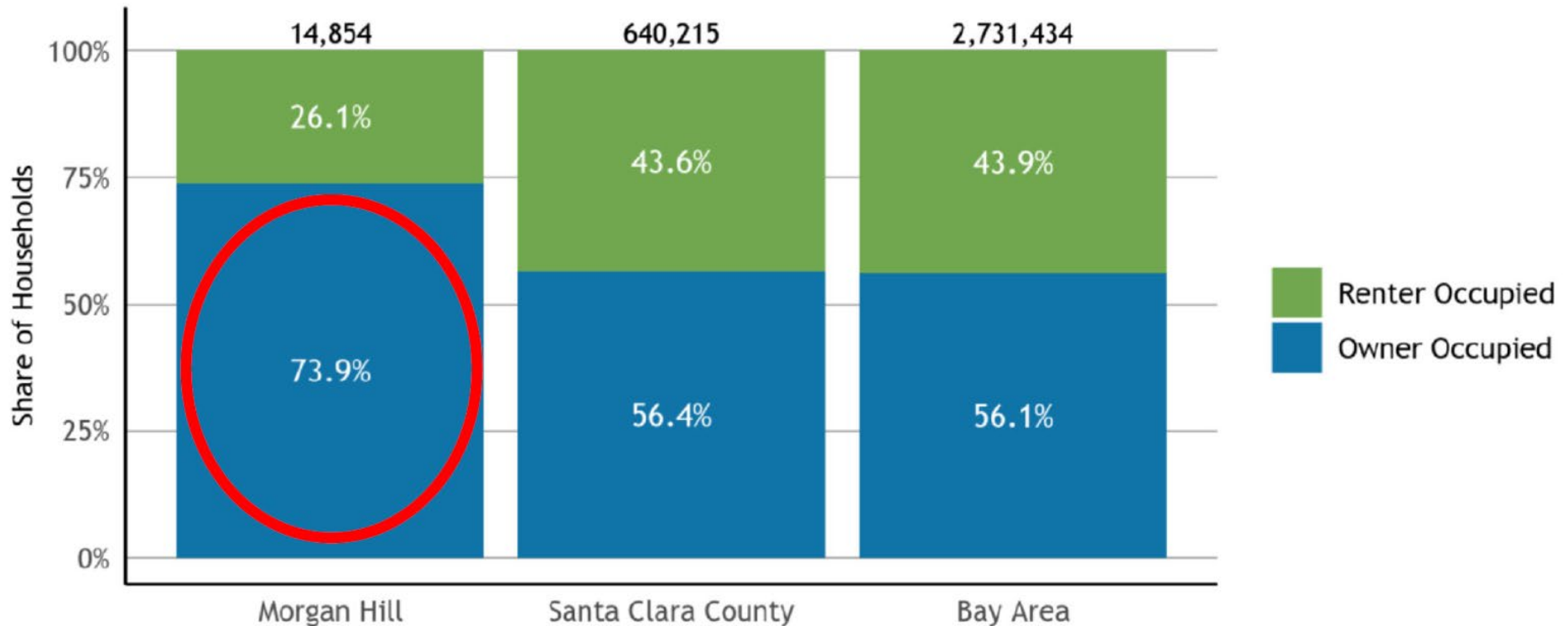
What's Our Context?

- Housing Units by Year Built



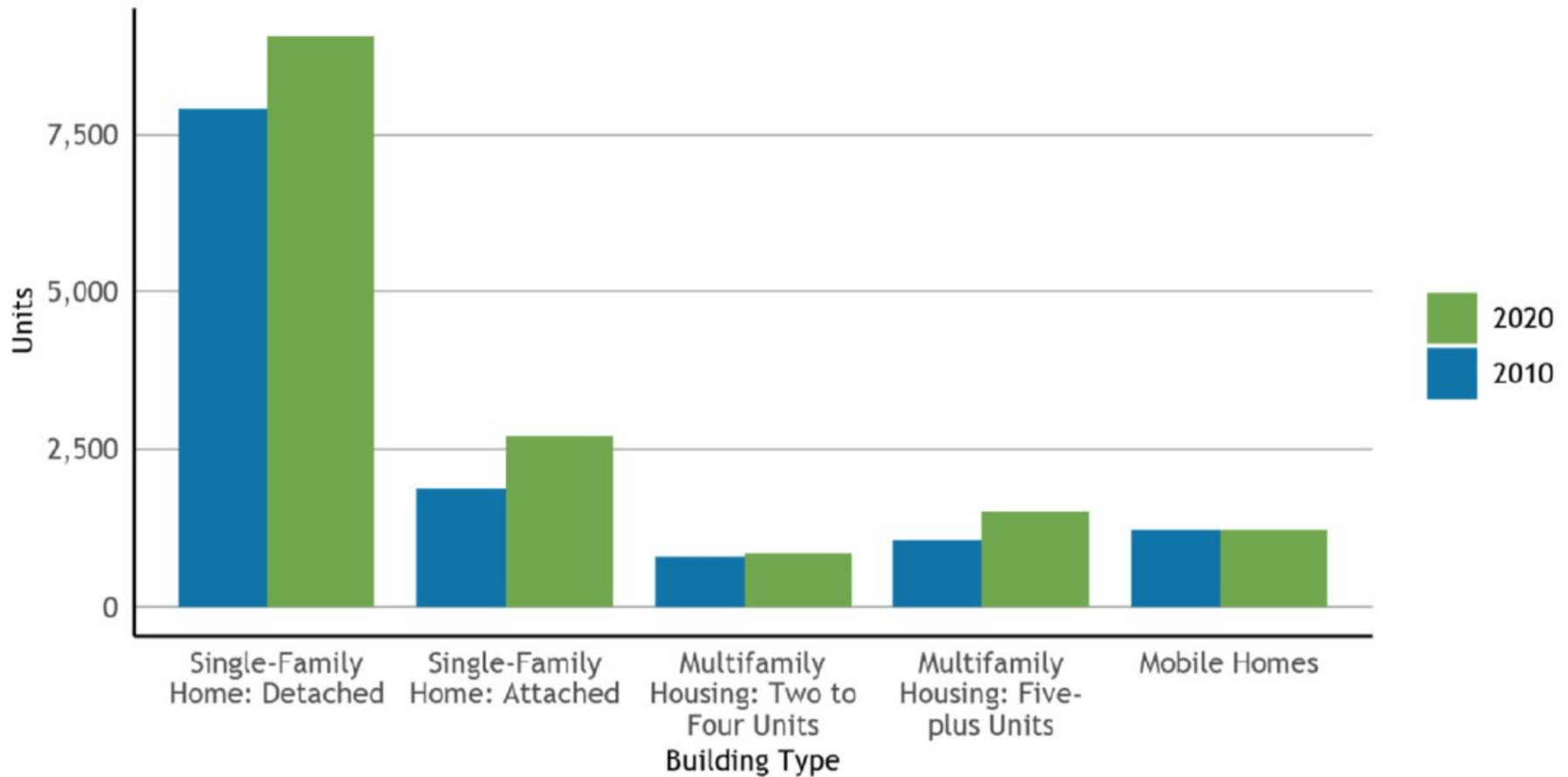
What's Our Context?

