

HCD Review Draft 2023-2031 Moraga Housing Element

Moraga Planning Commission

July 5, 2022



Housing Element

Our guide to meeting local housing needs

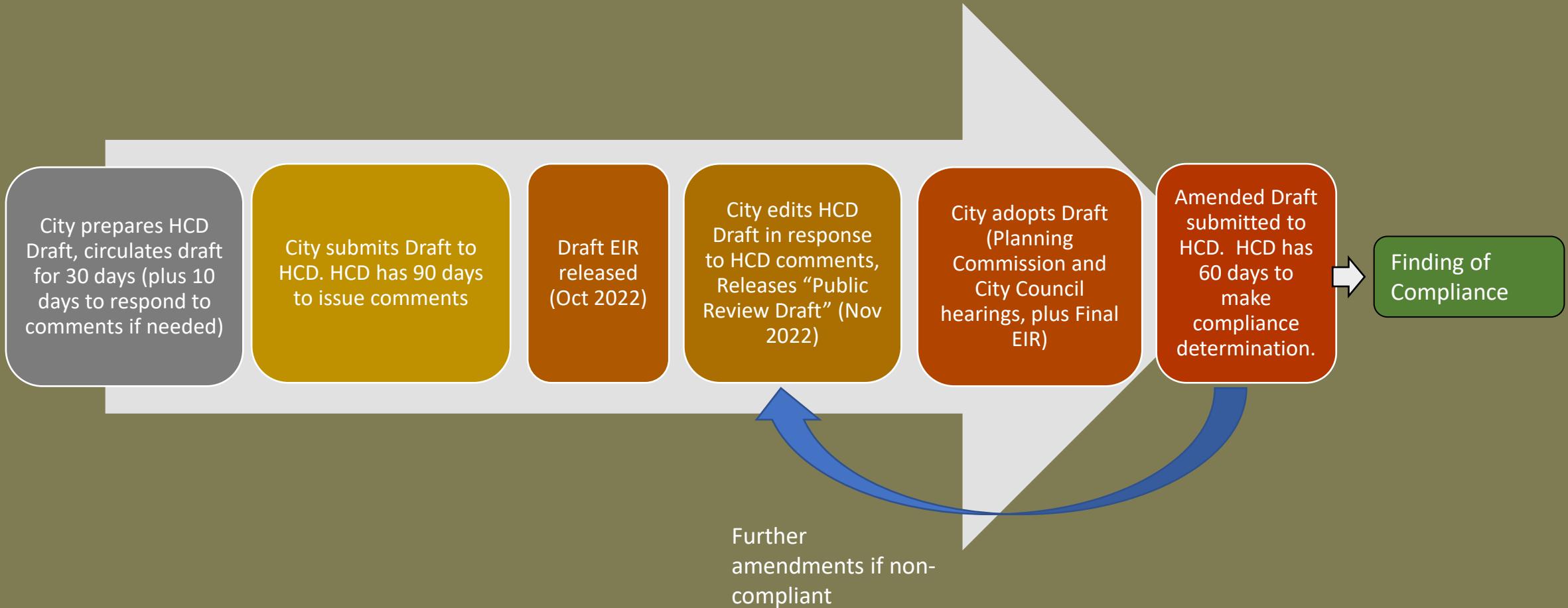
- Required part of the General Plan
- Must be updated every eight years
- Only part of Plan subject to State certification
- Content defined by State Government Code
- All cities and towns must demonstrate they accommodate their “fair share” of the region’s housing needs



Housing Element Process



Adoption Process



Community Engagement Drives the Process

- Seven Study Sessions
- Six Community Workshops, incl. Walking Tour
- Outreach Events with Civic Organizations
- Community Surveys
- Website and Social Media
- Pop-up Events
- Developer Interviews
- Outreach to Property Owners and Residents



Town of Moraga

Help shape your community! Where should more housing go?

Why? Every eight years, California cities are required to update their housing plans and identify locations where their share of housing growth could be built. This state-mandated plan is called a Housing Element. Moraga must identify and zone enough land to accommodate 800 new housing units. The Town is responsible for identifying the land to accommodate these units, not to build them.

Play! Go to makemoragahome.org and click Balancing Act Tool icon or scan the QR code. It's fun, easy, and takes just a few minutes.



Tell Us! Where would you put new housing units.

