



EXPERIENCE MATTERS

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Housing Element Working Draft 2023-31 heads to HCD for review

... continued from Page A4

This addresses housing variety; rental housing; affordable and workforce housing; encourages multi-generational housing; manufactured housing; missing middle housing; density bonuses; federal assistance programs; and affordable housing partnerships.

The programs include the creation of additional units through state density bonuses; proactive outreach to affordable housing developers; improving access to affordable housing subsidies; developing housing to serve Saint Mary's College students, faculty, and/or staff; and enabling the production of co-housing and live/work units.

Goal 3 strives to ensure that all Moraga residents, regardless of income, have access to high-quality housing, services, and safety. This involves wildfire prevention and response; evacuation capacity; integrated living patterns; affordable housing in areas of opportunity; high-resource neighborhoods; code enforcement; housing rehabilitation programs; condominium conversions; and public transportation to housing sites.

Programs under Goal 3 include wildfire safety and emergency preparedness planning (no loss of housing units or life); adoption of an exclusionary zoning ordinance; adding 32 new Accessory Dwelling Units (ADU) in high-resource neighborhoods to improve residential mobility; bringing unpermitted ADUs into compliance; keeping track of the 32 ADUs with regards to affordability; developing and implementing a process, including objective standards, for SB 9 applications consistent with state law; participating in Eden Council for Hope and Opportunity Housing's Shared Housing Program or similar; providing information regarding rooms for rent; completing Rheem Center Public Realm Plan to facilitate development; allowing family-supportive services by right in high-density residential and mixed-use zones; increasing awareness of the Contra Costa County Neighborhood Preservation Program; and making information more readily

available to first-time home buyers to facilitate access to Moraga's high-resource neighborhoods.

Goal 4 is to ensure that the town's processes and requirements do not unduly constrain or delay the development of housing for households of all income levels. The policies are designed to improve the development process; employing CEQA infill exemptions; maintaining consistency with state law; and addressing undue governmental constraints.

Its programs include a modification of the Planned Development process; amending Moraga's parking regulations; reducing permit processing times relative to current levels; reducing residential development costs without placing a financial burden on the town; streamlining the permit review process; submitting infrastructure grants; reviewing Scenic Corridor regulations; implementing support for Moraga Center Specific Plan; updating the building code every three years or as needed; and prioritizing access to water and sewer service for affordable units.

Goal 5 is designed to promote efficiency and conservation with policies such as environmental sustainability; and energy efficiency in new construction. Its one program is to reduce greenhouse gas emissions and home energy costs.

Special housing needs are the objective of Goal 6 with policies that ensure affordable housing for special needs groups as well as support of older adults aging in place, focusing on senior housing developments and housing for people with disabilities; promoting universal design and reasonable accommodation; emergency shelters by right; transitional and supportive housing; and extremely low-income housing needs.

The programs will make allowances for special housing types; publicize senior housing resources; address homeless housing, services and referral; participate in a county-wide homeless survey; and inform persons with developmental disabilities of housing and services.

Goal 7 focuses on promoting fair housing with policies

ensuring equal opportunity housing involving an equal housing coordinator as well as fair housing referrals and information. Its only program widely encompasses meaningful actions to combat discrimination, overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster an inclusive community.

In fulfilling Moraga's RHNA requirements for the 6th Cycle, several provisions within the Design Guidelines have been identified by the town council as potentially subjective and should be evaluated for objectivity. Provisions include a guideline that two (2) two-story single-family homes should not be placed side-by-side if they are visible from the street; a guideline limiting the height of buildings on padded lots; additional requirements regarding the visibility of structure(s) from off-site; design requirements for storm water management systems; and granting the Planning Commission (acting as the Design Review Board) additional subjective authority.

Public comments ran the gamut with concerns of overcrowding, traffic, lack of shopping options, developments on hillsides and emergency evacuations; while a few developers appreciated what Moraga was required to do and how the town would go about fulfilling its RHNA obligations.

With a unanimous vote, the town council authorized staff to submit a draft of the Housing Element for review to HCD for comment. HCD will in turn provide the town with their comments which will help the town to create a document fulfilling all its requirements for the final submission in January 2023. The town needed to make certain that whatever is submitted to the HCD is as close to finalized as possible in order to avoid major changes to the final draft. For more information visit: makemoragahome.org.

Correction : In the article, "Potential uses of Palos Colorados – Fund 100," published in the July 6 issue of Lamorinda Weekly, the stated reason why Moraga Mayor Steve Woehleke voted "no" on the proposed decision for the town to make a \$250,000 contribution to the John Muir Land Trust from Fund 100 for the purchase of Harvey Ranch was inaccurate. In his summary comments during the council's June 22 meeting, Woehleke said the town council, representing the citizens of Moraga, "lacks adequate information on this late budget addition to review and approve a discretionary \$250,000 contribution from the Palos Colorados Fund. Deficiencies include inadequately defined required uses of the Palos Colorados one-time developer fees, and lack of input from the Moraga Park and Recreation Commission." The council received 29 letters from the public in support of the JMLT contribution, and 3 letters against.

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Final Hacienda Nights food truck event for the summer scheduled for Aug. 16



Photo Vera Kochan

Don't miss out on the final Hacienda Nights at the Hacienda de Las Flores (2100 Donald Drive) from 5 to 9 p.m. Tuesday, Aug. 16, which will feature lawn games, music and fabulous food from food trucks such as Cousin's

Maine Lobster, Ofie's Kitchen, Mozzarella, and Golden Gate Gyro. Beer and wine selections will be available from Canyon Club Brewery. Don't forget your picnic blanket! – J. Wake



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