

Appendix H7

Public Participation

City of Morgan Hill Housing Element 2023-2031

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City of Morgan Hill Housing Element

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APPENDIX H-7 | Public Participation

7.1 Introduction

The 2022 update of the Housing Element involved an extensive community engagement process. The initial efforts began in May and June of 2021, with a series of workshops that were held to provide a roadmap of the past, present, and future housing in Morgan Hill, to communicate how we got here, and to discuss the housing needs for current and future residents. The opportunity was taken to share the State mandates for housing production that are in response to the housing crisis and geared towards increasing the supply. The initial workshops served as a springboard to leap into a deeper community engagement process. City staff used a variety of methods to solicit public input on the Housing Element update, including distributing three survey's (two pertaining to Assessment of Fair Housing (AFH)), hosting public workshops, providing information at community events, conducting focus groups, giving presentations to the Community, and holding several workshops with the community and the Planning Commission. Staff prioritized involvement and engagement of residents and community members that are most directly impacted by the plan and development, especially Latinx, homeless, and other underrepresented or underserved groups. For a synopsis of presentations provided, surveys, and results of public input, see Attachment 7-A.

Community outreach and engagement opportunities were designed to provide a safe engagement process that followed safe public health protocols around COVID-19, and to implement a meaningful engagement process that promoted a sense of ownership and real participation among community members. Staff involved a diverse range of participants, seeking input from the business community, community-based organizations, and other stakeholders.

7.1.1 City Website

A City website (<https://www.morgan-hill.ca.gov/2063/Housing-Element-Update>) specifically for the Housing Element update was established to provide an overview of the Housing Element process, FAQs, recordings, online comments to the City, and to announce future events (i.e., workshops, survey). Presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the surveys.

7.2 List of Meetings

The City of Morgan Hill started the engagement process for the Housing Element in May 2021. Below is a list of meetings and community-based organizations (CBO's) that City staff met with and consulted during the community participation process:

- ❖ 5/18/21 What is Affordable Housing 101, Spanish with English (Zoom presentation)
- ❖ 5/19/21 All Things Housing Community Workshop (Zoom presentation)
- ❖ 5/22/21 All things Housing - In-person
- ❖ 5/23/21 Hablando Vivienda con Nuestras Familias En Espanol (Zoom presentation)
- ❖ 5/28/21 Agricultural Workforce Housing in South County (Zoom presentation)
- ❖ 6/2/21 Community Workshop - State Mandates for Housing Production, City Council Meeting, (Zoom presentation)

- ❖ 6/10/21 Town Hall - Creating Inclusive Communities through Design Form, (Zoom presentation)
- ❖ 6/16/21 Community Workshop - Housing Affordability, (Zoom presentation)
- ❖ 6/23/21 Community Workshop - Housing and Long-term Sustainability, (Zoom presentation)
- ❖ 8/11/21 Community Workshop - Let's Talk Housing Santa Clara County, Introducing the Housing Element Update (Countywide Zoom presentation with interactive City of Morgan Hill breakout room)
- ❖ 11/11/21 South County Collaborative (Zoom presentation and interactive focus group with 30 CBOs)
- ❖ 1/11/22 Social Services Agency, South County Staff (Zoom presentation & interactive focus group)
- ❖ 1/13/22 Morgan Hill Unified School District (MHUSD) Fawn Meyers HR Director (Zoom interview)
- ❖ 1/18/22 Compassion Center Staff (CBO Zoom interactive focus group)
- ❖ 1/18/22 COVID Testing day, obtained feedback from attendees
- ❖ 1/18/22 Gavilan College South County Basic Needs Staff (CBO Zoom interactive focus group)
- ❖ 1/20/22 Parents Helping Parents (CBO Zoom interactive focus group)
- ❖ 1/20/22 Digital Nest serving youth in South County (CBO Zoom interactive focus group)
- ❖ 1/20/22 Morgan Hill Library (Zoom interactive focus group)
- ❖ 1/25/22 Medical Social Worker Valley Health Center and Saint Louise Hospital (Zoom interactive focus group)
- ❖ 1/25/22 Richard Prato Director of Human Resources, Christopher Ranch Agriculture Employer (phone interview)
- ❖ 1/25/22 Introduction to the Housing Element (Planning Commission workshop)
- ❖ 1/19/22 Eden Housing (Jasmine Square) Jonathan Crowther James (Affordable Housing Developer Focus Group)
- ❖ 1/28/22 St. Vincent De Paul and St. Catherine's (faith based and CBO interactive Zoom interview)
- ❖ 1/31/22 Building Back Better, Joint Venture Silicon Valley, Executive Director Quency Phillips (interactive Zoom interview)
- ❖ 2/2/22 Catholic Charities, Greg Kepferle (interactive Zoom interview)
- ❖ 2/3/22 Employment Development Department (Zoom interview)
- ❖ 2/3/22 Saint Joseph's Food Pantry, David Cox (CBO Zoom interview)
- ❖ 2/3/22 South County Collaborative Board Members (CBO interactive Zoom focus group)
- ❖ 2/3/22 Morgan Hill Bible Church Homeless Safe Park (focus group in person with unhoused families)
- ❖ 2/10/22 Townhall Housing Element (Zoom presentation)
- ❖ 2/14/22 Silicon Valley Independent Living Center, Patricia Cokes (CBO Zoom interview)
- ❖ 2/17/22 Townhall Housing Element (Zoom presentation and community feedback)
- ❖ 2/22/22 Sites Inventory (Planning Commission workshop)
- ❖ 3/7/22 Silicon Valley @Home (CBO interactive Zoom focus group)
- ❖ 3/8/22 Evaluation of Past Performance (Planning Commission workshop)
- ❖ 3/14/22 Edward Boss Prado Foundation, Cecilia Ponzini (telephone interview)
- ❖ 3/21/22 Voices School, (surveying of parents, in-person)
- ❖ 3/26/22 Spanish mass at Saint Catherine's (in person surveying)

- ❖ 3/27/22 Spanish mass at Saint Catherine's (in person surveying)
- ❖ 4/9/22 City Booth at the Farmers' Market/Sidewalk Saturdays
- ❖ 4/12/22 Goals & Policies (Planning Commission workshop)
- ❖ 4/26/22 Assessment of Fair Housing (AFH) and Affirmatively Furthering Fair Housing (Planning Commission workshop)
- ❖ 5/10/22 Constraints Analysis (Planning Commission workshop)
- ❖ 5/11/22 Santa Clara County Planning Collaborative Developer Listening Session (interactive Zoom roundtable)
- ❖ 5/24/22 Housing Element Update (Planning Commission workshop)
- ❖ 7/26/22 Draft 2023-2031 Housing Element (Planning Commission public hearing)
- ❖ 8/2/22 City Booth at National Night Out
- ❖ 8/17/22 Draft 2023-2031 Housing Element (City Council public hearing)

7.3 Assessment of Fair Housing (AFH) Outreach

The outreach activities elicited broad community participation during the development of the AFH. The City conducted numerous outreach activities to reach all segments of the community and purposely focused on reaching Latinx, individuals and families currently housed in affordable housing, homeless, and other underrepresented or underserved groups. The City prioritized outreach by conducting small interactive focus groups with service providers/CBO's via Zoom as outlined above. The City also reached out purposefully to the Latinx community by translating all surveys to Spanish and conducting in person meetings as well as Zoom workshops in Spanish. City staff also conducted outreach during the Spanish mass at St. Catherine's as identified above.

In addition, two Assessment of Fair Housing (AFH) surveys were provided (both in English and Spanish), one for Community Based Organizations (in which the City received 25 responses) and another survey geared towards underrepresented or underserved individuals and families (in which the City received 651 responses). The surveys were provided electronically and in hard-copy format to the following organizations and locations:

- ❖ Affordable Rental Housing locations
 - Cochrane Village
 - Crest Avenue Apartments
 - The Crossings at Morgan Hill
 - The Crossings Monterey
 - Depot-Commons
 - Jasmine Square
 - Murphy Ranch Family Townhomes
 - Royal Court Apartments
 - San Pedro Gardens
 - The Skeel Apartments
 - Terracina at Morgan Hill
 - The Willows Apartments
 - Villa Ciolino
 - Orchards Ranch Scattered Sites
 - Park Place
- ❖ CBO's
 - Building Back Better, Joint Venture Silicon Valley
 - Catholic Charities
 - Christopher Ranch
 - Destination Home Silicon Valley

- Digital Nest
- Employment Development Department
- Eden Housing
- Gavilan College
- Morgan Hill Unified School District
- Parents Helping Parents
- The Compassion Center
- Morgan Hill Library
- Saint Louise Hospital
- St. Vincent De Paul
- St. Catherine's
- Saint Joseph's Food Pantry
- Silicon Valley @Home
- Silicon Valley Independent Living Center
- Social Services Agency
- Valley Health Center
- Voices School
- ❖ Panaeria bakery
- ❖ Morgan Hill Senior Center
- ❖ Rotary
- ❖ Senior Affordable Rental Housing locations
 - Sycamore Glen
 - Horizons
 - Bella Terra Apartments
 - The Lodge at Morgan Hill
 - The Huntington
- ❖ Unhoused individuals through outreach to encampments

7.4 Summary of Public Input

There were several themes that were common among all comments obtained in the community participation process, from both, CBO's as well as individuals.

Comments obtained from CBO's that were developed into Goals for the Housing Element are summarized below:

- ❖ Provide a range of housing opportunities affordable to Morgan Hill workforce.
- ❖ Promote Extremely Low-Income housing.
- ❖ Prevent homelessness and address the housing needs of people experiencing homelessness.
- ❖ Establish special needs housing for seniors, persons with disabilities, and veterans.
- ❖ Conduct community education/outreach to inform residents about affordable housing and how to seek assistance.

Some specific comments that were brought up by CBO's that were developed into key Policies include:

- ❖ An affordable housing overlay district could be used to increase affordable housing.
- ❖ Pass a commercial linkage fee ordinance.

- ❖ Zone more land and/or change zoning regulations for multi-family to increase affordable housing.
- ❖ Pass a rent stabilization ordinance.
- ❖ Integrate affordable housing throughout the community.
- ❖ Protect residents from displacement.

Common themes obtained in the community participation process among individuals that provided feedback that were developed into Goals or Policies are summarized below:

- ❖ Provide a range of housing opportunities affordable to Morgan Hill workforce.
- ❖ Prevent homelessness and address the housing needs of people experiencing homelessness.
- ❖ Integrate affordable housing throughout the community.
- ❖ Ensure that children who grew up in Morgan Hill have housing options so they can live in Morgan Hill as adults.
- ❖ Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability.
- ❖ Pass a rent stabilization ordinance.
- ❖ Create an affordable housing overlay district.
- ❖ Zone more land to allow multi-family rental housing.
- ❖ Increase housing education, outreach, and enforcement.

One comment or view that was not accepted, or not included, in the Housing Element Update that was common among several CBO's, as well as individuals, was the request to 'pass an affordable housing bond issue to provide funding to construct multi-family housing'. The City did not include an affordable housing bond as a policy in the Housing Element Update as passing an affordable housing bond is costly, would require voter approval, and other policies and actions were identified that can achieve the same goal of developing multi-family housing, such as studying the creation of an affordable housing overlay, considering a commercial linkage fee, and expand multi-family zoning areas throughout the City.

For a synopsis of presentations provided, surveys, and results of public input, see Attachment 7-A.

Attachment 7-A

Public Participation

City of Morgan Hill Housing Element 2023-2031



DRAFT HOUSING ELEMENT AVAILABLE FOR PUBLIC REVIEW

The Housing Element:

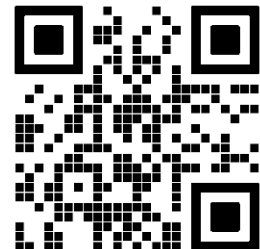
- Assesses housing needs for all populations
- Reviews constraints to providing housing
- Identifies housing goals, policies, and implementation programs for the next 8 years

Comments accepted through July 5th

Town Hall on Zoom June 23rd @ 5:30pm

(link on webpage below)

Scan the QR code or visit the City's website at <https://www.morgan-hill.ca.gov/2063/Housing-Element-Update> to access the Draft Housing Element and provide feedback



Written comments and any questions should be directed to:

Adam Paszkowski, Principal Planner, at
adam.paszkowski@morganhill.ca.gov or 408-310-4635 or at
17575 Peak Avenue, Morgan Hill, CA 95307

Adam Paszkowski

From: City of Morgan Hill <pio@morganhill.ca.gov>
Sent: Friday, February 25, 2022 1:02 PM
To: Adam Paszkowski
Subject: [EXTERNAL] Weekly 411 Community News for February 25

February 25, 2022



Hello Morgan Hill!



1.

What a sunny and bright winter this is! It may be pleasant day-to-day, but so little rain is problematic.

Valley Water has many [water conservation tips](#) and [landscape rebates](#) to help homeowners and businesses transition to drought-resistant landscaping.

Visit mhvalueswater.com for local water use guidelines scheduled to change on Tuesday, March

City Engagement

Survey: Morgan Hill's Housing Element
Survey Closes on February 28

The City is in the process of updating the Housing Element of the General Plan for the

2023-2031 period as required by State law. The Housing Element establishes policies and programs to address Morgan Hill's existing and projected housing needs for all economic segments of the community.

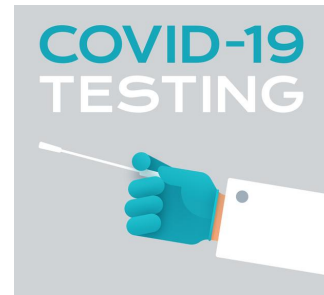
The process includes asking community members what they see as Morgan Hill's most significant housing needs. All responses are kept confidential; one survey can be submitted per person.

- Survey in English: <https://www.surveymonkey.com/r/JDZYJ65>
- Survey in Spanish: <https://www.surveymonkey.com/r/QZKN6W3>

COVID TESTING at the Morgan Hill Council Chamber Tuesday, March 1, 9:30 a.m. - 4:00 p.m.

17555 Peak Avenue, Morgan Hill, 95037
Schedule an appointment [here](#).

Appointments for this location will be open for scheduling 7 days before the testing date. Once all appointments are filled, this location will no longer appear as an option.



Library, Culture, and Arts Commission

Tuesday, March 1, 5:30 p.m. [View Meeting Information](#)

The Commission meetings are virtual and live-streamed on [Facebook](#), Channel 17, and the [City's website](#).

Members of the community who would like to participate may join the virtual meeting at <https://bit.ly/LCACMeeting> or call 669-900-9128, then enter the meeting identification when prompted: 874 0656 4997.

Public comment may be provided in the following ways:

- Join the virtual Library, Culture, and Arts Commission meeting via the link above; when public comment is opened, raise your virtual hand and be called upon to speak for up to three minutes;
- Join the virtual meeting by calling the number above, dial *9 to raise your hand, and be called upon to speak for up to three minutes;
- Send public comments in writing via email to chris.ghione@morganhill.ca.gov.

Please note that comments made on Facebook are not considered public comment.

City Council Special / Regular Meeting

Wednesday, March 2, [View Meeting Information](#)

Planning Commission Candidate Interviews, 5:30 p.m. - 7:00 p.m.

Regular City Council Meeting, 7:00 p.m.

The City Council meetings are virtual and live-streamed on [Facebook](#), Channel 17, and the [City's website](#).

Agenda items include:

- [Public hearing](#) to receive input on the proposed Industrial Ordinance, Industrial Preservation and Optimization Policy, and the Industrial Code Amendments
- Redistricting [public hearing](#) regarding submitted draft maps

Members of the community who would like to participate may do so virtually: <https://bit.ly/MHCityCouncilMeeting> or call 669-900-9128, then enter the meeting id: 873 3200 8380.

Public comment may be provided in the following ways:

- Join the virtual City Council meeting via the link above; when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes;
- Join the virtual meeting by calling the number above, dial *9 to raise your hand, and be called upon to speak for up to 3 minutes;
- Send public comments in writing to City Clerk: ccpubliccomment@morganhill.ca.gov.

Please note that comments made on Facebook are not considered public comment.

2022 State of the City Address

Wednesday, March 9, 7:00 p.m.

Please join Mayor Rich Constantine and the City of Morgan Hill on Wednesday, March 9, 2022, from 7 p.m. to 8 p.m. for a virtual 2022 State of the City Address. Mayor Constantine will reflect on the prior year's challenges and accomplishments and set the stage for what's to come in 2022.

Residents can participate via Zoom:

- <https://bit.ly/2022StateoftheCityAddress>
- Or call 669-900-9128 and use Webinar ID 863 7717 5045 when prompted
- Submit questions by Monday, March 7, 5 p.m. to pio@morganhill.ca.gov
- Questions can be asked during the event by raising your virtual hand or through the Q&A feature

The event will also be streamed on [Facebook](#), Channel 17, and the City's [website](#).

Survey: City-Owned Recreation Facilities

Survey Closes on March 11

The City of Morgan Hill is working on the development of a [long term site master plan](#) for the City-owned recreation facilities on Condit Road. These facilities include the Outdoor Sports Center, Aquatics Center, and adjacent City-owned undeveloped property.

As part of this process, the City is seeking community input on the improvements and expansions to the site. While these improvements or expansions may not occur for several years, it is essential for the City to plan well in advance.

We encourage all residents and regular visitors to Morgan Hill to [take the short survey](#) and provide your input.

Volunteers Needed: Recreation Division Swim Meet

April 1, 2 & 3 Aquatics Center, Morgan Hill

The Aquatics Center will be hosting a Pacific Masters swim meet on April 1, 2, & 3. We are looking for volunteers to work outside to assist with the meet.

If you are interested in volunteering, please [apply using our volunteer link](#). Once that is completed, applicants will be emailed a link to select time slots.

For questions regarding the event, contact Lisa Rick at lisa.rick@morganhill.ca.gov.

Economic Development: February 2022 Newsletter

[eNewsletter Now Available](#)

Find information about key efforts that impact our business community, including:

- Shopping Center Sales Tax Rebounds,
- Industrial Preservation & Optimization Policy,
- Businesses Newly Opened and Coming Soon, and
- Business Resources



Morgan Hill Recreation Preschool

Registration Open for 2022-2023 School Year

To register, visit www.mhreconline.com using the codes listed on the [Recreation Preschool](#) webpage. The first month's tuition is due upon registration. A completed registration packet, a copy of your child's birth certificate, and up-to-date immunization records will be required before the start of the program.

Community Corner



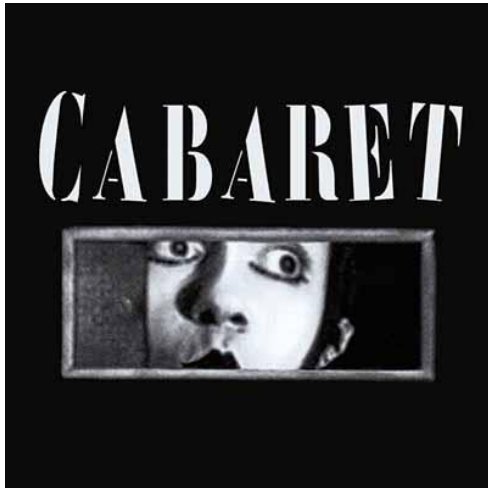
Training in Restorative Justice
March 5, 8:30 a.m. - 4:30 p.m.
Register by March 3

Registration Required



\$20,000 in Scholarships
Youth Film Competition
EmPower Silicon Valley

March 10 Kick Off Event
Registration



South Valley Civic Theater
Starting March 11
Morgan Hill Community Playhouse
17090 Monterey Road, Morgan Hill

[Purchase Theater Tickets](#)



southvalleysymphony.org

NextGen Young Artists Concert
March 12, 7:30 p.m.
Advent Lutheran Church

[Purchase Concert Tickets](#)



Hazardous Materials Division

Learn about FREE lead paint inspection and abatement services available for homeowners in Santa Clara County

[HazMat Division Link](#)

Registrar of Voters

Now accepting applications for election workers for the June 7, 2022 Statewide Direct Primary Election

[Registrar of Voters Employment Link](#)



Santa Clara County
Trades Orientation Program (TOP)

Interested in a career in the trades?
TOP is recruiting now!

[TOP Flyer](#)

[TOP Website](#)

City Maintenance Projects



The Scoop

News you want to know about public projects and maintenance activities throughout Morgan Hill.

Click the image [or here](#) for the latest updates and what to expect in the coming week.



Housing & Road Alignment Begins on Hale Lumber Site

Depot - Latale Project Information



Llagas Creek Flood Control Phase 2

Project Information

COVID-Related Resources & Information



From the California Department of Industrial Relations [Full Description of the Program](#)

The Supplemental Paid Sick Leave (SB 114) was passed on February 8, 2022, and is effective February 19, 2022, in response to the continued COVID-19 pandemic.

The Bill approves provisions designed to help reduce the impact of the virus on families. It provides paid sick leave to employees to care for themselves or family members when they have COVID or time off to get vaccinated.

This provision allows for retroactivity to January 1, 2022, and will remain in effect until September 30, 2022.

Your Morgan Hill



Morgan Hill City Hall Office Hours

The Civic Center area is open to the public: Monday through Friday,
8 a.m. - 5 p.m.

All individuals - employees and visitors -
must wear a mask while indoors in all
City facilities, regardless of vaccination
status.

State and County Health Information

[CA Coronavirus Information](#)

[Santa Clara County Public Health](#)

Elected Officials

Morgan Hill City Council

- [Rich Constantine, Mayor](#)
- [Gino Borgioli, District A, Mayor Pro Tem](#)
- [Yvonne Martínez Beltrán, District B](#)
- [Rene Spring, District C](#)
- [John McKay, District D](#)

County Supervisor

District 1: [Mike Wasserman](#)

California State Assembly District 30:

[Robert Rivas](#)

California State Senate District 17:

[John Laird](#)

U.S. Congressional District 19:

[Zoe Lofgren](#)

City of Morgan Hill Commissions:

- [Library, Culture, and Arts](#)
- [Parks and Recreation](#)
- [Planning](#)

City of Morgan Hill Advisory Committees:

- [City/School Liaison Committee](#)
- [Youth Action Council](#)

City of Morgan Hill | 408-779-7271
17575 Peak Ave. Morgan Hill, CA 95037 | www.morganhill.ca.gov

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[website](#) and [Facebook](#), [Twitter](#), [Instagram](#), and [Nextdoor](#).



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For The Weekly 411

City of Morgan Hill | 17575 Peak Avenue, Morgan Hill, CA 95037

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Sent by pio@morganhill.ca.gov powered by



From: [City of Morgan Hill](#)
To: [Adam Paszkowski](#)
Subject: [EXTERNAL] Housing Element Workshop - February 22, 2022
Date: Friday, February 18, 2022 5:03:56 PM

[View this in your browser](#)

As a reminder, please join us to hear about Morgan Hill's "Site Inventory" discussion as part of the 2023-2031 Housing Element Update at the February 22, 2022 Planning Commission meeting.

Planning Commission Meeting

Date: Tuesday, February 22, 2022

Time: 7:00 p.m.

Location: Video Conference

Weblink: <https://bit.ly/PlanningCommissionMtg>

Phone: (669) 900-9128 Webinar ID: 862 0324 6251

In addition, the final DRAFT Housing Needs Assessment is now available for review:

- [DRAFT Housing Needs Assessment](#) (February 18, 2022)

* * * * *

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<http://www.morgan-hill.ca.gov/list.asp?mode=del>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.

You are receiving this message because you are subscribed to Housing Element Update on www.morgan-hill.ca.gov. To unsubscribe, click the following link:

[Unsubscribe](#)

From: [City of Morgan Hill](#)
To: [Adam Paszkowski](#)
Subject: [EXTERNAL] Upcoming Town Hall and Planning Commission Meetings
Date: Tuesday, February 15, 2022 1:22:54 PM

[View this in your browser](#)

Dear Community Members,

The City of Morgan Hill will be holding two upcoming Housing Element Update meetings: (1) a Town Hall Meeting this Thursday, February 17th at 5:30 p.m., and (2) during the Planning Commission Meeting next week, Tuesday, February 22nd at 7:00 p.m.

Our sincere apologies for the technical difficulties we experienced during the February 10, 2022 Town Hall Meeting. The Virtual Town Hall: Morgan Hill's Housing Element Discussion is rescheduled to **Thursday, February 17, 5:30 p.m. - 6:30 p.m.** via Zoom. Spanish interpretation will be available. The February 17th Town Hall Meeting will be more of a Q & A forum, please attend to provide your input and help shape policies for the Housing Element.

Town Hall Meeting

Date: Thursday, February 17, 2022

Time: 5:30 p.m.

Location: Video Conference

Weblink: <https://bit.ly/Communitytownhall>

Or Telephone: 1 669 900 9128, Webinar ID: 828 0731 9295

City of Morgan Hill staff recorded the following video (<https://youtu.be/D6UweZcnSyE>) discussing what is a Housing Element, new Housing Element laws, Affirmatively Furthering Fair Housing (AFFH) requirements, Morgan Hill's Housing Needs Assessment, what is RHNA (Regional Housing Need Allocation), the cities Sites Inventory, and Morgan Hill's Housing Element process.

The City of Morgan Hill will be holding a second Housing Element Update workshop with the Planning Commission to discuss the City's "Site Inventory" at their February 22, 2022 Planning Commission meeting. Please join us to hear more about what a "Site Inventory" is, projects that are in the 'Pipeline', and where Morgan Hill stands in meeting its 2023-2031 Regional Housing Need Allocation (RHNA).

Planning Commission Meeting

Date: Thursday, February 22, 2022

Time: 7:00 p.m.

Location: Video Conference

Weblink: <https://bit.ly/PlanningCommissionMtg>

Phone: (669) 900-9128 Webinar ID: 862 0324 6251

* * * * *

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<http://www.morgan-hill.ca.gov/list.asp?mode=del>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.

You are receiving this message because you are subscribed to Housing Element Update on www.morgan-hill.ca.gov. To unsubscribe, click the following link:

[Unsubscribe](#)

Adam Paszkowski

From: City of Morgan Hill <pio@morganhill.ca.gov>
Sent: Friday, February 4, 2022 2:02 PM
To: Adam Paszkowski
Subject: [EXTERNAL] Weekly 411 Community News for February 4

February 4, 2022



Featured This Week



Welcome to the first full week in February! It doesn't exactly feel like winter, but we can still celebrate.

February is Black History Month! African Americans have made significant contributions to U.S. history that we can recognize and honor throughout the month.

February was chosen for Black History Month primarily because the second week of the month coincides with the birthdays of both Abraham Lincoln, February 12, and Frederick Douglass celebrated on February 14.

An impressive collection and resources are available at the National Museum of African History & Culture, part of the Smithsonian museum system: <https://nmaahc.si.edu/>.

City Engagement

Morgan Hill Recreation Preschool

Registration Opens Monday, February 7, 8:00 a.m., for 2022-2023 School Year

To register, visit www.mhreconline.com using the codes listed on the [Recreation Preschool](#) webpage. The first month's tuition is due upon registration. A completed registration packet, a copy of your child's birth certificate, and up-to-date immunization records will be required before the start of the program.



