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COMPASS

Council moves forward with final approval of Housing Element in 4-1 vote



A potential opportunity site (highlighted in green and yellow) at Plaza Center Shopping Center on Mt. Diablo Boulevard adjacent to and behind Safeway was added to the 6th Cycle Housing Element plan.

By Lou Fancher

Planning and Building Director Greg Wolff on Jan. 23 led the Lafayette council's final review of the 6th Cycle Housing Element plan that will accommodate the mandated Regional Housing Needs Allocation of 2,114 units assigned to Lafayette.

the State Department of Housing and Community Development in concert with the Association of Bay Area Governments. Housing Element plan compliance must be met by law and implemented in the Lafayette General Plan.

draft presented at the meeting cover a broad range including the schedule, environmental review, HCD comments and revisions, the plan's goals, policies and programs, the current opportunity sites inventory, information on the plan's affirmative fair housing compliance, and other revisions.

Housing Consultant Diana Elrod said the Draft Housing Element Update submitted in June 2022 received a 13-page response from HCD, and revisions to amendments were made. The opportunity site inventory was modified, after eliminating the BART site and the DeSilva South site, and density levels were tiered in laddered, highest-to-lower density areas to maintain a lower profile of housing development directly on Mt. Diablo Boulevard.

air quality in developments located close to major transportation routes like Highway 24.

Elrod said updates in the revised draft related to recent development projects addressed environmental controls, specific acreages, and other matters.

When asked by council to address the fire danger concerns in areas considered for upzoning, Wolff said public safety and wildfires are high priorities. He said advocating for recognition that Lafayette has many high fire areas did not lead to significant response or exceptions granted from the EIR oversight agencies - other than to state that Lafayette has adequate resources and transportation plans to evaluate any project EIR and determine the public safety parameters.

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Broad scope of Lamorinda Transportation Plan presented

By Lou Fancher

The city council on Jan. 23 received an update from representatives of the Contra Costa Transportation Authority (CCTA) and Placeworks associates regarding the latest draft of the Lamorinda Transportation Plan.

Plans (CTP) to the five subareas of Contra Costa County. The Action Plans provide overall direction for achieving and maintaining a functional and balanced transportation system within the county while strengthening the links between transportation and land use.

the local and regional transportation programs. One of the main mechanisms of the Countywide Transportation Plan are the five location-specific Action Plans such as the Lamorinda Action Plan. David Early, Placeworks Senior Advisor presented the area's draft plan, along with Placeworks Associate Torina Wilson, who Early credited with "doing the lion's share of

the work" to prepare the draft.

Early emphasized the growth management program required by the CCTA which sets the voter-approved urban limit lines and has among its objectives to keep development from encroaching on green spaces. Instead, the plans prioritize transportation development or safety improvements in urban areas

that offer existing sewer, electric and water systems.

The five action plans in the county are developed by various groups and committees and have performance measures that require mitigating negative impacts of development and list projects that meet the goals related to transportation growth.

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Welcome to the 2023 Housing Market



The 2022 third and fourth quarter data indicates that Bay Area home prices have dropped double-digits in some markets since record setting sales in spring of last year. Comparing Q4 2021 v Q4 2022, the median home price in Lamorinda went from \$1,940,000 to \$1,835,000.

So where are values headed in 2023? I predict prices buoying-up during the spring as interest rates continue to soften and buyers return to the market. I'm also expecting a more equal playing field between buyers and sellers, however, there will be overbids for beautifully presented and accurately priced homes.

When pricing a home, my approach is to discuss comps and market conditions with my seller and craft a smart pricing strategy. If you are considering selling in 2023, now is the time to start planning. Contact me to learn how my team and I can help you obtain top-dollar for your home.

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