



2023-2031 Housing Element Update Summary Sheet

(Updated June 2022)

What is a Housing Element?

Since 1969, every jurisdiction in California has been required to have a Housing Element as part of their General Plan. At its core, a Housing Element provides an analysis of a community's housing needs for all income levels, and strategies to respond to provide for those housing needs. Unlike other mandatory General Plan elements, the Housing Element must be updated every eight years and is subject to review and approval by the California Department of Housing and Community Development (HCD).

The City's current 2015-2023 Housing Element was adopted in 2015 and was part of the 5th Cycle of housing element updates in the State. This update for the 2023-2031 planning period is part of the 6th Cycle of housing element updates.

What is new in this Housing Element?

The information required to be provided in a housing element has not substantially changed since 1969, but new State laws now heavily regulate how cities present that information. The State's Housing Crisis has increased the scrutiny of such plans and each City must demonstrate meaningful progress. In the last few years, the State has passed dozens of new housing laws, many of which aim to lower barriers to building affordable housing and require changes to the way cities do business related to housing development. These new laws are also why the City is no longer allowed to maintain the RDSC growth control measure.

A major addition to the 6th Cycle Housing Element Update is the inclusion of an Affirmatively Furthering Fair Housing (AFFH) analysis. This analysis examines housing practices in the city to identify any areas that may perpetuate housing inequities in the community and creates policies and programs to help work towards more equitable housing practices.

Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

2023-2031 Housing Element Update

In early 2022, the City of Morgan Hill began an update of the Housing Element. The Public Review Draft of the 2023-2031 Housing Element Update was released on June 3, 2022. This latest update of the Housing Element complies with State law by providing the following:

- Analysis of:
 - existing and projected housing needs;
 - fair housing and special housing needs;
 - assisted housing developments that are "at-risk" and eligible to change from low-income housing uses
 - potential constraints on housing;
 - opportunities for residential energy conservation;
- Demonstration of the ability to accommodate the City's assigned Regional Housing Needs Allocation (RHNA) (see below)
- Inventory of land suitable for housing
- Identification of zone(s) where emergency shelters are allowed by-right
- Evaluation of how the City met implementation programs in the 2015-2023 Housing Element
- Identify housing goals, policies, and implementation programs for the next 8 years

Regional Housing Needs Allocation City of Morgan Hill 2023-2031		
<i>Income Category</i>	<i>Units</i>	<i>Percent of Total</i>
Extremely Low- and Very Low-Income	262	25.3%
Low-Income	151	14.6%
Moderate-Income	174	16.8%
Above Moderate-Income	450	43.4%
TOTAL	1,037	100.0%

Public Outreach Efforts

The City of Morgan Hill solicited public and stakeholder input through a variety of means over the last year. This included a series of 46 points (to date) of public contact – including presentations at Planning Commission and City Council, online public workshops, and meetings with community groups, housing providers, and developers. The City also solicited public input through meetings with housing stakeholders, online surveys, email blasts, City newsletters, and social media posts.

Implementation Programs to Promote Quality Affordable Housing in Morgan Hill

The 2023-2031 Housing Element includes 57 Implementation Programs listed below for reference.