It's Good to be Prepared!

Morgan Hill's Office of Emergency Services (OES) is getting ready to host the Winter 2022 Community Emergency Response Team Training and welcomes the community to [register for the class](#).

The Community Emergency Response Team (CERT) training is a 20-hour, all-hazard training offered by OES in partnership with Gilroy OES.

The training is designed for anyone ages 13 and older interested in learning how to protect themselves, their family, neighbors, and their neighborhood in an emergency.

The CERT basic training is now being offered as a combination of online training and a one-day, hands-on skills training. The online ZOOM training will be a bi-weekly class estimated to take 12 hours from February 8 – March 5. Questions: jennifer.ponce@morganhill.ca.gov.

Planning Commission Meeting

Tuesday, February 8, 7:00 p.m. [View Meeting Information](#)

Planning Commission meetings are virtual and live-streamed on [Facebook](#), Channel 17, and the [City's website](#).

Members of the community who would like to participate may do so virtually: <https://bit.ly/PlanningCommissionMtg> or call 669-900-9128, then enter the webinar ID: 862 0324 6251.

Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes;
- Join the virtual meeting by calling the number above, dial *9 to raise your hand, and be called upon to speak for up to 3 minutes;
- Send public comments in writing to pcpubliccomment@morganhill.ca.gov.

Please note that comments made on Facebook are not considered public comment.

Virtual Town Hall: Morgan Hill's Housing Element

Thursday, February 10, 5:30 p.m. - 6:30 p.m.

The City is in the process of updating the Housing Element of the General Plan for the 2023-2031 period as required by State law. The Housing Element establishes policies and programs to address Morgan Hill's existing and projected housing needs for all economic segments of the community.

Virtual Meeting Link: <https://bit.ly/Communitytownhall> or call 669-900-9128, then enter the meeting ID when prompted: 828 0731 9295.

This virtual town hall meeting will also be streamed live on Facebook at <https://www.facebook.com/morganhillengage/>.

The town hall will discuss the existing and upcoming Housing Element, the City's housing needs, the City's Sites Inventory, housing policies, and Affirmatively Furthering Fair Housing (AFFH) requirements.

The process also includes asking community members what they see as Morgan Hill's most important housing needs. Please complete the short survey to provide us with your input. All responses are kept completely confidential. One survey can be submitted per person.

- Survey link in English: <https://www.surveymonkey.com/r/JDZYJ65>
 - Survey link in Spanish: <https://www.surveymonkey.com/r/QZKN6W3>
-

Community Presentation: Deadly Dangers of Fentanyl

Presentation on Thursday, February 10, 6:00 - 7:30 p.m.

Learn about drugs sold to kids on social media, hear testimonials from families experiencing loss from fentanyl poisoning, get Narcan training, and more.

Two options for attending

- In-Person: City Council Chamber Building, 17555 Peak Ave.
- Virtual: <https://bit.ly/FentanylAwarenessCommunityMeeting>

Registration required for all attendees: <https://www.surveymonkey.com/r/LTP6HLW>.

See the event flyer in [English](#) and [Spanish](#) for additional information. Contact Dori Prado, 408-390-9012, for any questions.

City / School Liaison Committee Meeting

Friday, February 11, 8:30 a.m., [Virtual Meeting Information](#)

Community members who would like to participate remotely may do so via the virtual meeting link: <https://bit.ly/MHCity-SchoolLiaisonMtg> or call 669-900-9128, then enter the meeting id: 852 4065 6291.

Public comment may be provided in the following ways:

- Join the virtual City / School Liaison Committee meeting via the link above; when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes;
 - Join the virtual meeting by calling the number above, dial *9 to raise your hand, and be called upon to speak for up to 3 minutes;
 - Send public comments in writing to City Clerk: ccpubliccomment@morganhill.ca.gov.
-

City Council Meeting & Redistricting Workshop

Wednesday, February 16

5:30 p.m. - Workshop

7:00 p.m. - Regular Meeting, [View Meeting Information](#)

At the workshop, the City Council and community will review and discuss [all draft maps](#). The City Council will provide direction on which maps it would like to move forward with. After the workshop, there will be a regular City Council meeting starting at 7:00 p.m. with the same Zoom and call-in connections.

Residents are encouraged to participate via Zoom:

- Join via Zoom: <https://bit.ly/MHCityCouncilMeeting>
- or call 669-900-9128; Webinar ID: 873 3200 8380

The next steps after the February 16 workshop are:

- At the March 2 City Council public hearing, the Council may adopt the final district map
- The final district maps must be adopted by April 17 in accordance with State law.

Helpful Reminders from the Morgan Hill PD

Identity theft and identity fraud are terms used to refer to all types of crime in which someone wrongfully obtains and uses another person's personal data in some way that involves fraud or deception, typically for economic gain.



What Are the Most Common Ways That Identity Theft or Fraud Can Happen? Read the latest [info & tip sheet](#) on the department's [Crime Prevention](#) webpage.

Community Corner



Youth Development Through Golf

**Students Register by February 9
for Classes & Days**

Registration Opens Feb. 9



High School Virtual Job Shadow Day

**Students Register by February 11
[Event](#) Scheduled for Feb 24**

Registration & Program Info



Online Tutoring Pods

Feb. 14 - May 25 Via Zoom
Days & Times Vary Per Grade Level

Register & Receive Link



Morgan Hill HUB

Starts Feb. 15 / Tues. Wed. & Thurs.
After School Program, Ages 12-18

Registration Required



Mental Health Support for Young Adults

Classes in the Area



Upcoming Service Changes

Routes & Times



Save the Date March 27 Wildflower Run

Registration Open

City Maintenance Projects



The Scoop

News you want to know about public projects and maintenance activities throughout Morgan Hill.

Click the image [or here](#) for the latest updates and what to expect in the coming week.

COVID-Related Resources & Information

[Local Vaccinations and COVID Testing Locations, Dates, and Times](#)

[Rent and Housing Support from Local, County, and State Agencies](#)

Your Morgan Hill



Morgan Hill City Hall Office Hours

The Civic Center area is open to the public: Monday through Friday,
8 a.m. - 5 p.m.

All individuals - employees and visitors -
must wear a mask while indoors in all
City facilities, regardless of vaccination
status.

State and County Health Information

[CA Coronavirus Information](#)

[Santa Clara County Public Health](#)

Elected Officials

Morgan Hill City Council

- [Rich Constantine, Mayor](#)
- [Gino Borgioli, District A, Mayor Pro Tem](#)
- [Yvonne Martínez Beltrán, District B](#)
- [Rene Spring, District C](#)
- [John McKay, District D](#)

County Supervisor

District 1: [Mike Wasserman](#)

California State Assembly District 30:

[Robert Rivas](#)

California State Senate District 17:

[John Laird](#)

U.S. Congressional District 19:

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Adam Paszkowski

From: City of Morgan Hill <pio@morganhill.ca.gov>
Sent: Friday, January 28, 2022 4:01 PM
To: Adam Paszkowski
Subject: [EXTERNAL] Weekly 411 Community News for January 28

January 28, 2022



Featured This Week



It's Good to be Prepared!

Morgan Hill's Office of Emergency Services (OES) is getting ready to host the Winter 2022 Community Emergency Response Team Training and welcomes the community to [register for the class](#).

The Community Emergency Response Team (CERT) training is a 20-hour, all hazard training offered by OES in partnership with Gilroy OES. The training is designed for anyone ages 13 and older interested in learning how to protect themselves, their family, their neighbors, and their neighborhood in an emergency situation.

Teenagers are eligible to receive community service hours, but require a parent/guardian's participation in the training.

During the training community members will learn:

- Disaster Preparedness
- Fire Safety
- Disaster Medical Operations and Triage
- Light Search and Rescue

- Team Organization
- Disaster Psychology
- Terrorism
- Incident Command System.

Due to the pandemic, the CERT basic training is now being offered as a combination of online training and a one-day, hands-on skills training. The online ZOOM training will be a bi-weekly class estimated to take 12 hours from February 8 – March 5.

To register for this free opportunity please go to this link <https://cert-basic-feb-8.eventbrite.com> or contact Jennifer Ponce, Office of Emergency Services, for more information.

Jennifer can be reached at jennifer.ponce@morganhill.ca.gov.

City Engagement

City Council Annual Goal Setting Workshop

Continuing Saturday, January 29, 9:00 - 5:00 p.m.

[Virtual Meeting Information & Materials](#)

City Council meetings are virtual and live-streamed on [Facebook](#), Channel 17, and the [City's website](#).

Members of the community who would like to participate may do so virtually: <https://bit.ly/MHCityCouncilMeeting> or call 669-900-9128, then enter the meeting id: 873 3200 8380.

Public comment may be provided in the following ways:

- Join the virtual City Council meeting via the link above; when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes;
- Join the virtual meeting by calling the number above, dial *9 to raise your hand, and be called upon to speak for up to 3 minutes;
- Send public comments in writing to City Clerk: ccpubliccomment@morganhill.ca.gov.

Please note that comments made on Facebook are not considered public comment.

Draft Redistricting Maps Submission Deadline

Monday, January 31, 2022

It's that time! Submit your City Council district map proposal for consideration by the January 31, 2022, deadline. [Morgan-Hill.ca.gov/2183/Draw-a-Map](http://www.morgan-hill.ca.gov/2183/Draw-a-Map) shows different mapping tools and how to redraw a City Council district map.

All draft maps are available for public review on the City's redistricting webpage at <http://www.morgan-hill.ca.gov/2182/Draft-Maps>.

Next up in the redistricting process is the February 16 City Council Redistricting Workshop noted below.

Library, Culture, and Arts Commission

Tuesday, February 1, 5:30 p.m. [View Meeting Information](#)

The Commission meetings are virtual and live-streamed on [Facebook](#), Channel 17, and the [City's website](#).

Members of the community who would like to participate may join the virtual meeting at <https://bit.ly/LCACMeeting> or call 669-900-9128, then enter the meeting identification when prompted: 874 0656 4997.

Public comment may be provided in the following ways:

- Join the virtual Library, Culture, and Arts Commission meeting via the link above; when public comment is opened, raise your virtual hand and be called upon to speak for up to three minutes;
- Join the virtual meeting by calling the number above, dial *9 to raise your hand, and be called upon to speak for up to three minutes;
- Send public comments in writing via email to chris.ghione@morganhill.ca.gov.

Please note that comments made on Facebook are not considered public comment.

City Council Meeting

Wednesday, February 2 - CANCELED

Please join the City Council at the next scheduled meeting on February 16, starting with the redistricting workshop at 5:30 p.m. See below for workshop details.

Morgan Hill Recreation Preschool

Registration Opens Monday, February 7, 8:00 a.m., for 2022-2023 School Year

Please visit our website for more information on the program and how to register.

To register, visit www.mhreconline.com using the codes listed at the website link above. The first month's tuition is due upon registration. A completed registration packet, a copy of your child's birth certificate, and up-to-date immunization records will be required before the start of the program.

Virtual Town Hall: Morgan Hill's Housing Element

Thursday, February 10, 5:30 p.m. - 6:30 p.m.

The City is in the process of updating the Housing Element of the General Plan for the 2023-2031 period as required by State law. The Housing Element establishes policies and programs to address Morgan Hill's existing and projected housing needs for all economic segments of the community.

Virtual Meeting Link: <https://bit.ly/Communitytownhall> or call 669-900-9128, then enter the meeting ID when prompted: 828 0731 9295.

This virtual town hall meeting will also be streamed live on Facebook at <https://www.facebook.com/morganhillengage/>.

The town hall will discuss the existing and upcoming Housing Element, the City's housing needs, the City's Sites Inventory, housing policies, and Affirmatively Furthering Fair Housing (AFFH) requirements.

The process also includes asking community members what they see as Morgan Hill's most important housing needs. Please complete the short survey to provide us with your input. All responses are kept completely confidential. One survey can be submitted per person.

- Survey link: <https://www.surveymonkey.com/r/JDZYJ65>

Community Presentation: Deadly Dangers of Fentanyl

Presentation on Thursday, February 10, 6:00 - 7:30 p.m.

Learn about drugs sold to kids on social media, hear testimonials from families experiencing loss from fentanyl poisoning, get Narcan training, and more.

Two options for attending

- In-Person (Tentative): City Council Chamber Building, 17555 Peak Ave.
- Virtual: <https://bit.ly/FentanylAwarenessCommunityMeeting>

Registration required for all attendees: <https://www.surveymonkey.com/r/LTP6HLW>.

See the event flyer in [English](#) and [Spanish](#) for additional information.
Contact Dori Prado at 408-390-9012 for any questions.

City Council Redistricting Workshop

Wednesday, February 16, 5:30 p.m.

At the workshop, the City Council and Community will review and discuss all draft maps. The City Council will provide direction on which maps it would like to move forward with.

Residents are encouraged to participate via Zoom:

- Join via Zoom: <https://bit.ly/MHCityCouncilMeeting>
- or call 669-900-9128; Webinar ID: 873 3200 8380

Next steps after February 16's workshop are:

- At the March 2 City Council public hearing, the Council may adopt the final district map
- The final district maps must be adopted by April 17 in accordance with State law.

This will bring to conclusion the [City's redistricting process](#), which began this past summer.

Recreation Division: Volunteers Needed

The Aquatics Center will be hosting a Pacific Masters swim meet on April 1, 2, & 3. We are looking for volunteers to work outside to assist with the meet.

If you interested in volunteering please [apply using our volunteer link](#). Once that is completed, applicants will be emailed a link to select time slots.

For questions regarding the event, contact Lisa Rick at lisa.rick@morganhill.ca.gov.

Environmental Services: Private Sewer Lateral & Water Conservation Ordinances

Thinking of selling a property? If so, take note of the Private Sewer Lateral Ordinance and the Water Conservation Ordinance that take effect on June 1, 2022. It's right around the corner!

These City ordinances will require two different inspections to take place prior to the sale of a property:

1. For properties built more than 15 years ago, privately-owned sewer lateral lines will need to be inspected prior to a sale of property by a NASSCO certified plumber with a Morgan Hill business license. If there are any damages to the line, they will need to be repaired before a Compliance Certificate can be granted. The City has established two grant opportunities to assist homeowners with the sewer line repair/replacement process.

- Info: <https://www.morgan-hill.ca.gov/1987/Private-Sewer-Lateral-Inspection-Repair->
- Grant: <https://www.morgan-hill.ca.gov/2192/Grant-Program-to-Replace-or-Repair-PSL>
- NASSCO: <https://www.nassco.org/education-and-training/certified-professionals-directory/>

2. For all properties built before January 1, 1994, the plumbing fixtures need to be retrofit prior to a resale, if not already so, with high-efficiency ones that consume less water with each use. An inspection by a contractor with a Morgan Hill business license will check toilets, urinals, and showerheads. Upon passing, property owners will receive a Water Conservation Certificate.

- Info: <https://www.morgan-hill.ca.gov/2216/Water-Conservation-Ordinance>
-

Economic Development: January 2022 Newsletter [eNewsletter Now Available](#)

Find out more about key efforts that impact our business community, including:

- Quarterly Sales Tax Update
- Housing Element Plan
- Industrial Preservation & Optimization Policy
- Downtown Lane Reduction and Place-Branding Update
- Business Resources.



[Subscribe to Future Economic Development eNewsletters](#). Thank you for continuing to “Choose Morgan Hill.”

Community Corner

Rebekah Children's Services Multiple Resources



- Updated: Feb. 4 [Deadline](#) for Winter Culinary Academy
- [Free Monthly Program](#) for Diaper & Menstrual Products
- [Parent Cafe](#) Series in English & Spanish
- [Free Food](#) 4th Friday of Every Month



January 29, noon - 5:00 p.m.
Running Shop & Hops
17500 Depot Street

Raffle Proceeds to Benefit
Edward Boss Prado Foundation

[More Info](#)

**Volunteer
to help
your
local park!**

February 5, 9:00 - 11:00 a.m.

Butterfield
between Barrett and Watsonville

[Where to Meet & More Info](#)



Youth Development Through Golf

Register by February 9 for
Range of Classes & Days

[Registration Opens Feb. 9](#)



High School Virtual Job Shadow Day

Students Register by February 11
[Event](#) Scheduled for Feb 24

[Registration & Program Info](#)



Darren Dean Vocational
Education Grant

Info & Requirements

Make Your Home
More Energy Efficient

DIY Tool Kits

County of Santa Clara's
Safe Gun Storage Campaign

Take the Survey



**American
Red Cross**

American Red Cross
National Blood Shortage

Sign Up To Donate



SANTA CLARA COUNTY
Behavioral Health Services

Proud Parents
Education Group

Upcoming Sessions

**THE
LGBTQ
YOUTH
SPACE**

Events & Resources
Morgan Hill & Gilroy

South County Info

City Maintenance Projects



The Scoop

News you want to know about public projects and maintenance activities throughout Morgan Hill.

Click the image [or here](#) for the latest updates and what to expect in the coming week.

COVID-Related Resources & Information

Place Your Order for Free At-Home COVID-19 Test Kits

Residential households in the U.S. can order one set of four free at-home tests.

Order directly from the United States Postal Service:
<https://special.usps.com/testkits> or covidtests.gov.

Order your **free
at-home COVID
tests!**

Visit **covidtests.gov**



Limit 4 tests per household

[Local Vaccinations and COVID Testing Locations, Dates, and Times](#)

[Rent and Housing Support from Local, County, and State Agencies](#)

[Food and Grocery Resources](#)

Your Morgan Hill



Morgan Hill City Hall Office Hours

The Civic Center area is open to the public: Monday through Friday,
8 a.m. - 5 p.m.

All individuals - employees and visitors -
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City facilities, regardless of vaccination
status.

State and County Health Information

[CA Coronavirus Information](#)

[Santa Clara County Public Health](#)

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- [Gino Borgioli, District A, Mayor Pro Tem](#)
- [Yvonne Martínez Beltrán, District B](#)
- [Rene Spring, District C](#)
- [John McKay, District D](#)

County Supervisor

District 1: [Mike Wasserman](#)

California State Assembly District 30:

[Robert Rivas](#)

California State Senate District 17:

[John Laird](#)

U.S. Congressional District 19:

[Zoe Lofgren](#)

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From: [City of Morgan Hill](#)
To: [Adam Paszkowski](#)
Subject: [EXTERNAL] Introduction to the 2023-2031 Housing Element Update Workshop
Date: Tuesday, January 25, 2022 3:22:16 PM

You don't often get email from webmaster@morgan-hill.ca.gov. [Learn why this is important](#)

[View this in your browser](#)

Dear Community Members,

Please join us to hear about Morgan Hill's 2023-2031 Housing Element Update process during tonight's Planning Commission meeting at 7:00 p.m.

PLANNING COMMISSION MEETING

DATE: Tuesday, January 25, 2022

TIME: 7:00 p.m.

LOCATION: Video Conference

Weblink: <https://bit.ly/PlanningCommissionMtg>

Phone: (669) 900-9128 Webinar ID: 862 0324 6251

* * * * *

This complimentary message is being sent to subscribers who might be interested in its content. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by visiting our website at:

<http://www.morgan-hill.ca.gov/list.asp?mode=del>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.

You are receiving this message because you are subscribed to Housing Element Update on www.morgan-hill.ca.gov. To unsubscribe, click the following link:

[Unsubscribe](#)

From: [City of Morgan Hill](#)
To: [Adam Paszkowski](#)
Subject: [EXTERNAL] Town Hall Community Meeting and Other Updates
Date: Thursday, February 3, 2022 4:48:34 PM

You don't often get email from webmaster@morgan-hill.ca.gov. [Learn why this is important](#)

[View this in your browser](#)

Dear Community Members,

We have three key updates to the Housing Element Update webpage that you should be aware of: 1) **Community Meeting (Town Hall)** on Thursday, February 10th, 2) **Housing Needs Survey**, and 3) **Draft Assessment of Housing Needs**. More detailed information can be found below or by visiting the Housing Element Update website at: <https://www.morgan-hill.ca.gov/2063/Housing-Element-Update>

Community Meeting (Town Hall)

Come join the City of Morgan Hill staff for a Town Hall on Thursday, February 10, 2022 at 5:30 p.m. via Zoom, that will discuss the housing needs of the city, the cities Sites Inventory, existing and upcoming Housing Element, housing policies, and Affirmatively Furthering Fair Housing (AFFH) requirements.

Town Hall Meeting

Date: Thursday, February 10, 2022

Time: 5:30 p.m.

Location: Video Conference

Weblink: <https://bit.ly/Communtytownhall>

Or One tap mobile: 16699009128,,82807319295#

Or Telephone: 1 669 900 9128, Webinar ID: 828 0731 9295

What are Morgan Hill's most important Housing Needs Survey

The City is in the process of updating the Housing Element of the General Plan for the 2023-2031 period as required by State law. The Housing Element establishes policies and programs to address Morgan Hill's existing and projected housing needs for all economic segments of the community. The first step in this process is to ask community members what they see as Morgan Hill's most important housing needs.

Please help shape the future of housing in Morgan Hill by completing the 10-question survey. The survey should take less than 5 minutes to complete, and all responses are kept completely confidential. One survey can be submitted per person. To access the survey in English, please click [here](#). To access the survey in Spanish, please click [here](#).

Draft Assessment of Housing Needs

During the January 25, 2022 Planning Commission meeting, the [DRAFT Assessment of Housing Needs](#) was presented to the Commission. To view the DRAFT Assessment of Housing Needs document in PDF format, please click [here](#).

* * * * *

This complimentary message is being sent to subscribers who might be interested in its content. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by visiting our website at:

<http://www.morgan-hill.ca.gov/list.asp?mode=del>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.

You are receiving this message because you are subscribed to Housing Element Update on www.morgan-hill.ca.gov. To unsubscribe, click the following link:

[Unsubscribe](#)



The City of Morgan Hill is launching a series of Housing Workshops!

A roadmap of housing in Morgan Hill; how we got here and the future of housing for current and future residents.


We will share the what, why, and how housing will change per State law and hear your thoughts on creating the best version of Morgan Hill for the future.

Four virtual community workshops will be held right before the City Council meetings at 5:30 pm:

- All Things Housing - Wednesday, May 19th
- State Mandates for Housing Production - Wednesday, June 2nd
- Housing Affordability - Wednesday, June 16th
- Housing and Long-Term Sustainability - Wednesday, June 23rd

In addition to the workshops above, here are additional opportunities to join the conversation:

- Affordable Housing 101 in Spanish with English Translation - Tuesday, May 18th at 5:00 pm
- All Things Housing - Saturday, May 22nd, 9 am to noon, Third St. in front of parking garage
- A Model for Agricultural Workforce Housing in South County - Friday, May 28th at 10:00 am
- Creating Inclusive Communities through Design Form - Thursday, June 10th at 5:30 pm
- Hablando Vivienda con Nuestras Familias in Spanish with English Translation - Sunday, May 23rd at 2:00 pm



For more information on the workshops above or about Housing in Morgan Hill visit <https://www.morgan-hill.ca.gov/2021HousingConversation>

Countywide Community Meeting #2

An introduction to the Housing Element update

August 11th, 2021 from 6 - 7:30 pm
Register at bit.ly/countywidemeeting2



Let's Talk Housing
SANTA CLARA COUNTY

Learn more about the update process, how to participate, and join a breakout session to discuss housing in your community.

This meeting includes the cities of **Gilroy, Morgan Hill, and the County of Santa Clara**

Visit letstalkhousingcc.org for more info



Reunión comunitaria del condado de Santa Clara #2



Introducción a la actualización del elemento de vivienda

11 de agosto del 2021 de 6 a 7:30 pm
Regístrese en bit.ly/countywidemeeting2

Let's Talk Housing
SANTA CLARA COUNTY

Aprenda más sobre el proceso de actualización, cómo participar y únase a una sesión de grupo para hablar sobre la vivienda en su comunidad.

Esta reunión incluye las ciudades de **Gilroy, Morgan Hill, y el Condado de Santa Clara.**

Visite letstalkhousingcc.org para más información



Countywide Meeting Summary



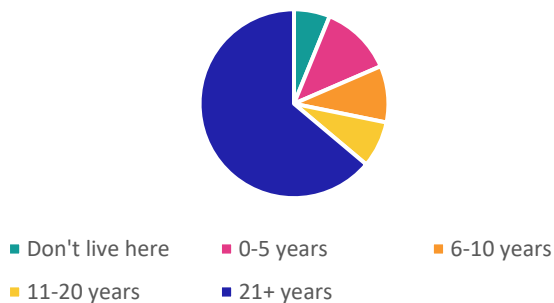
Morgan Hill: Introducing the Housing Element Update

A series of countywide meetings about the Housing Element update were held from August to September 2021. Each meeting offered Spanish-language interpretation and provided community members with an introduction to the Housing Element update, why it matters, information on the Let's Talk Housing outreach effort and countywide trends. Breakout room discussions with individual cities and towns followed.

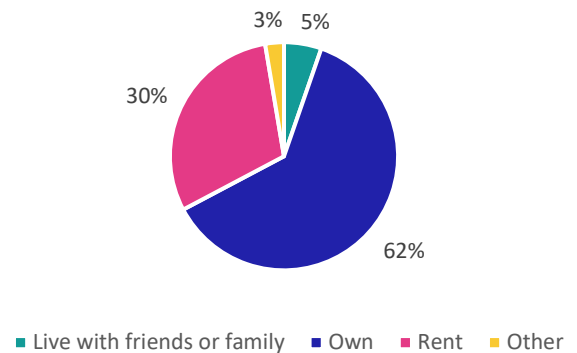
Who We Heard From

In total 832 registered for the series. Of those who registered for the series, the majority identified as White and over half were 50 years or older. Over sixty percent lived over 21 years in within the county, and over half were homeowners.

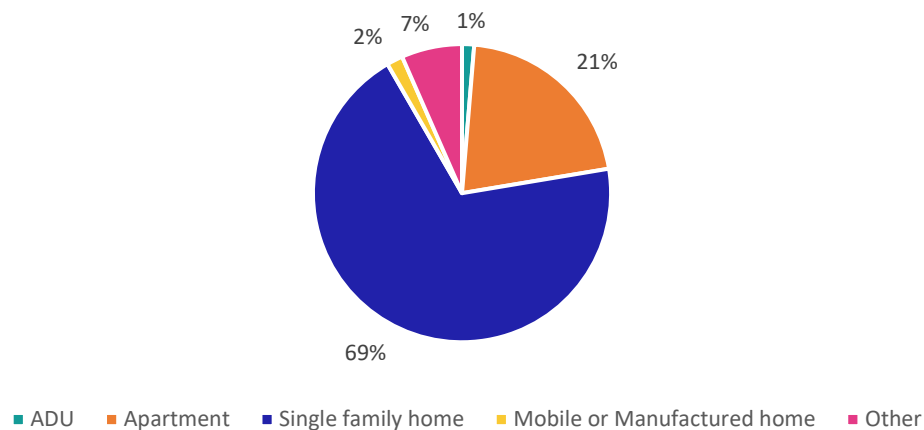
How long have you lived in County?



