

## EFFECTIVENESS OF 5<sup>TH</sup> CYCLE HOUSING ELEMENT

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The purpose of this section of the Housing Element is to review the key provisions of the Town's existing housing element and the progress made in implementing the Housing Element, and to evaluate the effectiveness of the Housing Element, to consider whether goals, programs, and policies should be retained, modified, eliminated, and/or replaced for the 6<sup>th</sup> Cycle.

### 5<sup>th</sup> Cycle Housing Element Goals, Objectives, and Progress

The Town of Moraga adopted the existing (5<sup>th</sup> Cycle) Housing Element on January 28, 2015, which covers the time period of 2015 to 2023. Key goals of the 5<sup>th</sup> Cycle Housing Element included:

- H1. Maximize opportunities for the development of housing to accommodate anticipated growth, facilitate mobility within both the ownership and rental markets, and encourage a diverse community.
- H2. Provide a variety of housing types and affordability levels to help meet the Town's projected housing needs.
- H3. Ensure the development, maintenance, and improvement of high-quality, safe, and livable housing and residential neighborhoods.
- H4. Minimize governmental constraints on the development of housing for households of all income levels.
- H5. A range of housing opportunities for residents with special needs, including seniors and the elderly, persons with disabilities, single female-headed households with children, large households, farmworkers, the homeless, and residents with extremely low incomes.
- H6. Greater cultural diversity and the prevention of discrimination in housing based on age, race, ethnic background, household composition, or any other illegal or arbitrary criteria.
- H7. Promote energy efficiency and water conservation in residential development and reduce greenhouse gas emissions.

In addition to the broad goals, per State housing element requirements, the Town also established quantified objectives. While all California jurisdictions must demonstrate in their housing element that they have sufficient land appropriately zoned to fully accommodate their assigned Regional Housing Need Allocation (RHNA), quantified objectives represent the

jurisdictions' estimate of how much new housing can be produced, how many existing housing units can be rehabilitated, and how many existing affordable housing units at risk of conversion to market rates could be conserved during the implementation period for the Housing Element. Although not required to do so, for new construction, the Town set its quantified objectives for new housing production to reflect its 5<sup>th</sup> Cycle RHNA. For its quantified rehabilitation objectives, the Town targeted rehabilitation of two units for very low-income households and three units for low-income households, based on expected participation of local households in the County of Contra Costa's Rehabilitation Program. As noted in the existing Housing Element, for the 5<sup>th</sup> Cycle, the Town did not have any affordable housing units that were at risk of conversion to market rates over the following ten years; thus, the Town did not establish quantified objectives for conservation of affordable housing units. Rather, the Town set an objective of increasing the number of Section 8 vouchers used in Moraga by five, including three for extremely low-income households and two for very low-income households.

**Table 1: 5<sup>th</sup> Cycle Housing Element Quantified Objectives and Results**

Income Category	New Construction		Rehabilitation		Section 8	
	Objective	Achieved (a)	Objective	Achieved (b)	Objective	Achieved (c)
Extremely Low	37	0	0	N/A	3	13
Very Low	38	0	2	N/A	2	0
Low	44	0	3	N/A	0	0
Moderate	50	6	0	N/A	0	0
Above Moderate	60	123	0	N/A	0	0
<b>Total</b>	<b>229</b>	<b>129</b>	<b>5</b>	<b>N/A</b>	<b>5</b>	<b>13</b>

Notes:

(a) Achievements are as of the end of 2020 as reported in the Town's annual Housing Element progress report to the State Department of Housing and Community Development.

(b) Information on units that were rehabilitated through the Contra Costa County Neighborhood Preservation Loan Program are not available.

(c) According to data from the Contra Costa County Housing Authority, there are 15 Housing Choice Voucher participants living in Moraga, 13 of which transferred their vouchers to Moraga from other areas during the 5th Housing Element cycle. The Town's 5<sup>th</sup> Cycle Housing Element Update indicates that there were two voucher participants living in Moraga at the beginning of the 5<sup>th</sup> Cycle, indicating a net increase of 13 households. The Housing Authority has not issued any new vouchers since 2017. Information on the specific household income levels of Voucher participants was not available.

Source: Town of Moraga, 2021; Contra Costa Housing Authority, 2022; BAE, 2022.

