TOWN OF MORAGA
PLANNING COMMISSION STAFF REPORT

DATE: June 4, 2009 for the June 15, 2009 MEETING

ITEM: VIII.A.

SUBJECT: **Review and comment on the draft Housing Element Update**

Requested Action:
1. Receive a report from staff and consultants on the draft Housing Element update
2. Ask questions of staff and consultants
3. Receive public comments
4. Provide direction to staff and consultants for revisions to the draft document for consideration by the Town Council on 6/24/09

Background:
As required by state law the Town must update its Housing Element by June 30, 2009. Attached is a draft Housing Element update that will be considered (with revisions) by the Town Council on 6/24/09. Once reviewed by the Council, staff will submit the draft update to the State Department of Housing and Community Development for a 60 day review. Upon receipt of the state's comments, the draft element will be revised and resubmitted to the Planning Commission for a public hearing and recommendation and then scheduled for a public hearing and adoption by the Town Council.

As stated in the March 2009 memorandum to the Planning Commission regarding the Housing Element update, the Town of Moraga needs to plan for a total of 307 dwelling units from 2007 to 2014. These dwelling units are required to meet an affordability range from very low income units, which are intended to provide affordable housing for persons earning less than 50% of the median income in the county, to above moderate income household with earning in excess of 120% of median income. The requirement to plan for housing at varying income levels is known as the town's Regional Housing Needs Allocation (RHNA).

The specific number of dwelling unit types that the Town must plan for was determined by the Association of Bay Area Governments (ABAG) as follows:

Town of Moraga RHNA

Income Group	Number of Dwelling Units
Very Low Income (< 50% of median income)	84
Low Income (<80% of median income)	64
Moderate Income (<120% of median income)	97
Above Moderate Income (> or = 120% of median income)	62
Total	307

Next Steps:
Following is a **tentative** schedule for completion of the Housing Element update.

6/24/09 Town Council to review revised draft Housing Element and authorize its submittal to HCD
6/25/09 Staff to transmit draft Housing Element update to HCD for review and comment
6-25 – 8/25 Town to prepare CEQA Initial Study for the Housing Element during HCD review period
8/31 Town to complete revisions to draft element as required by HCD
9/14 Possible LPMC meeting to review Housing Element update and necessary General Plan amendments
9/21 Planning Commission public hearing and recommendation regarding Housing Update and General Plan amendment
9/23 Town Council public hearing and adoption of Housing Element / General Plan amendment and Moraga Center Specific Plan

Recommendation:
Recommend revisions to the draft document

Attachments:
EXHIBIT A - Draft Housing Element Update