How? Go to makemoragahome.org



HOUSING ELEMENT

2023 - 2031



makemoragahome.org

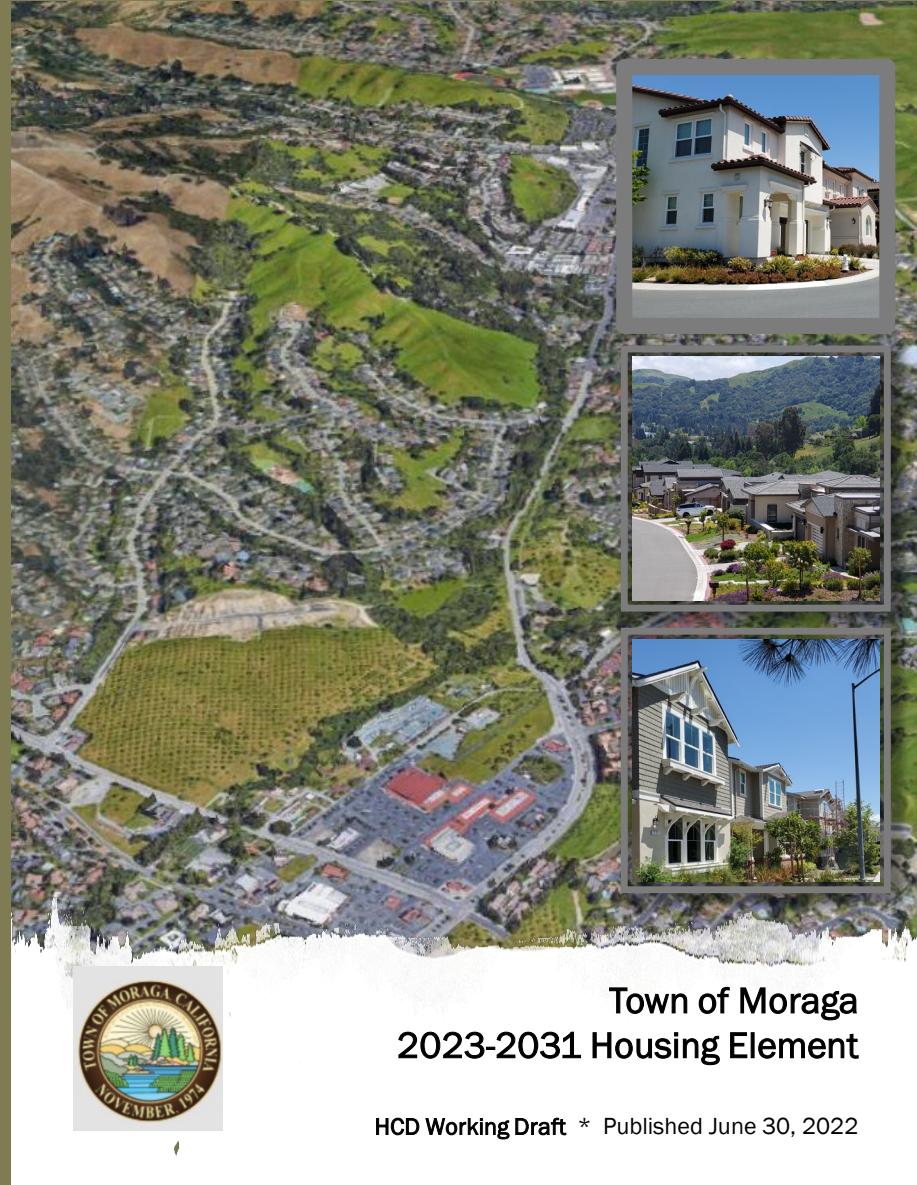


Key Messages from the Community

- Retain small town character
- Preserve open space and hillsides
- Address wildfire hazards and public safety
- Improve traffic and evacuation capacity
- If we have to grow, focus on existing commercial areas
- Improve the shopping centers
- Recognize unmet needs of local workforce, seniors, young adults, college students
- Developers find Moraga challenging



What's in the Housing Element?



1. Introduction

- What is the Housing Element?
- Local, Regional, and State Context
- Overview of the RHNA
- Organization of the Document
- Consistency with General Plan
- Summary of Community Engagement



2. Housing Element Evaluation

- How did we do in achieving our 2015 housing objectives?
- If we fell short, what were the reasons?
- Where can we do better?
- Which programs should we carry forward?



