



### MORAGA

See public meetings schedule on this pages and check online for agendas, meeting notes and announcements

**Town of Moraga:**  
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**Town Council:** Wednesday, Dec. 14, 6:30 p.m.  
**Special Town Council Meeting:**  
Wednesday, Dec. 7, 6 p.m.  
**Planning Commission:** Tuesday, Dec. 20, 6:30 p.m.,  
**Park and Recreation Commission:**  
Monday, Dec. 19, 7:00 p.m.,  
**Moraga School District Board Meetings:**  
Tuesday, Jan. 17, 6 p.m. www.moraga.k12.ca.us.

## Planning Commission discusses HCD's comments regarding Housing Element working draft

By Vera Kochan

The town of Moraga submitted its working draft of the Housing Element to the State Department of Housing and Community Development (HCD), which was received on Aug. 12. HCD had 90 days to review the content, and on Nov. 10, the town received a two-page cover letter that accompanied a 12-page Appendix containing HCD's responses to the working draft.

According to a Nov. 29 staff report to the Planning Commission by Planning Director Afshan Hamid and Planning Consultant Barry Miller, "The letter/appendix includes a combination of broad observations and findings, as well as direction relating to specific sites, programs, metrics, and analyses."

Hamid and Miller informed the Planning Commission that they have attempted to connect with an HCD reviewer for the past two weeks in order to discuss the comments, but have met with no luck. Staff's goal is to complete a revised Housing Element by Dec. 21 for public viewing over the holidays. The staff report explains that the "documents to be produced include a 'tracked change' version of the HCD Draft, a 'clean' copy for adoption, and responses to each of the HCD comments."

It was noted that currently 35 of the 109 municipalities in the Bay Area have also received their HCD re-

view letters with many of the same comments as were given to Moraga.

Included in the letter were 41 comments to which staff generally characterized into categories. With regards to fair housing issues, HCD requests that Moraga edits its draft to "show that the Town complies with state and federal fair housing laws; add local knowledge on fair housing issues based on input from local and regional advocates and service providers; address any historical patterns, capital investments, budget decisions, or local policies that may have resulted in parts of Moraga having lower (or higher) incomes (or concentrations of racial/ethnic groups) than others; analyze the location and distribution of housing opportunity sites to ensure that they are equitably dispersed and do not concentrate affordable housing in a single location; identify how the programs in Chapter 6 of the Draft Housing Element contribute to fair housing goals such as housing choice and mobility, increased access to opportunity in high-resource areas, and tenant protection; document in greater detail potential constraints to housing for persons with disabilities, including requirements for conditional use permits for large group homes, and reasonable accommodation findings that require accessibility improvements to be 'compatible' with adjacent uses."

The state also needed ad-

ditional information regarding the town's housing sites to make certain the designated 1,118 units can be accommodated according to the Regional Housing Needs Allocation (RHNA) requirements. More specifically, the state requested "analysis that demonstrates that the sites in the two commercial centers will develop at 20 dwelling units per acre or more, given that recent development in Moraga has been less dense; analysis that demonstrates that 'mixed use' sites will develop with housing, when the zoning also allows projects that are entirely commercial; additional information on sites that are publicly owned, demonstrating they can realistically be redeveloped; additional information on the potential for lower income units on larger sites (several lower income units were assigned to these sites based on the proposed exclusionary zoning regulations); HCD also takes issue with the classification of the sites at the north end of School Street as 'vacant' since these sites have existing uses such as RV storage, a baseball practice facility, and a seasonal Christmas tree sales lot."

The town has asked HCD to send copies of letters that the state received from third parties during the 90-day review period, some of which requested additional actions in the Housing Element to ease development constraints.

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## Search for Town Manager takes shape with new recruitment brochure and Community Survey

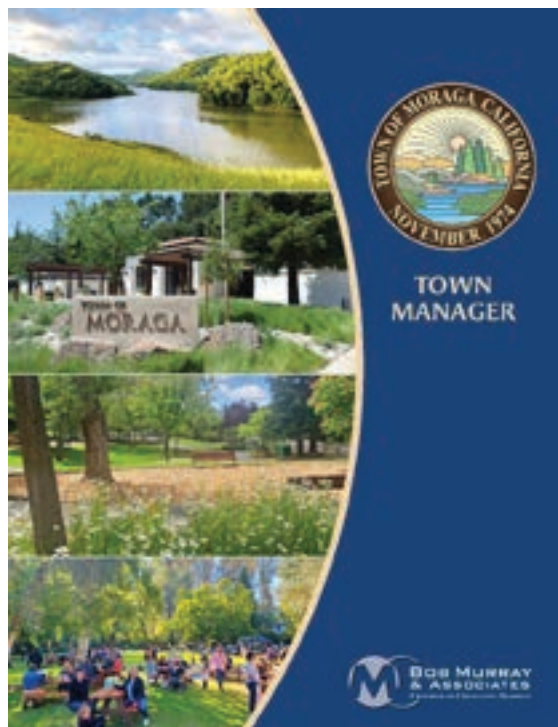


Photo courtesy Town of Moraga

**Four-page Town Manager recruitment brochure**

By Vera Kochan

Ever since Town Manager Cynthia Battenberg submitted an Oct. 4 written notice to the town council of her plans to resign at the end of the year, the search for her replacement through an Ad Hoc Committee has moved expeditiously forward.

Mayor Steve Woehleke and Vice Mayor Renata Sos, the committee team, with the encouragement of the entire council, have ticked off a number of boxes on their check list, and with the help of recruitment firm Bob Murray

& Associates, are now at the town manager marketing brochure stage.

The Committee, with the help of Bob Murray's rep, Gary Phillips, created a colorful and information-packed recruitment brochure that was presented during the Nov. 9 town council meeting where it received unanimous approval.

The four-page brochure contains an overview of "The Community;" a description of "The Organization;" what the position entails and what is expected from the "ideal candidate;" and compensation information.

Part of the process also included outreach with council members, Moraga's town staff, and key town stakeholders. Expected attributes brought forth included: a team builder; strong manager; effective chief administrative officer, as well as being fiscally prudent and proficient at financial matters; highly ethical; committed to a partnership with Saint Mary's College; and having a high level of experience.

A Community Survey was posted Nov. 18 on the town's website in order to seek input from the public and is still open for responses. Residents are asked to respond to five questions: 1) What are the most important challenges facing the Town of Moraga that the new Town Manager would need to help the Council address? 2) What skills and experiences are most critical for a new Town Manager to succeed in Moraga? 3) What management and leadership attributes should the next Town Manager have? 4) How would you like the Town Manager to interact with the community? 5) Is there anything else you would like the Town Council to consider when selecting a new Town Manager?

The Ad Hoc Committee stresses that the brochure is just one of the many steps in the town manager position recruitment process.

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