Table 1 above, recaps the Town's 5<sup>th</sup> Cycle quantified objectives and also summarizes the Town's progress in meeting those objectives (as of the Town's 2020 annual progress report to the State Department of Housing and community Development). As shown in the table, the Town fell short of reaching its quantified objectives for new construction both on an overall units basis and within income-categories other than above moderate. The production of above moderate-income units more than doubled the quantified objective of 60 units; however, the only other unit production was six moderate-income units, well below the objective of 50, for an overall shortfall of 100 units (to date). With only six moderate-income units produced and no low-, very low-, or extremely low-income units produced, the Town had very limited success in encouraging development of below market rate housing units.

As of the writing of this Housing Element Update, there were no data available to identify the number of units that were rehabilitated in Moraga through the Contra Costa County Neighborhood Preservation Loan Program.

The figures in Table 1 indicate that Moraga exceeded its goal related to Section 8 Housing Choice Voucher participants. While the Town's goal was to increase the number of Voucher participants that live in Moraga by five households, there was an increase of 13 Voucher participants living in Moraga over the course of the 5<sup>th</sup> Cycle Housing Element planning period.

## **Progress Implementing 5<sup>th</sup> Cycle Housing Element Programs**

Although the Town fell short of achieving its quantified objectives for other than production of new above moderate-income housing units, it was not for lack of effort in implementing the 5<sup>th</sup> Cycle Housing Element. The 5<sup>th</sup> Cycle Housing Element included 27 implementation programs, as summarized in Table 2. As shown in the table, the Town has fully or partially implemented all of the 5<sup>th</sup> Cycle programs. While some programs involving one-time actions have been completed, other programs are ongoing.

Key accomplishments include:

- Adopted conforming zoning designations for the Moraga Center Specific Plan (MCSP) the Mixed Retail/Residential District and the Mixed Office/Residential District (Program H4), both of which allow housing development at up to 20 dwelling units per acre.
- Establishment of a new Commercial Planned Development (PD-C) zoning district for commercial areas (Program H5) which enables property owners to apply for Planned Developments to propose mixed-use projects with residential uses above the ground floor, creating a new opportunity to expand the range of housing types available in Moraga, although it did not go as far as Program H5 envisioned, in that it does not ensure housing affordable to low- and very low-income households, seniors, and workforce households.
- Two rounds of updates to the Town's Accessory Dwelling Unit (ADU) ordinance to comply with changes in State law enacted in 2017 and in 2019 (Program H6), and tracking of existing and new ADUs within the Town (Program H8).
- Partnering with Saint Mary's College to update the College's Campus Master Plan, including strategies for addressing on-campus housing needs by planning for 180 additional beds (Program H9).

- To streamline the development review process, the Town consolidated the responsibilities of the former Design Review Board with the Planning Commission (Program H14).
- To prevent discrimination against groups of un-related individuals sharing living quarters, the Town amended its Zoning code to include households with more than five unrelated individuals living as a single housekeeping unit under the definition of “family” (Program H21).
- To encourage energy conservation and sustainability, in 2017 the Town established requirements that new residences in new subdivisions achieve a score of 90 or better on the “Build it Green” checklist and that photovoltaic panels be offered to new buyers as an option (Program H26).
- To encourage renewable energy use, in 2018 the Town joined MCE Community Choice Energy, a regional Community Choice Aggregation (CCA) program that allows local residents and businesses to utilize renewable energy provided by MCE (Program H27). As of December 2019, almost 90 percent of Moraga electrical utility accounts were enrolled in MCE.

**Table 2: Summary of 5<sup>th</sup> Cycle Housing Element Programs and Implementation Status, Page 1 of 6**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1-Annual Progress Report	The Town shall review and report annually on the implementation of Housing Element programs for the prior calendar year, and present the annual report to the Town Council before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).	Annual	The Town Council has reviewed and provided updates of the Annual Progress Report from 2012 to 2021 and submitted to HCD and OPR.
H2 - No-Net-Loss of Sites	The Town shall continue to zone sufficient sites to meet Moraga’s regional share of housing need as established by the Association of Bay Area Governments Regional Housing Needs Allocation. Consistent with “no-net-loss” density provisions contained in Government Code Section 65863, the Town shall consider the potential impact on the Town’s ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory.	Ongoing	In 2020 the Town did not receive any proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for that site in the Housing Element sites inventory. The Town will continue to evaluate projects proposing to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites for consistency with Government Code Section 65863.
H3 - Vacant and Underutilized Land Inventory	The Town shall develop and maintain a publicly available inventory of vacant and underutilized parcels designated and zoned to allow residential development. The inventory should highlight sites that are appropriate for developments that meet local housing needs identified in this Housing Element.	Ongoing	The vacant land inventory was comprehensively updated as part of the Town's development impact fee study in 2015, and as part of the 2015-2023 Housing Element Update and is updated as necessary.
H4-Adopt Zoning for the Moraga Center Specific Plan	The Town shall adopt conforming zoning designations for all properties within the Moraga Center Specific Plan Area in order to implement the Plan.	2017 (Complete)	On November 10, 2020 the Town Council approved the Moraga Center Specific Plan Implementing Implementation (MCSP-IP) project, which included updated zoning designations, amendments to the zoning code and updated design guidelines to implement the Moraga Center Specific Plan that was adopted in 2010. The MCSP-IP is effective as of December 10, 2020.

