



**TOWN OF MORAGA
TOWN COUNCIL**

WEDNESDAY, MARCH 25, 2026

**Kerry Hillis, Mayor
Brian Dolan, Vice Mayor
Lisa Maglio, Councilmember
Graham Thiel, Councilmember
Steve Woehleke, Councilmember**

Executive Team

Scott Mitnick, Town Manager	Denise Bazzano, Assistant Town Attorney
Katie Bruner, Admin. Services Director	Jon King, Police Chief
Sonia Urzua, Planning Director	Nate Levine, Interim Public Works Director
Amy Heavener, Town Clerk	Mackenzie Brady, Parks & Recreation Director

Town of Moraga Mission Statement

The Town of Moraga is dedicated to preserving our semi-rural character, conserving open spaces, providing exceptional municipal services, fostering safety and resiliency, providing opportunities for development, and creating a vibrant, innovative, and sustainable community for all.

AGENDA ACCESS: The meeting agenda is posted on the following notice board locations: 329 Rheem Blvd.; Moraga Library located at 1500 St. Marys Rd.; The Hacienda located at 2100 Donald Drive; and Online at: <https://www.moraga.ca.us/AgendaCenter>

VIEWING OPTIONS: The Moraga Town Council meeting is scheduled to take place on the 2nd and 4th Wednesday of each month. The meeting may be attended in person at 335 Rheem Blvd, Moraga, on Community Access Television (CATV) Comcast Channel 26; or by viewing the Town's YouTube Live channel at: <https://www.youtube.com/@TownofMoraga335>

PUBLIC INPUT: To provide input to the Town Council please submit comments via the following email address: publiccomment@moraga.ca.us up to two hours prior to the start of the meeting. Written comment cards will also be available for submission at the meeting. Individuals addressing the Town Council are requested to state their name and community of residence for the record. If further assistance is needed, please email the Town Clerk at townclerk@moraga.ca.us or call (925) 888-7021.

It is the policy of the Town of Moraga that Councilmembers, Town employees and meeting participants are to be treated with respect and dignity. Actual or perceived discrimination and/or harassment of a Councilmember, Town employee or others on the basis of age, ancestry, color, disability, gender identity, marital status, medical condition, national origin, race, religious creed, sex or sexual orientation will not be tolerated.

CEQA STATEMENT: Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(C), 15061(B)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

NOTICE: If you challenge a Town's zoning, planning, or other decision in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Town Council at, or prior to, the public hearing. Judging review of any Town administrative decision may be had only if petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environment determination may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision. The Town of Moraga will provide special assistance for disabled citizens upon at least 72 hours advance notice to the Town Manager's office (925- 888-7021). If sign assistance is needed or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

March 25, 2026
Town Council Regular Meeting



**TOWN OF MORAGA
TOWN COUNCIL**

**REGULAR MEETING
WEDNESDAY, MARCH 25, 2026
5:30 PM**

TOWN COUNCIL CHAMBER
335 RHEEM BOULEVARD
MORAGA, CA

1. CALL TO ORDER

ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

3.1 In memoriam of former Mayor and Councilmember Al Dessayer

3.2 Proclamation - Women's History Month - March 2026

4. PUBLIC COMMUNICATION

Time reserved for those in the audience who wish to address the Town Council on items which are not on the agenda. The Council cannot discuss details or vote on items not on the agenda. Your concerns may be referred to the Town Manager for a brief comment or for further review. Note: Public input pertaining to a specific item on the agenda may be made during consideration of that item.

5. ADOPTION OF MEETING AGENDA

6. CONSENT CALENDAR

A. Consideration of Consent Items Removed for Discussion

B. Acceptance of Consent Items

6.1 Approve the Meeting Minutes for the March 5, 2026 Special, Closed Session and March 11, 2026 Regular meetings of the Moraga Town Council.

6.2 Adopt a Resolution:

1. Accepting the donation of \$20,000 (\$10,000 from Sue Olsen and \$10,000 from the Moraga Park Foundation) for commission of a sculpture to be placed at the Moraga Commons Park; and

2. Accepting the placement of the commissioned sculpture, created by artist Pierre Riche, for placement at the Moraga Commons; and

3. Authorizing the Town Manager, or their designee, to execute applicable Agreements associated with the commission and placement in a form approved by the Town Attorney.

6.3 Adopt a Resolution continuing the rate for Fiscal Year 2026-27 of \$35 per Equivalent Runoff Unit as the annual assessment for drainage maintenance and the NPDES program.

6.4 Adopt a Resolution:

1. Approving the Highway Safety Improvement Project Cycles 10 & 11 for Capital Improvement Projects 21-410, 23-415, 23-416, 24-407 as completed by E.E. Gilbert, Inc. (Martinez, CA); and

2. Authorizing the Town Manager to execute the Certificate of Completion; and

3. Authorizing the Town Engineer to file the Resolution of Acceptance and Certificate of Completion with the Contra Costa County Recorder.

6.5 Adopt a resolution to accept the 2025 Annual General Plan and Housing Element Progress Reports and authorize staff to submit the reports to the Governor's Office of Land Use and Climate Innovation, and the State Department of Housing and Community Development.

7. ANNOUNCEMENTS AND REPORTS ON ACTIVITIES

A. Councilmember Reports on AB1234 Activities, Councilmember Announcements

B. Town Manager

8. PUBLIC HEARING

9. DEPARTMENT REPORTS

10. COUNCILMEMBER REQUESTS FOR FUTURE AGENDA ITEMS

11. INFORMATIONAL ITEMS

12. TOWN MANAGER FOLLOW-UP AND ANNOUNCEMENTS

13. ADJOURNMENT

A PROCLAMATION RECOGNIZING

March 2026 as Women's History Month

WHEREAS, women have always played a critical role in shaping the economic, cultural, and social fabric of our society through their participation in the labor force, working both inside and outside the home, in leadership positions, and through creative inspiration; and

WHEREAS, Women's History Month provides an opportunity for schools and communities to expand and enhance what our children and our community know about women's roles in history and their contributions to the development of this nation; and

WHEREAS, the story of American women is the story of women of all ages, races and cultural backgrounds who led campaigns for equality and civil rights, advanced professional and educational opportunities, founded entirely new enterprises, and contributed significantly to the arts, sciences and humanistic causes; and

WHEREAS, women from every background have long realized that an uneven playing field will never bring equality or justice, and we all need to eliminate bias and discrimination entirely for our lives and institutions; and

WHEREAS, the 2026 theme for Women's History Month is "*Leading the Change: Women Shaping a Sustainable Future*", which celebrates women who are driving innovation in environmental, economic, and social sustainability to create a more resilient, equitable future; and

WHEREAS, Women's History Month is both a call to acknowledge outstanding women we know by name and to pay homage to the dedication of nameless women who contributed to our nation.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Moraga, in recognition of the significant role played by women, whose courage and vision inspire hope for today's women to make tomorrow's history, we hereby proclaim the month of March 2026 as Women's History Month in the Town of Moraga.

Kerry Hillis, Mayor
Town of Moraga



Meeting Date: March 25, 2026

TOWN OF MORAGA

STAFF REPORT

To: Honorable Mayor and Councilmembers

From: Amy Heavener, Town Clerk

Subject: Approval of Meeting Minutes for the March 5, 2026 Special, Closed Session and March 11, 2026 Regular meetings of the Moraga Town Council.

RECOMMENDATION

Approve the Meeting Minutes for the March 5, 2026 Special, Closed Session and March 11, 2026 Regular meetings of the Moraga Town Council.

ATTACHMENTS

[Attachment A - DRAFT - MAR 5 2026 - Special Closed Session Meeting Minutes](#)
[Attachment B - DRAFT - MAR 11 2026 - Regular Meeting Minutes](#)



TOWN OF MORAGA
TOWN COUNCIL

SPECIAL MEETING – CLOSED SESSION
WEDNESDAY, MARCH 5, 2026

MINUTES

4:00 PM

The following are minutes of the actions taken by the Town of Moraga Town Council.

TOWN HALL - 329 RHEEM BLVD
PEAR CONFERENCE ROOM
MORAGA, CA

1. CALL TO ORDER

The special meeting was called to order at **4:00 PM** by Mayor, Kerry Hillis.

ROLL CALL

Councilmembers Present: Mayor Kerry Hillis, Vice Mayor Brian Dolan
Councilmembers Steve Woehleke, Lisa Maglio,
Graham Thiel

Councilmembers Absent: None.

Staff Present: Town Attorney, Michelle Marchetta Kenyon
Assistant Town Attorney, Denise Bazzano
Town Manager, Scott Mitnick

2. PUBLIC COMMUNICATION

3. SPECIAL MEETING – CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Government Code Section 54957
Title: Town Manager

ACTION: No reportable action.

4. ADJOURNMENT

Mayor Hillis adjourned the Town Council Special Closed Session Meeting at **7:26 PM**.

Respectfully submitted by:

Melisa Melcher,
Deputy Town Clerk

Approved by the Town Council:

Kerry Hillis, Mayor

DRAFT



**TOWN OF MORAGA
REGULAR MEETING
TOWN COUNCIL**

**WEDNESDAY, MARCH 11, 2026
MINUTES
5:30 PM**

The following are minutes of the actions taken by the Town of Moraga Town Council. A full video recording of the meeting is available on the Town's website at:

<https://livestream.com/moraga>

TOWN COUNCIL CHAMBER
335 RHEEM BOULEVARD
MORAGA, CA

1. CALL TO ORDER

The regular meeting was called to order at **5:30 PM** by Mayor, Kerry Hillis.

ROLL CALL

Councilmembers Present: Mayor Kerry Hillis, Vice Mayor Brian Dolan
Councilmembers Steve Woehleke, Lisa Maglio, Graham Thiel

Councilmembers Absent: None

Staff Present: Town Manager, Scott Mitnick; Asst Town Attorney, Denise Bazzano; Administrative Services Director, Katie Bruner; Planning Director, Sonia Urzua; Interim Public Works Director, Nate Levine

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

3.1 - Proclamation - American Red Cross Month - March 2026

Council read the proclamation aloud and presented it to representative Diana Graham. Diana then presented a certificate of appreciation to the Town.