Implementation Programs (57)			
HE-1.A	Evaluate Land Availability Annually	HE-2.H	Direct Service to Unhoused Residents
HE-1.B	Coordination with Capital Improvement Plan	HE-2.I	Host Empower Homebuyers SCC Workshops
HE-1.C	Smaller Lot Sizes	HE-2.J	Advocate for State & Federal Legislative Changes
HE-1.D	Update Funding Information	HE-2.K	Commercial Linkage Fee
HE-1.E	Housing Rehabilitation	HE-2.L	Agricultural Labor Accommodations
HE-1.F	First-Time Homebuyer Program	HE-2.M	Farmworker Housing
HE-1.G	Promote Extremely Low-Income Housing	HE-3.A	Affordable Housing in Eastern Morgan Hill
HE-1.H	Update City's Affordable Housing Strategy	HE-3.B	Affordable Housing Overlay Districts
HE-1.I	Review Housing Objectives Annually	HE-3.C	Rent Increase Mediation
HE-1.J	Downtown Specific Plan	HE-3.D	Tenant Relocation Assistance Ordinance
HE-1.K	Review Affordable Housing Funds	HE-3.E	Eviction Counsel
HE-1.L	Rental Assistance Programs	HE-3.F	Shared-equity Homeownership Models
HE-2.A	Review Height Limits	HE-3.G	Review Inclusionary Housing Ordinance
HE-2.B	Partnership for Tax Credits	HE-3.H	Preferences for Displaced Tenants
HE-2.C	Promote Funding Opportunities	HE-3.I	Create Jobs within Downtown Morgan Hill Priority Development Area
HE-2.D	Support Measure A Applications	HE-3.J	Incentives to Hire Morgan Hill Residents
HE-2.E	Strategically Urban Housing Development Incentives	HE-3.K	Expand Bus Service
HE-2.F	Community Plan to End Homelessness	HE-3.L	Local First Mile/Last Mile Transit Service
HE-2.G	Continuum of Care	HE-4.A	Annual Monitoring of Potential At-Risk BMR Units
HE-4.B	Preserve Affordable Housing	HE-7.A	Outreach and Education
HE-4.C	Rehabilitation	HE-7.B	Market Accessory Dwelling Unit (ADU) Programs
HE-5.A	Low Barrier Navigation Centers		
HE-5.B	Biannual Homeless Survey		
HE-5.C	Homeless Prevention Rental Assistance		
HE-5.D	Safe Park Program		
HE-5.E	Inclement Cold Weather Shelter Program		
HE-5.F	List of Available Services		
HE-5.G	Provide Direct Services		
HE-5.H	Supportive, Transitional & Emergency Housing		
HE-5.I	By-right Transitional and Supportive Housing		
HE-5.J	Shelter Bed Hotline		
HE-6.A	Housing for Developmentally Disabled Adults		
HE-6.B	San Andreas Regional Center Coordination		
HE-6.C	Emergency Voucher Program		
HE-6.D	Increase Awareness - Universal Design Principles		
HE-6.E	Universal Design Ordinance		

Why does the City need to adopt a Housing Element?

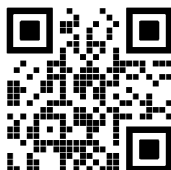
- Required by State Law
- Allows eligibility for state grants and funding
- Addresses local housing needs at all income levels
- Allows community ability to plan for location of assigned housing targets
- Penalties for non-compliance include:
 - court-imposed fines of up to \$600,000 per month
 - potential lawsuits with consequences that include:
 - ❖ Court-mandated compliance - Court approval of housing development
 - ❖ Suspension of local ability to issue building permits - replaced by a State appointed oversight agency

2023-2031 Housing Element Goals

- **Goal 1.** Provide a diversified housing stock to meet the full range of future community housing needs.
- **Goal 2.** Encourage Extremely Low-Income (ELI) housing production, increasing availability of affordable and workforce housing.
- **Goal 3.** Advance equity and inclusion throughout the City.
- **Goal 4.** Preserve and rehabilitate existing housing supply.
- **Goal 5.** Promote housing for people experiencing homelessness.
- **Goal 6.** Provide adequate housing for groups with special needs.
- **Goal 7.** Increase community outreach and promote education of affordable housing.

For More Information:

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



Approval Process	Timeline
Release Public Review Draft Housing Element	June 3, 2022
Community Town Hall	June 23, 2022
Planning Commission hearing prior to HCD submission	July 12, 2022
City Council hearing prior to HCD submission	August 3, 2022
HCD Review of Draft Housing Element (90 days)	Aug – Nov 2022
City receives "conditional compliance" letter from HCD	Nov/Dec 2022
Adoption hearings	Dec/Jan 2023
Final HCD review and certification (60 days)	January – March 2023