Living Situation



Type of Home



Countywide Meeting Summary



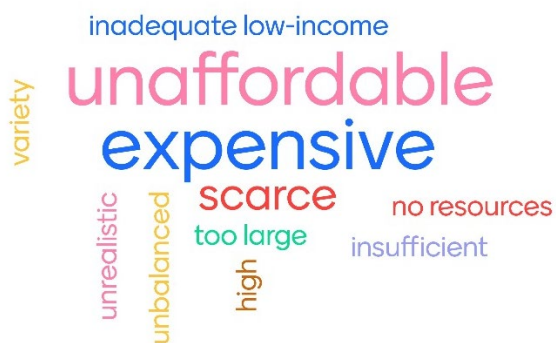
Morgan Hill was part of the August 11th, 2021 introductory meeting, along with Gilroy and Unincorporated Santa Clara County. Seventeen people who registered for the August 11th meeting identified as living in Morgan Hill, including four who live here, and three who work here. Of the residents, three owned their home and one rented. A majority of them (5) have lived in the county for 21 years or more.

What We Heard

Main Meeting

People were asked to share a word in the chat describing housing now at the beginning of the meeting, and the housing they envisioned in their communities ten years from now.

Now



In 2030



Breakout Session

In the breakout session, participants expressed that they valued the town's hills and parks. One participant noted being a happy Morgan Hill resident for over 40 years. However, participants recognized that rent and home prices are unaffordable for many. Key challenges to meeting Morgan Hill's housing needs include lack of vacant land and some community resistance to multifamily housing. Among ideas for addressing these needs were: including commercial buildings an inclusionary zoning policy and streamlining the development process. Participants expressed support for existing policies and programs such as limits to condo conversions and the town's partnership with the County to provide project-based housing vouchers.

Post Event Survey

The post-event survey reflected the variety of opinions present on issues ranging from a desire to preserve communities as they are, to an appeal for more and diverse housing everywhere in the county. Community members responded that they valued the space and the information provided within it and looked forward to more opportunities to engage in the housing element update process.



Let's Talk Housing
SANTA CLARA COUNTY

Talk with Your Community: Morgan Hill

1. What We Value and Love

In the chat, share a word or two about what you value or love about your community and it's housing. Who wants to talk about what they wrote?

- Our hills and parks!
- Been happy living here for 40 years

2. Key Housing Needs, Challenges or Opportunities

In the chat, share a word or two about our key housing needs, challenges or opportunities. Who wants to talk about what they wrote?

- Challenge of finding sites - limited vacant land and policies against converting non-res to residential
- Extremely low-income housing is a challenge -- can low income be combined with extremely low? Seems they should be separated
- Live in apartment that was concerned about being converted to condos, but city policy helped to keep from happening
- Should focus on potential for housing the un-housed (tiny homes?)
- Apartments near single family housing - people concerned will bring down home prices -- need to address
- Have done good job of meeting higher income housing needs; want to make sure lower income needs met, including special needs (people w disabilities, etc.)



Let's Talk Housing

SANTA CLARA COUNTY

- High AMI makes “affordable” housing very expensive for people who are on ELI fixed income housing, SSI
- City working to address - takes money, plus time to change policies and develop programs
- Section 8 voucher program open now - getting info out
- City partnering with county for project-based vouchers
- Challenge to get affordable housing developments through the process; get resources

3. Ideas or Suggestions

In the chat, share any ideas or suggestions you have to help meet our housing needs. Who wants to talk about what they wrote?

- Include nonresidential builders in inclusionary zoning program -- commercial development creates housing needs; should participate
- [also see points above]



Let's Talk Housing
SANTA CLARA COUNTY

4. How to Better Hear from Our Community

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

- Having people/places that community trusts be conduits for getting out info and helping with participation
- Housing team very active reaching out to CBOs and getting them ready for Housing Element work and promote housing
- How to address people's opposition to new housing reducing their property value and inherently opposed
- Need to educate people about affordable housing -- who it serves, how it works
- Key message -- 48% of low-income renters are paying more than 50% for housing

5. What Kind of Housing Do We Have in the Future

Let's return to it being 2030, and how we've accomplished a lot! In the chat, share with us a word or two about your vision for the housing in our community. Who wants to talk about what they wrote?

- 100% of people are paying 30% or less of income on housing
- Have 4 100% affordable developments moving forward -- want to see them all succeed!
- Modular housing is overloaded - hard to keep up with demand
- Want to see more local serving businesses so don't have to drive across town to access services



HOUSING ELEMENT

The City of Morgan Hill is in the process of preparing the 6th cycle (2023-2031) of the Housing Element Update. The Housing Element is Morgan Hill's housing plan that identifies our City's housing needs and opportunities and establishes clear goals and objectives to inform future housing decisions.

At its core, the Housing Element is an opportunity to have a community conversation about how to address local housing challenges and find solutions. The Housing Element is an important part of [Morgan Hill 2035 General Plan](#), which serves as the blueprint for how we will grow and address changing needs for development. The Housing Element must be updated every eight years and be certified by the [California Department of Housing and Community Development \(HCD\)](#).

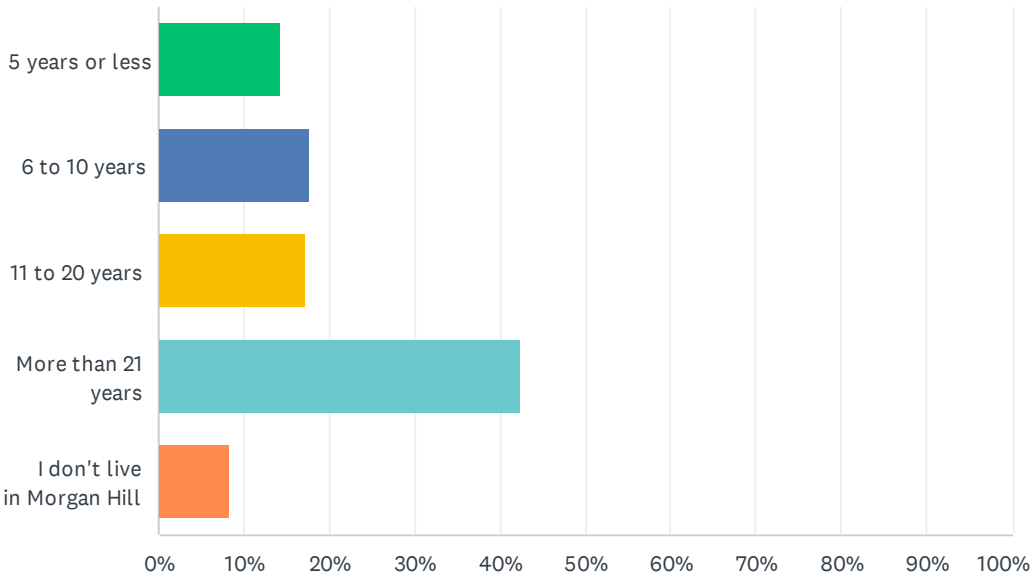
Notify Me

To sign up for notifications and updates on the Housing Element Update, select the Notify Me link or contact 408.310.4635 Adam.Paszkowski@MorganHill.Ca.Gov and Rebecca.Garcia@Morganhill.Ca.Gov.

Upcoming Meeting Housing Element discussion at the Planning Commission Meeting, April 12, 2022 at 7:00 pm. Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at: <https://bit.ly/PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251. Public comment may be provided in the following ways: Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes. Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and *6 when called upon to speak for up to 3 minutes. Send public comments in writing to the Minutes Clerk at pcpubliccomment@morganhill.ca.gov.

Q1 About how long have you lived in Morgan Hill?

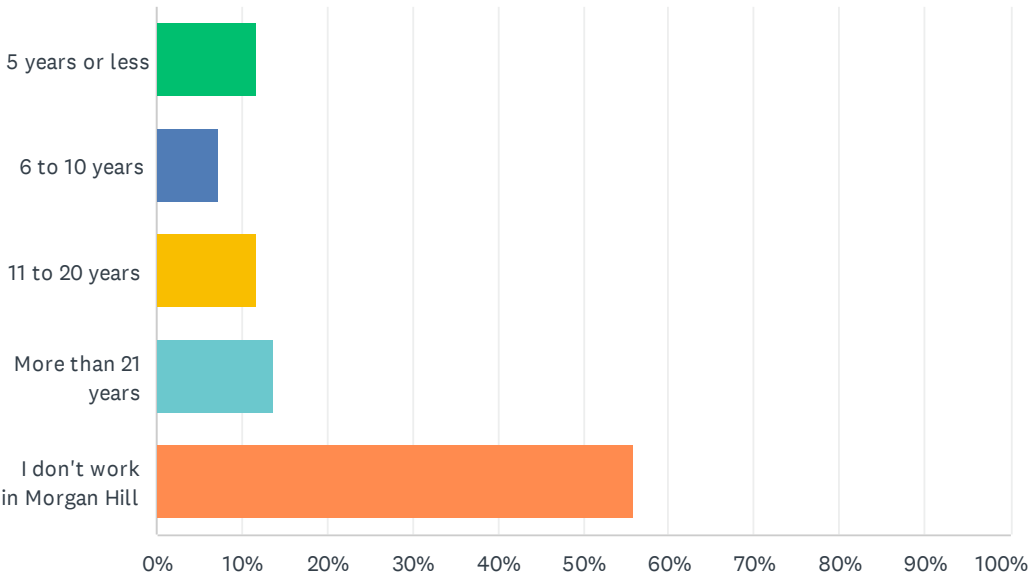
Answered: 301 Skipped: 0



ANSWER CHOICES	RESPONSES	
5 years or less	14.29%	43
6 to 10 years	17.61%	53
11 to 20 years	17.28%	52
More than 21 years	42.52%	128
I don't live in Morgan Hill	8.31%	25
TOTAL		301

Q2 How long have you worked in Morgan Hill?

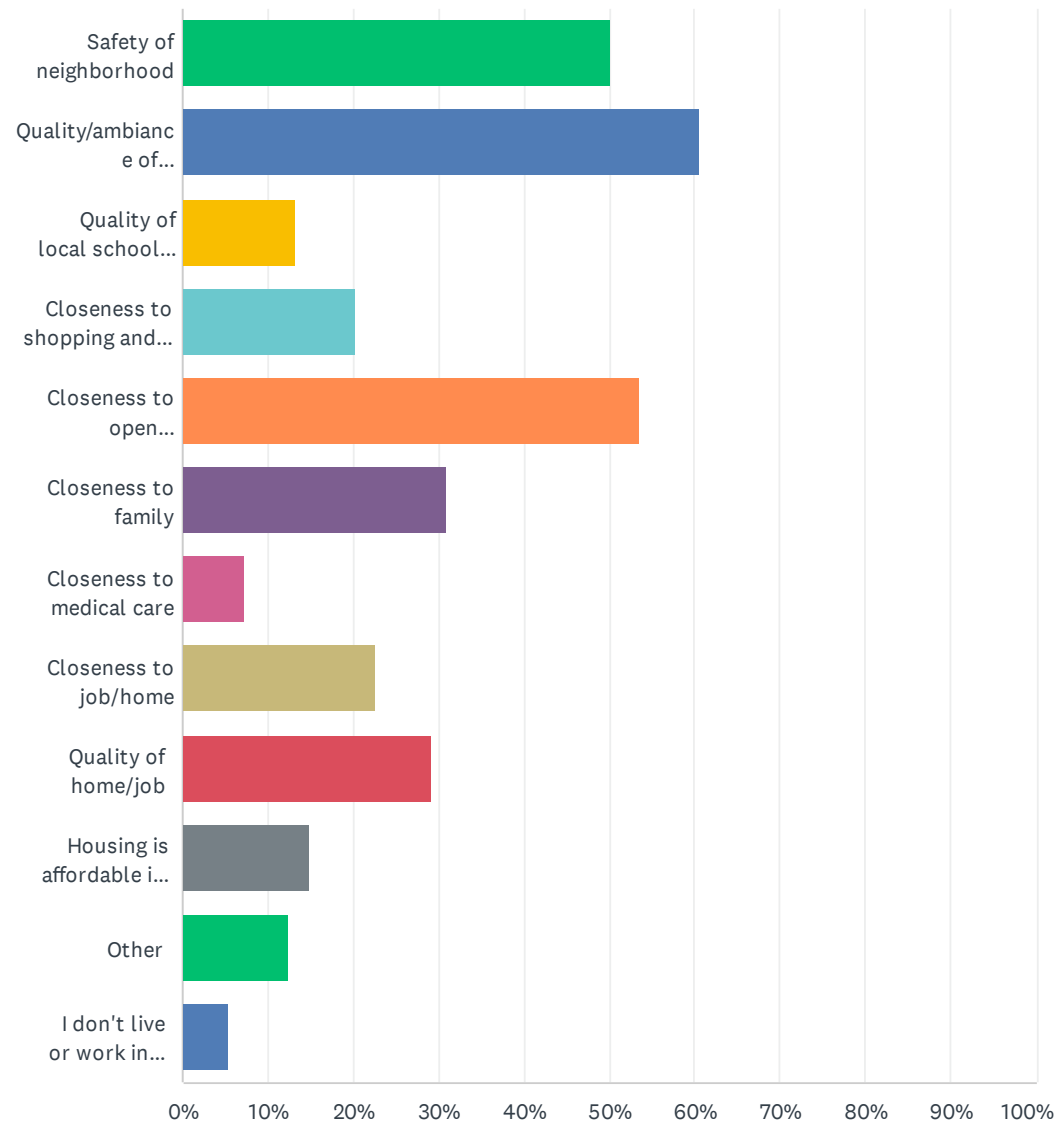
Answered: 301 Skipped: 0



ANSWER CHOICES	RESPONSES	
5 years or less	11.63%	35
6 to 10 years	7.31%	22
11 to 20 years	11.63%	35
More than 21 years	13.62%	41
I don't work in Morgan Hill	55.81%	168
TOTAL		301

Q3 Select the reason(s) why you live or work in Morgan Hill.

Answered: 301 Skipped: 0

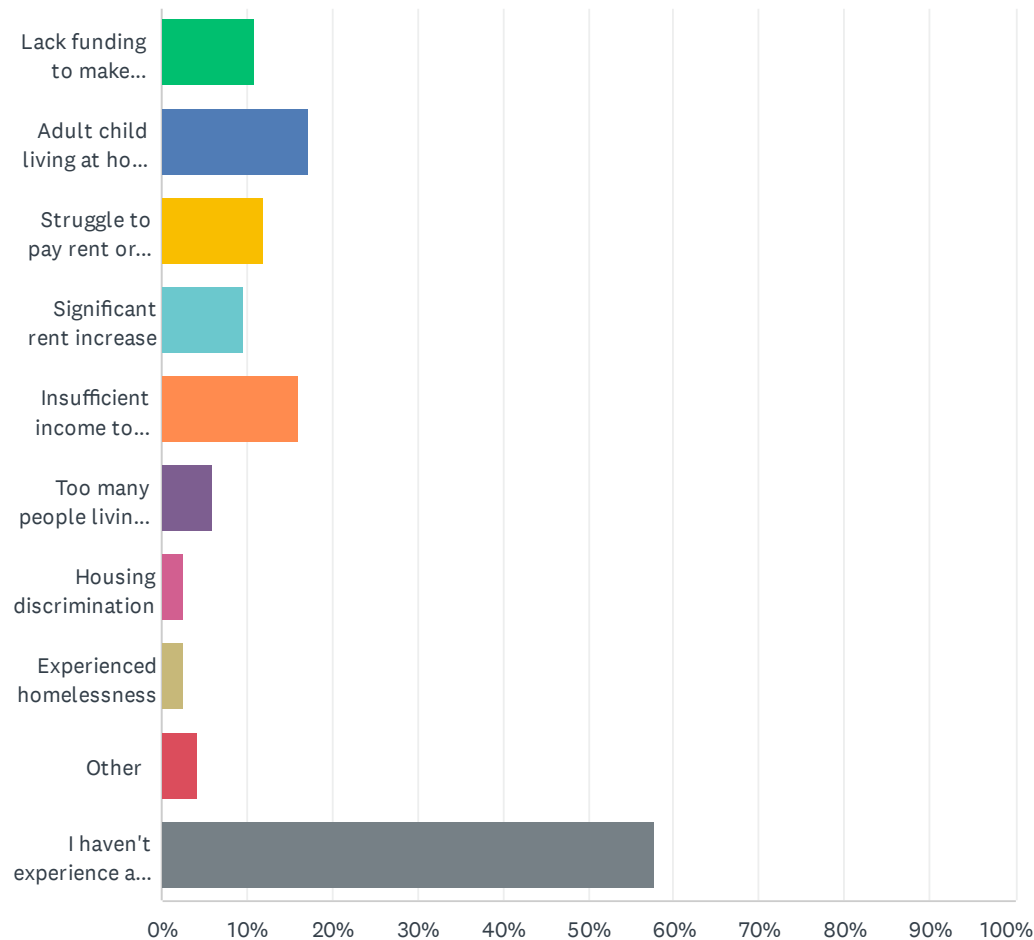


Morgan Hill 6th Cycle Housing Element Update Questionnaire

ANSWER CHOICES	RESPONSES	
Safety of neighborhood	50.17%	151
Quality/ambiance of neighborhood	60.47%	182
Quality of local school system	13.29%	40
Closeness to shopping and services	20.27%	61
Closeness to open space/recreational areas	53.49%	161
Closeness to family	30.90%	93
Closeness to medical care	7.31%	22
Closeness to job/home	22.59%	68
Quality of home/job	29.24%	88
Housing is affordable in Morgan Hill	14.95%	45
Other	12.29%	37
I don't live or work in Morgan Hill	5.32%	16
Total Respondents: 301		

Q4 Within the past two years, have you experienced any of the following housing issues? (select all that apply)

Answered: 301 Skipped: 0

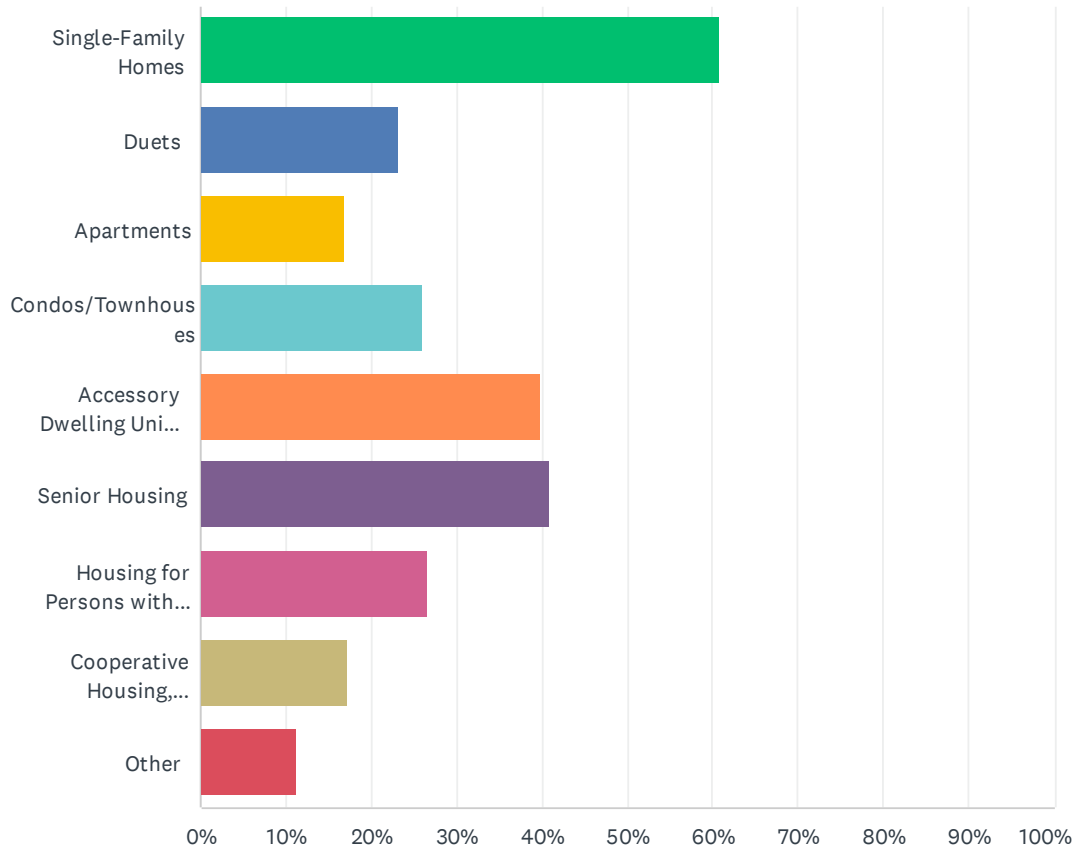


Morgan Hill 6th Cycle Housing Element Update Questionnaire

ANSWER CHOICES	RESPONSES	
Lack funding to make necessary home repairs	10.96%	33
Adult child living at home due to inability to afford housing	17.28%	52
Struggle to pay rent or mortgage	11.96%	36
Significant rent increase	9.63%	29
Insufficient income to afford living in Morgan Hill	15.95%	48
Too many people living in one home (overcrowding)	5.98%	18
Housing discrimination	2.66%	8
Experienced homelessness	2.66%	8
Other	4.32%	13
I haven't experience any housing issues	57.81%	174
Total Respondents: 301		

Q5 What types of housing would be a good addition to Morgan Hill's housing? (choose all that apply)

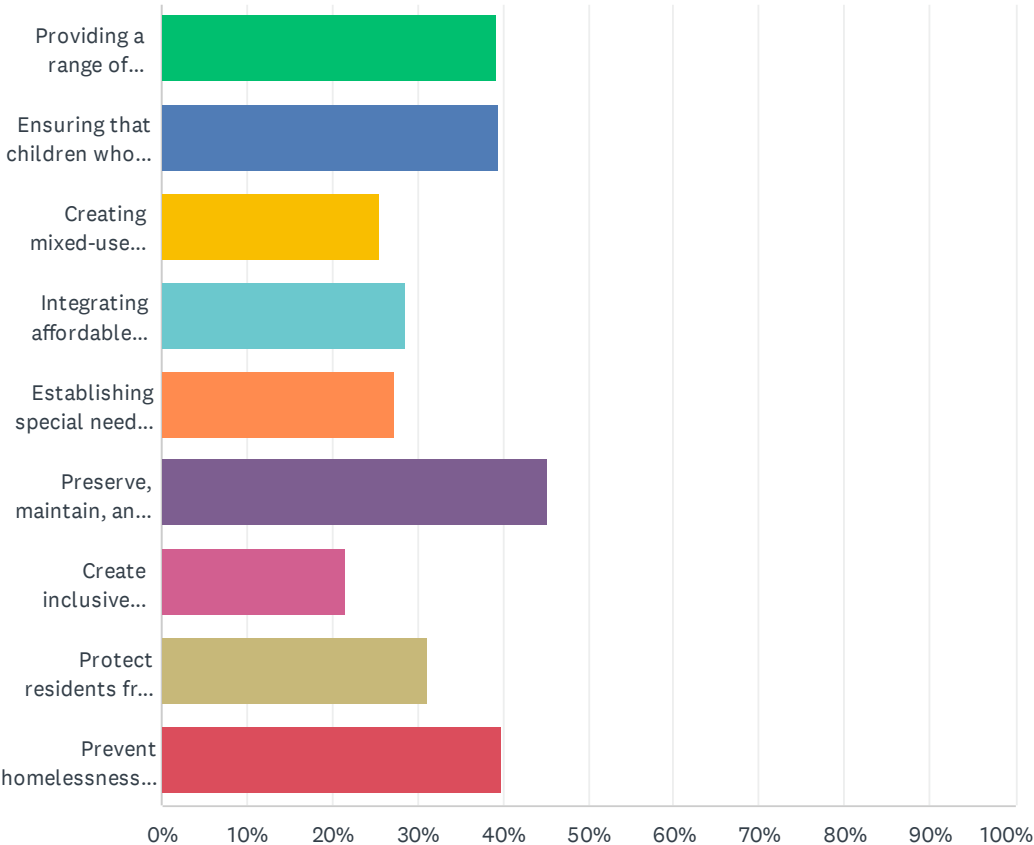
Answered: 301 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-Family Homes	60.80%	183
Duets	23.26%	70
Apartments	16.94%	51
Condos/Townhouses	25.91%	78
Accessory Dwelling Units (granny flats, in-law units, secondary units, tiny homes, etc.)	39.87%	120
Senior Housing	40.86%	123
Housing for Persons with Disabilities	26.58%	80
Cooperative Housing, Intergenerational, or Foster Family Housing	17.28%	52
Other	11.30%	34
Total Respondents: 301		

Q6 Please indicate which of the following housing priorities are most important for Morgan Hill.

