

# 2023-2031 Moraga Housing Element Discussion of Goals, Policies, and Programs

Moraga Planning Commission

June 28, 2021



# Recap:

## Comprehensive Advanced Planning Initiative

- 2023-2031 Housing Element
- Rezoning of Key Sites to Accommodate RHNA
  - Objective Design Standards for Rezoned Sites
- Bollinger Valley Special Study Area Rezoning
- Mandatory General Plan Amendments
  - Consistency Amendments
  - State-mandated Safety/Transportation Amendments
- Program EIR



# Tonight's Focus

- Introduction to policies and programs, especially new programs added in response to identified housing constraints

June 28: Full document (all chapters) posted to [www.makemoragahome.org](http://www.makemoragahome.org)  
Chapter 6 to be replaced and new document to be posted on June 30

# July 5 Focus

- Review of full Working Draft Housing Element
- Public comment
- Recommendation to Town Council to forward draft to HCD

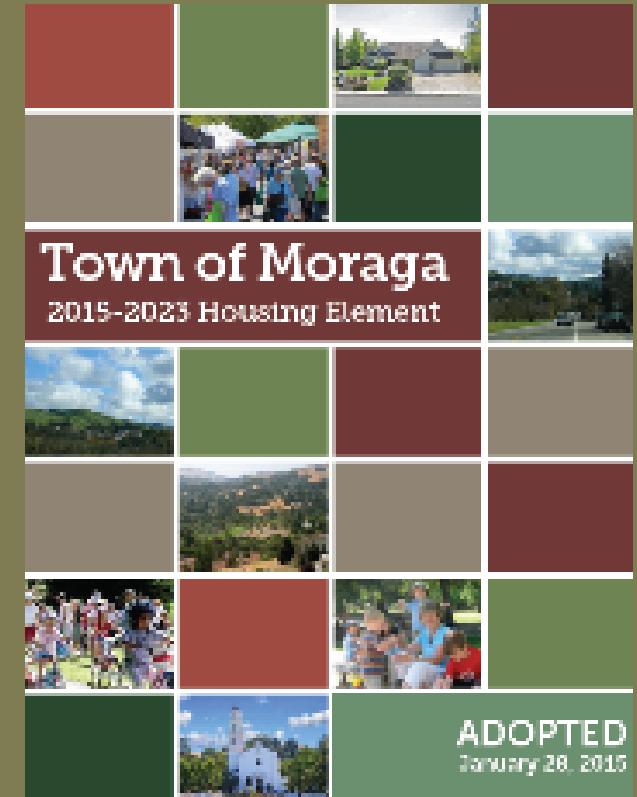
# Milestones in Planning Process

- October 2021: Initial discussions with Commission and Council
- October 2021: Round 1 community workshops
- November 2021: Discussion of implementation tools
- November-February: Data collection and analysis
- March 2022: Rezoning options to meet RHNA
- March 2022: Round 2 community workshops, surveys
- April 2022: Final direction on rezoning and sites
- May 2022: Continued discussion of implementation tools