**Table 2: Summary of 5<sup>th</sup> Cycle Housing Element Programs and Implementation Status, Page 2 of 6**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H5 - Develop Rheem Park Area Specific Plan	The Town shall undertake a coordinated specific plan process, area plan, or other more detailed planning, such as focused updates to the General Plan or Zoning to address planning issues in the Rheem Park area in accordance with the goals and policies of the General Plan. These planning efforts should reflect opportunities to develop a range of housing types and densities, and should consider the inclusion of requirements to ensure that housing is affordable to low- and very low-income residents and seniors, and that it provides workforce housing opportunities.	2018	The Rheem Shopping Center changed ownership in December 2015 and the new owner conducted a joint study session with the Planning Commission and Design Review Board to get feedback on a new design for the shopping center. A new Commercial Planned Development (PD-C) zoning district was adopted (MMC 8.50) which is intended to encourage the revitalization of Moraga's existing commercial centers zoned Community Commercial by providing flexibility in development standards and planning for appropriate uses in a coordinated manner. In 2020 a new Master Sign Program and facade improvements were approved by the Planning Commission for the existing shopping center. The Town continues to discuss potential future planning efforts for the Rheem Center with new Rheem Shopping Center property owner and other property owners within the Rheem Park Area Specific Plan.
H6 - Secondary Unit Ordinance	The Town shall develop and implement a program to encourage owners of secondary units constructed without appropriate permits to bring their buildings up to code and legalize units where appropriate and conforming to applicable building and zoning code requirements. Where necessary, the Town shall enforce code compliance issues in secondary units to ensure residents safety.	2015	The Town completed work on revising its Accessory Dwelling Unit (ADU) ordinance to be compliant with State laws that went into effect on January 1, 2017. The Ordinance was adopted by the Town Council on February 14, 2018. On December 7, 2020 the Planning Commission reviewed and recommended adoption to the Town Council an ordinance to bring the Town into compliance with State laws passed in 2019. The Town Council adopted the ordinance on March 24, 2021.
H7 - Secondary Unit Compliance	The Town shall develop and implement a program to encourage owners of secondary units constructed without appropriate permits to bring their buildings up to code and legalize units where appropriate and conforming to applicable building and zoning code requirements. Where necessary, the Town shall enforce code compliance issues in secondary units to ensure residents safety.	2017	No activity. The Town has received one complaint in 2019 of an illegally constructed ADU and has worked with the property owner to bring the ADU into compliance.

**Table 2: Summary of 5<sup>th</sup> Cycle Housing Element Programs and Implementation Status, Page 3 of 6**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H8 - Secondary Unit Database	The Town shall develop a database of existing secondary units within Moraga and the greater region to understand trends and issues in secondary unit development, maintenance, and habitation.	Annually	The Town has mapped records of ADUs developed within the Town prior to 2010 and has been tracking all new ADU applications filed under the updated ADU ordinance for reporting purposes.
H9 - Maintain and Establish New housing Partnerships	The Town shall work with Saint Mary’s College, the Moraga School District, affordable housing developers, and other groups and organizations to define opportunities for collaboration and identify potential sites, financial resources, and regulatory mechanisms and incentives to facilitate the development of new units that can help meet the Town’s ‘fair share’ housing requirements for all income ranges, including workforce housing and extremely low income.	Annually	The Town partnered with Saint Mary’s College on an update to the Campus Master Plan which was completed in 2017. The plan includes strategies for addressing changing needs related to on-campus housing and includes plans for 180 additional beds, 12 as single occupancy units and 168 beds in apartments. No further activity occurred in 2020
H10 - Facilitate Access to Affordable Housing Subsidies	<p>The Town shall seek to increase the availability of Federal, State, county, and local financial assistance for affordable housing in Moraga through the following actions:</p> <p>(a) Petitioning the County Housing Authority for additional Section 8 subsidies if rental dwelling units can be located that are within Federal fair market rent guidelines. If necessary, collect documentation on rent levels and need to substantiate an increase in the number of Section 8 certificates or vouchers.</p> <p>(b) Participating in future issuances of mortgage revenue bonds or mortgage tax credit programs by Contra Costa County to support home ownership opportunities for low and moderate income Moraga residents.</p> <p>(c) Assisting developers in accessing funding for the construction of senior housing or other extremely low income to moderate income housing for which State or federal subsidies are available.</p>	(a) 2017 - (b) ongoing - (c.), (d), (e.) Consider opportunities at least annually and as development is proposed	No activity in 2020. The Town will work with developers and others to process requests for fee waivers for affordable housing projects, and to encourage inclusion of affordable and workforce housing in projects.