3.2 - Proclamation - Irish-American Heritage Month - March 2026

Council read the proclamation aloud.

3.3 - Moraga Education Foundation Update - Presentation by Ana Moon

Councilmembers asked clarifying questions and commented on the presentation.

4. PUBLIC COMMUNICATION

Public comments were made by:

1. Larry Jacobs
2. Jessica Gorelik
3. Alexis Mapel
4. Niti Kadakia
5. Meghan Donnelly
6. Ryan Lawless
7. Martha White
8. Nancy Kendzierski
9. Lee Hays

Councilmembers provided final comments.

5. ADOPTION OF MEETING AGENDA

ACTION:

Motion: **Woehleke** / Second: **Dolan**

The meeting agenda was adopted as presented.

Vote: (5-0)

There were no public comments.

6. CONSENT CALENDAR

6.1 - Receive Accounts Payable Claims for: February 1, 2026 - February 28, 2026
(\$1,803,700.44)

6.2 - Approval of Meeting Minutes: February 11, 2026 - February 25, 2026

February 11, 2026 Special Closed Session Meeting of the Town Council
February 17, 2026 Special Open Session Meeting of the Town Council
February 25, 2026 Special Open Session Meeting of the Town Council
February 25, 2026 Special Closed Session Meeting of the Town Council
February 25, 2026 Regular Meeting of the Town Council

ACTION:

Motion: **Woehleke** / Second: **Maglio**

Consent Calendar items 6.1 and 6.2 were approved as presented.

Vote: (5-0)

6.3 - By motion, accept the Fiscal Year 2025-26 Mid-Year Budget Report

Item 6.3 was removed by Councilmember Woehleke, who asked clarifying questions; Administrative Services Director Katie Bruner addressed and clarified the report.

ACTION:

Motion: **Woehleke** / Second: **Dolan**
 Consent Item 6.3 was approved as presented.

Vote: (5-0)

There were no public comments.

7. ANNOUNCEMENTS AND REPORTS ON ACTIVITIES

Councilmember Thiel: Nothing to report.

Councilmember Maglio: Attended two RecycleSmart Committee meetings on March 11: Personnel Committee and Cost and Revenue ad hoc committee.

Councilmember Woehleke: Attended the Briones District Golden Gate Area Scouting America recognition event at Veterans Hall in Lafayette.

Vice Mayor Dolan: Attended the Audit & Finance Committee meeting on March 4.

Mayor Hillis: Activities included: County Connection Board of Directors meeting; Sunrise Rotary Good Character Awards ceremony; celebrated International Women's Day.

8. PUBLIC HEARING

None.

9. DEPARTMENT REPORTS**9.1.** Adopt two resolutions:

1. Approving the Amended and Restated Municipal Pooling Authority Joint Exercise of Powers Agreement for providing Property, Workers' Compensation, Public Liability, and other insurance coverages, and
2. Appointing the Primary and Alternate Members to the Board of Directors for Municipal Pooling Authority of Northern California; and Rescinding Resolution 52-2010

Administrative Services Director Katie Bruner introduced the item and MPA Chief Administrative Officer, Linda Cox, presented the report.

Mayor Hillis recused himself and left the dais; Vice Mayor Dolan then chaired the meeting. Councilmembers asked clarifying questions, which were addressed by Ms. Cox. Town Manager Mitnick and Katie Bruner made final comments.

There were no public comments.

ACTION:

Motion: **Woehleke** / Second: **Maglio**

Department Report item 9.1 was approved and the Resolutions were adopted as presented.

Vote: (4-0)

Recused: Mayor Hillis

9.2 Town Facilities Energy Reliability Project

1. Receive the project update and select Option 3 (Generators and Solar) as the preferred choice for the Town Facilities Energy Reliability Project.

2. Direct staff to notice a future public hearing before the Town Council to determine the anticipated cost of this energy project is less than projected energy utility bills consumed by the Town and prepare a proposed agreement under California Government Code Section 4217 for consideration of contract award.

Interim Public Works Director, Nate Levine, presented an update on the project.

Councilmembers asked clarifying questions. Nate Levine and John Burdette of Excite Energy answered questions and addressed various details on the options presented. Councilmembers provided final comments.

ACTION:

Motion: **Woehleke** / Second: **Maglio**

Department Report item 9.2 was approved as presented.

Vote: (5-0)

There were no public comments.

10. COUNCILMEMBER REQUESTS FOR FUTURE AGENDA ITEMS

Councilmember Woehleke proposed a discussion of Measure I regarding the parcel tax at an upcoming Council meeting.

ACTION:

Motion: **Woehleke** / Second: **Dolan**

Vote: (5-0)

There were no public comments.

11. INFORMATIONAL ITEMS

None.

12. TOWN MANAGER FOLLOW-UP AND ANNOUNCEMENTS

The next regular Town Council meeting is scheduled on March 25th which will be a joint meeting with Parks and Recreation. Council should discuss Measure I at beginning of that meeting.

ADJOURNMENT

Mayor Hillis adjourned the Town Council Regular meeting at **7:47 PM**.

Respectfully submitted by:

Melisa Melcher,
Deputy Town Clerk

Approved by the Town Council:

Kerry Hillis, Mayor

DRAFT



Meeting Date: March 25, 2026

TOWN OF MORAGA

STAFF REPORT

To: Honorable Mayor and Councilmembers

From: Mackenzie Brady, Parks and Recreation Director

Subject: Acceptance of Donation and Placement of Sculpture by Artist Pierre Riche at the Moraga Commons

RECOMMENDATION

Adopt a Resolution:

1. Accepting the donation of \$20,000 (\$10,000 from Sue Olsen and \$10,000 from the Moraga Park Foundation) for commission of a sculpture to be placed at the Moraga Commons Park; and
2. Accepting the placement of the commissioned sculpture , created by artist Pierre Riche, for placement at the Moraga Commons; and
3. Authorizing the Town Manager, or their designee, to execute applicable Agreements associated with the commission and placement in a form approved by the Town Attorney.

BACKGROUND

In November 2015, the Town Council established the Art in Public Spaces Committee (APSC) to promote and advance public art within the Moraga community. Concurrently, the Town Council adopted the Art in Public Spaces Policy and established the Art in Public Spaces Fund.

The Town currently has twelve (12) sculptures on loan from five artists, thirteen (13) sculptures that are part of the Town's permanent public art collection, one utility box wrap, and one mural, for a total of twenty-seven (27) pieces of art located throughout the community. The APSC continues to work toward expanding and enhancing public art opportunities in Moraga.

DISCUSSION

The Art in Public Spaces Committee has been working with community partners to identify

opportunities to expand the Town's public art collection through both donations and commissioned pieces.

A total of \$20,000 has been generously donated to the Town to fund the commission of a new sculpture to be installed at Moraga Commons. The donation includes \$10,000 from Sue Olsen and \$10,000 from the Moraga Park Foundation.

The APSC reviewed artist qualifications and concepts and is recommending a commissioned sculpture by artist Pierre Riche for placement at Moraga Commons. The proposed sculpture is a pear, reflecting Moraga's agricultural heritage and long-standing association with pear orchards. The piece is intended to celebrate the Town's cultural identity while enhancing the visual character of Moraga Commons as a central gathering space.

Moraga Commons was identified as an appropriate location due to its central location, high visibility, and role as a primary site for community events, including the annual Pear and Wine Festival. The sculpture will serve as both a visual landmark and a symbolic representation of the community's history and identity.

The Art in Public Spaces Committee is targeting an unveiling of the sculpture at the Town's July 4th celebration, aligning the installation with one of Moraga's most well-attended community events.

Upon approval, staff will work with the artist and relevant stakeholders to finalize design details, fabrication, and installation logistics. The Town will enter into appropriate agreements related to the commission and placement of the artwork, in a form approved by the Town Attorney.

Visual exhibits and conceptual materials for the proposed sculpture and location are included with this report.

FISCAL IMPACT

The total project cost of \$20,000 will be fully funded through donations (\$10,000 from Sue Olsen and \$10,000 from the Moraga Park Foundation) and appropriated to the Art in Public Spaces Fund.

Installation costs are anticipated to be minimal and may include staff time and materials, which can be accommodated within existing budget allocations for public art installation and maintenance.

Ongoing maintenance costs are expected to be minimal. The Town will be responsible for insuring the artwork following installation.

CEQA COMPLIANCE

Acceptance of the donation, commissioning of the sculpture, and placement at Moraga Commons is not subject to review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000 et seq. and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.), including without limitation Section 15378, as this action does not constitute a "project" that may cause a direct or reasonably foreseeable indirect physical

change in the environment.

ALTERNATIVES

1. Do not adopt the proposed Resolution and decline the donation and sculpture placement; or
2. Request additional information and direct staff to return with further details or alternative options.

NEXT STEPS

Upon adoption of the Resolution, staff will:

- Finalize agreements related to the commission and placement of the sculpture;
- Work with the artist on final design, fabrication, and installation; and
- Coordinate installation of the sculpture at Moraga Commons.