# Housing Element

Our guide to meeting local housing needs

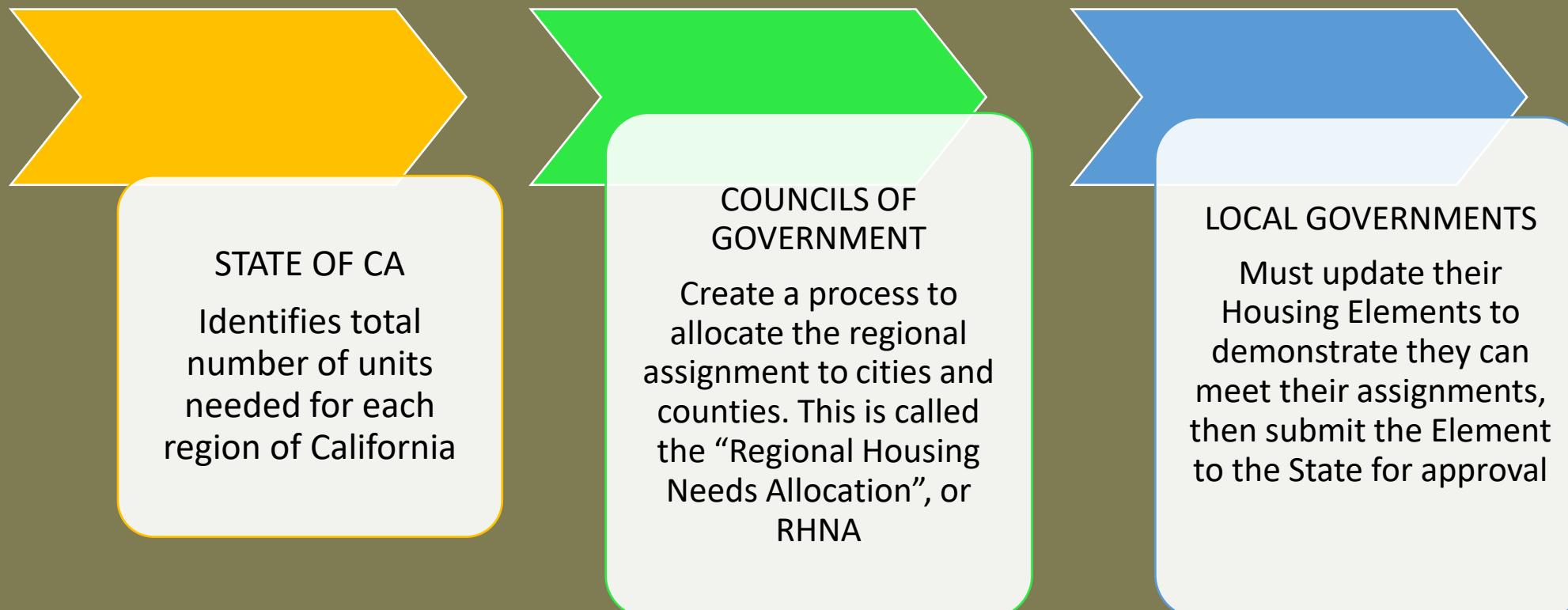
- Required part of the General Plan since 1969
- Must be updated every eight years
- Only part of Plan subject to State certification
- Content defined by State Government Code
