



CITY OF MORGAN HILL

408-779-7272 • morganhill.ca.gov  
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+

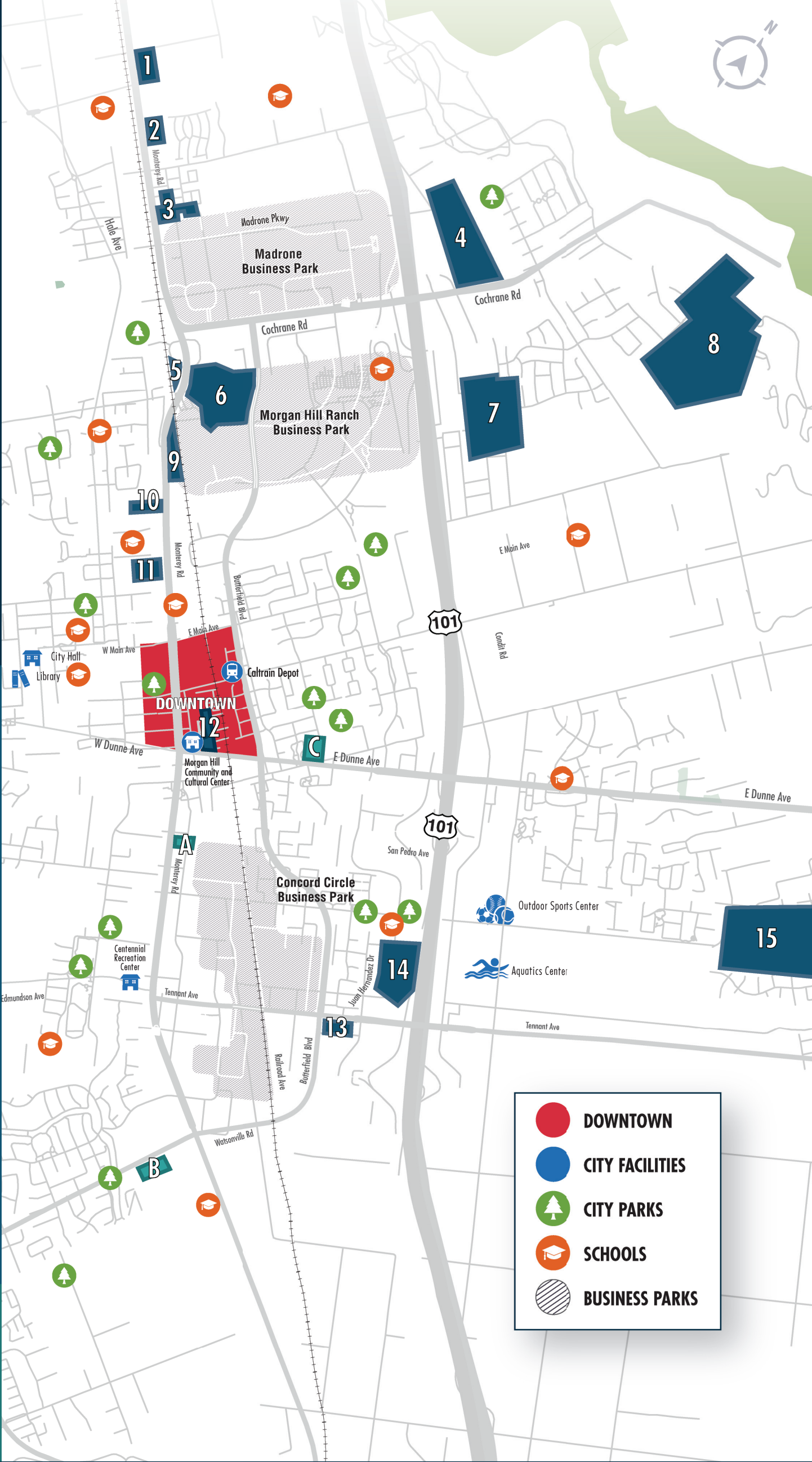
HOUSING PROJECTS

- 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 Tennant 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