

The City of Morgan Hill is committed to ensuring its current and future residents are provided access to diverse housing options.

The City's housing mission is to improve, preserve, and create safe, quality housing for residents at all income levels and provide both rental and ownership opportunities.

Morgan Hill is a community of approximately 47,000 residents. There are 15,233 housing units in the community of which 2,429 are rentals. The City manages a robust Below Market Rate inventory of 615 units. There are approximately 835 units processing entitlements with a total of 2,900 units in the pipeline.






## HOUSING PROJECTS

- 1 Cochrane Commons Phase II - 498 Units
- 2 Vida - 398 Units
- 3 New Horizons - 320 Units
- 4 Crosswinds - 269 Units
- 5 Jemcor - 249 Units
- 6 Borello Ranch Estates - 243 Units
- 7 Rosewood - 120 Units
- 8 Jasper - 101 Units
- 9 DeNova Homes - 93 Units
- 10 Morgan Hill Senior Housing - 82 Units
- 11 Royal Oak Village - 73 Units
- 12 Manzanita Park - 67 Units
- 13 The Magnolias - 66 Units
- 14 The Lumberyard - 49 Units
- 15 Andalusia - 46 Units

## 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



-  DOWNTOWN
-  CITY FACILITIES
-  CITY PARKS
-  SCHOOLS
-  BUSINESS PARKS

**2,900**

Housing Units in the Pipeline

**835**

Processing Entitlements

**615**

Affordable Units (includes extremely low, very low, and low-income units).





# 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 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



### 2 Vida by MBK Rental Living

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

**Status:** Under Construction



### 3 New Horizons by Morgan Hill Devco

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

**Status:** Processing Entitlements



### 4 Crosswinds by Dividend Homes

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

**Status:** Processing Entitlements



### 5 Jemcor by Jemcor Development Partners

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

**Status:** Under Construction



### 6 Borello Ranch Estates by Toll Brothers

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

**Status:** Approved



### 7 Rosewood by Brookfield

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

**Status:** Processing Building Permits



### 8 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



### 9 DeNova Homes by DeNova Homes

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

**Status:** Approved



### 10 Morgan Hill Senior Housing by Beacon

**Description:** 82 Age-restricted rental units (100% affordable), located on Monterey Road & San Pedro Avenue.

**Status:** Under Construction



### 11 Royal Oak Village by UHC

**Description:** 73 Rental units (100% affordable, 36 units dedicated to farm worker housing) located along Watsonville Road, south of Monterey Road.

**Status:** Under Construction



### 12 Manzanita Park by North Corridor Investors

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

**Status:** Approved



### 13 The Magnolias by First Community Housing

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

**Status:** Approved



### 14 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



### 15 Andalusia by Dividend Homes

**Description:** 46 Single-family residential units (4 affordable).

**Status:** Processing Building Permits