- All cities and towns must demonstrate they accommodate their “fair share” of the region’s housing needs



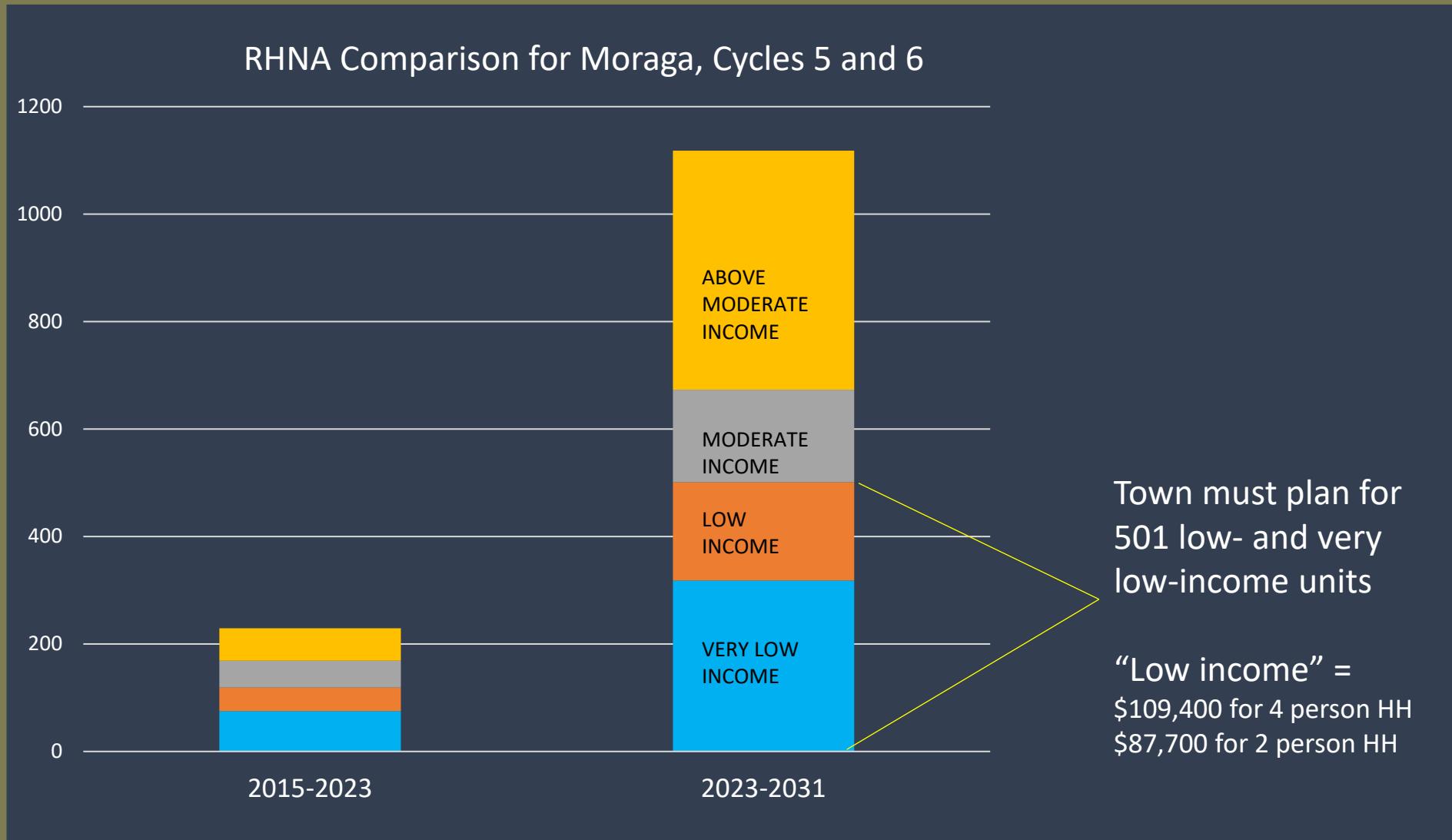
*Local governments  
don't build housing,  
but they **DO** create  
the rules that  
determine where  
housing can be built*