**Table 2: Summary of 5th Cycle Housing Element Programs and Implementation Status, Page 4 of 6**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-10, continued	(d) Supporting a waiver exemption of Lamorinda Fee and Financing Authority (LFFA) Impact Fees for affordable housing development. The Lamorinda Program Management Committee allows jurisdictions to request fee waivers for affordable housing projects. The Town of Moraga will attempt to secure these waivers for eligible developments. (e) Encouraging future development to consider a fair share affordable housing component for workforce housing, including housing for extremely low income households.		See previous page.
H16 - Publicize Senior Housing Resources	The Town shall provide information to the public on housing resources available to seniors, including local subsidized senior housing, senior housing providers, and fair housing assistance	Ongoing	The Town provides information on senior housing resources to the public on an as-needed basis.
H17 - Address Homeless Housing, Services and Referral	The Town shall provide referrals to private and public agencies that offer assistance and shelter to homeless individuals and families, and participate with designated inter-agency organizations to address homeless needs. The Town shall make pamphlets available at the Planning Department and the public library with information on temporary housing resources, assistance, and facilities for extremely low-income households and persons or families faced with the prospect of homelessness.	Ongoing	The Town provides information on homeless assistance services on an as-needed basis.
H18 - Provide Accessible Housing Information and Referral	The Town shall provide information to developers, homeowners, and other interested parties on the needs and techniques for producing adaptable and accessible housing for people with disabilities, and referrals for people with disabilities who desire specially designed housing to meet their needs.	Ongoing	The Town provides information on accessible housing on an as-needed basis

**Table 2: Summary of 5<sup>th</sup> Cycle Housing Element Programs and Implementation Status, Page 5 of 6**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H19 - Countywide Homeless Survey	The Town shall participate in comprehensive surveys of the county's homeless population.	Ongoing	The Town will support Contra Costa Health Services in its annual count of homeless residents on an as-needed basis. The Contra Costa County annual homeless count is typically done in January, but not occurring in 2020 due to Covid-19. In 2022 the homeless count within Moraga was 4.
H20 - Coordinate with the Regional Center of the East Bay	Work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. Make information available on the Town website.	Initiate contact in 2015	The Planning Department Housing Resources page includes a link to the Regional Center of the East Bay website.
H21 - Amend Definition of "Family"	The Town shall amend the definition of "family" in the Zoning Code to include households with more than five unrelated individuals living as a single housekeeping unit	2015	This amendment was adopted in 2017
H22 - Equal Housing Opportunities Coordinator	The Town shall continue to designate the Planning Director as the Town's Equal Opportunity Coordinator with responsibility to refer complaints to a district office of the California Department of Fair Employment and Housing. The Coordinator shall be responsible for addressing complaints, providing fair housing information to the public, and educating Town staff on fair housing laws and the organizations and programs that address fair housing issues	Ongoing	The Planning Director provides fair housing information to the public and Town staff on an as-needed basis
H23 - Equal Housing Information	The Town shall prepare and distribute to the public information and pamphlets on equal housing opportunity at Town Administration offices, library, on the Town's website, and at various community facilities and public locations throughout the town.	2015, Ongoing	The Town's housing resources webpage includes a link to Contra Costa County affordable/equal housing resources.

