



Meeting Date: November 30, 2009

TOWN OF MORAGA

STAFF REPORT

To: Town of Moraga Planning Commission

From: Lori Salamack, Planning Director

Subject: Review of the Revised Draft Housing Element and Mitigated Negative Declaration, Revised Draft Moraga Center Specific Plan and new draft 20 dwelling unit per acre zoning ordinance.

Request

Review the draft documents and provide a recommendation to the Town Council.

Background

The Housing Element is a required element of the General Plan. State law requires that Housing Elements are updated periodically. The Association of Bay Area Governments (ABAG) conducts a Regional Housing Needs Allocation (RHNA) prior to each Housing Element cycle in the Bay Area. The current planning period for the Housing Element update is 2007-2014. In this period the Town must plan for a total of 307 dwelling units in accordance with the income distribution identified below:

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

The Housing Element process requires an identification of adequate sites for the development of housing for the required range of income categories. Several approved subdivisions such as Palos Colorados, the Country Club Extension and Vista Encinos provide more than the required number of above moderate income dwelling units. In addition, the Palos Colorados project will be providing up to 30 secondary living units that can help to provide housing for low to moderate income households. In order to identify adequate sites for the development of

- 1 3. Adoption of the Housing Element Update with conforming changes in the
- 2 General Plan
- 3 4. Adoption of the MCSP
- 4 5. Introduction and first reading of the 20 dwelling unit per acre zoning
- 5 ordinance
- 6 6. Approval of changes in the zoning map

7
8 **12/15/09** Approved Housing Element submitted to HCD for review

9
10 **1/13/10** Town Council conducts second reading of draft 20 dwelling unit per acre

11 zoning ordinance

12
13 **2/13/10** Draft ordinance effective

14
15 **3/15/10** Deadline to receive state-certification or comments from HCD on

16 adopted Housing Element.

17
18 **After 3/15/10** revise Housing Element if required by HCD.

19
20 **Fiscal Impact**

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22 Failure to achieve a state-certified housing element could result in lost funding

23 opportunities for the town and potential litigation.

24
25 **Recommendation(s)**

26
27 Review the draft documents and provide a recommendation to the Town Council.

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30 **Report reviewed by: Town Manager**

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32 **Attachments:**

- 33 A. Draft Mitigated Negative Declaration for Housing Element update
- 34 B. Draft Housing Element update
- 35 C. HCD comment letter
- 36 D. Draft MCSP
- 37 E. Draft 20 dwelling unit per acre ordinance
- 38 F. Draft 20 dwelling unit per acre zone