3. Needs Assessment

- What are our housing needs based on:
 - *Demographics (age, household size, tenure, race/ethnicity, etc.)*
 - *Income and employment characteristics*
 - *Housing cost burdens*
 - *Special needs (seniors, disabled, homelessness, etc.)*
 - *Housing conditions*



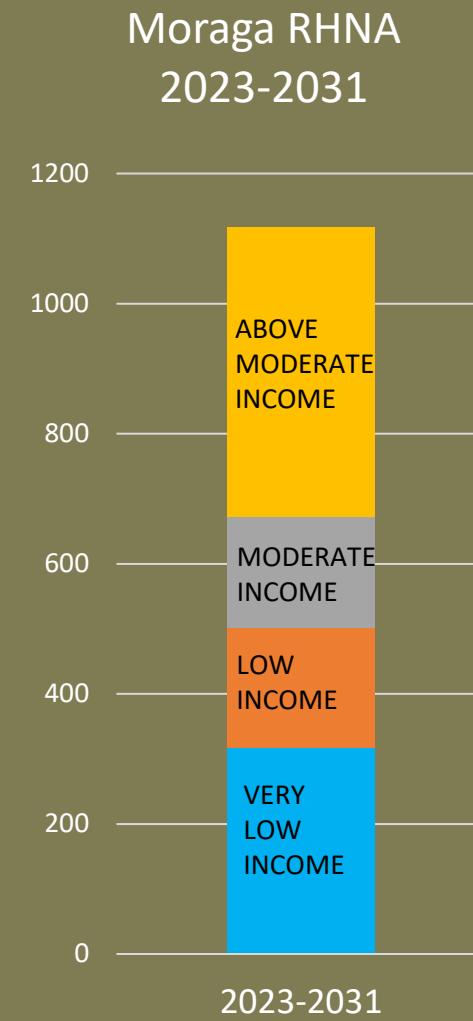
4. Housing Sites and Resources

- Inventory of housing opportunity sites
 - *Approved projects*
 - *Low and medium density sites*
 - *High density sites*
 - *Mixed use sites*
 - *Vacant*
 - *Non-Vacant*
- Accessory Dwelling Units



Rezoning to Meet the RHNA

- The Housing Element process requires zoning changes to meet the RHNA
 - *20 → 24 DUA in mixed use areas*
 - *Allowing housing in Rheem area*
 - *Zoning map changes*
 - *Removal of zoning constraints*
- Housing opportunities must be distributed around the Town and promote fair housing



5. Constraints

- Government Constraints
 - *General Plan (policies)*
 - *Zoning (parking, setbacks, height, etc.)*
 - *Ordinances Impacting Development*
 - *Permitting Processes and Requirements*
 - *Fees*
- Non-Government Constraints
 - *Land and Construction Costs*
 - *Financing*



6. Housing Action Plan

- *Production of New Housing to Meet Needs*
- *Housing Mix and Affordability*
- *Housing Conservation and Safety*
- *Reducing Constraints*
- *Special Housing Needs*
- *Fair Housing*
- *Energy Efficiency and Conservation*



Appendix A: Affirmatively Furthering Fair Housing

All public agencies are required to administer programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with this obligation.



Outreach



**Assessment
of Fair
Housing**



**Site
Analysis**



**Priorities,
Goals, and
Actions**

Appendix B: Inventory of Housing Sites

ID	APN	Address/ Location	Site Features			Existing Use	Capacity Factors						Comments				
			Acres	GP Des	Zoning		Income Distribution			Pub/ Private	Environmental Constraints	Infrastructure	Counted Before?				
Realistic Capacity	Theoretical Capacity	Units Per Acre (*)	Low	Moderate	Above Mod	Pr											
F1	257-190-054; 257-190-055	MSCP Area 11 – S/ side Moraga Way b/w School Street and Viader	0.77	Moraga Center	MSCP-C	Two lots-one vacant, the other a small non-vacant bungalow used for day care	0/ 24	18	15	15	0	0	Pr	None	Available	N	The eastern portion of this site is a vacant unimproved lot. The western part is a day care center in a converted house. Parcels have same owner. Both parcels are to be rezoned from MCSP-C to MCSP-Mixed OR, with density of 24 DUA.
F2	255-321-021 (pt)	MSCP Area 8 Former Moraga Garden Center, 1400 Moraga Road	1.2	Moraga Center	MSCP-C	Vacant, closed plant nursery	0/ 24	28	24	24	0	0	Pr	None	Available	N	Covered by Moraga Center Specific Plan, which was intended to streamline development. Site was the Moraga Garden Center, now closed. It is part of a larger parcel, most of which will retain commercial zoning. The rezone of this portion will allow multi- family housing on a site where it is not allowed today.
F3	257-190-049, 257-190-050; 257-190-051; 257-190-052	Portion of MSCP Area 13 1620 School; 1600 School; 1640 School; 1660 School	2.89	Moraga Center	MSCP-OR	Non-vacant, Underutilized office	20/ 24	69	56	28	0	28	Pr	Small flood plain area and creek setback on western edge	Available	N	Covered by Moraga Center Specific Plan, which was intended to streamline development. Site includes four office buildings built in 1979. High vacancy, low improvement value. Parcels can be aggregated for redevelopment as multi-family. Zoning density being increased to 24 DUA. 20 DU/AC assumed as realistic capacity. High interest from property owner to redevelop with housing.