Answered: 301 Skipped: 0

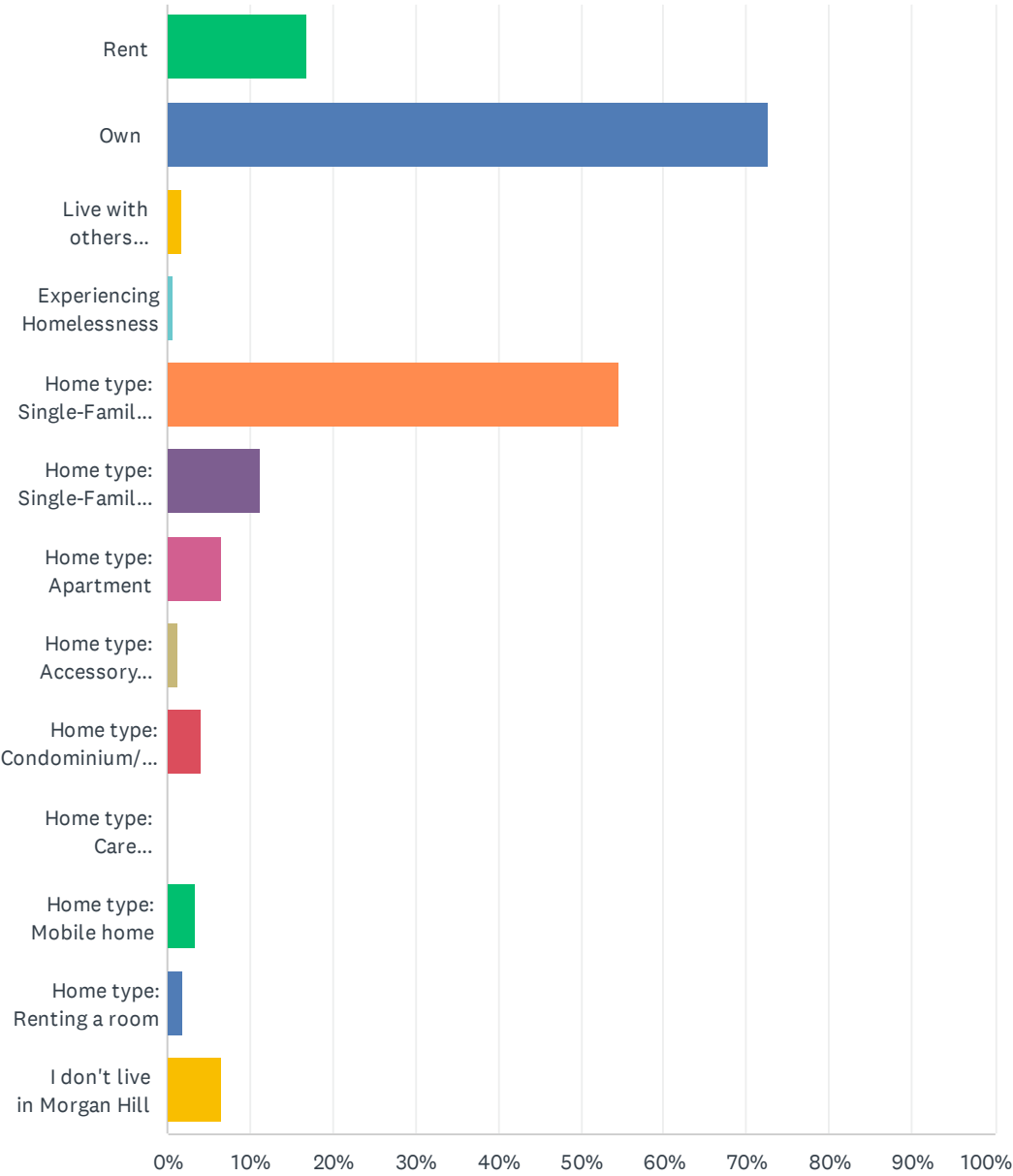


Morgan Hill 6th Cycle Housing Element Update Questionnaire

ANSWER CHOICES	RESPONSES	
Providing a range of housing opportunities affordable to Morgan Hill workforce	39.20%	118
Ensuring that children who grew up in Morgan Hill have housing options so they can live in Morgan Hill as adults	39.53%	119
Creating mixed-use (commercial/office and residential) projects that encourage walkable neighborhoods and reduce tendency on automobiles	25.58%	77
Integrating affordable housing throughout the community to create mixed-income neighborhoods avoiding concentrations in any one neighborhood	28.57%	86
Establishing special needs housing for seniors, persons with disabilities, and/or veterans	27.24%	82
Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability	45.18%	136
Create inclusive neighborhoods, connecting residents to jobs, schools, and services	21.59%	65
Protect residents from displacement by economic pressures by keeping people in their homes/communities	31.23%	94
Prevent homelessness and address the housing needs of people experiencing homelessness	39.87%	120
Total Respondents: 301		

Q7 If you live in Morgan Hill, what best describes your current home?
(Please indicate if you rent or own and the type of home you live in)

Answered: 301 Skipped: 0

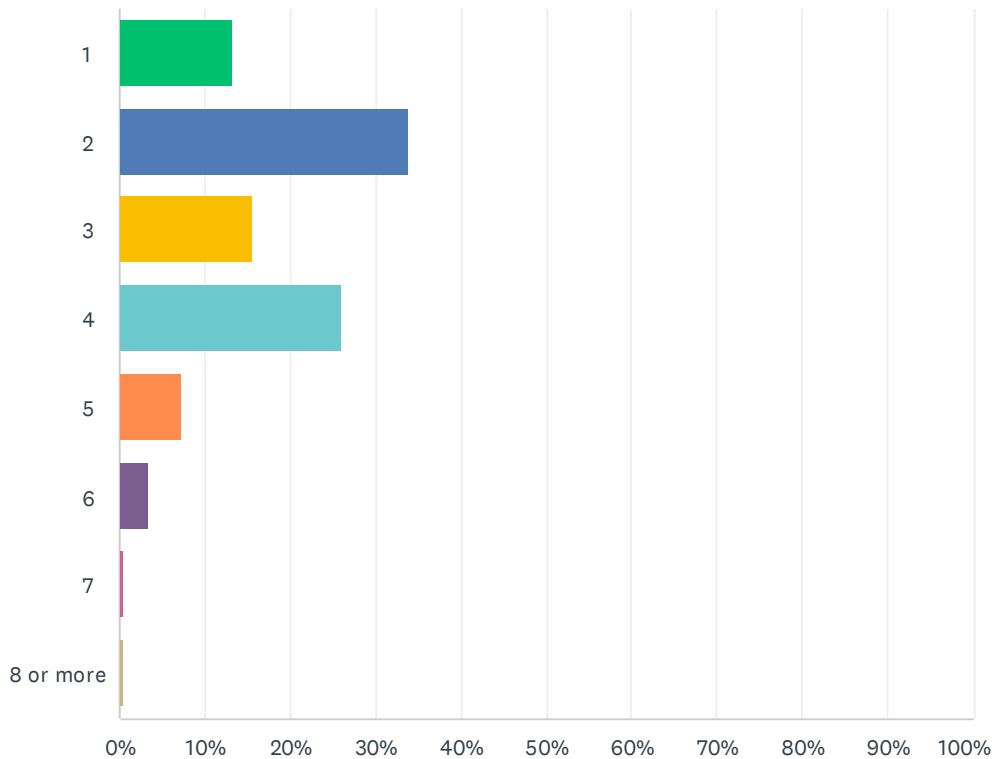


Morgan Hill 6th Cycle Housing Element Update Questionnaire

ANSWER CHOICES	RESPONSES	
Rent	16.94%	51
Own	72.76%	219
Live with others (family/friends) with no rent	1.66%	5
Experiencing Homelessness	0.66%	2
Home type: Single-Family Detached House	54.49%	164
Home type: Single-Family Attached House	11.30%	34
Home type: Apartment	6.64%	20
Home type: Accessory Dwelling Unit	1.33%	4
Home type: Condominium/Townhome	3.99%	12
Home type: Care Facility/Assisted Living	0.00%	0
Home type: Mobile home	3.32%	10
Home type: Renting a room	1.99%	6
I don't live in Morgan Hill	6.64%	20
Total Respondents: 301		

Q8 What is your household size?

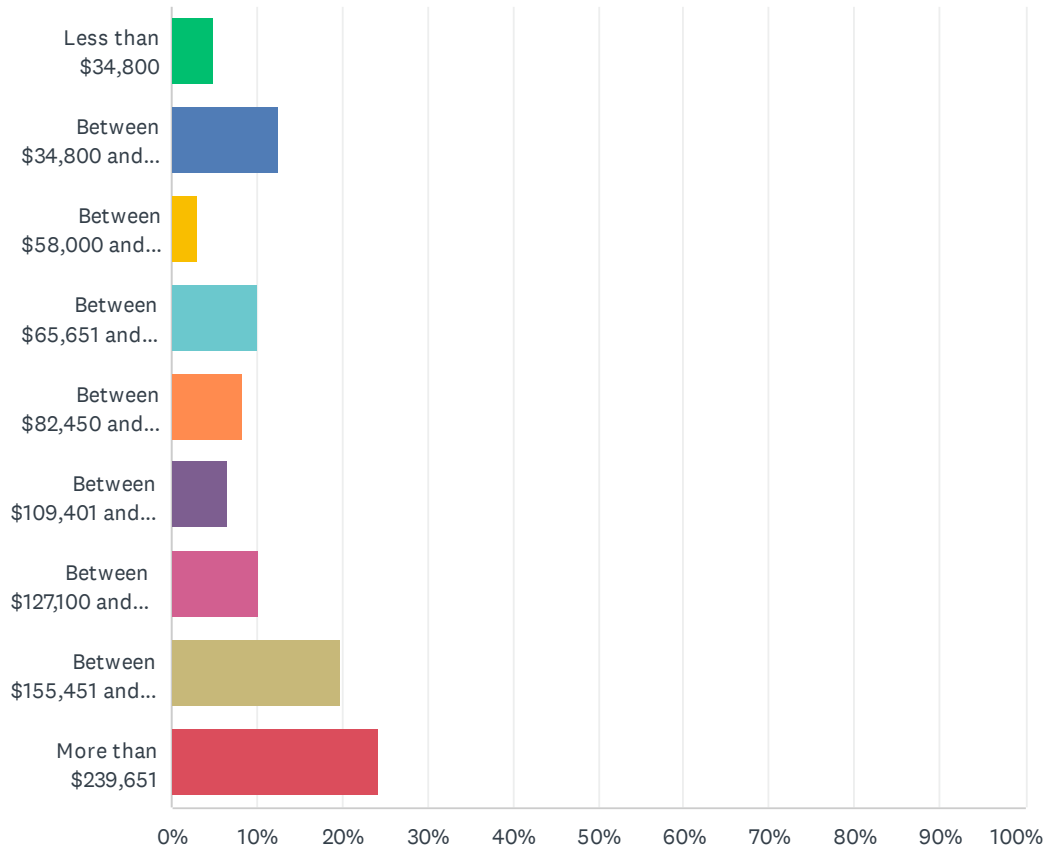
Answered: 301 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	13.29%	40
2	33.89%	102
3	15.61%	47
4	25.91%	78
5	7.31%	22
6	3.32%	10
7	0.33%	1
8 or more	0.33%	1
TOTAL		301

Q9 What is your annual household income range?

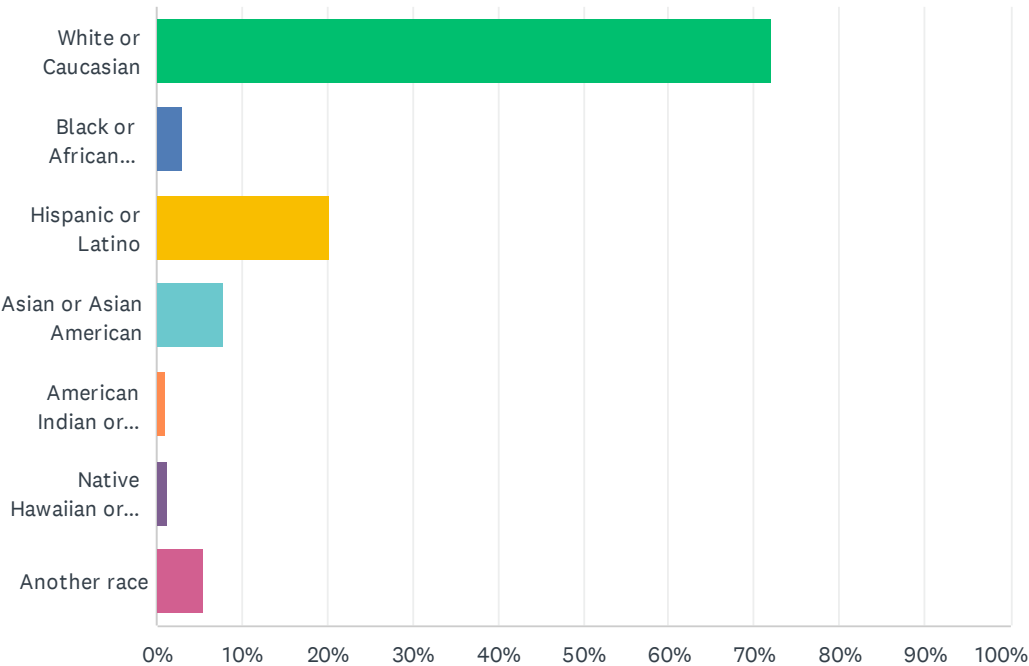
Answered: 301 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than \$34,800	4.98%	15
Between \$34,800 and \$57,999	12.62%	38
Between \$58,000 and \$65,650	2.99%	9
Between \$65,651 and \$82,449	9.97%	30
Between \$82,450 and \$109,400	8.31%	25
Between \$109,401 and \$127,099	6.64%	20
Between \$127,100 and \$155,450	10.30%	31
Between \$155,451 and \$239,650	19.93%	60
More than \$239,651	24.25%	73
TOTAL		301

Q10 Please specify your race/ethnicity (choose all that apply)

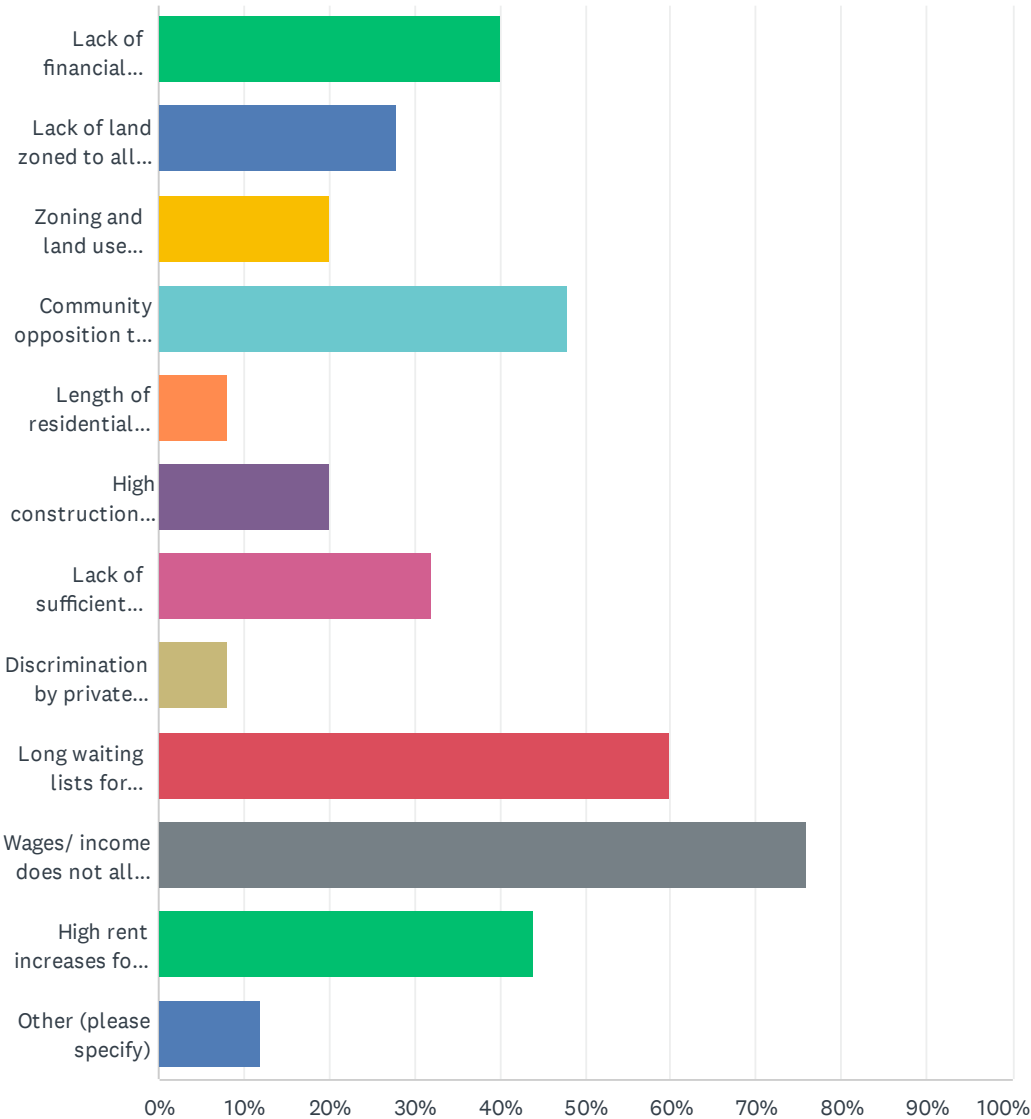
Answered: 301 Skipped: 0



ANSWER CHOICES	RESPONSES	
White or Caucasian	72.09%	217
Black or African American	2.99%	9
Hispanic or Latino	20.27%	61
Asian or Asian American	7.97%	24
American Indian or Alaska Native	1.00%	3
Native Hawaiian or other Pacific Islander	1.33%	4
Another race	5.65%	17
Total Respondents: 301		

Q1 What do you consider to be the most significant barriers in Morgan Hill and the broader region to people with protected characteristics accessing decent, safe, affordable housing that connects them with a broad range of opportunities?

Answered: 25 Skipped: 0



Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

ANSWER CHOICES	RESPONSES	
Lack of financial resources for the development of affordable housing	40.00%	10
Lack of land zoned to allow multi-family housing	28.00%	7
Zoning and land use regulations that make affordable housing infeasible	20.00%	5
Community opposition to affordable housing	48.00%	12
Length of residential development approval processes	8.00%	2
High construction costs (labor and material)	20.00%	5
Lack of sufficient supportive services for residents of affordable housing	32.00%	8
Discrimination by private landlords	8.00%	2
Long waiting lists for affordable housing and for Housing Choice Vouchers (shortage of housing that is affordable) or lack of supply	60.00%	15
Wages/ income does not allow one to pay the high cost of rent for jobs worked by low-income individuals	76.00%	19
High rent increases for tenants in market-rate housing	44.00%	11
Other (please specify)	12.00%	3
Total Respondents: 25		

#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of ELI housing.	3/16/2022 3:26 PM
2	There is centralized hub for low-income residents like a one stop, where folks can find supportive services, resources, housing prevention services for our marginalized low income residents	3/16/2022 2:12 PM
3	The facilities on the list are income restricted but not necessarily affordable (having to pay 2/3 of your income to pay the rent for a senior facility): https://www.morgan-hill.ca.gov/DocumentCenter/View/19598/Housing-Resource-Guide-Updated-08-20-2021?bidId=	3/16/2022 12:55 PM

Q2 How have those barriers affected your organization's ability to carry out its mission?

Answered: 23 Skipped: 2

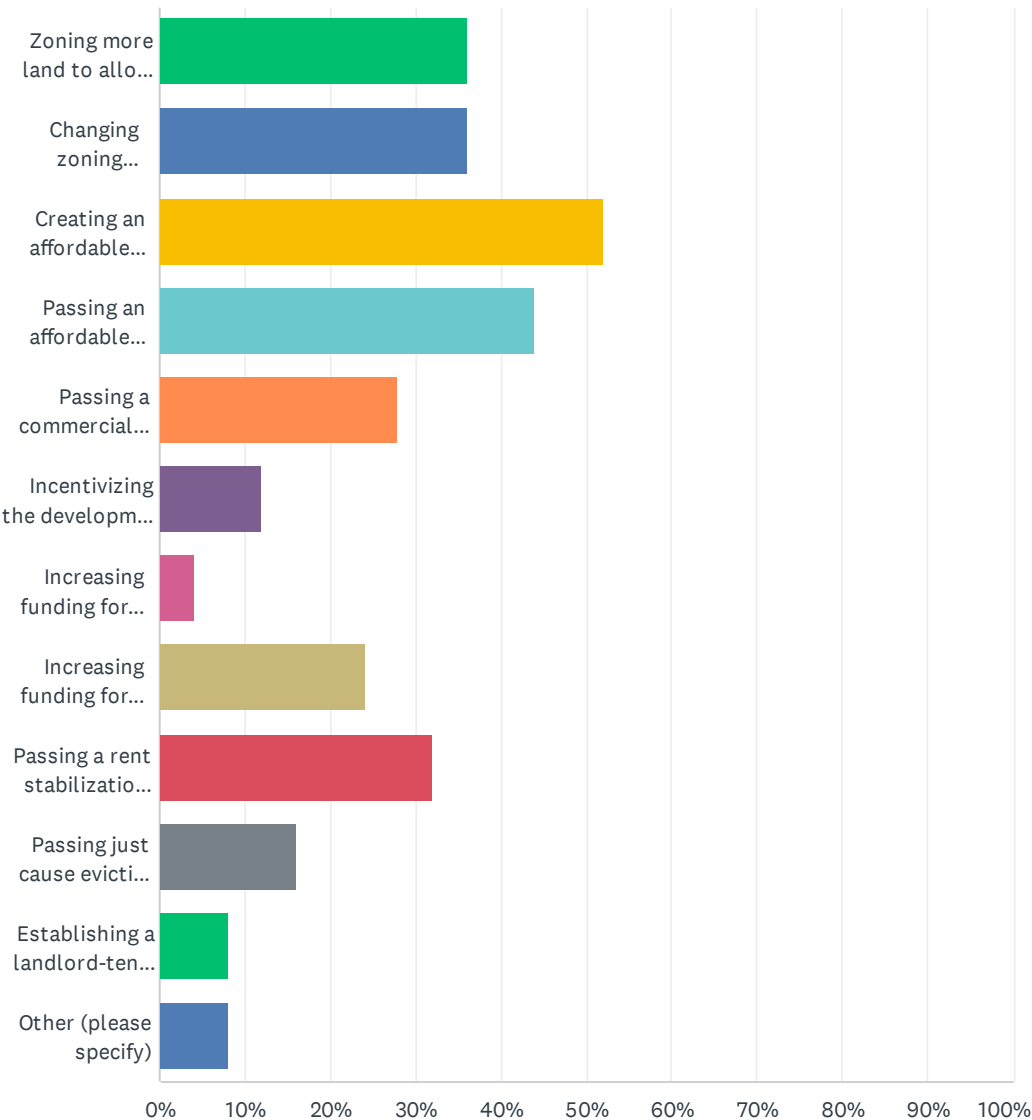
#	RESPONSES	DATE
1	The combination of land, resources, and political will is critical to making affordable housing happen. If any of those pillars are weak, housing is delayed or not built at all.	3/17/2022 2:57 PM
2	The combination of land, resources, and political will is critical to making affordable housing happen. If any of those pillars are weak, housing is delayed or not built at all.	3/17/2022 10:24 AM
3	We can't recruit staff, we can't serve vulnerable families	3/16/2022 9:04 PM
4	You can't begin to solve homelessness without ELI housing.	3/16/2022 3:26 PM
5	We have not been able to secure City of Gilroy approval for a facility that would offer services to the homeless in South County.	3/16/2022 2:34 PM
6	We need the State to take a bigger commitment on affordable housing and housing prices throughout the state and specifically in our area is out of control. They need to provide more funding for affordable housing and education for it; more tax incentives for it's building, etc.	3/16/2022 2:30 PM
7	If we had a place to provide supportive services such as (Homeless housing prevention services, homeless services, resources and navigation services to address the barriers) to the community. We can establish an office at the Centennial Recreation Center or Morgan Hill Community & Cultural Center, we at CARAS could provide more services to the community. In my opinion, Morgan Hill Community Center is under-utilized. Every City north of us they have multiple centers and supportive services that provide needed assistance to those in need and the homeless population. If Morgan Hill wants to stay a vibrant place to live, we need to be planning and offering a comprehensive one stop shop, we at CARAS are more than open to discuss options and when we can get funding. Morgan Hill can apply for federal funding and request American Rescue Plan funding from Santa Clara County who has or will receive 362 million dollars. We can request in partnership with Morgan Hill for these funds and get approval for move some funding to be allocated to other needs for the community and those impacted by covid-19	3/16/2022 2:12 PM
8	Population work 2or more jobs to meet expenses, resulting in children alone at home	3/16/2022 2:11 PM
9	These barriers affect the quantity and quality of resources for affordable housing. Therefore limiting our abilities, to ensure that all have equal opportunities to enhance their quality of life. The lack of adequate funding, to meet the growing needs of our homeless population and or individuals/families at risk of losing their housing, is casually overlooked. As most of the resources provided to this population comes from independent non-profit organizations. South County has the highest homeless rate capita in Santa Clara County.	3/16/2022 1:49 PM
10	They have delayed our ability to advance housing developments in the pipeline.	3/16/2022 1:27 PM
11	Displacement creates resource allocation and opportunities even more difficult when aiming to serve our population	3/16/2022 1:22 PM
12	Yes, to make them self-sufficient.	3/16/2022 1:19 PM
13	Not having affordable housing has brought our organization to have more homeless and people in need of a roof over there head.	3/16/2022 1:09 PM
14	Clients are constantly moving or becoming homeless. This causes loss of contact and eventually causing cases to discontinue.	3/16/2022 1:06 PM
15	We have many clients who are unhoused or have significant challenges sustaining safe and stable housing.	3/16/2022 1:01 PM
16	unable to guide family into affordable housing	3/16/2022 12:58 PM

Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

17	Those with unstable housing are hard to contact, so they do not get access to their health services and benefits	3/16/2022 12:57 PM
18	few options we can recommend	3/16/2022 12:55 PM
19	Community Opposition, as a backdrop to affordable housing, colors every housing issue. It pressures elected officials to act in ways that run counter to housing goals, and places stress on staff. Political will is an easy term to throw around, but if there isn't a concerted effort to craft "messaging" around the realities of the regulatory climate and the planned effort going forward, then it's hard for elected officials to survive and be supportive. Beyond messaging, there needs to be a sophisticated effort to aggregate local demand and highlight stories of need, impact, and the benefit of affordable housing.	3/16/2022 12:53 PM
20	Increased costs. Increased time to complete developments. Narrowed location options. Reduced numbers of units available.	3/14/2022 12:58 PM
21	There is not enough immediate housing (safe shelter) options for the communities experiencing homelessness. Also, those who have been recently released from incarceration and/or have a criminal background are still being discriminated against in the competitive rental market.	3/14/2022 12:12 PM
22	I work primarily with students attending local community colleges. Typically students facing housing barriers are unable to identify affordable housing within the county including room rentals of sorts. In my experience students also need more wrap around services as many are in the county without family or other support networks.	3/14/2022 11:56 AM
23	there is not enough affordable housing supply so you can provide support and service at the cbo level but that can only do so much if there is nowhere for them to live at the end of the day	3/14/2022 11:34 AM

Q3 What are the top three steps that you think the City of Morgan Hill should take in order to address the barriers to accessing decent, safe, affordable housing? (Please select exactly 3 choices)

Answered: 25 Skipped: 0



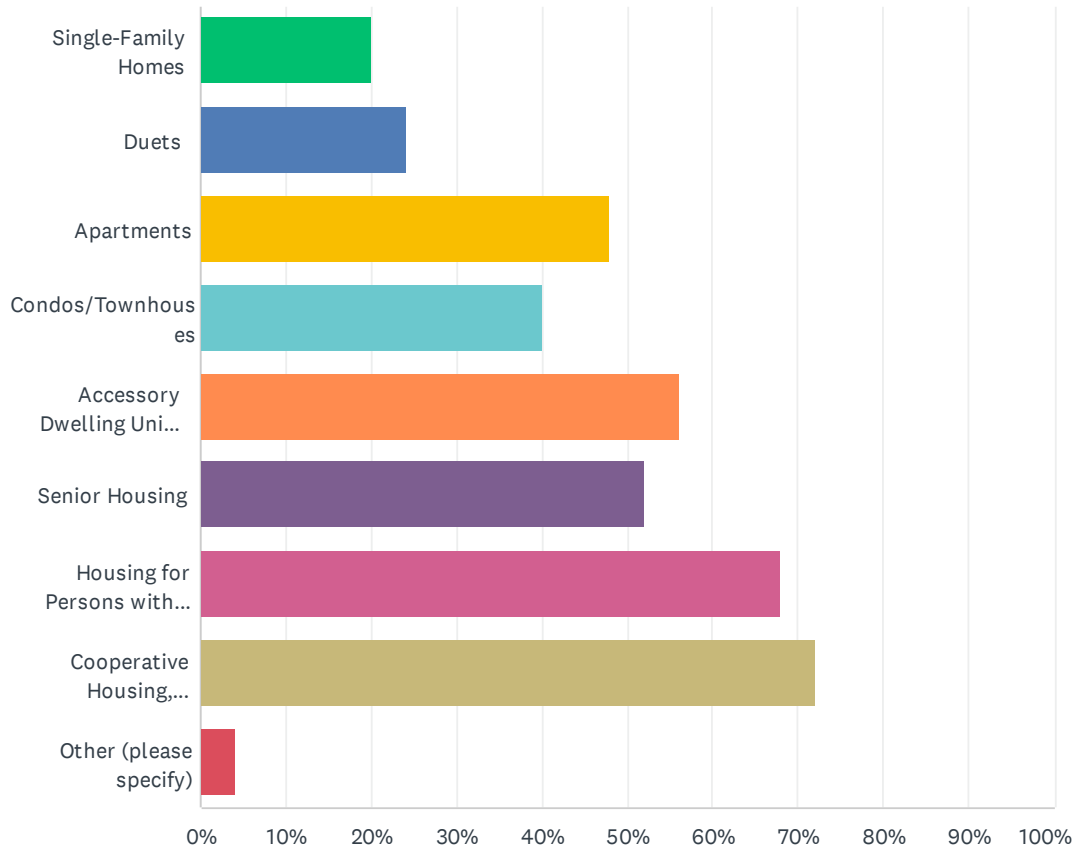
Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