ATTACHMENTS

[Attachment A - Draft Resolution](#)

[Attachment B - Project Locations 4](#)

[Attachment C - Sculpture Rendering 11 x 8.5 in](#)

**TOWN OF MORAGA
TOWN COUNCIL**

RESOLUTION NO. __-2026

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MORAGA
ACCEPTING THE DONATION OF FUNDS FOR THE COMMISSION OF A PUBLIC
ART SCULPTURE, ACCEPTING THE PLACEMENT OF A PEAR SCULPTURE BY
ARTIST PIERRE RICHE AT MORAGA COMMONS, AND AUTHORIZING
EXECUTION OF RELATED AGREEMENTS**

WHEREAS, the Town Council established the Art in Public Spaces Committee (APSC) and adopted an Art in Public Spaces Policy to expand and encourage access to public art throughout the Town;

WHEREAS, the Town currently has twelve (12) sculptures on loan from five artists, thirteen (13) sculptures in its permanent public art collection, one utility box wrap, and one mural, for a total of twenty-seven (27) pieces of art throughout the community;

WHEREAS, the Town has received a donation of \$20,000, including \$10,000 from Sue Olsen and \$10,000 from the Moraga Park Foundation, for the purpose of commissioning a public art sculpture;

WHEREAS, the Art in Public Spaces Committee reviewed artist qualifications and concepts and recommended commissioning a sculpture by artist Pierre Riche;

WHEREAS, the proposed sculpture is a pear, reflecting Moraga's agricultural heritage and long-standing association with pear orchards;

WHEREAS, the Art in Public Spaces Committee reviewed and approved the proposed sculpture and recommended placement at Moraga Commons on February 17, 2026;

WHEREAS, the Parks and Recreation Commission reviewed and approved the proposed sculpture and recommended placement at Moraga Commons on March 9, 2026; and

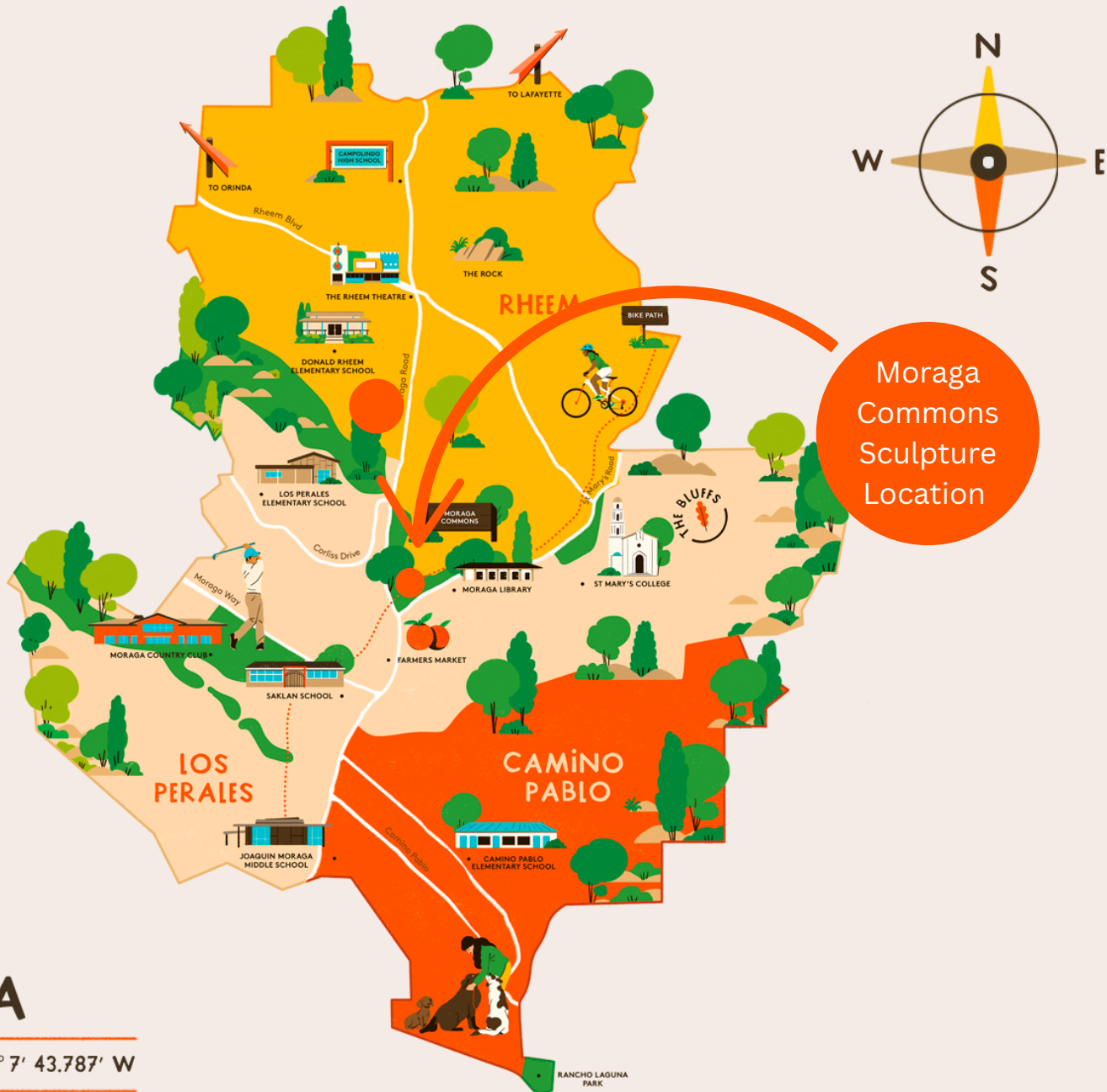
WHEREAS, the Town Council desires to continue supporting public art, enhancing cultural character, and providing accessible artistic experiences for residents and visitors.

**NOW THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL OF
THE TOWN OF MORAGA HEREBY:**

1. The Town Council hereby accepts the donation of \$20,000 (\$10,000 from Sue Olsen and \$10,000 from the Moraga Park Foundation) for the commission of a public art sculpture.
2. The Town Council hereby accepts the placement of a pear sculpture by artist Pierre Riche at Moraga Commons.
3. The Town Manager, or their designee, is authorized to execute all agreements necessary for the commission and placement of the sculpture, in a form approved by the Town Attorney, and to take all actions necessary to complete installation, including coordination of site preparation and installation.

Project Location

Attachment B



Sculpture Rendering



Sculpture Rendering





Meeting Date: March 25, 2026

TOWN OF MORAGA

STAFF REPORT

To: Honorable Mayor and Councilmembers

From: Nate Levine, Interim Public Works Director / Town Engineer Deirdre Castillo, Senior Engineer

Subject: Adoption of the FY 2026-27 Annual Assessment Rate for Drainage Maintenance and the National Pollutant Discharge Elimination System (NPDES) Program

RECOMMENDATION

Adopt a Resolution continuing the rate for Fiscal Year 2026-27 of \$35 per Equivalent Runoff Unit as the annual assessment for drainage maintenance and the NPDES program.

BACKGROUND

In 1993, at the request of the Town, the Contra Costa County Flood Control & Water Conservation District (District) completed the process for formation of a Stormwater Utility Area (SUA), including adoption of Stormwater Utility Assessment Drainage Ordinance No. 93-47. The SUA agreement between the Town and the District requires each participating municipality to establish its annual Equivalent Runoff Unit (ERU) rate each year.

An ERU is the basic unit used to calculate stormwater assessment and is based on the typical runoff volume from a single residential property during a 10-year, 24-hour rainfall event. The ERU rate, as determined annually by the Town Council, provides funding for the Town's Clean Water Program efforts required by the Federal Clean Water Act (CWA) and related permit requirements administered by the California Regional Water Quality Control Board (RWQCB).

The Town of Moraga's current rate is \$35.00 per ERU. This is the maximum rate currently allowed and has been in place since Fiscal Year (FY) 2003-04. This is also the rate currently charged by most other jurisdictions within Contra Costa County. As stormwater activities and associated expenditures have increased due to requirements mandated under the Countywide National Pollutant Discharge Elimination System (NPDES) permit, jurisdictions throughout the county have generally reached the maximum allowable rate established under the existing assessment structure.

DISCUSSION

According to the County, funding for the Town is based on an estimated 8,373 ERUs and is expected to generate approximately \$293,018 in FY 2026-27. Of that amount, the Town is expected to receive approximately \$239,987 for local stormwater program activities. The remaining amount is retained at the countywide level to support the Contra Costa Clean Water Program (CCCWP).

Because this is part of a countywide assessment process, the annual ERU rate must be established now rather than through the Town's normal budget adoption process. Once approved by the Town Council, the rate is transmitted to the County for inclusion in the annual Engineer's Report, which is then considered by the Board of Supervisors. The rate is established for one year and will return to the Town Council for consideration again next year.

CCCWP coordinates regional stormwater compliance efforts and addresses stormwater and pollutant issues affecting Contra Costa municipalities. The Town has historically programmed its NPDES-related revenues to stormwater and drainage maintenance, operations, compliance activities, and related capital needs that support implementation of Clean Water Act requirements. These funds are transferred to the Town's Storm Drain Maintenance operating budget (Department 730) and used for stormwater-related operations, maintenance, permit compliance, and related projects. Staff recommends maintaining the annual assessment at \$35.00 per ERU for FY 2026-27 to continue supporting the Town's ongoing stormwater program and NPDES compliance obligations.

Two certified originals of the recommended resolution to continue the existing rate per ERU are required to be submitted by April 30, 2026, so that the Town may continue collecting funds for local stormwater program activities.

FISCAL IMPACT

If the Town does not set the annual assessment rate for Drainage Maintenance and the National Pollutant Discharge Elimination System (NPDES), the Town will not receive funding for stormwater activities. In Fiscal Year 2026-27, the Town is projected to receive \$239,987 in NPDES funds.

CEQA COMPLIANCE

Adoption of the recommended resolution and submission of the required resolutions are not projects under Section 15378 of the CEQA Guidelines, as the action has no potential for direct or indirect physical change to the environment.

ALTERNATIVES

1. Adopt the resolution with modifications; or
2. Not adopt the resolution and provide direction to staff.

NEXT STEPS

Upon adoption, staff will submit two certified originals of the resolution to the District in

accordance with the SUA agreement to set the ERU rate for FY 2026-27.