**Table 2: Summary of 5<sup>th</sup> Cycle Housing Element Programs and Implementation Status, Page 6 of 6**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H24 - Provide Nondiscrimination Clauses	The Town shall require nondiscrimination clauses in rental agreements and deed restrictions for affordable housing.	Ongoing	No activity – no new affordable housing units were constructed in Moraga in 2020.
H25 - Efficiency and Conservation Information	The Town shall prepare and distribute handouts to the public and maintain up-to-date information on the Town’s website on ways to improve energy efficiency in existing homes and in new construction, on programs available to assist homeowners and landlords in making energy efficiency retrofits, and on the Affordable Housing Weatherization Assistance Program available for energy efficiency improvements for lower-income households	2015, Ongoing	The Planning Departments Climate Action Plan webpage provides a link to Sustainable Contra Costa which provides actions that can reduce carbon impacts and save energy.
H26 - Solar Ready Homes Ordinance	The Town shall prepare and adopt an ordinance that requires new residential construction to be built to “Solar Ready Homes” and/or “Solar Oriented Development” design guidelines. The ordinance shall require new single family homes to include designated roof space adequate for solar photovoltaic or solar water heating systems and for permitting plans to indicate future piping and electrical layout to accommodate future solar installations. The Town shall work with solar vendors to obtain incentives for homeowners who install solar PV within three years of purchasing a “Solar Ready Home.”	2017	For new residential subdivision developments, the Town requires that new residences meet 90 or more on “Build it Green” checklist and the photovoltaic panels be offered to new buyers as an option.
H27 - Participate in Energy Efficiency Programs	The Town shall continue to participate in efforts that encourage energy efficiency upgrades, such as the Home Upgrade program for single family homes and the Multifamily Building Enhancements program, both available through Energy Upgrade California.	Ongoing	In 2018 the Town Council adopted an ordinance for the Town to join MCE, a Community Choice Aggregation (CCA) Program, which is a locally owned energy provider that will allow residents and businesses the option to have renewable electricity provided by MCE, which includes different levels of renewable energy and 50% and 100%. <ul style="list-style-type: none"> <li>• In early 2018 residential and commercial electric accounts were enrolled into MCE. At the end of December 2021, Moraga had 6,455 electric accounts, 5,784 of those, or 89.6%, were enrolled in MCE.</li> </ul>

## Effectiveness of 5<sup>th</sup> Cycle Housing Element

Considering the City's goals and objectives, and the City's progress in meeting its quantified objectives and in implementing its 5<sup>th</sup> Cycle Housing Element programs, the existing Housing Element has been reasonably effective; however, its effectiveness did not extend to the production of different types of housing and housing suitable for households of different income levels. The fact that the Town did not see production of any new housing units affordable to lower income households, despite having programs designed to help achieve his objective, suggests that the Town should revisit programs intended to support production of housing for lower-income households and consider modifications for the 6<sup>th</sup> Cycle that can be more effective. Accordingly, the Housing Plan for the 6<sup>th</sup> Cycle strengthens many of the programs from the 5<sup>th</sup> Cycle and includes numerous new programs to improve the Town's ability to meet its housing goals.

Table 3 lists the 5<sup>th</sup> Cycle programs and the righthand column includes considerations for how the existing Housing Element's programs have been continued, deleted, or modified for the 6<sup>th</sup> Cycle Housing Element. In addition, the findings from the housing needs assessment, assessment of fair housing, and constraints analyses sections of this Housing Element Update, as well as input from the public and local policymakers on the community's current housing challenges and needs, have informed the goals, policies, and programs in the Housing Plan section of this Housing Element Update.