ANSWER CHOICES	RESPONSES	
Zoning more land to allow multi-family rental housing which is typically less expensive than renting a single-family home	36.00%	9
Changing zoning regulations for multi-family districts to enhance feasibility of increasing affordable housing development	36.00%	9
Creating an affordable housing overlay district to enhance feasibility for the purpose of increasing affordable housing development	52.00%	13
Passing an affordable housing bond issue which will provide funding to construct multi-family rental housing	44.00%	11
Passing a commercial linkage fee ordinance which will require new businesses to fund or construct affordable housing	28.00%	7
Incentivizing the development of Accessory Dwelling Units (ADUs) subject to income restrictions	12.00%	3
Increasing funding for landlord-tenant legal services	4.00%	1
Increasing funding for fair housing education, outreach, and enforcement, including fair housing testing	24.00%	6
Passing a rent stabilization ordinance	32.00%	8
Passing just cause eviction protections	16.00%	4
Establishing a landlord-tenant mediation process	8.00%	2
Other (please specify)	8.00%	2
Total Respondents: 25		

#	OTHER (PLEASE SPECIFY)	DATE
1	Calculate how many ELI rental units you need in Morgan Hill.	3/16/2022 3:26 PM
2	There's already a ton of development causing Morgan Hill to have increased traffic and little green space so further development seems like a poor idea	3/16/2022 12:55 PM

Q4 What types of housing would be a good addition to Morgan Hill's housing? (choose all that apply)

Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-Family Homes	20.00%	5
Duets	24.00%	6
Apartments	48.00%	12
Condos/Townhouses	40.00%	10
Accessory Dwelling Units (granny flats, in-law units, secondary units, tiny homes, etc.)	56.00%	14
Senior Housing	52.00%	13
Housing for Persons with Disabilities	68.00%	17
Cooperative Housing, Intergenerational, or Foster Family Housing	72.00%	18
Other (please specify)	4.00%	1
Total Respondents: 25		

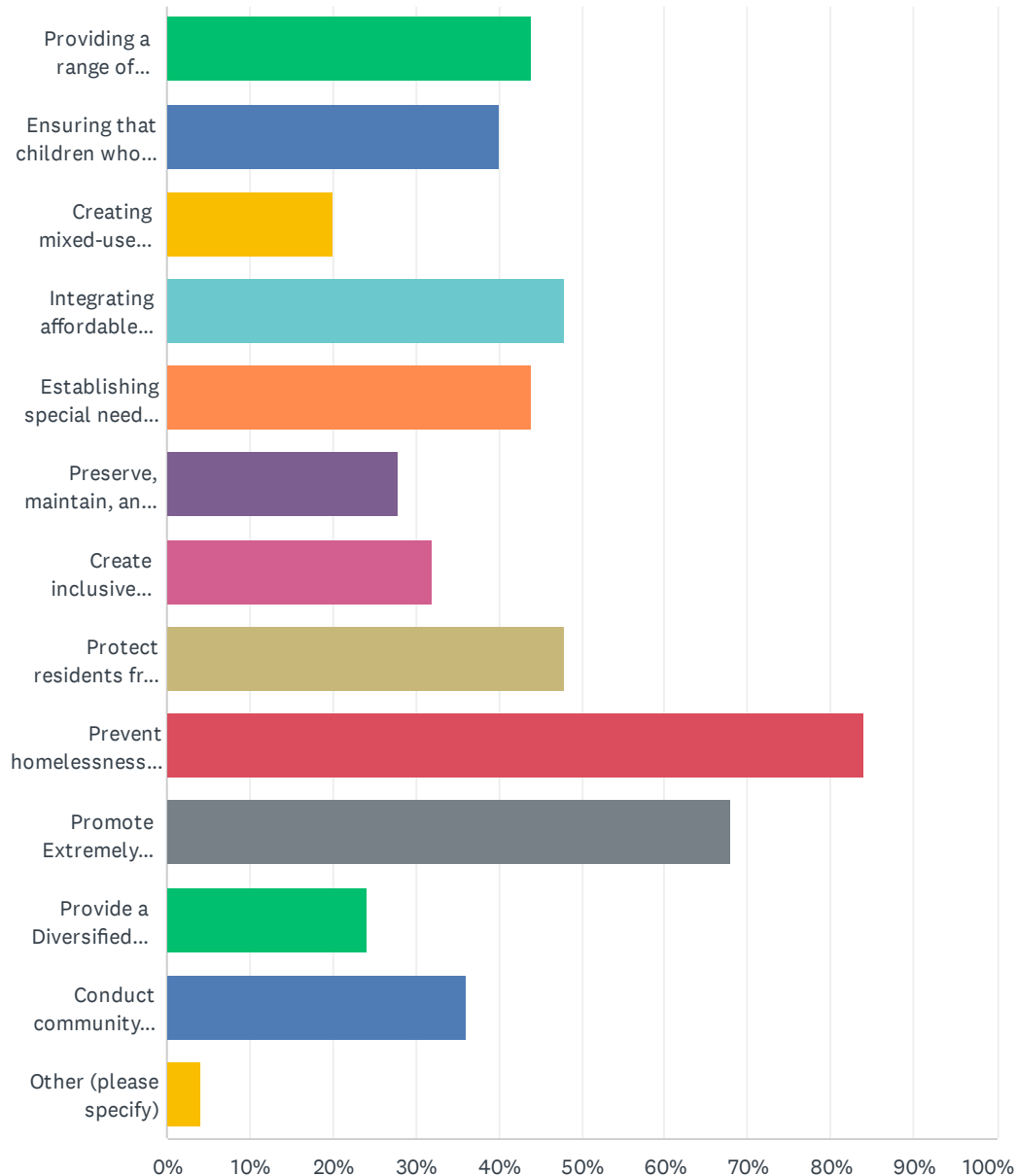
#	OTHER (PLEASE SPECIFY)	DATE
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Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

1	A good addition would be to add what you need. Tell me what you need and I can tell you what would be a good addition.	3/16/2022 3:26 PM
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Q5 Please indicate which of the following housing priorities are most important for Morgan Hill.

Answered: 25 Skipped: 0



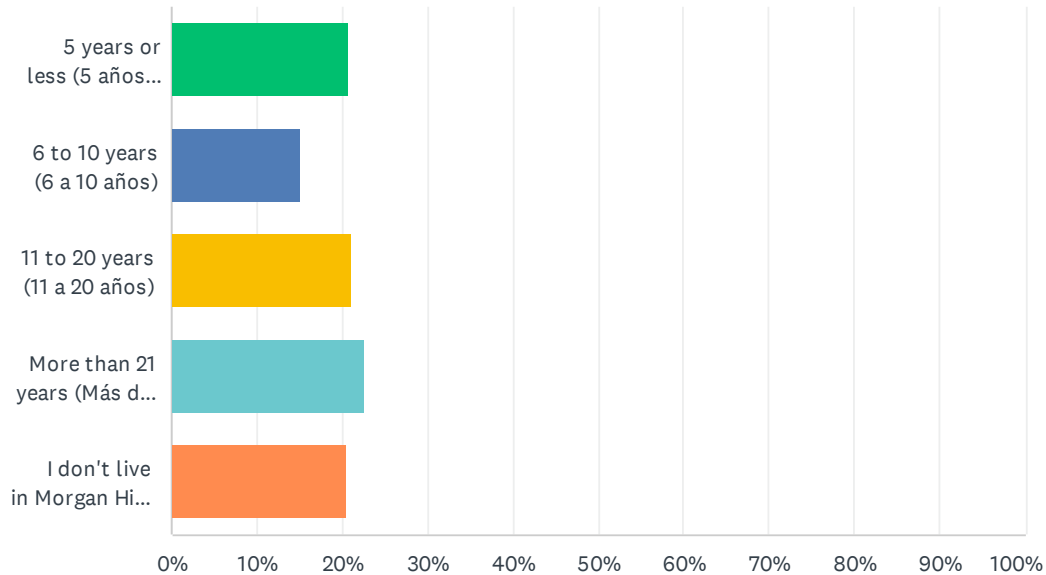
Morgan Hill Assessment of Fair Housing (AFH) Stakeholder Questionnaire

ANSWER CHOICES	RESPONSES	
Providing a range of housing opportunities affordable to Morgan Hill workforce	44.00%	11
Ensuring that children who grew up in Morgan Hill have housing options so they can live in Morgan Hill as adults	40.00%	10
Creating mixed-use (commercial/office and residential) projects that encourage walkable neighborhoods and reduce tendency on automobiles	20.00%	5
Integrating affordable housing throughout the community to create mixed-income neighborhoods avoiding concentrations in any one neighborhood	48.00%	12
Establishing special needs housing for seniors, persons with disabilities, and/or veterans	44.00%	11
Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability	28.00%	7
Create inclusive neighborhoods, connecting residents to jobs, schools, and services	32.00%	8
Protect residents from displacement by economic pressures by keeping people in their homes/communities	48.00%	12
Prevent homelessness and address the housing needs of people experiencing homelessness	84.00%	21
Promote Extremely Low-Income (ELI) Housing (affordable housing for households making less than 30% of the Area Median Income)	68.00%	17
Provide a Diversified Housing Stock in Morgan Hill	24.00%	6
Conduct community education/outreach to inform residents about affordable housing and how to seek assistance	36.00%	9
Other (please specify)	4.00%	1
Total Respondents: 25		

#	OTHER (PLEASE SPECIFY)	DATE
1	provide higher wage employment opportunities	3/16/2022 2:37 PM

Q1 About how long have you lived in Morgan Hill? (¿Cuánto tiempo hace que vive en Morgan Hill?)

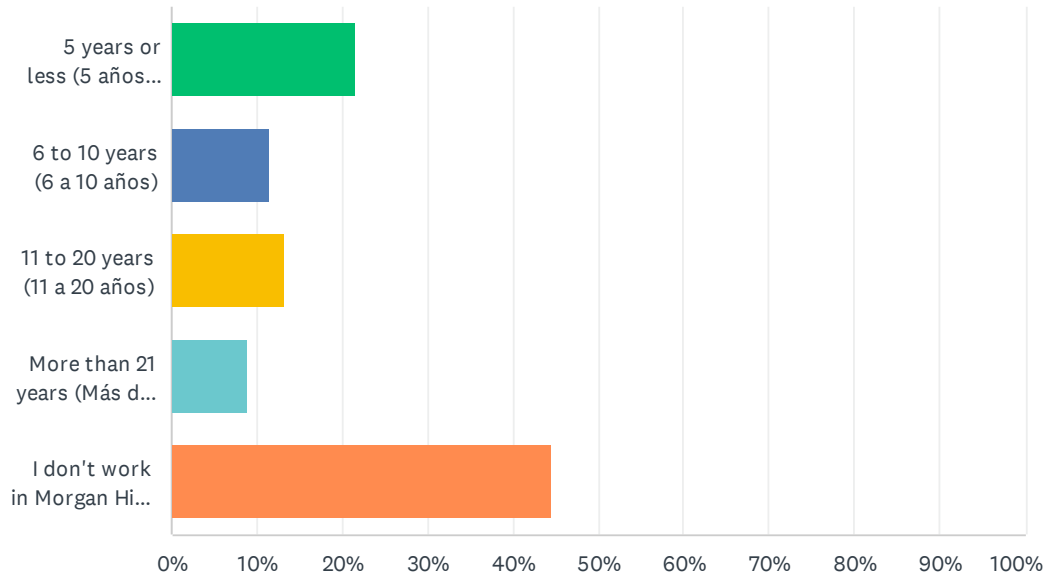
Answered: 648 Skipped: 3



ANSWER CHOICES	RESPONSES	
5 years or less (5 años o menos)	20.68%	134
6 to 10 years (6 a 10 años)	15.12%	98
11 to 20 years (11 a 20 años)	21.14%	137
More than 21 years (Más de 21 años)	22.69%	147
I don't live in Morgan Hill (Yo no vivo en Morgan Hill)	20.37%	132
TOTAL		648

Q2 How long have you worked in Morgan Hill? (¿Cuánto tiempo ha trabajado en Morgan Hill?)

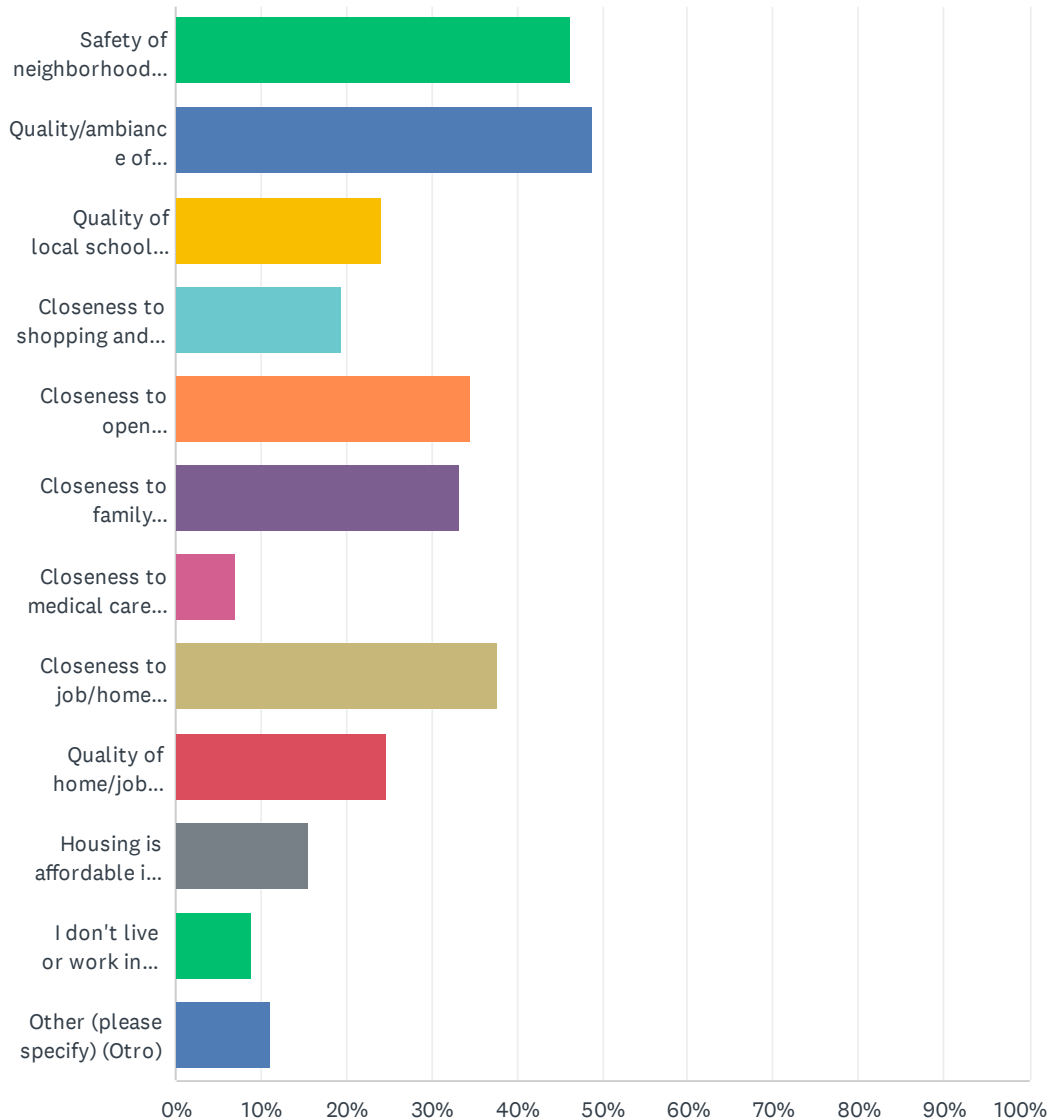
Answered: 647 Skipped: 4



ANSWER CHOICES	RESPONSES	
5 years or less (5 años o menos)	21.64%	140
6 to 10 years (6 a 10 años)	11.44%	74
11 to 20 years (11 a 20 años)	13.29%	86
More than 21 years (Más de 21 años)	8.96%	58
I don't work in Morgan Hill (Yo no trabajo en Morgan Hill)	44.67%	289
TOTAL		647

Q3 Select the reason(s) why you live or work in Morgan Hill. (Seleccione las razones por las que vive o trabaja en Morgan Hill.)

Answered: 645 Skipped: 6

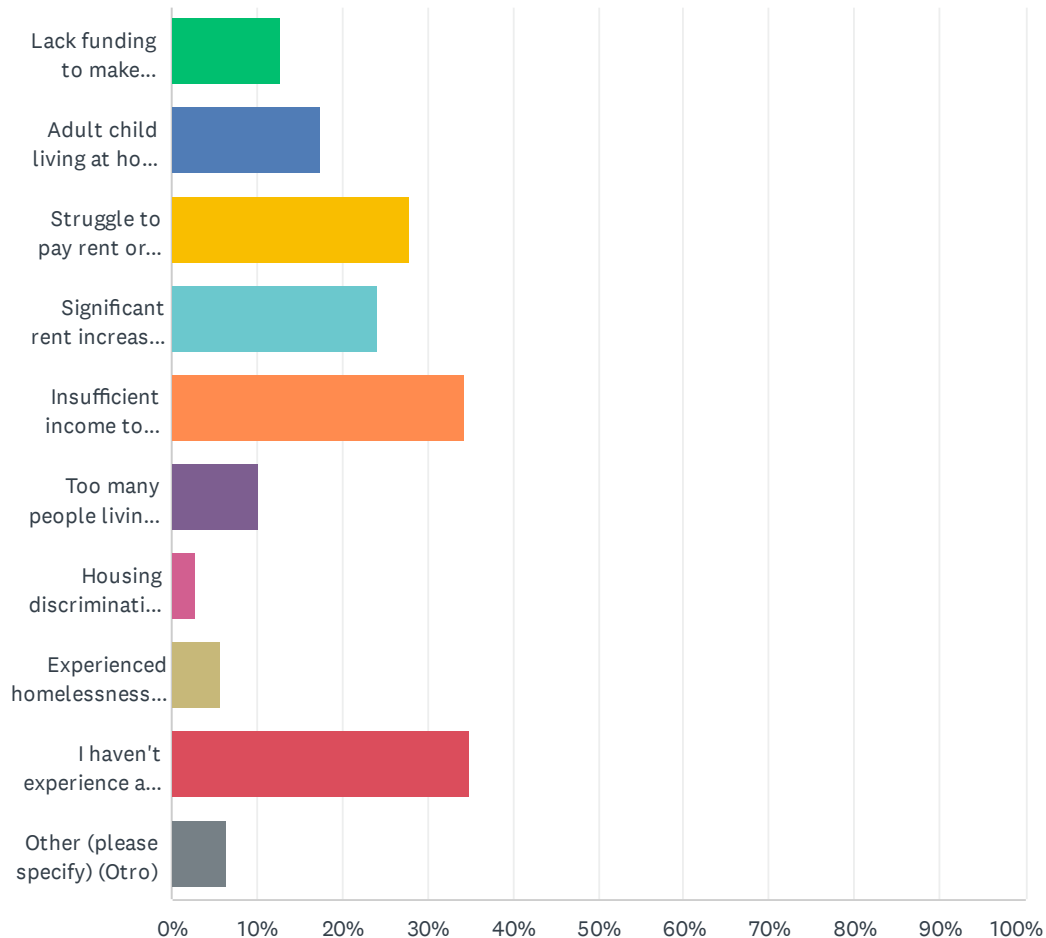


Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Safety of neighborhood (seguridad del vecindario)	46.36%	299
Quality/ambiance of neighborhood (Calidad/ambiente del vecindario)	48.84%	315
Quality of local school system (Calidad del sistema escolar local)	24.19%	156
Closeness to shopping and services (Cercanía a tiendas y servicios)	19.38%	125
Closeness to open space/recreational areas (Cercanía a espacios abiertos/áreas recreativas)	34.57%	223
Closeness to family (Cercanía a la familia)	33.33%	215
Closeness to medical care (Cercanía a la atención médica)	7.13%	46
Closeness to job/home (Cercanía al trabajo/hogar)	37.67%	243
Quality of home/job (Calidad del hogar/trabajo)	24.81%	160
Housing is affordable in Morgan Hill (La vivienda es accesible en Morgan Hill)	15.50%	100
I don't live or work in Morgan Hill (No vivo o trabajo en Morgan Hill)	8.99%	58
Other (please specify) (Otro)	11.01%	71
Total Respondents: 645		

Q4 Within the past two years, have you experienced any of the following housing issues? (select all that apply) (En los últimos dos años, ¿ha experimentado alguno de los siguientes problemas de vivienda? (seleccione todas las que correspondan))

Answered: 636 Skipped: 15

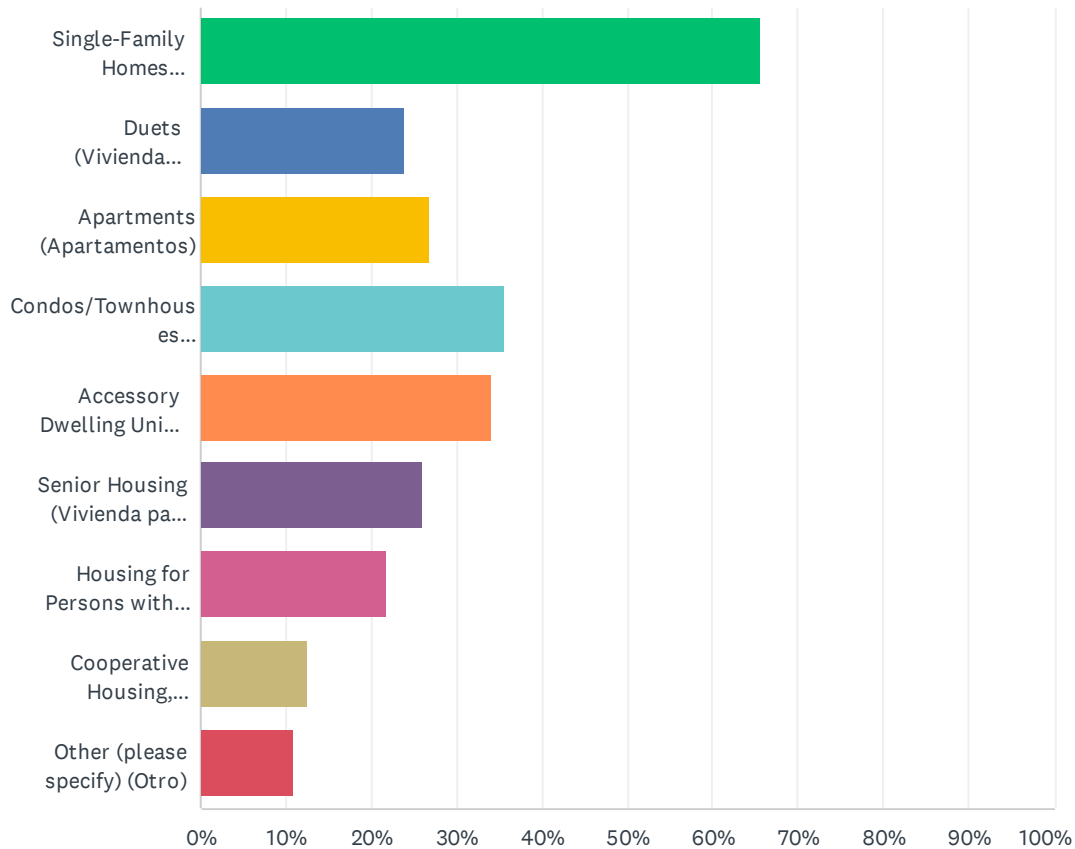


Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Lack funding to make necessary home repairs (Falta de fondos para hacer las reparaciones necesarias en el hogar)	12.89%	82
Adult child living at home due to inability to afford housing (Hijo adulto que vive en el hogar debido a la incapacidad de pagar una vivienda)	17.45%	111
Struggle to pay rent or mortgage (Lucha para pagar la renta o préstamo de casa)	27.83%	177
Significant rent increase (Aumento significativo de la renta)	24.06%	153
Insufficient income to afford living in Morgan Hill (Ingresos insuficientes para vivir en Morgan Hill)	34.43%	219
Too many people living in one home (overcrowding) (Demasiadas personas viviendo en una casa (superpoblación))	10.22%	65
Housing discrimination (Discriminación en vivienda)	2.83%	18
Experienced homelessness (Experiencia sin hogar)	5.66%	36
I haven't experience any housing issues (No he experimentado ningún problema de vivienda)	35.06%	223
Other (please specify) (Otro)	6.45%	41
Total Respondents: 636		

Q5 What types of housing would be a good addition to Morgan Hill's housing? (choose all that apply) (¿Qué tipo de vivienda sería una buena adición a la vivienda de Morgan Hill? (elija todo lo que corresponda))