ATTACHMENTS

[Attachment A - Draft Resolution](#)

**TOWN OF MORAGA
TOWN COUNCIL**

RESOLUTION NO. __-2026

**CONTINUING THE EXISTING RATE PER EQUIVALENT RUNOFF UNIT (ERU) FOR
FY 2026/27 OF \$35 PER ERU AS THE ANNUAL ASSESSMENT FOR DRAINAGE
MAINTENANCE AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION
SYSTEM (NPDES) PROGRAM**

WHEREAS, under the Federal Water Pollution Control Act, prescribed discharges of stormwater require a permit from the appropriate California Regional Water Quality Board under the National Pollutant Discharge Elimination System (NPDES) program;

WHEREAS, the Town of Moraga applied for, and received, a NPDES permit which requires the implementation of selected Best Management Practices to minimize or eliminate pollutants from entering storm waters;

WHEREAS, it is the intent of the Town to utilize funds received from its Stormwater Utility Area (SUA) for implementation of the NPDES program and drainage maintenance activities;

WHEREAS, at the request of the Town, the Contra Costa County Flood Control & Water Conservation District (District) has completed the process for formation of an SUA, including the adoption of the Stormwater Utility Assessment Drainage Ordinance No. 93-47; and

WHEREAS, the SUA and Program Group Costs Payment agreement between the Town and District requires that the Town annually, by May 1, determine the rate to be assessed to a single Equivalent Runoff Unit (ERU) for the forthcoming fiscal year.

NOW, THEREFORE BE IT RESOLVED, that the Town Council of the Town of Moraga continues the existing rate per Equivalent Runoff Unit (ERU) for FY 2026/27 of \$35 per ERU as the annual assessment for drainage maintenance and the National Pollutant Discharge Elimination System (NPDES) program; and

BE IT FURTHER RESOLVED, that the Town Council of the Town of Moraga does hereby request the District to adopt SUA levies based on said amount.



Meeting Date: March 25, 2026

TOWN OF MORAGA

STAFF REPORT

To: Honorable Mayor and Councilmembers

From: Nate Levine, Interim Public Works Director/Town Engineer Deirdre Castillo, Senior Engineer Jared Kerr, Engineering Technician/ Inspector

Subject: Accepting the Completion of Highway Safety Improvement Project – Town-Wide Safety Improvements

RECOMMENDATION

Adopt a Resolution:

1. Approving the Highway Safety Improvement Project Cycles 10 & 11 for Capital Improvement Projects 21-410, 23-415, 23-416, 24-407 as completed by E.E. Gilbert, Inc. (Martinez, CA); and
2. Authorizing the Town Manager to execute the Certificate of Completion; and
3. Authorizing the Town Engineer to file the Resolution of Acceptance and Certificate of Completion with the Contra Costa County Recorder.

BACKGROUND

On October 23, 2024, the Town Council awarded a construction contract to E.E. Gilbert, Inc. for the Highway Safety Improvement Project (HSIP) Cycles 10 & 11 for CIP projects 21-410, 23-415, 23-416, and 24-407 (Projects). The Projects constructed traffic safety improvements at approximately 30 intersections. The safety improvements included upgrading standard crosswalks to high-visibility crosswalks; installing advanced stop bars, yield lines, pedestrian crossing signs, flashing stop signs, and flashing beacons; and refreshing faded pavement legends.

DISCUSSION

E.E. Gilbert, Inc. began work on March 3, 2025. Town Construction Inspection staff provided construction oversight, and the contractor coordinated access and scheduling with nearby residents. Safety improvements were completed on September 5, 2025, and all punch list

items have been completed.

FISCAL IMPACT

The HSIP Projects were funded through Caltrans Local Highway Safety Improvement Program Grant Cycles 10 & 11 and Measure J funds. The approved contract amount was \$1,075,213.46, with a construction contingency of \$161,282. The final construction cost was \$1,188,031.18, which is \$48,464 below the authorized amount.

CEQA COMPLIANCE

The construction work was previously found to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to 14 Cal. Code Regs. 15301 (Class 1-Existing Facilities).

ALTERNATIVES

1. Adopt the attached Resolution with modifications; or
2. Do not adopt the attached Resolution and provide direction to staff. Not adopting the Resolution delays project completion and final reimbursement from Caltrans, and extends the time limit for a subcontractor to file a claim.

NEXT STEPS

Upon adoption of the resolution, the Town Engineer will provide Public Notice per California Public Contract Code and file the Resolution of Acceptance and Certificate of Completion with the County Recorder's Office. Following completion of the 35-day public notice period, and provided no claims are received, the Town may release the construction retention.

ATTACHMENTS

[Attachment A - Draft Resolution](#)

[Attachment B - DRAFT Certificate of Completion](#)

[Attachment C - HSIP VicMap with Table](#)

**TOWN OF MORAGA
TOWN COUNCIL**

RESOLUTION NO. __-2026

APPROVING THE HIGHWAY SAFETY IMPROVEMENT PROJECT (HSIP) CYCLES 10 (SA) & 11 (BCR & SA) (CIP 21-410, 23-415, 23-416, & 24-407) AS COMPLETE BY E.E. GILBERT, INC. (MARTINEZ, CA); AUTHORIZING THE TOWN MANAGER TO EXECUTE THE CERTIFICATE OF COMPLETION; AND AUTHORIZING THE TOWN ENGINEER TO FILE THE RESOLUTION OF ACCEPTANCE AND CERTIFICATE OF COMPLETION WITH THE CONTRA COSTA COUNTY RECORDER

WHEREAS, the HSIP Cycles 10 (SA) & 11 (BCR & SA) Projects (CIP 21-410, CIP 23-415, CIP 23-416, & CIP 24-407) are fully funded in the Adopted Fiscal Year (FY) 2023-24 – FY 2024-25 Capital Improvement Program (CIP) Budget;

WHEREAS, the project bid documents were advertised on August 5, 2024, pursuant to the Moraga Municipal Code, Chapter 3.06, and the Public Contract Code Section 22037. Bid documents were posted on the Town’s website, in the East Bay Times newspaper, and in numerous builders’ exchanges;

WHEREAS, four (4) bids were received and officially opened publicly on Wednesday, September 4, 2024;

WHEREAS, on October 23, 2024, the Town Council awarded a \$1,075,213.46 Construction Contract to E.E. Gilbert Construction, Inc. for the construction of the HSIP Cycles 10 (SA) & 11 (BCR & SA) Projects (CIP 21-410, CIP 23-415, CIP 23-416, & CIP 24-407);

WHEREAS, along with the awarding of the contract, the Town Council authorized a 15% (\$161,282) construction contingency for a total amount not to exceed \$1,236,496;

WHEREAS, E.E. Gilbert, Inc. has satisfactorily completed construction, including punch list items for the HSIP Cycles 10 (SA) & 11 (BCR & SA) Projects (CIP 21-410, CIP 23-415, CIP 23-416, & CIP 24-407) project, and is requesting final payment for the completed work;

WHEREAS, the total construction cost of the project is \$1,188,031.18, which is within the contract budget originally authorized by the Town Council;

WHEREAS, the Town is required by the California Public Contract Code to notify the public of acceptance of the project prior to making final payment; and

WHEREAS, the construction work was previously found to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to 14 Cal. Code Regs. 15301 (Class 1-Existing Facilities).

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Moraga hereby;

1. Approves the HSIP Cycles 10 (SA) & 11 (BCR & SA) Projects (CIP 21-410, CIP 23-415, CIP 23-416, & CIP 24-407) as complete by E.E. Gilbert Inc. (Martinez, CA); and
2. Authorizes the Town Manager to Execute the Certificate of Completion, and
3. Authorizes the Town Engineer to file the Resolution of Acceptance and Certificate of Completion with the Contra Costa County Recorder.

DRAFT

AFTER RECORDING RETURN TO:

**Town Manager
Town of Moraga
Owner Fee
329 Rheem Boulevard
Moraga, CA 94556**

CERTIFICATE OF COMPLETION

TO WHOM IT MAY CONCERN:

NOTICE IS GIVEN by the undersigned, those certain improvements, to wit:

**HIGHWAY SAFETY IMPROVEMENT PROJECT (HSIP) CYCLES 10 (SA) & 11
(BCR & SA)
CIP 21-410, 23-415, 23-416, & 24-407**

The contract which was granted to **E.E. Gilbert, Inc.** of Martinez, CA and was filed for record in the Town Clerk's Office of the Town of Moraga, Contra Costa County, California and which improvements were actually completed satisfactorily, and a final inspection was completed in accordance with contract documents and accepted by the Town of Moraga Town Council on March 25, 2026.

Information pertaining to the estimated cost, single-source justification, approved plans and specifications, and total cost of work is on file in the Office of the Town Engineer.

I hereby certify, under penalty of perjury, that the facts set forth in the foregoing Certificate of Completion are true and correct.