# RHNA informs the Housing Element

## *Regional Housing Needs Allocation (RHNA) Process*



# Moraga's RHNA has increased by 388%



# Contents of Housing Element

1. Introduction	<u>Appendices</u>
2. Evaluation of Progress	A. <i>Affirmatively Furthering Fair Housing</i>
3. Needs Assessment	
4. Sites Analysis	B. <i>Sites Inventory</i>
5. Constraints Analysis ( <i>Governmental and Non-Governmental</i> )	C. <i>Survey Summary Report(s)</i>
6. Goals, Policies and Programs	

# Structure of Goals, Policies, Programs, Objectives

## Goal

A broad aspirational statement expressing an ideal future condition for a particular topic.

## Policy

Guides the Town as it makes decisions relating to each goal. May include standards or guidelines used to evaluate decisions.

## Program

Specific steps to be taken to implement the policies. Programs can be assigned to particular departments and used to track progress.

## Objective

A quantified target that can be used to measure progress toward implementation

*Tonight's discussion is intended to provide a broad framework only-  
More specific discussion of individual program elements will occur following Council direction*

# Moraga's Housing Goals (existing and future)

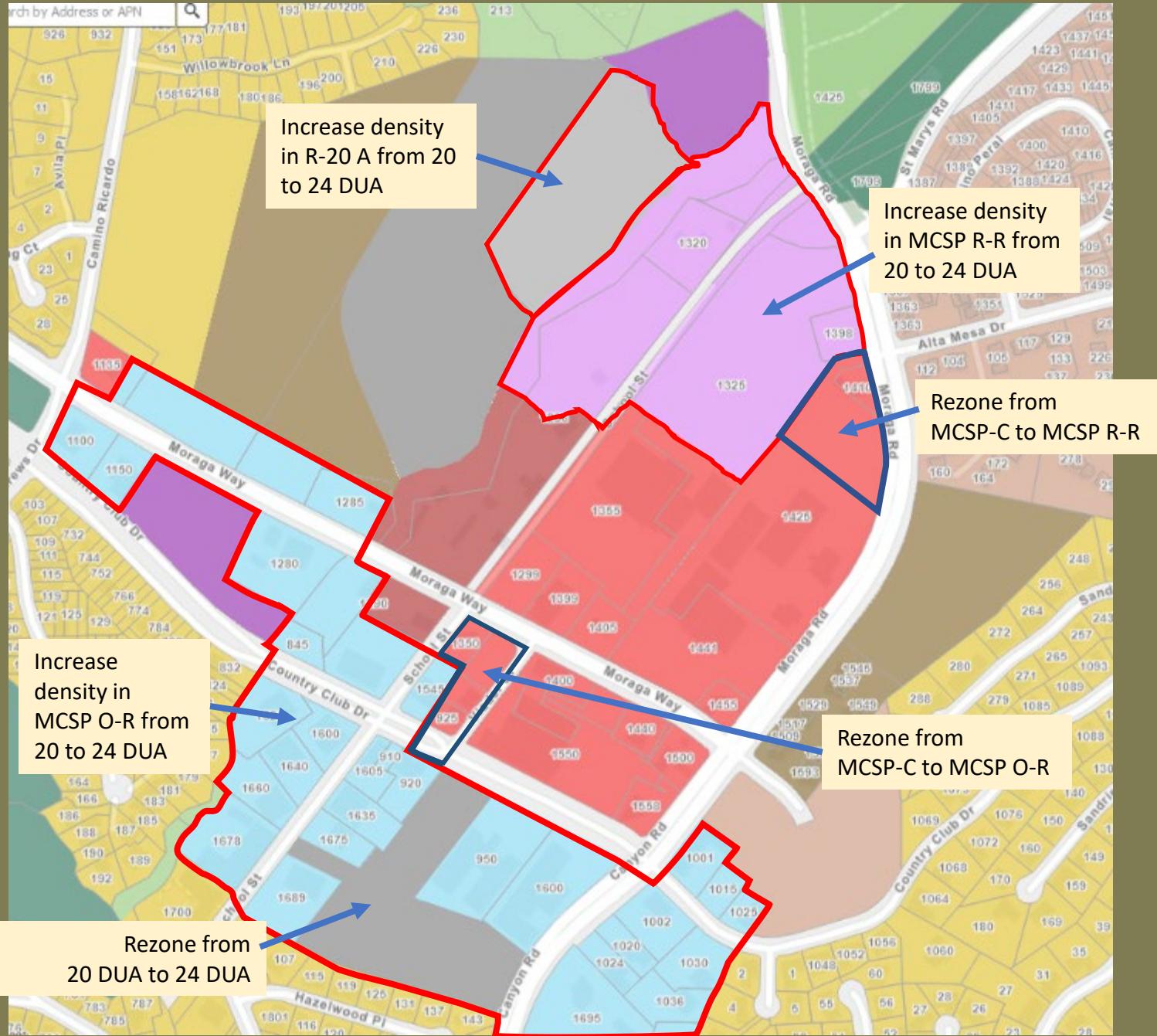
1. Create opportunities for housing to accommodate anticipated growth
2. Provide for a variety of housing types and affordability levels
3. Conserve existing housing and neighborhood safety/ services
4. Ensure that regulations do not constrain housing for all income levels
5. Provide for residents with special housing needs
6. Promote equal housing opportunities
7. Promote residential energy efficiency and conservation