Answered: 635 Skipped: 16

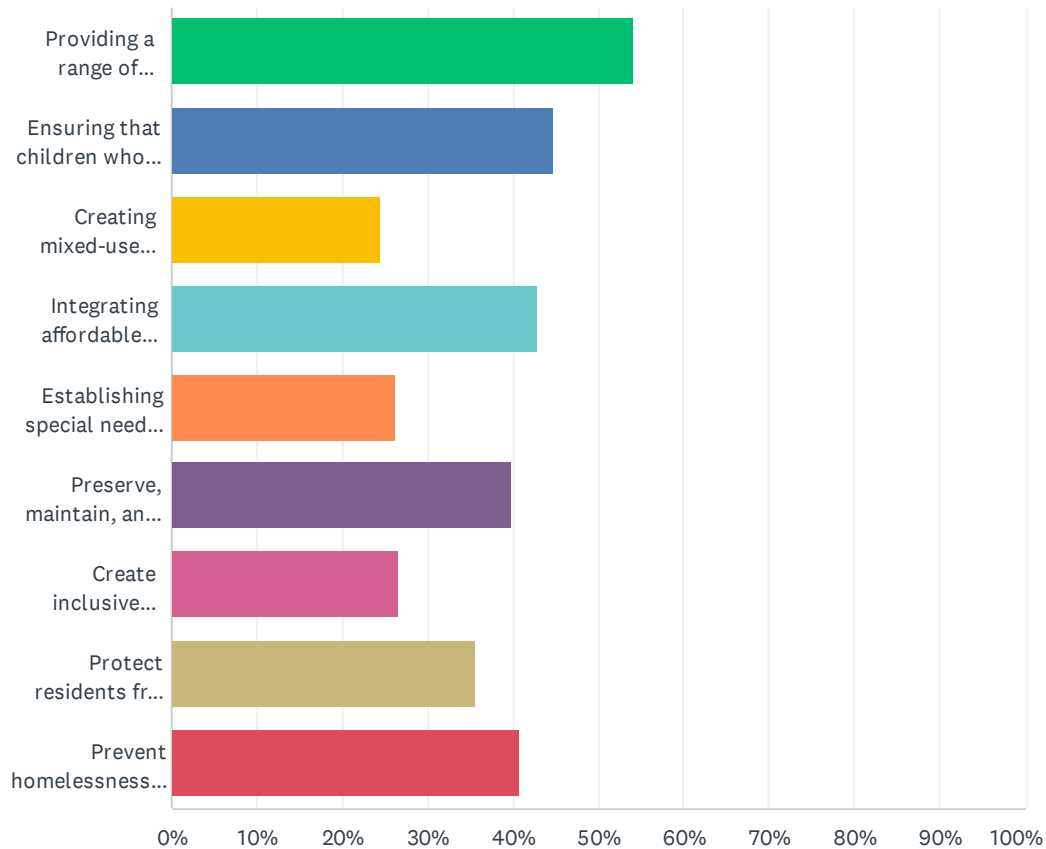


Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Single-Family Homes (Viviendas Unifamiliares Aislada)	65.67%	417
Duets (Vivienda Unifamiliar Pareada)	23.78%	151
Apartments (Apartamentos)	26.77%	170
Condos/Townhouses (Condominios/Casas Adosadas)	35.59%	226
Accessory Dwelling Units (granny flats, in-law units, secondary units, tiny homes, etc.) (Unidades de vivienda accesoria (pisos de abuela, unidades para suegros, unidades secundarias, casas pequeñas, etc.))	34.02%	216
Senior Housing (Vivienda para personas mayores)	25.98%	165
Housing for Persons with Disabilities (Vivienda para Personas con Discapacidad)	21.73%	138
Cooperative Housing, Intergenerational, or Foster Family Housing (Vivienda cooperativa, intergeneracional o viviendas de familia adpotivas)	12.60%	80
Other (please specify) (Otro)	10.87%	69
Total Respondents: 635		

Q6 Please indicate which of the following housing priorities are most important for Morgan Hill. (Indique cuáles de las siguientes prioridades de vivienda son las más importantes para Morgan Hill)

Answered: 635 Skipped: 16

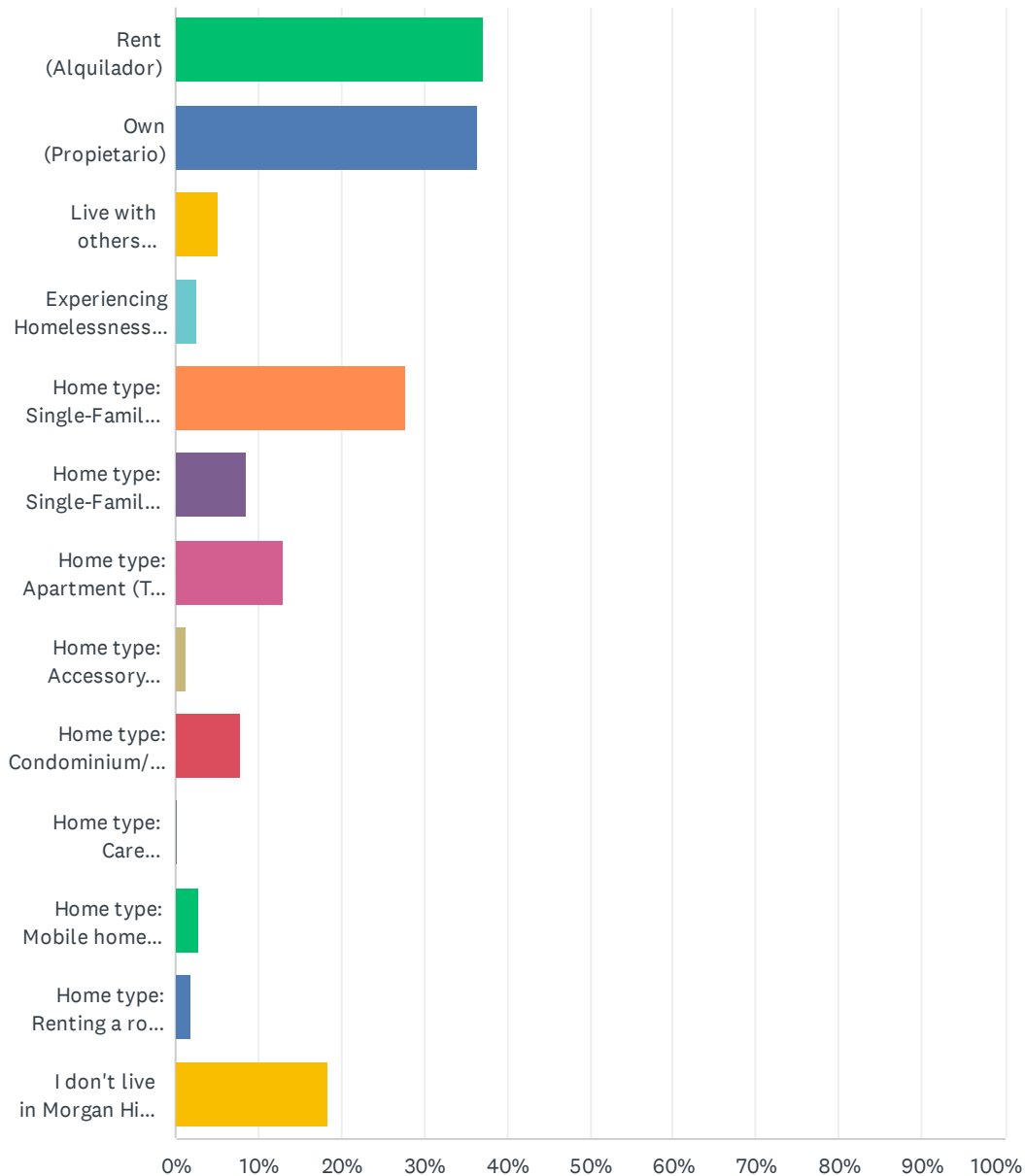


Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Providing a range of housing opportunities affordable to Morgan Hill workforce (Brindar una variedad de oportunidades de vivienda accesible para la fuerza laboral de Morgan Hill)	54.17%	344
Ensuring that children who grew up in Morgan Hill have housing options so they can live in Morgan Hill as adults (Garantizar que los niños que crecieron en Morgan Hill tengan opciones de vivienda para que puedan vivir en Morgan Hill como adultos)	44.72%	284
Creating mixed-use (commercial/office and residential) projects that encourage walkable neighborhoods and reduce tendency on automobiles (Crear proyectos de uso mixto (comercial/oficina y residencial) que fomenten vecindarios transitables y reduzcan la tendencia a los automóviles)	24.57%	156
Integrating affordable housing throughout the community to create mixed-income neighborhoods avoiding concentrations in any one neighborhood (Integrar viviendas accesible en toda la comunidad para crear vecindarios de ingresos mixtos evitando concentraciones en un solo vecindario)	42.83%	272
Establishing special needs housing for seniors, persons with disabilities, and/or veterans (Establecimiento de viviendas con necesidades especiales para personas mayores, personas con discapacidades y/o veteranos)	26.14%	166
Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability (Preservar, mantener y rehabilitar las viviendas existentes para garantizar la habitabilidad del vecindario y continuar promoviendo la accesibilidad de viviendas)	39.84%	253
Create inclusive neighborhoods, connecting residents to jobs, schools, and services (Crear vecindarios inclusivos, conectando a los residentes con trabajos, escuelas y servicios)	26.61%	169
Protect residents from displacement by economic pressures by keeping people in their homes/communities (Proteger a los residentes del desplazamiento por presiones económicas manteniendo a las personas en sus hogares/comunidades)	35.59%	226
Prevent homelessness and address the housing needs of people experiencing homelessness (Prevenir la falta de vivienda y abordar las necesidades de vivienda de las personas sin hogar)	40.63%	258
Total Respondents: 635		

Q7 If you live in Morgan Hill, what best describes your current home?
(Please indicate if you rent or own and the type of home you live in) (Si vive en Morgan Hill, ¿qué describe mejor su hogar actual? (Indique si es propietario o alquilador y el tipo de vivienda en la que vive))

Answered: 641 Skipped: 10

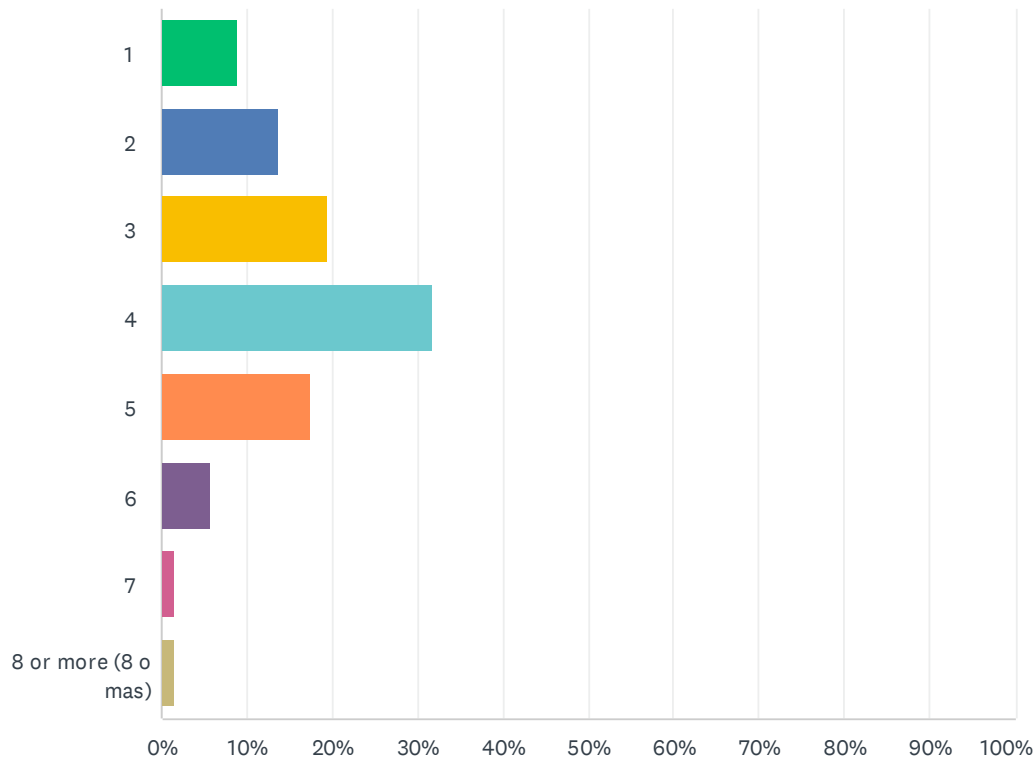


Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Rent (Alquilador)	37.13%	238
Own (Propietario)	36.51%	234
Live with others (family/friends) with no rent (Vive con otros (familiares/amigos) sin renta)	5.15%	33
Experiencing Homelessness (Sin hogar)	2.65%	17
Home type: Single-Family Detached House (Tipo de vivienda: Vivienda Unifamiliar Aislada)	27.77%	178
Home type: Single-Family Attached House (Tipo de vivienda: Vivienda Unifamiliar Pareada)	8.42%	54
Home type: Apartment (Tipo de vivienda: Apartamento)	13.10%	84
Home type: Accessory Dwelling Unit (Tipo de vivienda: Unidad de Vivienda Accesorio)	1.25%	8
Home type: Condominium/Townhome (Tipo de casa: Condominio/Casa adosada)	7.80%	50
Home type: Care Facility/Assisted Living (Tipo de vivienda: Centro de atención/vivienda asistida)	0.16%	1
Home type: Mobile home (Tipo de vivienda: Casa móvil)	2.81%	18
Home type: Renting a room (Tipo de vivienda: Alquilar una habitación)	1.87%	12
I don't live in Morgan Hill (Yo no vivo en Morgan Hill)	18.41%	118
Total Respondents: 641		

Q8 What is your household size? (¿Cuál es el tamaño de su hogar?)

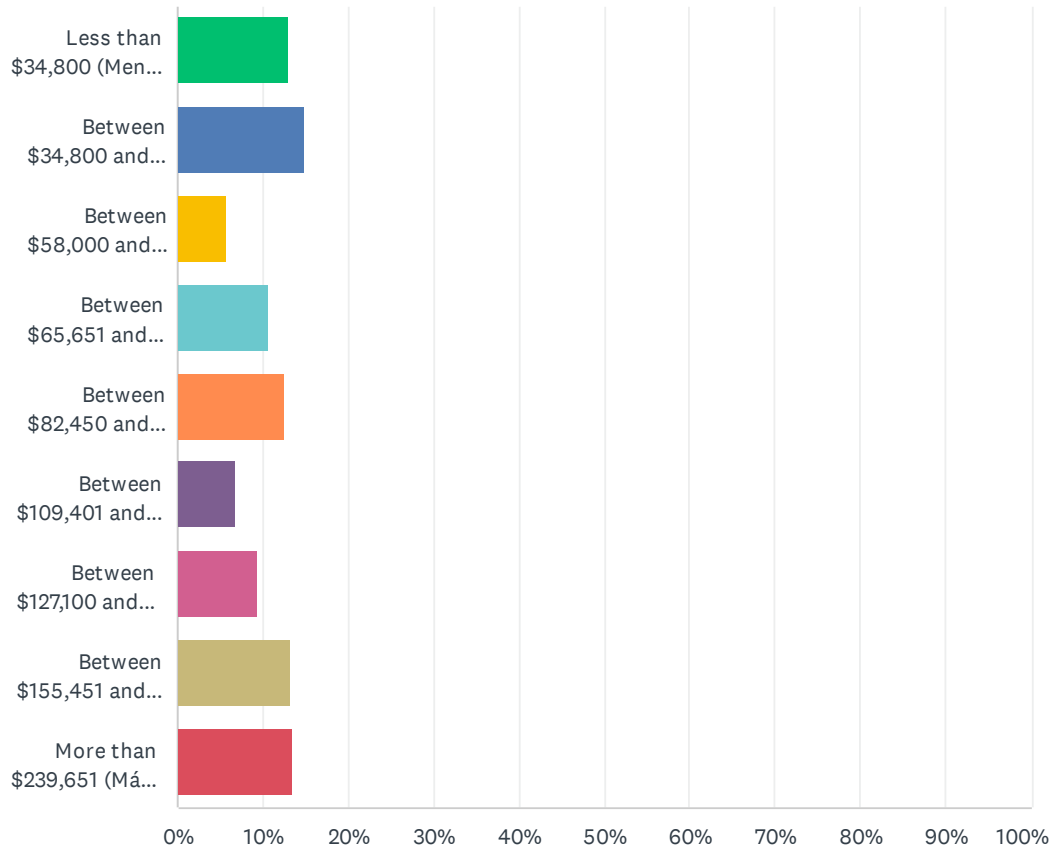
Answered: 642 Skipped: 9



ANSWER CHOICES	RESPONSES	
1	9.03%	58
2	13.71%	88
3	19.31%	124
4	31.78%	204
5	17.45%	112
6	5.76%	37
7	1.40%	9
8 or more (8 o mas)	1.56%	10
TOTAL		642

Q9 What is your annual household income range? (¿Cuál es el rango de ingresos anuales de su hogar?)

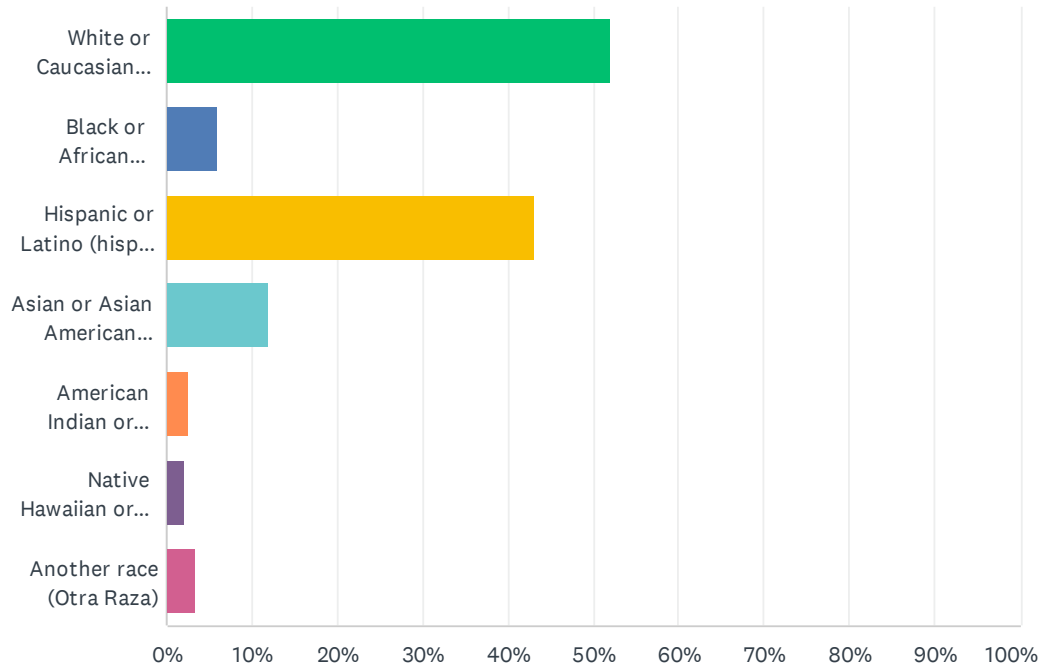
Answered: 633 Skipped: 18



ANSWER CHOICES	RESPONSES	
Less than \$34,800 (Menos de \$34,800)	13.11%	83
Between \$34,800 and \$57,999 (Entre \$34,800 y \$57,999)	14.85%	94
Between \$58,000 and \$65,650 (Entre \$58,000 y \$65,650)	5.85%	37
Between \$65,651 and \$82,449 (Entre \$65,651 y \$82,449)	10.74%	68
Between \$82,450 and \$109,400 (Entre \$82,450 y \$109,400)	12.48%	79
Between \$109,401 and \$127,099 (Entre \$109,401 y \$127,099)	6.79%	43
Between \$127,100 and \$155,450 (Entre \$127,100 y \$155,450)	9.48%	60
Between \$155,451 and \$239,650 (Entre \$155,451 y \$239,650)	13.27%	84
More than \$239,651 (Más de \$239,651)	13.43%	85
TOTAL		633

Q10 Please specify your race/ethnicity (choose all that apply) (Especifique su raza/origen étnico (elija todas las que correspondan))

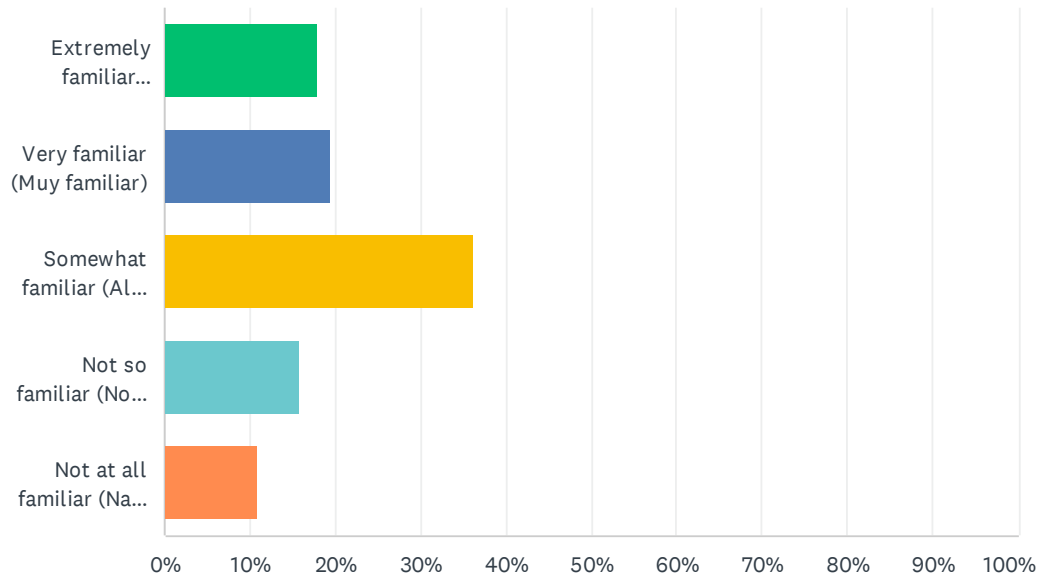
Answered: 636 Skipped: 15



ANSWER CHOICES	RESPONSES	
White or Caucasian (Blanco o caucásico)	52.04%	331
Black or African American (negro o afroamericano)	5.97%	38
Hispanic or Latino (hispano o latino)	43.08%	274
Asian or Asian American (asiático o asiático americano)	11.95%	76
American Indian or Alaska Native (Indio americano o nativo de Alaska)	2.52%	16
Native Hawaiian or other Pacific Islander (Nativo de Hawai u otra isla del Pacífico)	2.20%	14
Another race (Otra Raza)	3.46%	22
Total Respondents: 636		

Q11 How would you assess your understanding of your right to be free from housing discrimination? (¿Cómo evaluaría su entendimiento del derecho de ser libre de discriminación en la vivienda?)

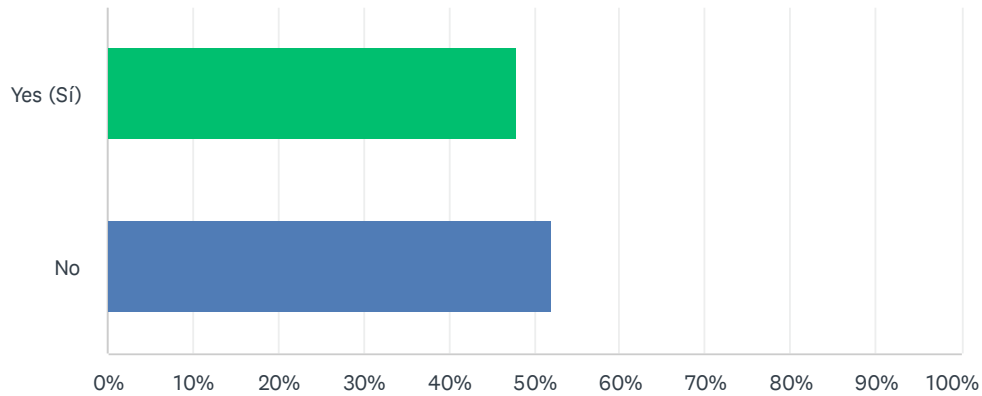
Answered: 637 Skipped: 14



ANSWER CHOICES	RESPONSES	
Extremely familiar (Extremadamente familiar)	17.90%	114
Very familiar (Muy familiar)	19.31%	123
Somewhat familiar (Algo familiar)	36.26%	231
Not so familiar (No tan familiar)	15.70%	100
Not at all familiar (Nada familiar)	10.83%	69
TOTAL		637

Q12 If you wanted more information about your fair housing rights, do you know where you would look? (Si quisiera más información sobre el derecho de vivienda justa, ¿sabría dónde buscar?)

Answered: 645 Skipped: 6



ANSWER CHOICES		RESPONSES
Yes (Sí)		47.91% 309
No		52.09% 336
TOTAL		645

Q13 If you answered yes to the previous question, where would you look for more information about your fair housing rights? (Si su respuesta es afirmativa a la pregunta anterior, ¿dónde buscaría más información sobre becas de vivienda justa?)

Answered: 229 Skipped: 422

Q13 If you answered yes to the previous question, where would you look for more information about your fair housing rights? (Si su respuesta es afirmativa a la pregunta anterior, ¿dónde buscaría más información sobre becas de vivienda justa?)

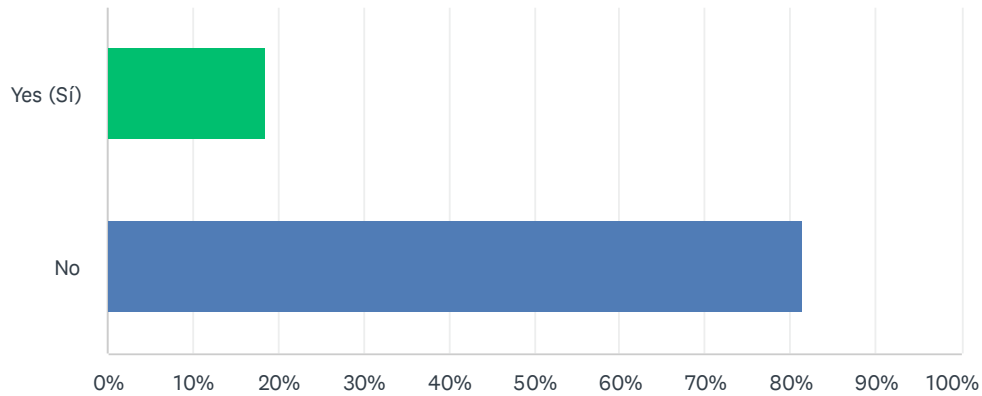


A word cloud of responses to the question. The words are in various shades of blue and are arranged in a non-uniform, overlapping manner. The most prominent words are 'Google', 'website', 'Online', 'HUD', 'County', 'Internet', 'State', 'fair housing', 'search', 'Housing Authority', 'California', 'City', 'Morgan Hill', 'look', 'housing', 'research', 'FEHA', 'Housing department', 'Library', 'MH', 'Web', 'go', 'SCC', 'City Hall', 'Project Sentinel', 'Government websites', 'contact', 'resources', 'Santa Clara county', 'Law', 'www.dfeh.ca.gov', 'city county', 'Federal', 'Fair Housing Act', 'City Morgan Hill', 'City', 'county', 'www.dfeh.ca.gov', 'Law', 'Morgan Hill', 'City Morgan Hill', 'look', 'housing', 'research', 'city', 'FEHA', 'County', 'Housing department', 'HUD', 'Library', 'Online', 'Federal', 'Google', 'Fair Housing Act', 'website', 'MH', 'Internet', 'City Hall', 'State', 'SCC', 'fair housing', 'go', 'search', 'Web', 'Housing Authority', 'Project Sentinel', 'California', 'Government websites', 'resources', 'Santa Clara county', 'contact', 'Law', 'www.dfeh.ca.gov', 'city county', 'Federal', 'Fair Housing Act', 'City Morgan Hill', 'City', 'county', 'www.dfeh.ca.gov', 'Law', 'Morgan Hill', 'City Morgan Hill', 'look', 'housing', 'research', 'city', 'FEHA', 'County', 'Housing department', 'HUD', 'Library', 'Online', 'Federal', 'Google', 'Fair Housing Act', 'website', 'MH', 'Internet', 'City Hall', 'State', 'SCC', 'fair housing', 'go', 'search', 'Web', 'Housing Authority', 'Project Sentinel', 'California', 'Government websites', 'resources', 'Santa Clara county', 'contact'.

city county www.dfeh.ca.gov Law Morgan Hill City Morgan Hill look housing
research city FEHA County Housing department HUD Library Online
Federal Google Fair Housing Act website MH
Internet City Hall State SCC fair housing go search Web
Housing Authority Project Sentinel California Government websites
resources Santa Clara county contact

**Q14 Have you or anyone you know experienced housing discrimination?
(¿Usted o alguien que conoce ha experimentado discriminación en la vivienda?)**

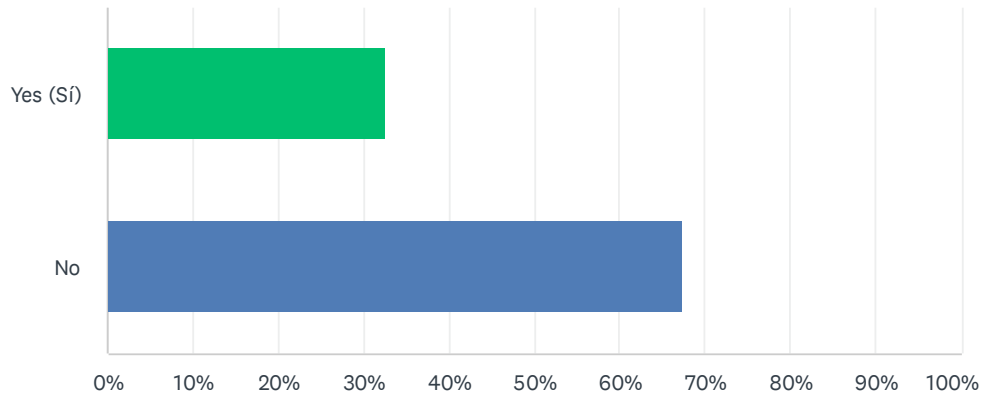
Answered: 618 Skipped: 33



ANSWER CHOICES	RESPONSES	
Yes (Sí)	18.61%	115
No	81.39%	503
TOTAL		618

Q15 If you were to experience housing discrimination, would you know where to turn for help? (Si a tenido experiencia de ámbito discriminatorio en la vivienda, ¿sabría a dónde acudir en busca de ayuda?)