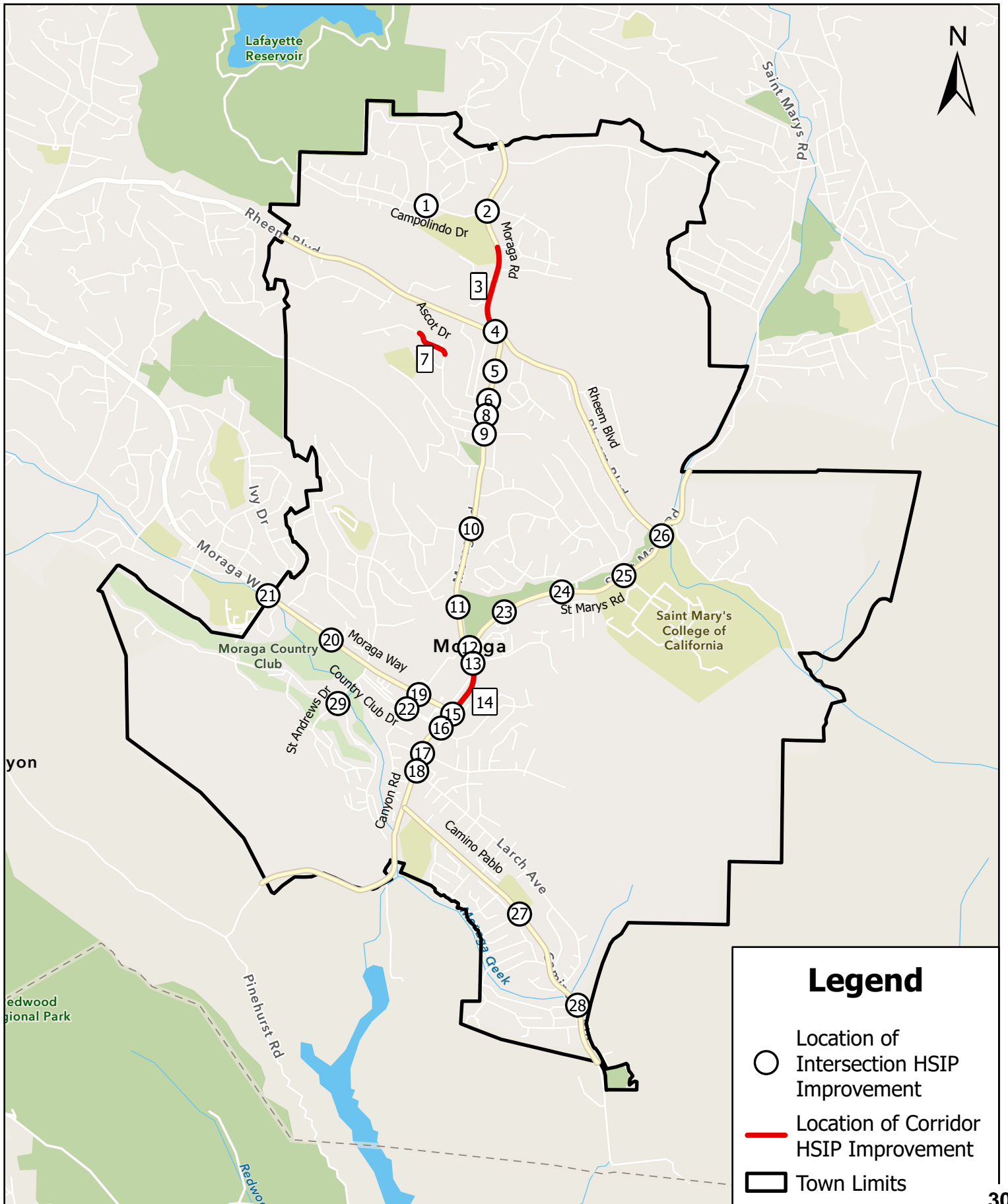
DATE: _____

Scott Mitnick, Town Manager
Town of Moraga

Highway Safety Improvement Program (HSIP)

Cycles 10 & 11 (BCR & SA)
OVERVIEW MAP

Attachment - C



Loc. #	Location
1	Campolindo Dr & Paseo Del Rio/Paseo Grande Campolindo Dr & Calle La Mesa
2	Moraga Rd & Campolindo Dr
3	Moraga Rd Corridor (Woodford Dr to Rheem Blvd)
4	Moraga Rd & Rheem Blvd Rheem Blvd & Center St
5	Moraga Rd & Rheem Shopping Ctr Mid-Block Xing
6	Moraga Rd & Lucas Dr/Center St
7	1942 - 1996 Ascot Dr
8	Moraga Rd & Ascot Dr
9	Moraga Rd & Donald Dr
10	Moraga Rd & Corliss Dr
11	Moraga Rd & West Commons Park Mid-Block Xing
12	Moraga Rd & St. Mary's Rd
13	Moraga Rd & Alta Mesa
14	Moraga Rd/Canyon Rd Corridor (Alta Mesa to Country Club Dr
15	Moraga Rd/Canyon Rd & Moraga Way
16	Canyon Rd & Country Club Dr
17	Canyon Rd & Sanders Dr
18	Canyon Rd & Larch Ave
19	Moraga Way & Viader Dr Moraga Way & School St
20	Moraga Way & Camino Ricardo/St. Andrews Dr Moraga Way & Moraga Valley Ln
21	Moraga Way & Hardie Dr Moraga Way & Ivy Dr
22	Country Club Dr & Viader Dr Country Club Dr & School St
23	St. Mary's Rd & Library Mid-Block Xing
24	St. Mary's Rd & Carter Dr
25	St. Mary's Rd & St. Mary's Pkwy
26	St. Mary's Rd & Rheem Blvd
27	Camino Pablo & Hodges Dr
28	Camino Pablo & Sanders Ranch Rd
29	Augusta Dr & St. Andrew's Dr



Meeting Date: March 25, 2026

TOWN OF MORAGA

STAFF REPORT

To: Honorable Mayor and Councilmembers

From: Brian Horn, Principal Planner

Subject: Adopt a Resolution to Accept the 2025 Annual General Plan and Housing Element Progress Reports and Authorize Staff to Submit the Reports to the Governor's Office of Land Use and Climate Innovation and the California Department of Housing and Community Development

RECOMMENDATION

Adopt a resolution to accept the 2025 Annual General Plan and Housing Element Progress Reports and authorize staff to submit the reports to the Governor's Office of Land Use and Climate Innovation, and the State Department of Housing and Community Development.

BACKGROUND

Pursuant to California Government Code Section 65400, each city and county must prepare an Annual Progress Report (APR) that describes the jurisdiction's status and progress in implementing its General Plan and Housing Element. The APR must be submitted to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI) by April 1 of each year and must cover the prior calendar year. As part of this requirement, jurisdictions must demonstrate whether they are on track to meet their Regional Housing Needs Allocation (RHNA). Progress is measured, in part, by the number of residential building permits issued by income category.

The Town's 2025 General Plan and Housing Element Annual Progress Reports have been prepared to meet three related requirements:

- 1. Government Code Section 65400** – Requires local jurisdictions to annually review and report on progress toward implementing the General Plan and achieving Housing Element objectives. Compliance with this requirement is also necessary to maintain eligibility under Measure J, the Countywide Transportation Sales Tax Initiative.
- 2. General Plan 2040, Program G-B** – Effective January 1, 2025, this program requires an annual review of progress toward General Plan implementation. To the extent feasible, the

review should occur prior to the adoption of the Town budget so that the findings may inform budget decisions.

3. Housing Element Program 8 (Annual Progress Report) – Requires the Town to annually review and report on implementation of Housing Element programs for the previous calendar year and to present the report to the Town Council prior to submitting it to HCD and LCI.

On March 10, 2026, staff presented the General Plan Implementation Report and Annual Housing Progress Report to the Planning Commission. At that meeting, the Planning Commission expressed interest in establishing objective design standards and addressing wildfire and evacuation concerns. The Planning Commission, by a 4-0 vote, adopted a resolution recommending that the Council accept the reports and submit them to the state (Attachment B).

DISCUSSION

Overall, 2025 marks a strong start to the first year of General Plan 2040 implementation (effective January 1, 2025). The Town’s accomplishments were largely focused on foundation-building actions—strengthening the policy, zoning, and program framework needed to support longer-term outcomes across the General Plan elements.

At the same time, the Annual Progress Report shows Moraga is not yet on pace to meet its Regional Housing Needs Allocation (RHNA) production targets. In 2025, the Town issued building permits for 10 new housing units (all ADUs). Continued focus on housing production, including affordability, should remain a central theme as the Town sets its 2026/2027 work program priorities.

General Plan Annual Report

The attached General Plan Annual Progress Report (Attachment B) summarizes the Town’s activities from January 1 through December 31, 2025, and evaluates progress implementing the Town’s General Plan 2040 programs and goals. The report also provides background on General Plan 2040 and the 6th Cycle (2023–2031) Housing Element, reviews the Action Plan Matrix, and includes updates on housing programs, governmental constraints on affordable housing, and development application activity, as well as anticipated activities for the upcoming year.

Key 2025 implementation highlights summarized in Attachment B include: adoption of Ordinances 316 and 317 to update Title 8 and reduce constraints on housing development; entitlement approvals for two multifamily housing projects totaling 115 units, including income-restricted units, utilizing State Density Bonus Law; and continued investment in public infrastructure and public safety projects through the Capital Improvement Program and external funding (e.g., grants and Measure X).

General Plan Annual Report Action Plan Matrix (Matrix)

The Action Plan Matrix is the Town’s primary tool for documenting progress in implementing the General Plan 2040. The Matrix includes 137 programs to be carried out over the life of the Plan. Of these, 41 programs have defined timeframes—immediate (within one year), short-

term (one to three years), or long-term (four or more years from the Plan’s effective date)—and the remaining 96 programs are ongoing.

The Action Plan Matrix does not include the goals, policies, and programs of the 6th Cycle Housing Element. Housing Element progress is documented separately in Table D of the Housing Element Annual Progress Report (Attachment C).

Housing Element Annual Progress Report (APR)

The Housing Element Annual Progress Report (APR) (Attachment C) provides the Town’s annual update on Housing Element implementation, including progress on housing-related programs and quantified objectives, and the Town’s progress toward meeting its Regional Housing Needs Allocation (RHNA).

The Town Council adopted the 6th Cycle (2023–2031) Housing Element in January 2023, and the California Department of Housing and Community Development (HCD) certified the Element as compliant with State law on September 14, 2023. For the 6th Cycle period, the Town’s RHNA is 1,118 units, allocated by income category as follows:

- Very Low Income: 318 units
- Low Income: 183 units
- Moderate Income: 172 units
- Above Moderate Income: 445 units

In 2025, the Town issued building permits for ten (10) new housing units¹, all accessory dwelling units (ADUs). As summarized in Table 1, Moraga’s RHNA obligation totals 1,118 units, and as of December 31, 2025, a cumulative total of 19 units have been permitted during the 2023–2031 cycle. This level of production indicates the Town is not yet on pace to meet RHNA targets, particularly in the Very Low and Above Moderate categories, where no units have been produced to date. While ADUs contribute to overall housing supply, they are generally not deed-restricted affordable units, and additional strategies will be needed to increase housing production, especially at lower income levels, and to accelerate overall housing delivery.