Appendix C: Resident Survey

- February 2 - April 30, 2022
- 1,008 responses
 - 842 Moraga residents (including 96 renters)
 - 165 lived elsewhere (mostly worked in Moraga)
- Residents are generally satisfied with their housing conditions (less so with renters and non-residents)
- Respondents are most concerned about fire, traffic, evacuation, and community character
- Highest levels of support are for townhomes and senior housing



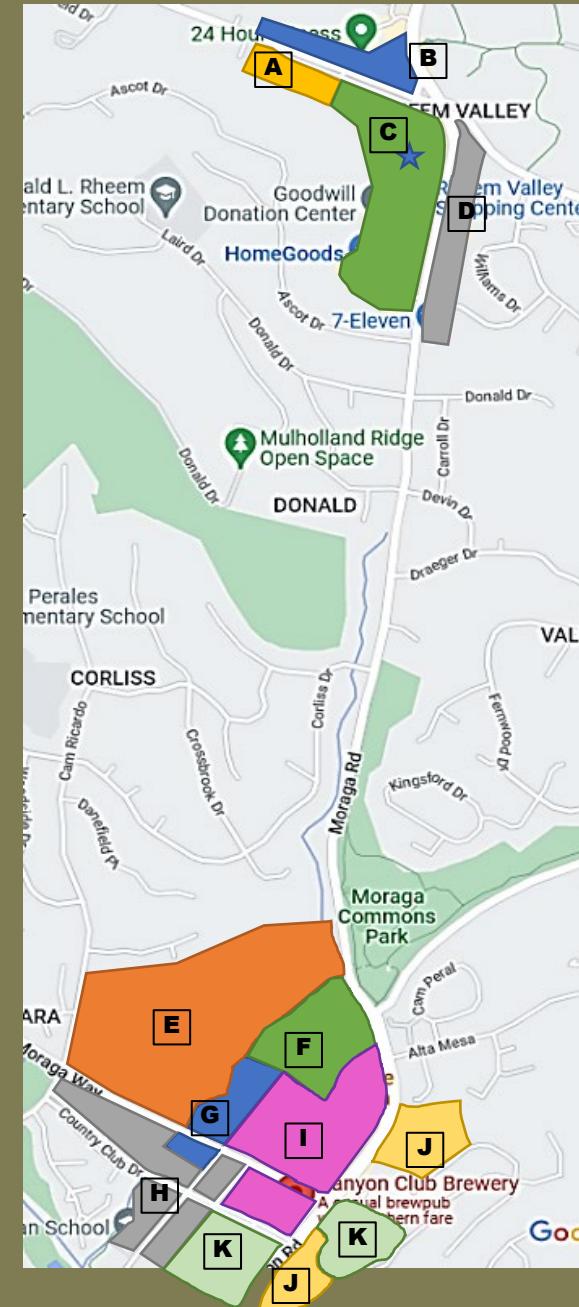
Appendix D: Student Survey



- March 29- April 30, 2022
- Oriented toward Saint Mary's students
- 143 responses, more than half lived in Moraga
- 10% felt their housing was unsatisfactory, with some reporting conditions they felt were unsafe or overcrowded
- Most indicated that high housing costs are a hardship
- Too few options in Moraga—apartments for students are needed

Appendix E: Balancing Act Survey

- Simulation app provided through ABAG grant
- March 7-May 10, 2022
- 108 responses, plus workshop group responses
- How would you allocate 800 multi-family units to these 11 areas?
- Relative to staff's initial estimates, participants placed more housing at Rheem and Moraga Ranch, and less on the MCSP orchard
- Housing allocations were shifted based on community input



Next Steps

- July 11/13 TC Study Sessions/Request to submit draft
- July 30 End of 30-day review for “working draft”
- Submit document to HCD by August 9
- Late September: Release of Draft EIR
- HCD Comment letter by 11/9
- November: Staff revisions to Element
- December: Planning Commission hearing to adopt
- January: Town Council hearing to adopt

Staff Recommendation

1. Consider public comment
2. Provide comment and feedback on the Draft for consideration by Town Council
3. Recommend that Town Council authorize submittal of the June 30 draft to HCD for their review

Commenting on the Draft

- Submit comments by July 30, 2022 to:

Afshan Hamid, Planning Director
ahamid@moraga.ca.us
925.888.7043

- Another public comment period will be provided in late 2022

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For additional comments email us at:

makemoragahome@moraga.ca.us

Thank You!



www.makemoragahome.org