# New Programs Under Goal 1

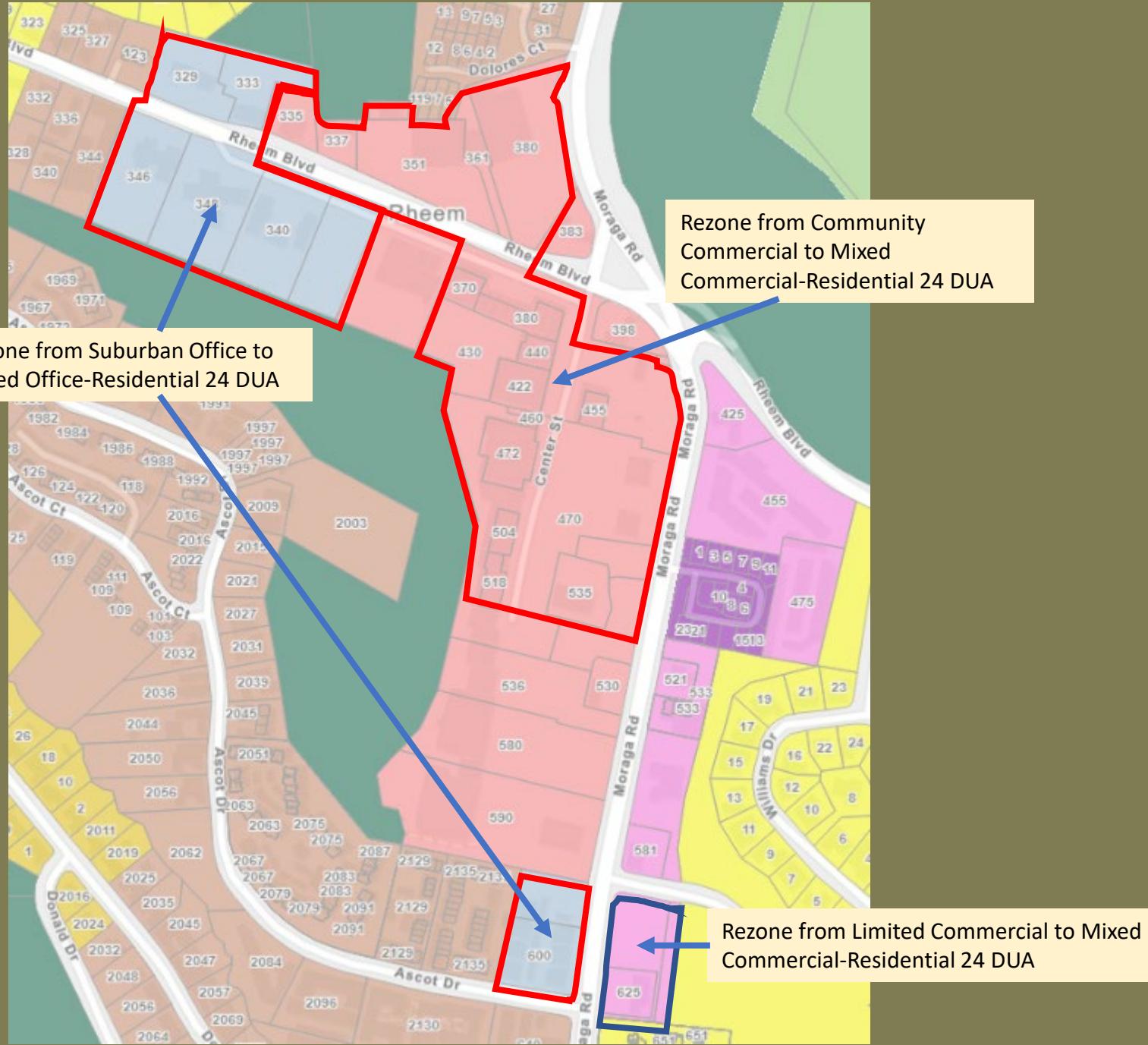
Opportunities for housing to accommodate anticipated growth

- General Plan Update “Phase 2”
- Zoning changes discussed by TC/PC at prior meetings
  - Increase density from 20 to 24 units/acre in R-20 and mixed use areas
  - Create mixed use zoning in parts of Rheem Center area
  - Allow residential and open space density to be transferred to commercial sites
  - Map amendments to accommodate new housing opportunities at MCSP and Rheem
- Phase 2 of zoning changes
  - Revamp the 6 DUA zone to reflect existing uses
  - Consider changes to R-12 and R-20 standards
  - Move the FAR standards from the Design Guidelines to the Muni Code
- Monitor development activity in MCSP and Rheem and consider further changes in future

# Overview of MCSP Rezoning



# Overview of Rheem Rezoning



# What Does 20-24 DUA Look Like?



Lafayette  
23 DU/AC



Healdsburg  
21 DU/AC



Danville  
27 DU/AC



Palo Alto  
23 DU/AC



Mill Valley  
20 DU/AC

# What does 24 DUA look like in Moraga?



327 Rheem Boulevard **33** DU/AC



344 Rheem Boulevard **25** DU/AC



660 Moraga Road **30** DU/AC



340 Moraga Road **28** DU/AC



2130 Ascot Drive **28** DU/AC



2096 Ascot Drive **26** DU/AC

# New Programs Under Goal 2

Provide for a variety of housing types and affordability levels

- Support Use of State Density Bonus Law
- Provide more outreach to affordable housing developers
- Allow co-housing and live-work units
- Improve access to affordable housing subsidies

# New Programs Under Goal 3

Conserve existing housing and neighborhood safety/ services

- Adopt an inclusionary zoning ordinance (10% below market rate)
- Facilitate future ADU production
- Create public information (“how to”) materials on SB 9
- Participate in a regional shared housing program
- Develop a “Public Realm Plan” for the Rheem Center
- Allow child care by right on the ground floor of multi-family buildings
- Provide information/ technical assistance to first-time home buyers
- Expand wildfire safety and evacuation planning

