



TOWN of MORAGA HOUSING ELEMENT

Interested in Moraga Housing?

The Town is in the process of updating its 2023-2031 Housing Element.

Since 1969, every city and county in California state has been required to prepare a **Housing Element**. The Housing Element presents the community's strategy for meeting its housing needs and addressing local housing issues such as high costs, lack of supply, overcrowding, and homelessness. The Element is part of the community's General Plan, the policy document guiding long-term growth and development.

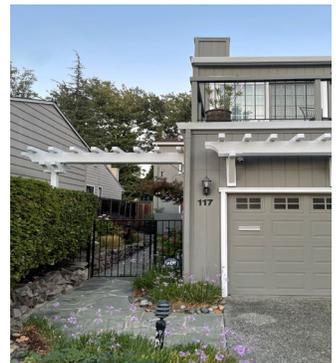
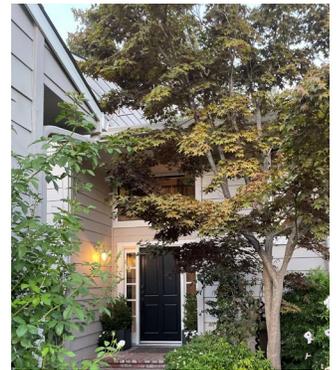
Moraga's existing Housing Element was prepared in 2014 and adopted in February 2015. The State of California requires a comprehensive update every eight years to respond to changing demographics, market conditions, and new State laws. All 101 cities and nine counties in the San Francisco Bay Area must adopt updated Housing Elements by January 2023. The new Element will guide housing decisions through 2031.

What's in the Housing Element?

State law requires each Housing Element to include:

- An evaluation of progress in meeting our housing goals.
- A comprehensive assessment of local housing needs, based on demographic and housing data.
- An inventory of potential housing sites and resources.
- An analysis of constraints to building housing, such as zoning and local fees.
- An assessment of fair housing and anti-discrimination measures.

The Housing Element also must contain policies and action programs. It must identify the specific steps the community will take over the eight-year planning period to meet its housing goals.



How much housing are we planning for?

The housing production target for the entire Bay Area is set by the State of California and is 441,176 units for 2023-2031. The Association of Bay Area Governments (ABAG) has distributed this assignment to the 101 cities and towns in the region through a process known as the Regional Housing Needs Allocation (RHNA). Moraga’s share of the total is shown in the table to the right. While the Town itself does not actually build housing, it is required to provide ample opportunities for private and non-profit developers to do so. Several properties will need to be rezoned to meet these targets.

By the Numbers:

Moraga’s housing allocation for 2023-2031

Income Group	Units
Very Low	318
Low	183
Moderate	172
Above Moderate	445
TOTAL	1,118

What happens if our Housing Element isn’t certified?

Once the Housing Element is adopted, it must be certified by the State. Cities and towns without certified Elements become ineligible for key State grants and other funding sources, face costly lawsuits, and may even be threatened by loss of control over local building decisions.

How can I get involved?

Community engagement is an essential part of the Housing Element update. Visit www.makemoragahome.org for more information about the project. You can add your name to our email list to be notified of upcoming meetings, as well as presentations to the Town Council and Planning Commission. Community workshops are being planned now and will be advertised in the upcoming weeks.

Did you know?

- Moraga added 854 residents between 2010 and 2020, bringing the Town’s population to 16,870
- The median age in Moraga increased from 40.9 in 2010 to 43.2 in 2020
- Residents over 65 comprised 15.8% of the Town’s population in 2010 and 21.3% in 2020
- 18% of the Town’s households are renters
- Moraga has about 6,000 housing units. 85% are single family homes or townhomes.
- 71% of Moraga’s homes were built between 1960 and 1979
- The “average” Moraga household has 2.66 residents, up from 2.57 in 2010
- Between January 2012 and July 2021, the median home price in Moraga increased from \$812,790 to \$1,822,198

Housing Element Timeline

