

For more information, contact:
Rebecca Garcia, City of Morgan Hill
rebecca.garcia@morganhill.ca.gov
(408) 607-0918

FOR IMMEDIATE RELEASE

Morgan Hill Magnolias Apartment Complex to Include Farmworker Housing



Morgan Hill, Calif., (July 11, 2022)— On June 28, 2022, the County of Santa Clara Board of Supervisors approved \$13.2 million in funding for the Magnolias housing project in Morgan Hill.

The Magnolias Project is Morgan Hill's second apartment community to include units specifically dedicated for farmworker housing. This 1.26-acre multi-family rental community will be located at 17965 Monterey Road in Morgan Hill. This is a 66-unit multi-family housing project by First Community Housing, consisting of 16 studios, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. With the City of Morgan Hill's existing apartment vacancy rate at 1%, the Magnolias provides affordable housing options to households earning 30% to 60% of the area median income (AMI), which for a family of four is \$168,500. This housing project provides units for agricultural workers and unhoused families and will include a variety of amenities, including open lounge/seating areas, a central laundry facility, indoor and outdoor play spaces, secured bicycle storage, a pet wash station, a community garden, electric vehicle charging stations, and VTA eco passes for each household.

"The creation of farmworker housing is long overdue," said City of Morgan Hill Housing Director Rebecca Garcia. "Farmworkers struggle disproportionately with housing insecurity, leading to them sleeping in their vehicles, illegally converted garages, and living doubled-up in substandard conditions. Farm workers are an essential part of the workforce in sustaining food supply and agricultural success in South County," Miss Garcia added.

Morgan Hill currently has 1,972 apartment units. Between 2015 and 2019, 1,542 housing units were issued permits citywide. Of those permits, 77.8% were for above moderate-income housing, 8.8% were for moderate-income housing, and 13.4% were for low- or very low-income housing. The Magnolias project addresses the demand for additional affordable apartment products in Morgan Hill and serves as a means to end homelessness for some families.

The County's financial contribution comes from Measure A—a Santa Clara County Affordable Housing Bond approved by voters in 2016 to address the area's housing crisis. This investment in a housing community is part of an ongoing effort to provide accessible and affordable housing opportunities, bringing more livable options to some of the region's most underserved and low-income residents. The agricultural industry in Santa Clara County employs over 8,000 residents and contributes around \$830 million annually to the economy. Despite these numbers, there is an estimated shortfall of 1,400 seasonal and 700 long-term housing units to support the employment demands of the industry. "I am so glad that we have continued to grow our work with families in Morgan Hill. The Board of Supervisors approval of Measure A funding was a vital step in making this vision become a reality. The Magnolias community will make a big difference in helping our most vulnerable gain stability and avoid displacement in these uncertain economic times," said Geoffrey Morgan, President and CEO of First Community Housing.

About Housing in the City of Morgan Hill

Morgan Hill is a community of approximately 45,000 residents located in South Silicon Valley. The City has a robust housing program focusing on affordable ownership and rental housing production. Morgan Hill is one of the fastest growing cities in Santa Clara County, with 1 in 8 units in the City deed-restricted as affordable and deeply committed to being part of the solution to the housing crisis. ###