Answered: 613 Skipped: 38



ANSWER CHOICES	RESPONSES	
Yes (Sí)	32.63%	200
No	67.37%	413
TOTAL		613

Q16 If you answered yes to the previous question, whom would you contact? (Si respondió afirmativamente a la pregunta anterior, ¿con quién se pondría en contacto?)

Answered: 146 Skipped: 505

Q16 If you answered yes to the previous question, whom would you contact? (Si respondió afirmativamente a la pregunta anterior, ¿con quién se pondría en contacto?)

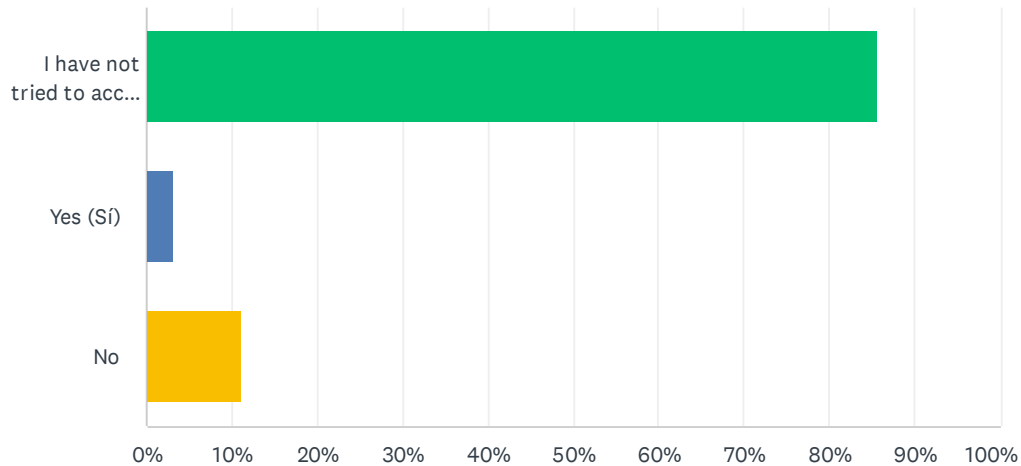


A word cloud of responses to the question 'whom would you contact?'. The words are arranged in a non-uniform, overlapping manner, with larger words indicating higher frequency. The words are all in a teal color. The words included are: Housing, City Hall, contact, DFEH, State, City, Morgan Hill, attorney, Department, housing, authority, websites, lawyer, Online, city, Project Sentinel, fair, housing, local, Google, Law, County, Morgan Hill, HUD, Santa Clara County, offices, Government agency, and internet.

Housing City Hall contact DFEH State City Morgan Hill attorney
Department housing authority websites lawyer
Online city Project Sentinel fair housing local
Google Law County Morgan Hill HUD Santa Clara County
offices Government agency internet

Q17 If you have tried to access help complaining about an instance of housing discrimination, were you able to get help? (Si ha intentado acceder a ayuda quejándose de un caso de discriminación en la vivienda, ¿pudo obtener ayuda?)

Answered: 591 Skipped: 60



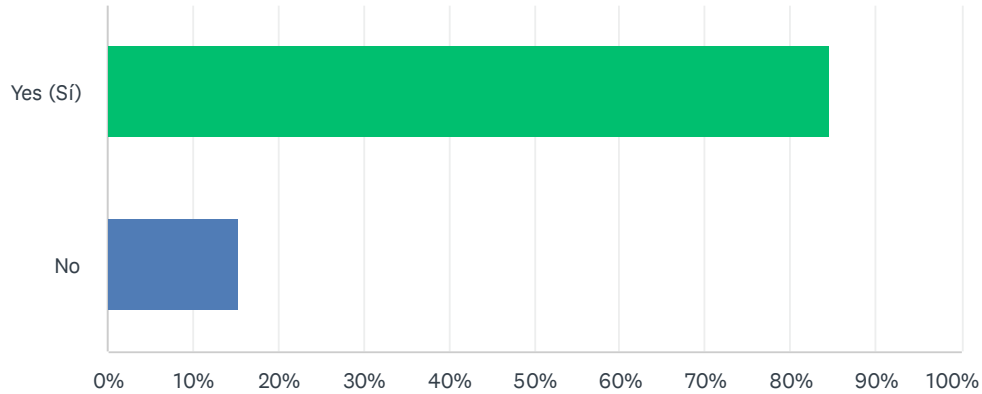
ANSWER CHOICES	RESPONSES	
I have not tried to access help complaining about an instance of housing discrimination (This question does not apply to me). (No he intentado acceder a algún tipo ayuda o exponer alguna queja por un caso de discriminación de vivienda (esta pregunta no aplica en mí caso)).	85.62%	506
Yes (Sí)	3.21%	19
No	11.17%	66
TOTAL		591

Q18 If you answered yes to the above question, how effective were the services you received? (Si su respuesta es afirmativa a la pregunta anterior, ¿qué tan efectivos fueron los servicios que recibió?)

Answered: 18 Skipped: 633

Q19 Are there areas in Morgan Hill and the broader region where it is especially hard to afford housing? (¿Hay áreas en Morgan Hill y sus alrededores en general donde es especialmente difícil pagar una vivienda?)

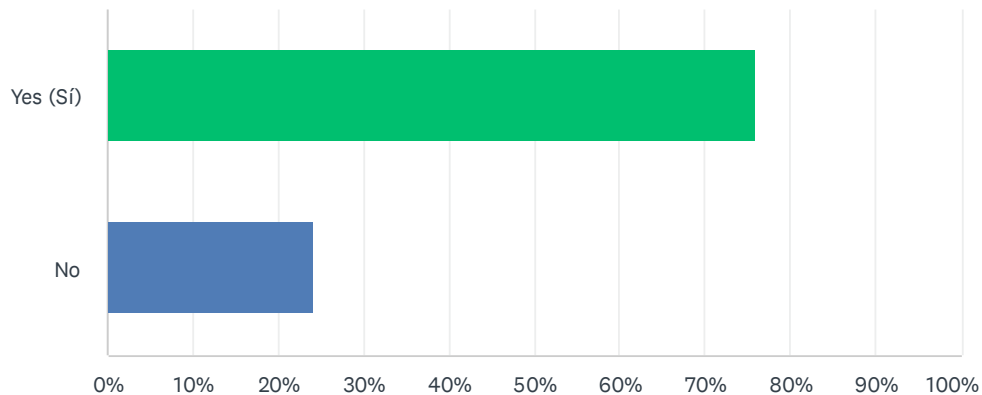
Answered: 581 Skipped: 70



ANSWER CHOICES	RESPONSES	
Yes (Sí)	84.68%	492
No	15.32%	89
TOTAL		581

Q20 If you answered yes to the previous question, are there amenities (public transit, schools, shopping, health care, etc.) in those places that would make them attractive places to live? (Si respondió sí a la pregunta anterior, ¿existen comodidades (transporte público, escuelas, centros comerciales, atención médica, etc.) en esos lugares, convirtiéndolos en lugares atractivos para vivir?)

Answered: 478 Skipped: 173



ANSWER CHOICES	RESPONSES	
Yes (Sí)	75.94%	363
No	24.06%	115
TOTAL		478

Q21 If you answered yes to the previous question, please list the amenities that make the area(s) an attractive place(s) to live. (Si respondió afirmativamente a la pregunta anterior, enumere las comodidades que hacen de la(s) zona(s) un lugar(es) atractivo(s) para vivir.)

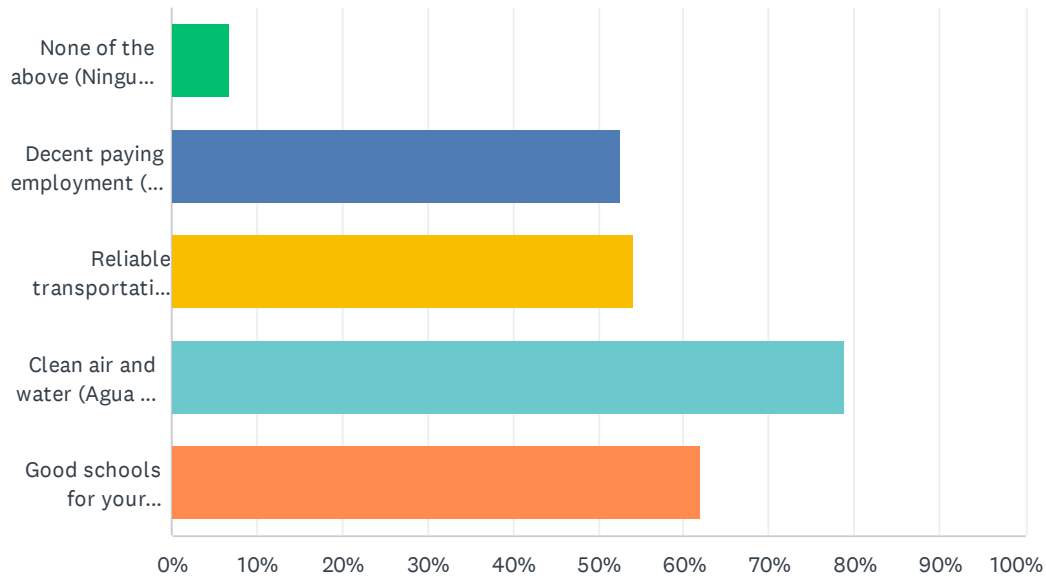
Answered: 247 Skipped: 404

Q21 If you answered yes to the previous question, please list the amenities that make the area(s) an attractive place(s) to live. (Si respondió afirmativamente a la pregunta anterior, enumere las comodidades que hacen de la(s) zona(s) un lugar(es) atractivo(s) para vivir.)

Quiet medical offices recreation great library tiendas public bike clean private space land
access activities bus Shopping medical Downtown available services retail
community etc stores walking open space nearby
transportation transit areas housing restaurants
shopping center schools safe neighborhoods parks Family
shopping gyms close jobs grocery stores options
neighborhoods quality good schools entertainment
public transportation work trails outdoor spaces safety
close downtown nice friendly safe escuelas grocery Medical good doctors
Public transit variety hospitals less traffic proximity health care freeway walkable

Q22 Based on where you currently live, are you able to obtain (select all that apply): (Basado en el lugar donde viva actualmente, ¿puede obtener (seleccione todo lo que corresponde):)

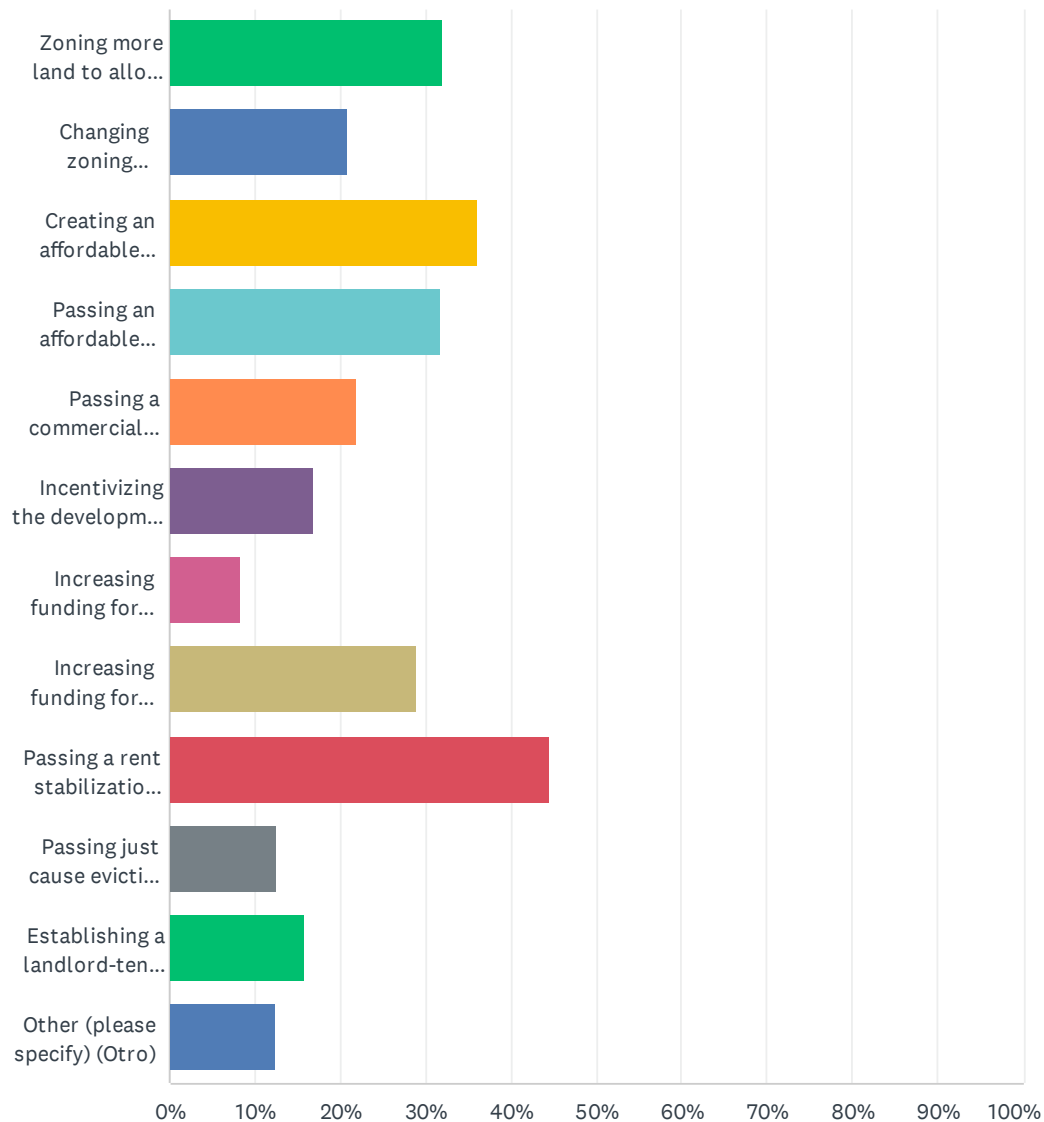
Answered: 518 Skipped: 133



ANSWER CHOICES	RESPONSES	
None of the above (Ninguna de las anteriores)	6.76%	35
Decent paying employment (Un Empleo bien pagado)	52.70%	273
Reliable transportation (Transporte confiable)	54.25%	281
Clean air and water (Agua y Aire Fresco(a))	78.96%	409
Good schools for your children (Buenas escuelas para sus hijos)	61.97%	321
Total Respondents: 518		

Q23 What are the top three steps that you think the City of Morgan Hill should take in order to address the barriers to accessing decent, safe, affordable housing? (Please select 3 choices) ¿Cuáles son los tres pasos principales que usted cree que la Ciudad de Morgan Hill debería tomar para abordar cualquier barrera y poder acceder a una vivienda digna, segura y asequible?)

Answered: 491 Skipped: 160



Morgan Hill Assessment of Fair Housing (AFH) Questionnaire

ANSWER CHOICES	RESPONSES	
Zoning more land to allow multi-family rental housing which is typically less expensive than renting a single-family home (Zonificar más terrenos para permitir viviendas de alquiler multifamiliares que generalmente son menos costosos en vez de alquilar una casa unifamiliar)	31.98%	157
Changing zoning regulations for multi-family districts to enhance feasibility of increasing affordable housing development (Cambiar las regulaciones de zonificación para distritos multifamiliares para mejorar la viabilidad de aumentar el desarrollo de viviendas asequibles)	20.98%	103
Creating an affordable housing overlay district to enhance feasibility for the purpose of increasing affordable housing development (Crear un distrito de recubrimiento de viviendas asequibles para mejorar la viabilidad con el fin de aumentar el desarrollo de viviendas asequibles)	36.05%	177
Passing an affordable housing bond issue which will provide funding to construct multi-family rental housing (Aprobar un bono de vivienda asequible que proporcionaría fondos para construir viviendas de alquiler multifamiliares)	31.77%	156
Passing a commercial linkage fee ordinance which will require new businesses to fund or construct affordable housing (Aprobar una ordenanza de tarifas de vinculación comercial que requerirá que las nuevas empresas financien o construyan viviendas asequibles)	22.00%	108
Incentivizing the development of Accessory Dwelling Units (ADUs) subject to income restrictions (Incentivar el desarrollo de Unidades de Vivienda o Accessory Dwelling Units (ADU's) sujetas a restricciones de ingresos)	16.90%	83
Increasing funding for landlord-tenant legal services (Aumentar los fondos para servicios legales de propietarios e inquilinos)	8.35%	41
Increasing funding for fair housing education, outreach, and enforcement, including fair housing testing (Aumentar los fondos para educación, difusión y la aplicación de la ley de vivienda justa, incluyendo pruebas de vivienda justa)	28.92%	142
Passing a rent stabilization ordinance (Aprobar una ordenanza de estabilización de alquiler)	44.60%	219
Passing just cause eviction protections (Pasar protecciones de desalojo por razones no justificadas)	12.63%	62
Establishing a landlord-tenant mediation process (Establecer un proceso de mediación entre propietario e inquilino)	15.68%	77
Other (please specify) (Otro)	12.42%	61
Total Respondents: 491		



September 8, 2021

To: Bay Area Local Planning Directors

RE: Public Participation and Transparency for Bay Area Housing Elements

Dear Bay Area Planning Directors,

The Bay Area can be a place where everyone can afford to live and prosper in a healthy community. To realize this vision, our local governments must prioritize deep community engagement when updating our Housing Elements.

We face an unprecedented affordable housing crisis exacerbated by the climate crisis and the COVID-19 pandemic. Decades of racist and exclusionary policies and systems have caused these crises to disproportionately harm Black, Latinx, Asian & Pacific Islander, and Indigenous communities. The 6th Cycle Housing Element update can be an opportunity for our region to recover from these crises by making sure everyone, regardless of race or income, can enjoy safe, stable homes near their jobs, families, and healthcare needs.

To plan for a better future, **we urge our cities and counties to comply with Housing Element law by implementing comprehensive, inclusive, and detailed public engagement processes.** Regional experts and community leaders have developed recommendations below.

State law requires local governments to **make “a diligent effort...to achieve public participation of *all economic segments* of the community in the development of the housing element.”** (Gov. Code 65583(c)(9) (emphasis added)). “A diligent effort means going beyond simply giving the public an opportunity to provide input and should be **proactively and broadly conducted through a variety of methods to assure access and participation.**” (Department of Housing and Community Development (HCD), [Affirmatively Furthering Fair Housing \(AFFH\) Guidance](#) Memo, April 2021, p. 21). Therefore, our cities and counties must make intentional, proactive, and robust efforts to solicit and incorporate input from community members of all economic backgrounds. A particular effort must be made to include low-income people, people of color, immigrants, non-English speakers, people with disabilities, and others who often face barriers to being heard in public decision making.

The Housing Element “**must describe meaningful, frequent, and ongoing community participation, consultation, and coordination that is integrated with the broader stakeholder outreach and community participation process** for the overall housing element,” (HCD AFFH [Guidance Memo](#), p. 10). Local governments should create an outreach plan, release drafts of the Housing Element to the public for review and comment with ample time before submission to HCD, and schedule community input meetings at accessible locations and times, including on evenings and weekends (*Id.* at 10).

Particularly for the Assessment of Fair Housing section of the Housing Element, local governments must examine housing needs and disparities for members of protected classes based, in part, on “**local data and knowledge,” including “information obtained through community participation or consultation, such as narrative descriptions of people’s lived experiences.”** (Gov. Code 65583(c)(10); HCD AFFH [Guidance Memo](#), p. 24). This “analysis should not be limited to the jurisdiction itself, but should **include the surrounding region** and an understanding of the role the jurisdiction plays in current and historical trends of segregation at a regional level.” (HCD AFFH [Guidance Memo](#), p. 46). This means that cities and counties must also explicitly seek out information about fair housing issues and disparities from people who need to live in the jurisdiction but cannot.

Public health challenges related to the pandemic demand even more thoughtful and robust planning than usual to ensure that members of the public have opportunities to participate. For example, in addition to traditional public meetings and workshops, cities and counties should provide a mix of opportunities, including booths at outdoor events, hard copy surveys at essential offices and businesses (such as culturally diverse grocery stores, corner stores, and laundromats in low-income neighborhoods), online surveys advertised through email, social media, and local news, and other creative avenues.

Regional experts and community leaders have developed the following recommendations and call on local leaders to employ these strategies to fulfill their legal and moral obligations:

1. **Proactively work with community-based organizations to plan engagement workshops and opportunities** to ensure that their members and partners can directly participate as part of the evaluation and creation of the Housing Element. Send any relevant preparatory materials and other necessary documents to community-based organizations prior to the meeting, so that they may share them with interested members with ample time for review. HCD requires local jurisdictions to engage with groups and individuals, including the following (HCD AFFH [Guidance Memo](#), p. 21):
 - a. Public housing authorities
 - b. Housing and community development providers
 - c. Advocacy groups (local, regional, and state level)
 - d. Community members who are lower income
 - e. Persons and households with special needs
 - f. Members of protected classes
 - g. Representative advocacy organizations and other similarly interested parties

- h. Fair housing agencies
 - i. Independent living centers
 - j. Regional centers
 - k. Homeless service agencies
 - l. Legal services organizations
 - m. People who work in the jurisdiction but cannot afford to live there
 - n. Community groups that organize people of protected classes
2. **Engage community participation and feedback at all stages of the Housing Element process.** Participation should not be limited to public hearings. Jurisdictions should create a roadmap of all major milestones in the Housing Element process each with clear, targeted, and robust outreach and communication plans in which the public should have opportunities to:
- a. Provide input on all components of the Housing Element including: the review and evaluation of the prior element's programs and policies, Assessment of Fair Housing, existing needs and conditions, barriers to addressing housing needs, the adequacy of the land inventory, the selection of sites to accommodate affordable housing needs, potential new programs, etc. before release of a new draft element;
 - b. Review and comment on any draft Housing Element well in advance of its submission to HCD; each draft should indicate how the jurisdiction incorporated public input;
 - c. Review how the jurisdiction has considered and incorporated public input;
 - d. Review the adopted Element; and
 - e. Provide input on each annual Housing Element progress report before it is submitted to the City Council or County Board of Supervisors for approval.
3. **Conduct various methods of engagement to allow participation by all members of the public.** It is likely that much of the public engagement will be “virtual”, however, access to computers and internet is not equitably available. For members of the public who lack those resources or who are unable to use video applications, consistently provide an adequate telephone option to participate in meetings as well as surveys, short interviews, and other opportunities to engage at outdoor events and essential businesses and offices. When hosting a virtual meeting, provide multiple options for teleconferencing, with *two-way* communication options that allows computer- and phone-users to engage and provide public comment. For live-streamed meetings, the public should be allowed to comment in real time, through a combination of phone and video, chat boxes, and/or email.
4. **Post notices of all hearing/meeting times, topics, and detailed information regarding participation on easy-to-find places on the jurisdiction's website.** Notices must clearly show how public comments will be received.
5. **Translate all materials and notices into multiple languages** appropriate to the community. During meetings, interviews, and workshops, consider using separate

teleconference lines or audio channels to meet language access needs. Interpreters should be available for residents to understand and participate in the meeting.

6. **Make engagement opportunities accessible to people with disabilities**, including by providing reasonable accommodations such as sign language interpretation and written materials in Braille and other alternative formats.
7. **Give ample time for the public to review materials and submit comments prior to the meeting's start time, such as via email or a dedicated phone number.** Comments should be accepted starting from the time the notices are disseminated. Written or voice message comments should be allowed up until the start of the meeting, as well as live comments throughout the meeting. Have staff read them aloud on the record during the live meeting for transparency and consideration by the full governing body. Avoid arbitrary word limits for email comments. Voice message comments, which can be limited to 3 minutes, should be played during the comment period of the meeting. Ensure that these messages, as well as the emails, can be received in multiple languages and interpreted as needed.
8. **Convene public meetings at times outside of working hours.** Public meetings should be held at times that are convenient, and accessible to allow as many community members as possible to attend. Meetings during traditional working hours excludes many community members and disregards the intention of public participation.
9. **Meet people where they are.** For example, ask to attend regular meetings of community organizations, neighborhood associations, unions, advocacy and industry groups. Other opportunities could include having booths at outdoor events, school district food distribution sites, or outside of culturally diverse grocery stores. At all public engagement opportunities, the local government should describe the Housing Element process and ways to provide input at all stages. Advance planning and creativity will help ensure participation by all economic segments of the community.
10. **Meaningfully incorporate community input and show how it was incorporated.** Provide a transparent feedback loop about how the jurisdiction has considered and incorporated public input into the Housing Element.
11. **Create a designated Housing Element mailing list and website.** Maintain an active mailing list to notify the community, advocates, and all interested of new meetings and documents. Meeting notes, recordings of meetings, data tables and charts, and interim work products should be available on an easily accessed website.
12. **Create a diverse Housing Element Working Group** to provide input on the development of the Housing Element update AND to support and evaluate ongoing implementation. Ensure robust representation by renters, low-income people, people of color, tenant and community organizations, seniors, people with disabilities, unhoused people, farm and

agricultural workers, and others with special needs who are most impacted by the housing crisis, as well as experts in affordable housing development. This working group should continue after the adoption of the Housing Element to review and comment on its Annual Progress Reports and implementation.