HCD’s annual State Income Limits for Contra Costa County define the income thresholds for Very Low, Low, Moderate, and Above Moderate-income categories and are used to evaluate affordability and constraints. See Table 2 in Attachment B.

Housing Element APR Tables

Attachment C contains the APR tables, including Table D, which tracks progress on 43 Housing Element implementation programs and quantified objectives.

2026 / 2027 Planning Department Work Program Priorities

General Plan 2040 Program G-B recommends that, to the extent possible, this review (Annual General Plan Review) occur before adopting the Town budget so the findings can inform budget decisions. General Plan 2040 includes programs with set timelines; the following are immediate and short-term programs under the Planning Department’s responsibility that are

anticipated to be worked on in 2026/2027:

- Land Use Element Program B1, amend the Planned Development regulations to reduce the number of hearings and simplify the process.
- Land Use Element Program D1, amend R-12 and R-20 development standards.
- Land Use Element Program D2, develop small lot and townhome standards.
- Transportation Element Program B1, work with CCTA and Lamorinda jurisdictions to prepare an emergency evacuation plan for Moraga.
- Conservation Element Program A1, Update the GHG Emissions baseline for Moraga.
- Conservation Element Program B, implement all provisions of the California Building Standards Code, as amended by Contra Costa County.
- Safety Element Program D, ratify the 2025 Fire Code, with local amendments.

These projects are in addition to the Planning Department's baseline operational workload.

¹Units reported in the APR are counted based on building permits issued (not certificates of occupancy).

FISCAL IMPACT

There is no direct fiscal impact associated with this item.

CEQA COMPLIANCE

The 2025 General Plan and Housing Element Annual Reports are not subject to the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Sections 15378 and 15378(b)(2), the Annual Reports are informational documents required by Government Code Section 65400 and constitute continuing administrative and general policy reporting activities. The Reports do not authorize development or commit the Town to any action that could result in a direct or reasonably foreseeable physical change to the environment. Accordingly, the Annual Reports are not a “project” under CEQA, and no further environmental review is required.

ALTERNATIVES

1. Adopt the resolution with modifications; or
2. Do not adopt the resolution and provide an alternate direction to staff.

NEXT STEPS

Upon adoption of the resolution, Staff will submit the 2025 General Plan and Housing Element Annual Reports to LCI and HCD by April 1, 2026.

ATTACHMENTS

[Attachment A - Draft Resolution](#)

[Attachment B - PC Reso 02-2026 GP and HE Progress Report](#)

[Attachment C - General Plan Annual Report 04.2026](#)

[Attachment D - HE Progress Report Tables](#)

**TOWN OF MORAGA
TOWN COUNCIL**

RESOLUTION NO. ____-2026

**ACCEPT THE 2025 ANNUAL GENERAL PLAN AND HOUSING ELEMENT
PROGRESS REPORTS AND AUTHORIZE STAFF TO SUBMIT THE REPORTS TO
THE GOVERNOR’S OFFICE OF LAND USE AND CLIMATE INNOVATION AND THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, the Town Council adopted the 6th Cycle 2023–2031 Housing Element in January 2023, which was certified by the State as being compliant with state law on September 14, 2023;

WHEREAS, the Town of Moraga General Plan was comprehensively updated and approved by the Town Council on November 13, 2024, and General Plan 2040 became effective on January 1, 2025;

WHEREAS, Town of Moraga General Plan 2040 Program G-B requires an annual review of the Town’s progress towards implementing the General Plan and to inform the town budget process;

WHEREAS, Town of Moraga Housing Element IP-Program 8 Annual Progress Report provides that 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 and the Governor’s Office of Land Use and Climate Innovation;

WHEREAS, Government Code Section 65400 mandates local jurisdictions review and report on progress towards implementation of the General Plan and achievement of Housing Element objectives and submit these reports to the Governor’s Office of Land Use and Climate Innovation and State Department of Housing and Community Development by April 1st;

WHEREAS, on March 10, 2026, the Planning Commission reviewed the Annual General Plan Report and Housing Element Progress Report and after opening and receiving public comments, by a vote of 4-0 adopted a resolution recommending that the reports be forwarded to the Town Council and that the Town Council accept the reports and authorize Town Staff to submit them to the Governor’s office of Land Use and Climate Innovation and to the California Department of Housing and Community Development; and

WHEREAS, adoption of this resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not a “project” as defined in CEQA Guidelines Sections 15378 and 15378(b)(2). The Annual Reports are informational

documents required by Government Code Section 65400 and do not authorize development or commit the Town to any action that may result in a direct or reasonably foreseeable physical change to the environment. Additionally, continuing administrative activities and general policy reporting are not considered “projects” under CEQA. Accordingly, no further environmental review is required.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Moraga accepts the Annual General Plan and the Housing Element Annual Progress reports and authorizes staff to submit these reports to the Governor’s Office of Land Use and Climate Innovation and the Department of Housing and Community Development.

**TOWN OF MORAGA
PLANNING COMMISSION**

RESOLUTION NO. _02_- 2026

Recommending the Town Council Accept the Annual General Plan and Housing Element Progress Report for 2025 and Authorize Staff to Submit Them to the Governor’s Office of Land Use and Climate Innovation and the California Department of Housing and Community Development

WHEREAS, the Town Council adopted the 6th Cycle 2023 – 2031 Housing Element in January 2023, which was certified by the State as being compliant with state law on September 14, 2023; and

WHEREAS, the Town of Moraga General Plan was comprehensively updated and approved by the Town Council on November 13, 2024, and General Plan 2040 became effective on January 1, 2025; and

WHEREAS, Town of Moraga General Plan 2040 Program G-B requires that annual review of the Town’s progress towards implementing the General Plan and to inform the town budget process; and

WHEREAS, Town of Moraga Housing Element IP-Program 8 Annual Progress Report provides that 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 and the Governor’s Office of Land Use and Climate Innovation; and

WHEREAS, Government Code Section 65400 mandates local jurisdictions review and report on progress towards implementation of the General Plan and achievement of Housing Element objectives and submit these reports to the Governor’s Office of Land Use and Climate Innovation and State Department of Housing and Community Development by April 1st.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Moraga:

SECTION 1. Adoption of this resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not a “project” as defined in CEQA Guidelines Sections 15378 and 15378(b)(2). The Annual Reports are informational documents required by Government Code Section 65400 and do not authorize development or commit the Town to any action that may result in a direct or reasonably foreseeable physical change to the environment. Additionally, continuing administrative activities and

general policy reporting are not considered “projects” under CEQA. Accordingly, no further environmental review is required.

SECTION 2. The Planning Commission of the Town of Moraga does hereby recommend the Town Council accept the Annual General Plan and Housing Element Progress reports and authorize staff to submit these reports to the Governor’s Office of Land Use and Climate Innovation and the State Department of Housing and Community Development.

PASSED AND ADOPTED by the Planning Commission of the Town of Moraga at a special meeting held on March 10, 2026, by the following vote:

Ayes: Chair Mapel, Commissioners Helber, Polsky and Rane
Noes: None
Abstain: None
Absent: Commissioners Bode and Weber

Alexis Mapel, Chair

Attest:

Sonia Urzua, Planning Director



TOWN OF MORAGA

ANNUAL PLANNING AND GENERAL PLAN PROGRESS REPORT
January 1 – December 31, 2025

Prepared by:

Town of Moraga Planning Department
329 Rheem Boulevard
Moraga, CA 94556
(925) 888-7040

Reviewed by:

Town of Moraga Planning Commission on March 10, 2026
Town of Moraga Town Council on March 25, 2026

Approved by:

Sonia Urzua, Planning Director
March XX, 2026

TOWN OF MORAGA
ANNUAL GENERAL PLAN PROGRESS REPORT
January 1 – December 31, 2024

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EXECUTIVE SUMMARY

This Annual Progress Report summarizes Town actions from January 1 through December 31, 2025, to implement **General Plan 2040** (effective January 1, 2025) and the **2023–2031 Housing Element** and fulfills the annual reporting requirements of Government Code Section 65400. Overall, Moraga made strong first-year progress on foundational implementation, particularly zoning and policy actions that reduce constraints and support housing and reinvestment—while housing production remains well below the pace needed to meet RHNA.

Key 2025 highlights include: (1) adoption of Ordinance Nos. 316 and 317 to advance General Plan and Housing Element implementation; (2) entitlement of two multi-family projects using the State Density Bonus (66 units, including five very low-income units; and a 49-unit senior affordable project with 40 low-income and eight moderate-income units); (3) adoption and implementation of the Capital Improvement Program, including safety and infrastructure investments and a \$508,000 SS4A grant; and (4) continued storm drain/culvert repairs, fire abatement, and initiation of the Parks, Recreation, and Open Space Master Plan update.

In 2025, the Town issued building permits for ten (10) new units, all ADUs. Through the 2023–2031 cycle to date, 19 units have been permitted, leaving 1,099 units remaining toward the Town’s RHNA of 1,118. Development activity remained steady, including 48 Administrative Design Review applications processed by Planning, and total County-issued building permits decreased from 542 (2024) to 499 (2025).

General Plan Background

The Town was incorporated in 1974 to chart its own future, especially in local land use decisions. It adopted its first General Plan in 1979, updated it in 1990, and again in 2002, with each update extending the Plan’s time horizon. This edition, prepared between 2022 and 2024, looks ahead to 2040. On November 13, 2024, the Town of Moraga adopted Town Council Resolution 62-2024 to adopt the Moraga General Plan 2040. General Plan 2040 became effective on January 1, 2025. General Plan 2040 includes amendments to the 2002 General Plan and the addition of new material. General Plan 2040 includes organizational changes, additional resilience policies, economic vitality element, multi-modal transportation element, a sustainability and climate change chapter, and additional narrative included in all of the General Plan Elements. Many goals and policies from the previous 2002 General Plan were updated and carried forward into General Plan 2040.

