



CITY OF MORGAN HILL

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17575 Peak Ave. Morgan Hill, CA 95037

The City of Morgan Hill is one of the fastest growing and most desirable communities in Santa Clara County. The City's mission is to create quality housing for residents at all income levels and provide rental and ownership opportunities. The City is currently overseeing 20 residential housing projects, comprising of approximately 4,000 dwelling units. These units are either under construction, pending building permit issuance, or in the entitlement phase.

Morgan Hill has approximately 46,000 residents with a sustained growth rate of 2% per year. Morgan Hill is a diverse community comprised of 44% White, 34% Hispanic and 15% Asian.

Homes **Rentals**
16,000 **3,200**

Affordable Apartments	Market Rate Apartments	Mobile Homes
1,700	1,500	800+

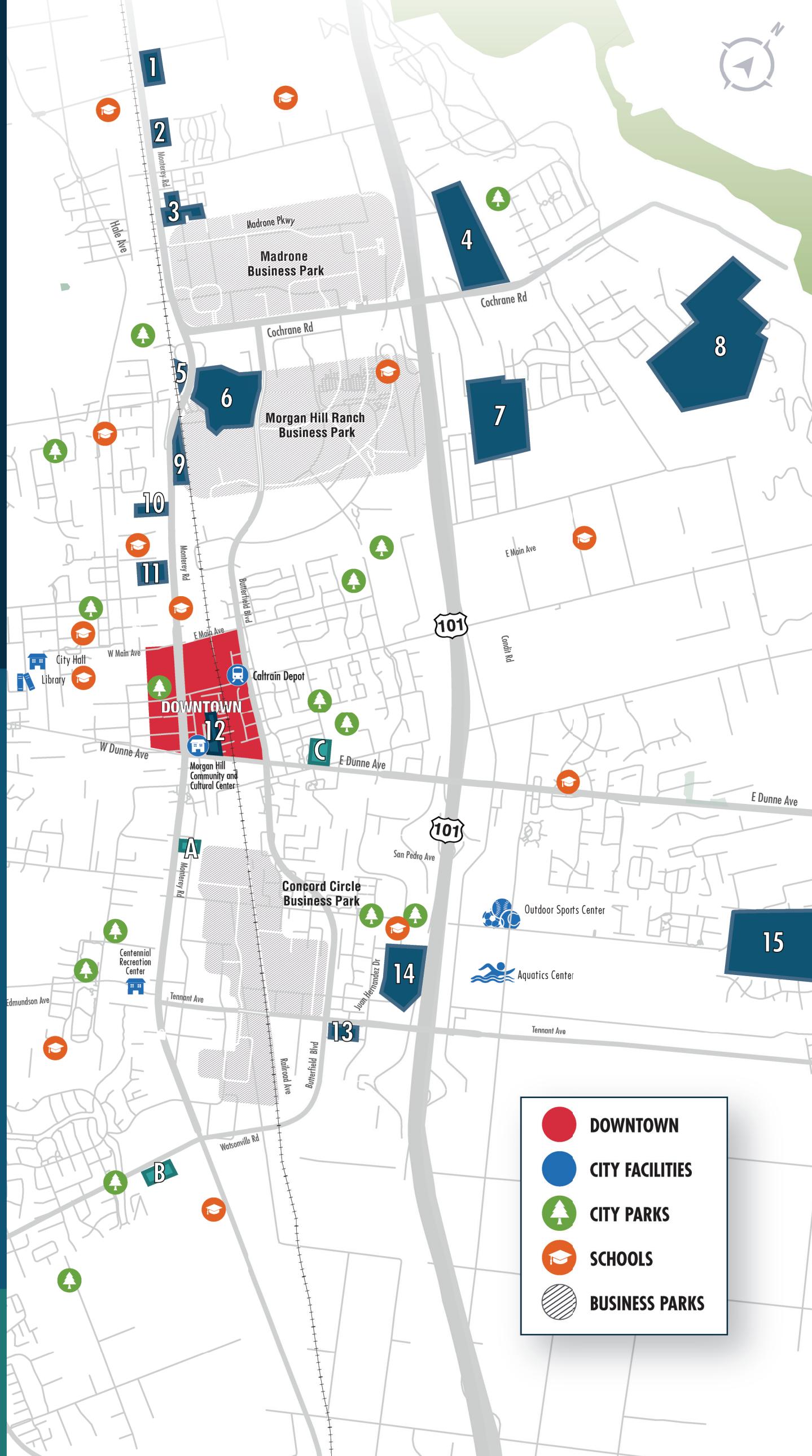
HOUSING PROJECTS

- 1** Manzanita Park - 67 Units
- 2** DeNova Homes - 93 Units
- 3** Village of Madrone - 249 Units
- 4** Cochrane Commons Phase II - 498 Units
- 5** The Gates - 49 Units
- 6** Vida - 398 Units
- 7** Crosswinds - 269 Units
- 8** Borello Ranch Estates - 243 Units
- 9** Jasper - 101 Units
- 10** The Magnolias - 66 Units
- 11** Monterey – AMG - 150 Units
- 12** The Lumberyard - 49 Units
- 13** Tenant Ten - 259 Units
- 14** Rosewood - 120 Units
- 15** New Horizons - 320 Units

RECENTLY COMPLETED

- A** Morgan Hill Senior Housing - 82 Units
- B** Royal Oak Village - 73 Units
- C** Andalusia - 46 Units

CITY OF MORGAN HILL HOUSING PROJECTS



THE 5 PILLARS OF HOUSING



Production of New Affordable Housing Units



Preservation of Existing Affordable Housing Inventory



Promotion of Housing Programs



Prevention of Homelessness



Protection of Quality of Life for New and Existing Neighborhoods



HOUSING PROJECTS

KEY WITH DEFINITIONS

Processing Entitlements: The project is in the process to seek City approval for its proposed development.

Processing Building Permits: The project is in the process of obtaining construction documents/permits.

Approved: The project has acquired all permits required to start construction.



1 Manzanita Park by North Corridor Investors

Description: 67 multi-family units (10 affordable), located on Monterey Road & Tilton Avenue.

Status: Approved