- Housing Units by Tenure



What's Our Context?

- Housing Stock



What's Our Context?



- California Housing and Community Development (HCD) income limits

Levels of affordability are based upon **Area Median Income or AMI** which is calculated for each locality and household size

Santa Clara County's AMI is **\$151,300** for a 4-person family and **\$105,900** for a 1-person family

What's Our Context?



- California Housing and Community Development (HCD) income limits

If you make up to **\$181,550** for a 4-person household and up to **\$127,100** for a 1-person household, you qualify for **affordable housing**

Our Housing Element

- **Our RHNA**
 - Morgan Hill RHNA 2015-2022

Current RHNA #'s (2014-2020)									
Income Level	RHNA # Allocated to MH	Permits Issued 2014/ 2015	Permits Issued 2016	Permits Issued 2017	Permits Issued 2018	Permits Issued 2019	Permits Issued 2020	Total	HCD % Met
Very Low Income up to 50% AMI (includes ELI)	273	12	29	0	39	0	0	80	29%
Low Income 51% to 80% AMI	154	118	23	13	24	11	1	190	123%
Moderate Income 81% to 120% AMI	185	107	6	9	263	14	5	404	218%
Above Moderate Income/Market Rate more than 120% AMI	316	647	219	192	193	142	38	1431	453%
Total	928	884	277	214	519	167	44	2105	227%

Our Housing Element

- **Our RHNA**

- Morgan Hill Final Draft RHNA 2023-2031

Income Group	Morgan Hill Units	Santa Clara County Units	Bay Area Units	Morgan Hill Percent	Santa Clara County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	262	32316	114442	25.3%	24.9%	25.9%
Low Income (50%-80% of AMI)	151	18607	65892	14.6%	14.4%	14.9%
Moderate Income (80%-120% of AMI)	174	21926	72712	16.8%	16.9%	16.5%
Above Moderate Income (>120% of AMI)	450	56728	188130	43.4%	43.8%	42.6%
Total	1037	129577	441176	100.0%	100.0%	100.0%

Our Housing Element



- **Programs and Accomplishments**

- Updated Accessory Dwelling Unit Ordinance (January 2020)
- Adopted Inclusionary Housing Ordinance (July 2018)
- City of Morgan Hill Below Market Rate (BMR) Program
- City of Morgan Hill Housing Rehab Program
- Homeless Prevention and Safe Parking Program
- County of Santa Clara Section 8 Program

Our Housing Element



- **Our Goals**

- Reach ALL economic segments of our community
- Improve, preserve, and create safe, quality, rental and ownership housing in Morgan Hill for residents, regardless of social, race, or economic status
- Provide Housing opportunities for everyone
- Take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities
- Demonstrate the City's ability to provide for its "fair share" of affordable housing, comply with and support social justice and anti-discrimination housing practices, and support those that are experiencing homelessness
- Reevaluate Inclusionary Housing Ordinance
- Meet the existing and projected housing needs

Our Process



Community Outreach
Summer – Autumn



Draft for Review
Spring



Public Hearings with
Planning Commission and
Council

2021

May

2022

Jan

2023

Jan

Work on Studies and Draft Update
June 2021 – Early 2022

What's Next



- **Next Steps**

- Evaluate “Housing Needs Assessment”
- Review prior Housing Element
- Inventory of Available Sites, or “Sites Inventory”
- Additional Community Outreach and Engagement to come

- **Contact Us**

- Adam.Paszkowski@morganhill.ca.gov
- <http://morgan-hill.ca.gov/2063/Housing-Element-Update>

Questions?



Let's Hear From You



Agreements / Ground Rules



- No right or wrong answers
- Share the space: step-up, step-back
- No interruptions or other disrespect
- Equal chance to speak
- Anything you'd like to add?



Let's Talk Housing
SANTA CLARA COUNTY

What is working in our city/town?

What are some of our key housing needs or challenges?

What ideas, policies, programs, suggestions do you have to meet our housing needs?

How can we make sure we hear from our entire community?

It's 2030, and we accomplished a lot! What words describe the housing in our community now?