**Table 3: 5<sup>th</sup> Cycle Housing Element Effectiveness and Considerations (Page 1 of 4)**

Name of Program	Objective	Considerations for 6th Cycle
H1-Annual Progress Report	The Town shall review and report annually on the implementation of Housing Element programs for the prior calendar year, and present the annual report to the Town Council before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).	Continue as-is pursuant to HCD requirements.
H2 - No-Net-Loss of Sites	The Town shall continue to zone sufficient sites to meet Moraga’s regional share of housing need as established by the Association of Bay Area Governments Regional Housing Needs Allocation. Consistent with “no-net-loss” density provisions contained in Government Code Section 65863, the Town shall consider the potential impact on the Town’s ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory.	Continue and modify to respond to recent State legislation and HCD guidance related to no net loss requirements (SB 166).
H3 - Vacant and Underutilized Land Inventory	The Town shall develop and maintain a publicly available inventory of vacant and underutilized parcels designated and zoned to allow residential development. The inventory should highlight sites that are appropriate for developments that meet local housing needs identified in this Housing Element.	Continue and modify.
H4-Adopt Zoning for the Moraga Center Specific Plan	The Town shall adopt conforming zoning designations for all properties within the Moraga Center Specific Plan Area in order to implement the Plan.	Delete – program completed.
H5 - Develop Rheem Park Area Specific Plan	The Town shall undertake a coordinated specific plan process, area plan, or other more detailed planning, such as focused updates to the General Plan or Zoning to address planning issues in the Rheem Park area in accordance with the goals and policies of the General Plan. These planning efforts should reflect opportunities to develop a range of housing types and densities, and should consider the inclusion of requirements to ensure that housing is affordable to low- and very low-income residents and seniors, and that it provides workforce housing opportunities.	Delete – program completed.
H6 - Secondary Unit Ordinance	The Town shall review and update the requirements for secondary unit approval process to encourage new units, potentially including but not limited to separation requirements, height/location limitations, and permit procedures, to facilitate the development of second units. The Town shall also consider fee waivers for deed restricted affordable second units.	Delete – program completed.

**Table 3: 5<sup>th</sup> Cycle Housing Element Effectiveness and Considerations (Page 2 of 4)**

Name of Program	Objective	Considerations for 6th Cycle
H7 - Secondary Unit Compliance	The Town shall develop and implement a program to encourage owners of secondary units constructed without appropriate permits to bring their buildings up to code and legalize units where appropriate and conforming to applicable building and zoning code requirements. Where necessary, the Town shall enforce code compliance issues in secondary units to ensure residents safety.	Continue and modify.
H8 - Secondary Unit Database	The Town shall develop a database of existing secondary units within Moraga and the greater region to understand trends and issues in secondary unit development, maintenance, and habitation.	Continue and modify.
H9 - Maintain and Establish New housing Partnerships	The Town shall work with Saint Mary’s College, the Moraga School District, affordable housing developers, and other groups and organizations to define opportunities for collaboration and identify potential sites, financial resources, and regulatory mechanisms and incentives to facilitate the development of new units that can help meet the Town’s ‘fair share’ housing requirements for all income ranges, including workforce housing and extremely low income.	Continue and modify.
H10 - Facilitate Access to Affordable Housing Subsidies	<p>The Town shall seek to increase the availability of Federal, State, county, and local financial assistance for affordable housing in Moraga through the following actions:</p> <p>(a) Petitioning the County Housing Authority for additional Section 8 subsidies if rental dwelling units can be located that are within Federal fair market rent guidelines. If necessary, collect documentation on rent levels and need to substantiate an increase in the number of Section 8 certificates or vouchers.</p> <p>(b) Participating in future issuances of mortgage revenue bonds or mortgage tax credit programs by Contra Costa County to support home ownership opportunities for low and moderate income Moraga residents.</p> <p>(c) Assisting developers in accessing funding for the construction of senior housing or other extremely low income to moderate income housing for which State or federal subsidies are available.</p> <p>(d) Supporting a waiver exemption of Lamorinda Fee and Financing Authority (LFFA) Impact Fees for affordable housing development. The Lamorinda Program Management Committee allows jurisdictions to request fee waivers for affordable housing projects. The Town of Moraga will attempt to secure these waivers for eligible developments.</p> <p>(e) Encouraging future development to consider a fair share affordable housing component for workforce housing, including housing for extremely low income households.</p>	Continue and modify.

