

# LAMORINDA WEEKLY

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Delivered bi-weekly to all  
Lamorinda homes & businesses

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Wednesday, December 26, 2007



Back left to right: Linda U. Foley, Sophie Braccini, Jean Follmer, Jennifer Wake, Cathy Tyson, Kevin D. Shallat, Tod Fierner  
Front left to right: Alex Crook, Lee Borrowman, Andy Scheck, Wendy Scheck, Andrea A. Firth (not in the picture: Steve Angelides, Gavin Schlissel, David Anderson, Jordan Fong)

## Dear Lamorinda Weekly Readers,

The Lamorinda Weekly Team, pictured above, want to wish you a Happy New Year. 2007 was our first year, a year of many unknowns and challenges. We asked our Editor twenty-three times: "Do we have a paper?" And she answered: "Yes, we do!" We like this rhythm and we're going to keep it!

We are very happy with the response we've received from the community and local businesses. We are also proud to be the paper that connects all of us who live in Lamorinda, as it connects our local businesses with local shoppers.

Since our first issue on March 14, we've delivered twenty-three issues full of information and stories about life in Lamorinda to all of you, and we've appreciated all of the story ideas and contributions you have sent to us.

2008 will be still a challenge for us on our way to becoming a well-established publication. We will celebrate our first anniversary in March; at some point we hope to become a true Weekly again.

The Lamorinda Weekly happens because of the great support of our editors, writers, re-

porters and photographers. Thank you, Team!

The last page of this issue is a special "Thank You" to all of our advertisers. Our paper that comes free to you is paid for by advertising.

The 2008 calendar insert is a complimentary gift to all of our readers. Thank you to Minuteman Press for printing it and sharing the cost with us. Extra copies can be picked up at the Lafayette Chamber of Commerce Office, the Orinda Chamber of Commerce Office and from our news stand at the Town of Moraga Offices, 329 Rheem Blvd, Moraga.

### Andy & Wendy Scheck, Publishers

*(Editors always get the last word: Friends and neighbors, your friendly neighborhood newspaper is indeed a team effort, but it would not be possible without Andy & Wendy Scheck, who conceived it, believe in it, work tirelessly for it 24/7, and give it everything they've got! -Ed.)*

Advertising

## Moraga: Council to Discuss Palos Spending

By Sophie Braccini

On January 9, 2008, the Moraga Town Council will hear a report by Town Manager Philip Vince, who will present the Town staff's recommendations for the use of \$17M in one-time developer fees from the Palos Colorado project.

The funds will be received by the Town over a period of six years and could be applied in many different ways; possibilities that have been discussed include infrastructure upgrades, recreational facilities or the creation of a "Palos Bank," which would allow the Town to self-finance. Vince will also recommend other methods of financing specific projects.

The Audit and Finance Committee, including Vince, Finance Director Emily Boyd, Town Treasurer Robert Kennedy, Council members Mike Metcalf and Rochelle Bird and residents Frank Comprelli and Wendy Buchman met on December 17th and amended the staff report. The end-result is expected to be fairly conservative.

The Town Council will review the different elements proposed by staff. It is likely to approve some and send others back for further review.

## ABAG Low-Income Housing Allocations for Lamorinda

By Jean Follmer

On July 31, 2007, the Association of Bay Area Governments (ABAG) released their Regional Housing Needs Allocation (RHNA) for the period 2007-2014. ABAG determined a need of 214,500 additional housing units in the

Bay Area. Appeals may be filed until January 16, 2008 and final allocations will be assigned on July 31, 2008. According to ABAG, the Lamorinda allocations are as follows:

... story continued on page 2

In Numbers					
Income Group*	Very Low	Low	Moderate	Above Mod.	Total
Regional Totals	48,840	35,102	41,316	89,242	214,500
Lafayette	113	77	80	91	361
Moraga	73	47	52	62	234
Orinda	70	48	55	45	218

In Percentages					
Income Group*	Very Low	Low	Moderate	Above Mod.	Total
Regional Totals	23%	16%	19%	42%	100%
Lafayette	31%	22%	22%	25%	100%
Moraga	31%	20%	22%	27%	100%
Orinda	32%	22%	25%	21%	100%

\*The Income Groups are determined as: Very Low - households with incomes up to 50% of the county's area median income (AMI), Low - households with incomes between 50 and 80% of the county's AMI, Moderate - households with incomes between 80 and 120% of the county's AMI and Above Moderate - households with incomes above 120% of the county's AMI.

## The Olsen Team

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J. Allen Sayles, Architect

## Orinda City Council Reviews Affordable Housing Projects

By David Anderson

The Orinda City Council and the Orinda Planning Commission are currently working out the details of two new affordable housing projects planned for Orinda. The December 18th City Council meeting had two separate items for affordable housing on the agenda. The first project, which is significantly farther along than the second, is a portion of Pulte Home's 14.1 acre Pine Grove development. The second development is an affordable housing facility for seniors to be located at 2 Irwin Way (the site of the former Orinda Library).

According to a City Council Staff Report the "Orinda General Plan Implementation Measure 3-2 states in part that the design policies and guidelines for the Pine Grove Neighborhood 'shall require 10 percent of the units to be affordable to low and moderate income households.'" In accordance with this guideline the Pine Grove development will include eight duplexes to be

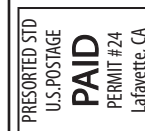
sold at below market rates.

The Council decided Tuesday night that because the intent of the eight unit development is for families, the affordable housing units should be priced based on the median income of a four person household.

The Council also decided to support the Planning Commission's recommendation that the down payment for these homes be 10% of the sale price instead of 20%, due to the fact that low income families may have a difficult time making such a significant payment. With the standard household size to be four people for a three bedroom living space and the down payment likely to be 10%, the sales price of the homes, according to the city council staff report, will be just under \$375,000. The maximum income for eligibility of these homes will be \$100,600.

... continued on page 4

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LAMORINDA WEEKLY this week									
Town News	2,3,4	New Year's Resolutions	5	Pet Businesses	7	Business	11	Classifieds	14
Rossi Reminisces	2	Calendar/SMC Happenings	6	Lamorinda Real Estate	8	Lamorinda Restaurants	12	Sports	14,15
Council Transition	3	Letters to the Editor	6	Schools	9, 10	Can Markets Sustain Farmers?	12	Gaels in Hawaii	15
Holiday Spirit	4	How to Contact Us	6	Pay it Forward	10	RES Success	13	Thank You!	16