2 DeNova Homes by DeNova Homes

Description: 93 multi-family units (14 affordable), located at 19380 Monterey Road.

Status: Approved



3 Village of Madrone by Jemcor Development Partners

Description: 249 rental units (100% affordable), located along Monterey Road at Madrone Parkway.

Status: Under Construction

4

Cochrane Commons Phase II by Browman Development

Description: Mixed-use project with up to 498 multi-family and rental units (75 affordable), and up to 135,000 SF of commercial.

Status: Processing Entitlements

5



The Gates by City Ventures

Description: 49 units, located at Monterey Road and Cochrane Road.

Status: Processing Entitlements

6



Vida by MBK Rental Living

Description: 398 rental units (78 affordable), located between Monterey Road & Butterfield Boulevard.

Status: Under Construction

7



Crosswinds by Dividend Homes

Description: 269 multi-family units (40 affordable), located by Half Road to the east.

Status: Processing Entitlements

8

Borello Ranch Estates by Toll Brothers

Description: 243 single-family units, located south of Cochrane Road between Peet Road and Half Road.

Status: Approved

9



Jasper by Trumark Properties

Description: 101 multi-family units (15 affordable) and 2,900 SF of commercial retail, located at 18110 Monterey Road.

Status: Under Construction

10



The Magnolias by First Community Housing

Description: 66 rental units (100% affordable), located at 17965 Monterey Road.

Status: Approved

11



Monterey-AMG by AMG and Associates

Description: 150 units (100% affordable), located at 17910 Monterey Road

Status: Processing Entitlements

12

The Lumberyard by Van Daele

Description: 49 multi-family units and 3,076 SF office space in conjunction with the realignment of Depot Street, located on the East side of Depot Street.

Status: Under Construction

13



Tenant Ten by Ten South

Description: 259 multi-family units, located at 740 Tenant Avenue

Status: Processing Entitlements

14



Rosewood by Brookfield

Description: 120 multi-family units (9 affordable), located on the southeast quadrant of Juan Hernandez & Barrett Avenue.

Status: Processing Building Permits

15



New Horizons by Morgan Hill Devco

Description: Mixture of 320 single-family units (46 affordable), located on Hill Road & Barrett Avenue.

Status: Processing Entitlements