**Table 3: 5<sup>th</sup> Cycle Housing Element Effectiveness and Considerations (Page 3 of 4)**

Name of Program	Objective	Considerations for 6th Cycle
H11 - Crime Prevention Guidelines	The Town shall develop planning and design guidelines for implementation of design ideas that can help prevent or reduce crime (e.g., through attention to sight-lines to front doors and windows and from front windows to the street).	Delete.
H12 - Promote Rooms for Rent	The Town shall educate the community that it is permissible to rent rooms in single family houses by putting information in the Town newsletter and on the Town website and working with St. Mary's to inform students of this housing opportunity.	Continue as-is.
H13 - Increase Awareness of Housing Rehabilitation Program	The Town shall improve citizen awareness of the Contra Costa County Housing Authority's Housing Rehabilitation Program and Contra Costa County Neighborhood Preservation Loan program by making pamphlets available at the Planning Department and the public library, and conducting targeted outreach to lower income households, including extremely low-income households	Continue and modify.
H14 - Streamlined Review Process	The Town shall explore changes to the development review process to reduce the time needed for residential subdivision and project approval, while protecting the character of Moraga. Potential changes to the development review process to be considered might include allowing for more review at the staff level and/or developing a preliminary project review process that provides early feedback to developers on whether or not the project is consistent with Town standards and appropriate for the community.	Continue and modify.
H15 - Fee Deferrals	The Town may allow deferral of certain fees on qualifying affordable housing developments until issuance of a Certificate of Occupancy (COO) to help offset development costs for affordable housing.	Continue and modify.
H16 - Publicize Senior Housing Resources	The Town shall provide information to the public on housing resources available to seniors, including local subsidized senior housing, senior housing providers, and fair housing assistance	Continue and modify.
H17 - Address Homeless Housing, Services and Referral	The Town shall provide referrals to private and public agencies that offer assistance and shelter to homeless individuals and families, and participate with designated inter-agency organizations to address homeless needs. The Town shall make pamphlets available at the Planning Department and the public library with information on temporary housing resources, assistance, and facilities for extremely low-income households and persons or families faced with the prospect of homelessness.	Continue as-is.

**Table 3: 5<sup>th</sup> Cycle Housing Element Effectiveness and Considerations (Page 3 of 4)**

Name of Program	Objective	Considerations for 6th Cycle
H18 - Provide Accessible Housing Information and Referral	The Town shall provide information to developers, homeowners, and other interested parties on the needs and techniques for producing adaptable and accessible housing for people with disabilities, and referrals for people with disabilities who desire specially designed housing to meet their needs.	Delete. The town continues to provide information on an as-needed basis.
H19 - Countywide Homeless Survey	The Town shall participate in comprehensive surveys of the county's homeless population.	Continue as-is.
H20 - Coordinate with the Regional Center of the East Bay	Work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. Make information available on the Town website.	Continue and modify.
H21 - Amend Definition of "Family"	The Town shall amend the definition of "family" in the Zoning Code to include households with more than five unrelated individuals living as a single housekeeping unit	Delete – program completed.
H22 - Equal Housing Opportunities Coordinator	The Town shall continue to designate the Planning Director as the Town's Equal Opportunity Coordinator with responsibility to refer complaints to a district office of the California Department of Fair Employment and Housing. The Coordinator shall be responsible for addressing complaints, providing fair housing information to the public, and educating Town staff on fair housing laws and the organizations and programs that address fair housing issues	Delete and incorporate into a new program to affirmatively further fair housing.
H23 - Equal Housing Information	The Town shall prepare and distribute to the public information and pamphlets on equal housing opportunity at Town Administration offices, library, on the Town's website, and at various community facilities and public locations throughout the town.	Delete and incorporate into a new program to affirmatively further fair housing.
H24 - Provide Nondiscrimination Clauses	The Town shall require nondiscrimination clauses in rental agreements and deed restrictions for affordable housing.	Delete and incorporate into a new program to affirmatively further fair housing..
H25 - Efficiency and Conservation Information	The Town shall prepare and distribute handouts to the public and maintain up-to-date information on the Town's website on ways to improve energy efficiency in existing homes and in new construction, on programs available to assist homeowners and landlords in making energy efficiency retrofits, and on the Affordable Housing Weatherization Assistance Program available for energy efficiency improvements for lower-income households	Delete and replace with the programs that are included in the Town's Climate Action Plan.

**Table 3: 5<sup>th</sup> Cycle Housing Element Effectiveness and Considerations (Page 4 of 4)**

Name of Program	Objective	Considerations for 6th Cycle
H26 - Solar Ready Homes Ordinance	The Town shall prepare and adopt an ordinance that requires new residential construction to be built to “Solar Ready Homes” and/or “Solar Oriented Development” design guidelines. The ordinance shall require new single family homes to include designated roof space adequate for solar photovoltaic or solar water heating systems and for permitting plans to indicate future piping and electrical layout to accommodate future solar installations. The Town shall work with solar vendors to obtain incentives for homeowners who install solar PV within three years of purchasing a “Solar Ready Home.”	Delete – program completed.
H27 - Participate in Energy Efficiency Programs	The Town shall continue to participate in efforts that encourage energy efficiency upgrades, such as the Home Upgrade program for single family homes and the Multifamily Building Enhancements program, both available through Energy Upgrade California.	Delete – program completed.