In the 51 years since incorporation, Moraga has experienced modest growth and development, and continues to maintain the unique, semi-rural character, which gives the Town its identity and draws people to the community. This report summarizes the measures and actions taken in 2025 associated with the implementation of each of the Town’s General Plan elements, with specific reference to each of the individual elements required by State law: Land Use, Community Design, Transportation, Economic Vitality, Open Space and Parks, Conservation, Safety and Resilience, Growth Management and Governance and Housing.

2023 – 2031 Sixth Cycle Housing Element

The Town Council adopted the 6th Cycle Housing Element on January 25, 2023. The Town republished the 6th Cycle Housing Element on July 10, 2023, incorporating compliance edits requested by the State of California Department of Housing and Community Development (HCD). The Town of Moraga received a Letter of Compliance from HCD on September 14, 2023. The certified Housing Element describes housing needs in Moraga, identifies available sites for housing development, explains potential barriers to housing production, and outlines the proposed policies and implementation programs to address the Town’s housing needs. The Housing Element Implementation Tables (Staff Report Attachment C) detail the Town’s progress in meeting regional housing needs and in removing governmental constraints to affordable housing development.

General Plan Implementation Accomplishments

From January 1, 2025, to December 31, 2025, the Town of Moraga took several steps towards implementing the General Plan 2040 and the 2023 – 2031 Sixth Cycle Housing Element.

General Plan and Housing Element Implementation accomplishment highlights:

1. Adopted Ordinance No. 316 amending Title 8 of the Moraga Municipal Code to:
 - Affirm that housing developments in which at least 20 percent of the units are affordable shall be permitted by right on “carryover” sites (i.e., sites identified in prior Housing Elements and in the 2023–2031 Housing Element).
 - Adjust parking requirements for studio and one-bedroom units in zones that allow multifamily housing to align with the current standards of the R-20 zoning district.
 - Permit low-barrier navigation centers within mixed-use zoning districts.
 - Amend the Town’s Reasonable Accommodation Ordinance to evaluate permit applications based on objective public health and safety criteria rather than subjective standards.
 - Amend the Institutional Zoning District to allow residential uses.

The ordinance also defines the following housing types: co-housing, live-work housing, manufactured housing, group homes, residential care facilities, transitional housing, and employee housing, and updates applicable zoning districts to accommodate these newly defined land uses.

Ordinance No. 316 implements Housing Element Programs 4, 13, 27, 37A, 37B, 37C, 37D, 37E, 37F, 37G, and 41B, as well as General Plan Implementation Program Land Use Element (LU)-B and Action LU-B4.

2. Adopted Ordinance No. 317, amending Title 8 of the Moraga Municipal Code to revise the Town’s Scenic Corridor regulations. The ordinance implements Housing Element Program 32 and General Plan Implementation Program LU-B and Community Design Element (CD) Action-C1.
3. The Town Council approved a 66-unit apartment building, including five very low-income affordable units. The Planning Commission approved a 49-unit senior affordable multifamily housing project consisting of 40 low-income units, eight moderate-income units, and one manager’s unit. Both projects utilized State Density Bonus Law to increase allowable density on their respective sites. These entitlements implement Housing Element Programs 5, 9, 10, and 30, and support General Plan Implementation Programs LU-D, LU-K, and CD-B.
4. Adopted the Biennial Capital Budget and Five-Year Capital Improvement Plan. For FY 2025/26, the Capital Improvement Plan allocates \$15,544,000.00 to capital improvement projects. Adoption of the Biennial Capital Budget and Five-Year Capital Improvement Plan implements General Plan Implementation Transportation Element (T) Programs T-A, T-D, and T-K; Conservation Element (CON) Programs CON-H and CON-L; and Growth Management and Governance Element (G) Programs G-A, G-C, and G-G.

TOWN OF MORAGA
ANNUAL GENERAL PLAN PROGRESS REPORT
January 1 – December 31, 2025

5. Completed significant portions of the identified Local Roadway Safety Plan improvements as part of the Townwide Safety Improvement Project, including over \$1,000,000 in safety improvements townwide. These efforts implement General Plan Implementation Programs T-A, T-C, CON-L, G-A, G-C, G-G, and G-H.
6. In 2025, the Town undertook seven (7) Capital Improvement Projects in responses to recommendations of the Moraga Storm Drain Master Plan. The CIP projects include completing annual storm drain repairs, roadway and drainage repair and rehabilitation, culvert repair and replacements, and a restoration project which adds a culvert to Laguna Creek. These efforts implement General Plan Implementation Programs T-A, CON-H and G-H.
7. Received a Safe Streets and Roads for All (SS4A) grant in the amount of \$508,000 for a Safe Routes planning study along the Moraga Way corridor. Receipt and implementation of SS4A funding supports General Plan Implementation Programs T-A, T-C; Actions T-D2 and T-P1; and Programs CON-L, G-A, G-C, G-G, and G-H.
8. Completed the 2025 sidewalk and traffic flow improvements on Sullivan Drive to create a safer route to Los Perales Elementary School. These improvements implement General Plan Implementation Programs T-A, T-D, T-K, CON-L, G-A, G-C, and G-G.
9. Allocated \$4,079,000.00 to twelve (12) capital improvement projects for street rehabilitation, street repair, and safety improvements. Funding these projects implements General Plan Implementation Programs T-A, T-D, T-K, CON-H, CON-L, G-A, G-C, and G-G.
10. Completed more than \$725,000 in fire abatement work on Town-owned parcels in FY 2024/25. Of that amount, \$674,750 was funded through Measure X, representing over 30% of the County's total funding allocation. This work implements General Plan Implementation Safety Element (S) Program S-E.
11. Allocated \$20,000.00 to support the Lamorinda Spirit Van, a paratransit service providing transportation to residents of Lafayette, Moraga, and Orinda who are age 60 or older and persons with disabilities. Funding this service implements General Plan Implementation Programs T-O and G-C.
12. Entered into a one-year Lamorinda Regional Legislative Advocacy Professional Services Agreement with a legislative advocacy firm. The agreement, effective September 1, 2025, through August 31, 2026, includes advocacy for grant funding and legislative representation at the State and Federal levels. This agreement implements Economic Vitality Element (EV) Program D.
13. Initiated an update to the Parks, Recreation, and Open Space Master Plan. This effort included public outreach through a series of pop-up engagement events; development and administration of a community survey; compilation of background data and mapping; and

TOWN OF MORAGA
ANNUAL GENERAL PLAN PROGRESS REPORT
January 1 – December 31, 2025

analysis of level of service, operations and maintenance, and parks, trails, and open space resources. This effort implements General Plan Implementation Open Space and Parks Element (OSP) Program E and Action E1.

14. Compiled three (3) activity guides in 2025 to advertise year-round classes and provide information on Townwide programs, events, and activities. This effort implements General Plan Implementation Program OSP-G.
15. Collected \$155,378.97 in Development Impact Fees in 2025, including \$112,898.50 for the Lamorinda Fee and Finance Authority; \$6,203.45 in in-lieu parkland development impact fees; and \$36,277.02 in General Government Impact Fees. Collection of Development Impact Fees implements General Plan Implementation Programs LU-G, T-I, and OSP-F.

Details on the implementation of General Plan 2040 and the 2023–2031 (6th Cycle) Housing Element implementation are provided in the General Plan Action Plan Matrix (beginning on page 10 of this report) and in Table D, Housing Element Annual Progress Report (Staff Report Attachment C).

Priority Implementation Programs

General Plan 2040 established 137 implementation programs that identify specific actions and modifications to existing practices to be carried out over the life of the Plan. Of these, 41 programs include defined timelines for completion. These time-based programs are categorized as follows:

- **Immediate:** within one year of the Plan’s effective date
- **Short-Term:** within one to three years of the effective date
- **Long-Term:** four or more years from the effective date

A comprehensive list of all 137 implementation programs, along with their current status, is provided in the Action Plan Matrix beginning on page 10 of this report. Implementation Programs, which are immediate (2025 completion target) and short-term (2027 completion target) programs that have not yet been completed, are identified below for advancement in 2026 and 2027.

Immediate Implementation Programs

Action LU-B1: PD Regulations.

Amend the Planned District (PD) regulations to: (a) reduce the number of hearings and submittal cycles and the associated cost and time delays to applicants; and (b) apply more objective approval findings.

Action LU-D1: Zoning Amendments.

Consistent with the direction provided by the 2023-2031 Housing Element, the following amendments to the MCSP and its related zoning standards should be completed:

- Amend the R-12 regulations to facilitate small lot development without requiring PD applications and accommodate a wider density range than minimum 10 DUA and maximum 12 DUA.
- Amend the R-20/R-24 development standards to ensure that the upper end of the density range is achievable on parcels with this designation.
- Facilitate lot line adjustments and infrastructure improvements to enable development of the MCSP area, particularly the areas west of Laguna Creek and north of Moraga Way.

Action LU-D2: Small Lot and Townhome Standards.

Develop standards for small lot subdivisions and townhomes applicable in the R-12, R-20, and mixed-use zoning districts.

Action T-A1: Transportation Action Plan.

Prepare a “Transportation Action Plan” (TAP) to coordinate ongoing transportation initiatives, prioritize activities and programs, engage the community, and close any identified gaps in the Town’s transportation planning. An important focus of the TAP should be to strategically position the Town for grant funding and to address cost and financing issues related to major infrastructure projects.

Action T-B1: Evacuation Plan.

Actively participate in the 2025-26 Contra Costa Transportation Authority Evacuation Study and use the outcomes of this study to inform future land use, transportation, and emergency preparedness decisions. CCTA will conduct local-level evacuation compliance.

Action T-D2: Trail System Expansion.

Apply for Regional Measure 3 Safe Routes to Transit & Bay Trail (SR2TBT) grant funding to study—and then develop—improvements to the Lafayette Moraga Trail, including spur trails to Moraga neighborhoods.