The undersigned organizations remain committed to working in partnership with Bay Area jurisdictions to ensure the Housing Element update process is inclusive and lays out an effective roadmap to effectively address the affordable housing crisis. All Bay Area residents deserve a safe, accessible and affordable place to call home, with a range of choices free of barriers to fair housing. The Housing Element update process provides the tools to do just that. We look forward to continuing this work with you.

Regards,

Monith Ilavarasan, Organizer
Genesis of the Tri-Valley

Zoe Siegel, Director of Climate Resilience
Greenbelt Alliance

Shajuti Hossain, Staff Attorney
Public Advocates

Justine Marcus, State and Local Policy Director
Enterprise Community Partners

Jeff Levin, Policy Director
East Bay Housing Organizations

Leslie Gordon, Program Director of Equitable Development
Urban Habitat

Michael Rawson, Director
The Public Interest Law Project

Evelyn Stivers, Executive Director
Housing Leadership Council of San Mateo County

November 16, 2021

To whom it may concern,

California Government Code § 65583.2(c), instituted by Assembly Bill 2348 of 2004, defines residential densities “appropriate to accommodate housing for lower income households”; for cities with between 25,000 and 100,000 residents in a nonmetropolitan county (that is, a county which is part of a Metropolitan Statistical Area smaller than two million people), this default density or “Mullin density” is twenty dwelling units per acre. In a county inside an MSA larger than two million people, this density is thirty dwelling units per acre.

As of the Fifth RHNA Cycle, Santa Clara County, part of the San Jose-Sunnyvale-Santa Clara, CA MSA, had under two million residents (1,836,911 as of the 2010 Census). However, as of the 2020 Census, it has 2,000,468 residents. While HCD has yet to issue specific guidance, the following jurisdictions in Santa Clara County will have to zone at thirty units per acre in order to achieve a presumption of affordability for lower-income households in the Sixth RHNA Cycle:

- Campbell
- Cupertino
- Gilroy
- Los Altos
- Los Gatos
- Milpitas
- Morgan Hill
- Mountain View
- Palo Alto
- Saratoga

While the Mullin density sets minimum acceptable density for affordable housing at 30 du/ac, it is important to note that this density is generally insufficient for affordable housing production, given high land costs and highly competitive funding. In order to produce mandated affordable housing, we advise much higher densities limits— or preferably, no density limits.

Thank you for your time and consideration. We look forward to working with you to solve California's housing crisis.

South Bay YIMBY

Adam Paszkowski

From: Toni Tryforos <ttryforos28@gmail.com>
Sent: Friday, February 18, 2022 9:44 AM
To: Adam Paszkowski
Subject: [EXTERNAL] Housing Needs Assessment

[You don't often get email from ttryforos28@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Good Morning Adam - I missed the majority of the meeting last night so sharing some feedback. I did do the survey a week or so ago.

I am a senior citizen and was extremely fortunate to be able to get affordable housing through the Housekeys program almost 2 years, right smack in the middle of the pandemic! The best part was that I live right next-door to my son and his family. Through my experience and in today's environment it's very obvious that many people within our community need more education on what affordable housing is and the stigma that it attracts undesirables in certain neighborhoods. On numerous occasions I have had to spell out that within my neighborhood of affordable housing we have educators, nurses, school principles, and people of all walks of life. I paid more for my one bedroom house than what the developer bought the Granada Theater for!

With limited space high density is the big push, multi-level homes, lots of stairs. There is no thought about the aging population and stairs, people with disabilities and stairs etc. if the only option is to build up there must be a design for a bedroom and full bathroom on a main level. I am fortunate my garage and front entry are ground level but bedroom and full bath upstairs. I hope I will be able to safely manage stairs as I continue to age.

There needs to be something that limits concessions the developers get especially with very limited parking within a community complex. Ideally, it would be nice to have less cars on the road but who are we fooling we don't have the infrastructure for mass transit. Street parking is already clogged up, car break ins and thefts are up, people deserve to have a somewhat safe place for their vehicles.

With all the housing we have and what's to come we need to make sure we have adequate schools. We desperately need another middle school in Morgan Hill so that we don't have to drive or bus our kids all the way to Martin Murphy. A round trip there can be about 1.5 hours. We have to go early just to find a parking spot.

People are very concerned about the drought which we know is not going to end anytime soon. We understand we need to get people housed but what happens when we run out of water which could very well happen in the next few years, if not sooner in certain areas. The city needs to fight harder with the state and county on some of the expansions being pushed. Growth is important for a city to thrive however, if we have no water we all lose.

This is getting too long now so I will end now. Thanks for your time.

Regards,
Toni Tryforos

Sent from my iPhone

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Via Email

January 28, 2022

Adam Paszkowski - Principal Planner, Planning Division
Rebecca Garcia - Housing Manager
Development Services Department
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

RE: City of Morgan Hill - Housing Element Priorities

Dear Mr. Paszkowski and Ms. Garcia

We are writing to you to share the results of our discussions of existing housing needs and proposals we have for programs and policies that should be considered for inclusion in the Housing Element Update you are currently preparing. We are also requesting an opportunity to meet with your staff to discuss these proposals in more detail and to determine the appropriate next steps for their consideration.

The priorities outlined below were identified over the course of five meetings held by a group of South County community leaders concerned about rising homelessness and the inadequate supply of affordable housing, and interested in exploring solutions that could be integrated into the Housing Element Update Process. These meetings were convened and facilitated by SV@Home and the South County Compassion Center, and participants were drawn from the diverse existing service and advocacy networks, and included community members who volunteer regularly in direct service to those in need, representatives of regional and local service organizations and housing policy advocates, as well as residents experiencing homelessness or who were formerly homeless.

Together, we understand that the Housing Element Update is a nearly once-in-a-decade process to assess needs and develop concrete action plans to address the housing issues in our community. We understand that changes to Housing Element law have increased requirements for this assessment, including special populations such as residents experiencing homelessness, and for the development of policies and programs with specific, and measurable steps to address the unmet housing needs.

We also understand that the new requirement to engage in meaningful, frequent, and ongoing community participation throughout the Housing Element process, including the new requirements included in the Affirmatively Furthering Fair Housing guidance from the state, have presented challenges for city staff and consultants across the county.

The community meetings that have generated these priorities have been designed to complement the City's efforts.

As a group we brought our range of experiences to the discussion, and shared a wide range of concrete actions we felt would address some of the needs we have identified. Some of these ideas sought to elevate policy needs that had already been raised in public discussions, others were reflections of the need to strengthen commitments or leverage opportunities in existing programs, and some were new measures intended to address the diversity of housing needs. The group then discussed the proposed actions and the needs they were intended to address. Some items were combined, some were determined to be redundant with existing programming, and new actions were identified through the discussion. The group then went through a prioritization process, which assessed the potential impact of specific actions, how aligned they were with our understanding of state guidance, and how they might augment existing efforts. Through this process the initial list of nearly 20 proposed actions was narrowed to the 8 priorities detailed below.

In developing the required sites inventory, prioritize parcels for permanent supportive housing, ELI, and VLI housing units downtown and in other central locations accessible to resources and transit, especially parcels owned by public agencies.

Identified need: Locating affordable housing in areas that are transit rich, close to resources to meet basic needs, and well integrated in residential growth areas, is the established best practice. Affirmatively furthering fair housing requires that sites for permanent supportive housing, and homes for residents with extremely low or very low incomes be located in areas with access to jobs, transit, and resources, including public land that can expedite affordable housing development. One of the biggest challenges affordable housing developers face in development of these units is the cost of land, especially when competing with market-rate developers who have more money available.

Program to address: Surplus or underutilized government-owned land can help, since affordable housing developers have priority to purchase this land. Prioritizing sites downtown opens up opportunities and establishes community expectations that the city is supporting affordable development in these areas.

Create opportunities for community discussions and education about homelessness, housing insecurity and specific housing needs to achieve an atmosphere of acceptance and understanding.

Identified need: Current political will in the city regarding development of affordable and permanent supportive housing reflects the need to build understanding of causes and issues of homelessness, the people and lives

impacted by the lack of affordable housing, and the community benefits of safe, stable, and affordable housing.

Program to address: We often misunderstand what housing needs look like, who experiences housing insecurity, and how they can become homeless. Some common understanding can be achieved with intentional and guided communication between people that do not normally have an opportunity to dialog with each other. This could include- but not be limited to- formats such as community workshops, short video interviews, and media partnerships.

Pursue a partnership with other cities and the county for an affordable housing portal that allows people to submit a single application for multiple affordable housing developments.

Identified need: Currently, to apply for affordable housing, residents need to search multiple websites and apply using many different web portals or paper applications. Since many people are applying for so few units, a person in need of affordable housing will need to apply for multiple opportunities to increase their chances of success, submitting and resubmitting the same information multiple times through many different channels. This process creates inequitable access to affordable housing for people most in need who lack the resources and time to monitor waitlist statuses, submit paper applications or have cognitive disabilities which hinder their ability to complete multiple applications at a time. This increases the likelihood that the renter will not successfully connect with an available affordable unit.

Program to address: A single source and application for affordable housing would help people find affordable housing without causing loss of time and resources to hunt for it and resubmit the same information. A single source would also allow the city or county to affirmatively market or share all affordable housing opportunities to vulnerable and hard to reach populations. This portal could be similar to the [San Jose Doorways](#) program currently in development, and [Dahlia in San Francisco](#), which provides a single starting point for people to apply for affordable housing (inclusionary or standalone). A single source would also make it easier for the city, county, and residents to track the availability of affordable housing in their area.

Express an explicit commitment to funding for basic needs services at local encampments.

Identified need: Each year, service providers must reapply for city funding to provide basic needs services at encampments where residents experiencing homelessness are living. This process is often politically contentious and

uncertain. The lack of certainty impacts the ability of these organizations to establish long-range plans and focus on service provision.

Program to address: Providing for the basic needs of residents experiencing homelessness and living in encampments can improve health, safety, and quality of life. Many cities already provide funding on an annual basis to provide some of these services, but each year they must reapply and wait for approval again. A long-range funding commitment from the city provides more certainty and allows the organizations providing these services to fully focus on service provision.

Support and facilitate the creation of community-based nonprofits, which will develop affordable housing, including the exploration of alternative models.

Identified need: Large multifamily affordable housing developments take years to complete and do not meet the needs of all residents experiencing homelessness or in need of affordable housing. This system makes it difficult for the exploration of alternative and innovative home types that may be better able to meet the needs of some residents. Currently, affordable housing is limited to large complexes to make efficient use of land values. These projects, although they are vital assets to the community, take long periods of time to fund, approve and construct. The large sizes and lack of tenant input on governance also pose challenges to the creation of a deeper sense of belonging, building a tight knit community and facilitating neighborly connections.

Program to address: We can expand our options of multifamily affordable housing to more creative and innovative options that have tangible community control and collaborative decision making tools, such as Community Development Corporations (CDCs), co-housing, co-op housing, tiny home communities, and community land trusts. However, since many of these options do not exist in South County, significant financial and technical support and training is needed to make them viable. Local efforts can complement the initial commitments made by Santa Clara County to provide technical assistance. Training can be assisted by other and more established non-profit organizations.

Partner with CDFIs to develop a loan program with full or partial loan forgiveness for homeowners who build ADUs and restrict affordability for 15 years.

Identified need: While Accessory Dwelling Units have been successful at increasing housing production and offering homes that are more affordable by design, homeowners who are “house rich but cash poor” may struggle to obtain financing to build an ADU.

Program to address: In partnership with a CDFI, the city should develop a loan program with full or partial loan forgiveness for homeowners who build ADUs and restrict affordability for 15 years. This would increase the ability of homeowners to increase the number of homes available, secure deed-restricted affordability, and provide an income stream for lower-income homeowners to increase their financial stability. There is an existing low interest loan program administered by the Housing Trust of Silicon Valley that could be used as a foundation for this program.

Create a public awareness campaign to increase community knowledge of the existing range of services for the unhoused and homelessness prevention resources.

Identified need: Many residents who need help with housing issues are not aware of the existing range of services for the unhoused and homelessness prevention resources currently available in our city, or through the County's 211 service. Many struggle to identify and access available resources on their own. Information about local resources, including those funded through the county, and the 211 service, is currently not available on city websites.

Program to address: The city should take steps to increase awareness of how to access the services available locally, including the 211 system, which can help residents in need navigate and access a wide variety of available resources in the county. At minimum, this should include publishing information on the city's website in an easily accessible location and ensuring city staff are aware of the program and can direct residents to it. The city should also consider a public awareness campaign using social media, publications such as city newsletters and printed collateral, events, and additional channels to increase awareness of the 211 system.

We recognize that our discussion were not representative of the full range of community perspectives in Morgan Hill, and that these proposed actions will not address the full complexity of our local housing needs, but we are confident that our collective experience represents a critical perspective in identifying existing housing needs and actions that should be incorporated into the Housing Element Update. As noted above, we are requesting an opportunity to meet with your staff to discuss these proposals in more detail and to determine the appropriate next steps for their full consideration.

Please contact Joanne Fierro at fierro5175@earthlink.net to set up a time for this meeting.

Thank you for your consideration, we look forward to further discussion.

This letter is being submitted by a working coalition of community housing advocates, community based housing and homeless service providers, and regional policy and advocacy organizations. This group has come together out of a series of five community meetings with over 60 unique participants.



February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

1. Prioritize rezoning in high resource, historically exclusionary neighborhoods.

Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

- 2. Establish a strong tenant protection ordinance so that new housing benefits everyone.** Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.
- 3. Support homeownership opportunities for historically excluded groups.** Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

- 4. Adequately plan for density.** Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.
- 5. Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%.** Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

6. **Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

7. **Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.
8. **Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

9. **Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.
10. **Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be “sprinkled throughout” the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

- 11. Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.
- 12. Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.
- 13. Cap fees on all new housing.** Most construction costs are outside the City’s control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.
- 14. Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss

Executive Director

YIMBY Law

sonja@yimbylaw.org

Adam Paszkowski

From: Kalisha Webster <kalisha@housingchoices.org>
Sent: Friday, April 15, 2022 7:36 PM
To: Adam Paszkowski; Rebecca Garcia
Cc: Jan Stokley
Subject: [EXTERNAL] Morgan Hill Developmental Disability Data for 2023-2031 Housing Element
Attachments: Morgan Hill Housing Element Comments for Developmental Disabilities.docx

You don't often get email from kalisha@housingchoices.org. [Learn why this is important](#)

Hello Adam and Rebecca,

My name is Kalisha Webster and I am the Housing Advocate at Housing Choices, we met last month during the meeting with the South County Housing Element Advocates spearheaded by SV@Home and The Compassion Center.

Housing Choices is a nonprofit organization funded by the San Andreas Regional Center (SARC) to support people with developmental and other disabilities find and retain affordable housing. SARC has contracted Housing Choices to engage with cities throughout Santa Clara County as they update their Housing Elements to provide data on the housing needs and best practices for inclusion of people with developmental disabilities in their housing plans.

Pursuant to SB 812, Housing Choices is submitting an assessment of the housing needs of Morgan Hill residents with developmental disabilities, as well as, a list of specific policy and program recommendations for inclusion in the draft 2023-2031 Housing Element, that we believe will best address their housing needs. Please note that the data tables are not numbered because we assume these tables will follow numbering in the larger document. If we can provide any more information, please let me know.

We are eager to work with you on this component of the Housing Element. In particular, we would like to:

- Meet with you to receive your feedback on our submission, particularly on the feasibility of the specific recommendations that are included
- Learn from you about other policy and program recommendations that are surfacing in the development of the Housing Element that might also have an impact on housing for people with developmental disabilities.
- Identify other appropriate venues for discussing our submission
- Learn how we can support you in engaging Morgan Hill households with developmental disabilities in the outreach process
- Post our recommendations for feedback on your Housing Elements web page
- Any other ideas you might have to help us broaden the larger community's understanding of the critical importance of deeply affordable housing to people with developmental disabilities.

Thank you so much for your work to bring more affordable housing to Morgan Hill.

Best Regards,



We have moved! Please note the new office address!

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DEVELOPMENTAL DISABILITIES COMMENTS FOR MORGAN HILL HOUSING ELEMENT

Introduction to Developmental Disabilities

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California's Developmental Disabilities Services Act and the U.S. Supreme Court's 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Adults Make Up More than Half of the Morgan Hill Population with Developmental Disabilities.

Morgan Hill is home to 323 people with developmental disabilities of whom 222 (69%) are adults and 101 (31%) are under age 18. Because Morgan Hill's 2015-2023 Housing Element failed to include the required assessment of the housing needs of people with developmental disabilities (pursuant to Government Code Section 65583(a)(7)), it is not possible to assess changes in this population in Morgan Hill since the 2015-2023 Housing Element. However, the population with developmental disabilities in Santa Clara County grew by 14% since the last Housing Element, much faster than the general population grew. The table below shows that Morgan Hill requires more housing options for adults with developmental disabilities than other parts of Santa Clara County because a greater proportion of Morgan Hill's residents with developmental disabilities are adults (69%) as compared to the County's total population (63%).

Table ____ Morgan Hill and Santa Clara County Population with Developmental Disabilities

Age	Morgan Hill	Morgan Hill % of total	Santa Clara County	Santa Clara County % of total
Under age 18	101	31%	4016	37%
18 and older	222	69%	6737	63%
Total	323	100%	10753	100%

Note: The Morgan Hill population with developmental disabilities was provided by San Andreas Regional Center as of November 2021. The Santa Clara County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021.

Fewer Opportunities for Morgan Hill Adults with Developmental Disabilities to Live Outside the Family Home. The family home is the most prevalent living arrangement for Morgan Hill’s adults with developmental disabilities, with 71% of adults living in the family home in 2021, higher than the 65% of Santa Clara County adults living in the family home. We also see lower prevalence of Morgan Hill adults with developmental disabilities being able to transition out of the family home into their own apartment with supportive services (10%) or licensed care facilities (19%) than in Santa Clara County (11% and 23% respectively).

Table ____ Living Arrangements of Adults with Developmental Disabilities

Adult Living Arrangements	2021 Morgan Hill	2021 Morgan Hill Percent of Total	2021 Santa Clara County	2021 Santa Clara County Percent of Total
In the family home	158	71%	4,362	65%
Own apartment with supportive services	21	10%	756	11%
Licensed Facilities	43	19%	1,525	23%
Other (including homeless)	0	-	94	1%
Total Adults	222		6,737	

Source: The 2021 data for Morgan Hill was provided by San Andreas Regional Center as of November 2021. The Santa Clara County data is based on county-level data published by the Department of Developmental Services as of June 2021.

Decline in Licensed Care Facilities in Santa Clara County. The Department of Developmental Services reports that between September 2015 and June 2021, 5% fewer people with developmental disabilities were able to be housed in licensed care facilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities) in Santa Clara County, even as the adult population in need of residential options outside the family home grew. This trend increases the need for affordable housing options coordinated with supportive services funded by the San Andreas Regional Center. Santa Clara County’s reduced supply of licensed care facilities increases the likelihood that Morgan Hill adults with developmental disabilities will be forced out of the county when their parents are no longer able to house them--unless there is a significant improvement in access to affordable housing.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Santa Clara County adult population with developmental disabilities correlates with a well-documented annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth of the Santa Clara County population age 18 to 41 with developmental disabilities and will continue into the future. This trend has significant implications for housing needs among Morgan Hill adults with developmental disabilities during the period of the 2023-2031 Housing Element.

Table __ Changes in Age Distribution of Adult Population in Santa Clara County

Age	2015 Number	2021 Number	% Change
18 to 31	2,767	3,515	27%
32 to 41	891	1,212	36%
42 to 51	833	705	-15%
52 to 61	702	744	6%
62 plus	416	561	35%
Total adults	5,609	6,737	20%

Source: Department of Developmental Services Quarterly Report by County.

Longer Life Spans. Between September 2015 and June 2021, the Department of Developmental Services reports that the number of Santa Clara County residents with developmental disabilities age 62 and older grew by 35% (Table __). This increase is generally attributable to well-documented gains in life span, rather than to migration of seniors with developmental disabilities into Santa Clara County. Longer life spans mean that more adults with developmental disabilities will outlive their parents and family members who are by far the single largest source of housing for people with developmental disabilities in Morgan Hill. Because older adults currently occupying a licensed facility in Santa Clara County are living longer, this reduced rate of occupant turnover, coupled with closing facilities, will make it more difficult for middle-aged and senior adults who have been living with aging parents in Morgan Hill to transition to licensed care when their parents pass away.

Displacement. Notwithstanding 20% growth in Santa Clara County's total population of adults with developmental disabilities, the Department of Developmental Services has documented a 15% decline in the age group 42 to 51 in Santa Clara County between September 2015 and June 2021 (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Morgan Hill.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Almost 20% of Santa Clara County residents with developmental disabilities have limited mobility, and 15% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with both cognitive and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of many of the limited number of affordable housing units in Morgan Hill. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units now available for rent in Morgan Hill.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and many rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

Morgan Hill can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide Morgan Hill in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of Morgan Hill.
- **Coordination of housing with onsite supportive services** funded by the San Andreas Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed by people with developmental disabilities.** The City should plan for at least 131 Extremely Low Income (ELI) units--50% of its Very Low Income RNHA allocation. Some of the ELI units should be subject to a preference for people with developmental disabilities.

Policy and Program Recommendations

Morgan Hill has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Opportunities for adults with developmental disabilities to live outside the family are lower than many other jurisdictions in Santa Clara County. Currently the city has one affordable property, Jasmine Square built in 2005, which includes 12 set aside units for people with developmental disabilities who benefit from on-site supportive services funded by the San Andreas Regional Center. The City's lack of progress in meeting the housing needs of people with developmental disabilities since

the last Housing Element demonstrates the need for policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the San Andreas Regional Center in order to prevent the homelessness or displacement of these vulnerable residents.

- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in Santa Clara County, a growing body of Santa Clara County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. Such disparities in the experience of severe rent burden, housing instability and displacement from Morgan Hill are attributable to the shortage of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that would help to reduce such disparities. Local zoning and other policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Morgan Hill and decrease displacement and homelessness for the most at-risk Morgan Hill residents, including people with developmental disabilities.

Sample Language: The City of Morgan Hill's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 40 new Extremely Low-Income housing units for Morgan Hill residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of Morgan Hill shall monitor progress towards a quantitative goal of 40 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by San Andreas Regional Center to live inclusively in affordable housing.

- **Offer Developers a Range of Affordability Options Under the Inclusionary Ordinance.** Many adults with developmental disabilities, including those that find employment, have incomes too low to satisfy minimum income requirements for the Very Low and Low income units currently offered under the city's inclusionary ordinance and are effectively excluded from this housing option. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary

housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing a menu of options for including affordable units, for example, by setting a higher percentage of units if priced for moderate income and a lower percentage of units if priced for extremely low income. Such a menu would address a broader range of Morgan Hill housing needs, while giving developers more options for meeting the inclusionary requirement.

Sample Language: The City of Morgan Hill shall revise its inclusionary housing ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (moderate-income, low income, very low income, and extremely low income).

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Achieve City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in Morgan Hill. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the Morgan Hill residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of extremely low income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the San Andreas Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the City of Morgan Hill shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of extremely low-income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the San Andreas Regional Center.

- **Local Density Bonus.** Like many state and federal housing finance programs, the state density bonus program incentivizes the production of housing at the Low and Very Low Income level. But in counties like Santa Clara County, with one of the highest Area Median Income's in the state, these incentives have the effect of making much of the available affordable housing out of reach for residents on fixed incomes (including seniors and persons with disabilities) or who are working in low wage jobs and are thus unable to meet minimum income requirements to afford the rent assigned to the Very Low Income category. Morgan Hill should add additional local

incentives to the state density bonus law to make it more responsive to the impact of Santa Clara County's high median income on the affordability of housing for Morgan Hill residents who are Extremely Low Income, including special needs populations, for example, people with developmental disabilities who will benefit from coordinated onsite services provided by the San Andreas Regional Center.

Sample Language: In addition to implementing the California density bonus statute, the City shall provide an additional local density bonus, incentives, and/or concessions for housing projects that include at least 5% of the units for people at the Extremely Low-Income affordability level, including special needs populations, for example, people with developmental disabilities who will benefit from coordinated onsite services provided by the San Andreas Regional Center

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the San Andreas Regional Center.

Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated services provided by the San Andreas Regional Center.

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Morgan Hill should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

Sample Language: The City of Morgan Hill shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in Santa Clara County (i.e., San Andreas Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Silicon Valley Independent Living Center and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of

cognitive, communication and social impairment, often rely on housing navigation services funded by the San Andreas Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City of Morgan Hill shall require that the housing developer implement an affirmative marketing plan for state-mandated physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.



TOGETHER AT NATIONAL NIGHT OUT 2022

Tuesday, August 2, 2022 | 5:30 PM to 8:00 PM
at the Civic Center
17575 Peak Avenue, Morgan Hill, CA

A nationwide event designed to build strong community partnerships that promote safe neighborhoods. This event is an opportunity to bring the community together, get to know City teammates, and learn about service providers. Join us for an evening of fun for the entire family!

Meet Morgan Hill's Public Safety and City Teammates
Learn about City programs and services
Public safety vehicles on display
Meet K9 Officer Basco
Food trucks with a variety of food for purchase
Free Ice Cream (while supplies last)

GIVEAWAYS - BOOTHS - FAMILY FUN



Sponsored by the Morgan Hill Police Department and the City of Morgan Hill.
For more information about National Night Out visit natw.org. For more information about this event visit www.morganhill.ca.gov.



JUNTOS EN LA NOCHE NACIONAL 2022

Martes 2 de Agosto 2022 | 5:30 - 8:00 por la tarde
en la plaza del centro cívico
17575 Peak Avenue, Morgan Hill, CA

Un evento nacional diseñado para construir asociaciones comunitarias sólidas que promuevan vecindarios seguros. Este evento es una oportunidad para reunir a la comunidad, conocer a los compañeros de equipo de la Ciudad y aprender sobre proveedores de servicios. ¡Únase a nosotros para una noche de diversión para toda la familia!

Conozca a los compañeros de equipo de seguridad pública y ciudad de Morgan Hill

Conozca los programas y servicios de la Ciudad

Vehículos de seguridad pública en exhibición

Conozca al Oficial K9 Basco

Camiones de comida con una variedad de alimentos para comprar

Helado Gratis (hasta agotar existencias)

Regalos - Casetas - Diversión Para Familias



Patrocinado de el Departamento de la Policía y la Ciudad de Morgan Hill.

Para más información de La Noche Nacional, visite www.natw.org. Para más información sobre este evento visite, www.morganhill.ca.gov.