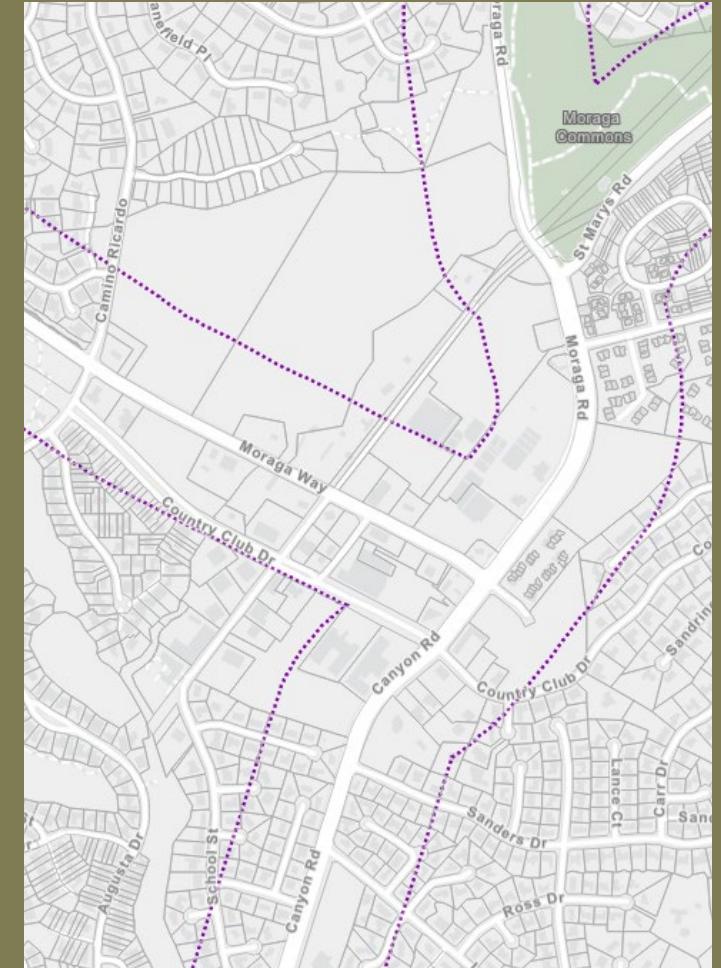
# New Programs Under Goal 4

Ensure that regulations do not constrain housing for all income levels

- Simplify the Planned Development (PD) process
- Amend the parking regulations (reduce requirements for studio and one-bedroom apartments and guest spaces)
- Phase 2 – consider further reductions to parking where TDM is used
- Meet with developers, builders, homeowners to discuss ways to improve processes
- Apply for infrastructure grants
- Amend the Scenic Corridor regulations
- Provide technical assistance to implement MCSP

# What is the Scenic Corridor Issue?

- MCSP properties on Moraga Road and Moraga Way are subject to special standards to protect scenic qualities
  - 40' front setback
  - 8' stepback above first floor
  - Greater setbacks for upper floors in R-20
- This may be a constraint on smaller sites or sites with slopes
- Explore consistency with State law



# New Programs Under Goal 5

Provide for residents with  
special housing needs

- Amend the Municipal Code to meet new State laws allowing certain housing types, including small residential care facilities
- Assist older adults with “age in place” retrofits

# New Programs Under Goal 6

Promote equal housing opportunities for all residents

- New program provides a link between other programs in this Element and their contribution toward affirmatively furthering fair housing
- Consider an agreement with a fair housing provider to provide fair housing services, landlord/tenant mediation, and first time homebuyer counseling
- Conduct annual fair housing training for staff
- Distribute information on fair housing to the public

# New Programs Under Goal 7

Promote residential energy efficiency and conservation

- Implement key provisions of the Town's Climate Action Plan that serve to reduce home energy costs, including:
  - CalGreen and Energy Efficiency requirements for new construction
  - Supporting increased funding from MCE for energy upgrades
  - Encouraging increased use of renewable energy (solar)
  - Promoting water efficient landscaping
  - Consider point-of-sale energy efficiency upgrade program

# Next Steps

- July 5 PC hearing
- July 13 TC hearing
- July 30 End of 30-day review for “working draft”
- Late September: Release of Draft EIR
- Late October: HCD Comment letter
- November: Revisions to Element
- December: Planning Commission hearing to adopt
- January: Town Council hearing to adopt

## 2023-2031 Moraga Housing Element

For additional comments email us at:

**[makemoragahome@moraga.ca.us](mailto:makemoragahome@moraga.ca.us)**

***Thank You!***



[www.makemoragahome.org](http://www.makemoragahome.org)