Action EV-A1: Economic Development Strategy.

Prepare a local Economic Development Strategy to identify goals, actions, strategies, and funding mechanisms aimed at improving Moraga’s economy, reducing retail leakage, and supporting local businesses.

Action OSP-E1: Park, Recreation, and Open Space Plan Update.

Complete a comprehensive update of the Parks and Recreation Master Plan. As noted above, expand the scope to include open space management and trails.

Action CON-A1: Update GHG Emissions Baseline.

Update the Town’s baseline inventory of greenhouse gas (GHG) emissions. Use this data to inform targets and measures for a new Climate Action Plan.

Action S-L1: Noise Ordinance Update.

Update the Moraga Noise Ordinance to reflect current conditions, issues, and public input.

Short-Term Implementation Programs

Action LU-B2: R-6 Zoning.

Consistent with the 2023-2031 Housing Element, amend the R-6 zoning district regulations to recognize existing development types and create additional opportunities for “missing middle” housing.

Action LU-B3: CUP Requirements.

Consider changes to the Conditional Use Permit (CUP) requirements that make it easier to start and operate a business, including designating lower-impact activities as permitted uses.

Action LU-C1: Assessment of Procedures and Code Amendments.

Consistent with the Moraga 2023-2031 Housing Element, improve development review procedures to provide clarity and greater certainty for applicants. Meet with developers, homeowners, and applicants to identify ways to reduce permitting costs and address potential barriers to construction. Pursue Municipal Code amendments to streamline the review process as appropriate.

Action LU-G1: Fee Review.

Periodically review the Town’s fee structure to ensure that fees align with actual costs, are adjusted for inflation, and consider economic and financial feasibility impacts.

Action LU-H1: Hillside Ordinance Amendments.

Review and update the HDP requirements to address unintended obstacles for applicants, such as the ability to expand existing hillside homes in ways that do not affect sloped areas.

Action CD-A1: Design Guidelines Update.

Update the Town’s Residential Design Guidelines to make them more objective and provide greater guidance for multi-family, townhome, small lot, and mixed-use development. The intent of this measure is to improve predictability for applicants and neighbors, clearly state the Town’s design expectations, and provide additional guidance for medium and higher-density housing types.

Action CD-D1: Procedural Review.

Conduct an evaluation of design review processes and procedures and identify measures to streamline existing processes and reduce applicant expenses. This should include simplifying the process for window replacement and other minor replacement/ repair projects, allowing over-the-counter review or similar processes.

Action CD-E1: Rheem Public Realm Plan.

Develop a public realm plan that contains strategies for design, development, connectivity, and management of Rheem Park’s public and outdoor spaces, including streetscapes, landscaping, lighting, infrastructure, and circulation.

Action T-C1: Traffic Calming Design Guidelines.

Develop guidelines for neighborhood traffic calming projects for future consideration by Town Council.

Action T-F1: Field Audits and Assessments.

Conduct field audits and assessments at each Moraga school to identify improvement needs and projects. The assessments can be used to seek grant funding and prioritize Town improvements and projects.

Action T-H1: Local Traffic Assessment (LTAs) Guidelines.

Utilize CCTA’s guidelines to develop local guidelines for development-related traffic impact analyses, including guidelines for calculating VMT. As appropriate, LTAs may also address ingress/egress, safety, the need for physical improvements, level of service (LOS), and other site-level impacts.

Action EV-A3: On-Line Assistance.

Provide a new business assistance page on the Town’s website that clearly explains the process for starting and expanding a Moraga business.

Action OSP-A1: Amendments to the Guidelines for Implementing and Interpreting MOSO.

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Update the MOSO Guidelines to allow trenching for wireless facilities, water facilities, and similar essential infrastructure improvements where the ground surface is restored to its original condition following construction. Consider other amendments as necessary and appropriate during this process.

Action OSP-C1: Grading Ordinance Amendments.

Amend the Grading Ordinance for consistency with Policy OSP-2.3. The amendment would allow the Planning Commission to approve grading permits outside the MOSO, Non-MOSO and Rural Residential zoning districts.

Action OSP-E2: Lafayette Moraga Trail Planning.

Work with East Bay Regional Park District, property owners, and other stakeholders to close the gap in the Lafayette-Moraga Trail along School Street between Moraga Road and Moraga Way.

Action CON-A2: Climate Action Plan Update.

Update the 2014 Moraga Climate Action Plan to reflect new baseline emissions data and updated targets for the Plan's horizon year. The Plan should quantify the expected GHG reduction impacts of various measures, as well as their economic feasibility and financial impacts. The Update process should include a robust public engagement program.

General Plan 2040 Action Plan Matrix

General Plan 2040 became effective on January 1, 2025. Each Element of the Plan establishes goals and policies that articulate the Town’s long-term vision across a broad range of planning and development issues. To ensure these goals and policies are effectively implemented, the Town developed specific programs outlining actions and operational changes to be undertaken throughout the life of the Plan.

To monitor progress, staff prepared the General Plan 2040 Action Plan Matrix, which tracks all 137 implementation programs identified for the Plan term. As noted, 41 programs are assigned specific timeframes—immediate (within one year), short-term (one to three years), and long-term (four or more years from the effective date). The remaining 96 programs are ongoing initiatives carried out on a continuous basis.

The Action Plan Matrix does not include the goals, policies, and programs of the 6th Cycle Housing Element. These items are tracked separately in Table D of the Housing Element Annual Progress Report, which is included in Attachment C of the staff report.

Table 1: General Plan 2040 Action Plan Matrix

Action Plan Matrix				
I.D	Name	Timeline	Lead Department	Town's Progress
Land Use Element				
A	Program LU-A: General Plan Diagram Use the General Plan Diagram to guide land use planning activities in the Town and its Sphere of Influence area. Review and update the General Plan Diagram as part of the annual General Plan review process.	Ongoing	Planning	2025 Accomplishments The Planning Department reviewed all projects for conformance with the General Plan Diagram. General Plan 2040 was adopted by the Town Council on November 14, 2024, and became effective on January 1, 2025. No updates were made to the General Plan Diagram in 2025.
				2026 Goals / Planned Activities The Planning Department will continue to review projects for conformance with the General Plan Diagram and consider updates as part of the General Plan (GP) review process.
A1	Action LU-A1: Mapping Protocol. Consider changes to General Plan mapping protocol that allow residential subdivisions within MOSO and Non-MOSO open space	Long Term	Planning	2025 Accomplishments No action was taken on this item in 2025, as it is part of an ongoing, long-term program.

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	areas to be mapped with residential categories (rather than as open space) once they are developed.			2026 Goals / Planned Activities Long term program, no planned activities at this time.
B	<p>Program LU-B: Zoning Ordinance Use the Moraga Zoning Ordinance (Moraga Municipal Code Chapter 8) to govern the permitted and conditionally permitted use of land and required development standards, including lot width and depth, lot area, minimum yards, height, parking, lot coverage, floor area ratio, and open space requirements. The Zoning Ordinance also establishes procedures for land use permits, variances, density bonuses, transfer of development rights, and conditional use permits, as well as standards for specific uses such as accessory dwelling units and wireless facilities. The Ordinance is periodically amended in response to emerging issues, development trends, State law, and other factors.</p>	Ongoing	Planning	2025 Accomplishments
				<p>The Planning Department reviewed all development applications for conformance with the Moraga Zoning Ordinance.</p> <p>Various sections of the Zoning Ordinance were updated to implement the 6th Cycle Housing Element (HE) programs. (Ordinance 316, adopted on June 25, 2025)</p> <p>Scenic corridor regulations were amended to implement HE Program 32 and Action CD-C1 of the Moraga GP (Ordinance 317, adopted on December 10, 2025)</p>
				2026 Goals / Planned Activities
				<p>Continue to process projects in conformance with the Moraga Zoning Ordinance and consider amending the ordinance, as needed, to address emerging issues, development trends, and state laws.</p> <p>Anticipated ordinance amendments include:</p> <ul style="list-style-type: none"> • Amend the 6 DUA zoning district to create more “missing middle” opportunities (HE Program 4 and GP Action LU-B2) • Amend the R-12 regulation to facilitate small lot development (HE Program 4) • Amend development standards in the R-20/R-24 district, consistent with Chapter 5 of the HE (HE program 4) • Update PD regulations (GP Action LU-B1)
B1	<p>Action LU-B1: PD Regulations. Amend the Planned District (PD) regulations to: (a) reduce the number of hearings and submittal cycles and the associated cost and time delays to applicants; and (b)</p>	Immediate	Planning	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025, because several zoning amendments relating to HE programs were prioritized.</p>

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	apply more objective approval findings.			2026 Goals / Planned Activities Work on PD regulations is anticipated to begin in 2026.
B2	Action LU-B2: R-6 Zoning. Consistent with the 2023-2031 Housing Element, amend the R-6 zoning district regulations to recognize existing development types and create additional opportunities for “missing middle” housing.	Short Term	Planning	2025 Accomplishments No action was taken on this item in 2025, as a number higher priority zoning amendments relating to HE programs were prioritized. 2026 Goals / Planned Activities Work on this is anticipated to begin in 2026.
B3	Action LU-B3: CUP Requirements. Consider changes to the Conditional Use Permit (CUP) requirements that make it easier to start and operate a business, including designating lower-impact activities as permitted uses.	Short Term	Planning/ Town Manager	2025 Accomplishments No action was taken on this item in 2025. 2026 Goals / Planned Activities Review HE and GP program goals in consideration of competing program priorities, staffing levels, and workload to determine when work on this program can begin.
B4	Action LU-B4: Parking Standards. Review existing parking standards and ensure that they are consistent with industry standards and best practices.	Immediate	Planning/ Public Works	2025 Accomplishments New parking standards were developed and adopted by the Town Council (Ordinance 316) on June 25, 2025. 2026 Goals / Planned Activities Completed per Ordinance 316.
C	Program LU-C: Development Review Continue to implement fair and efficient development review procedures. Development review is the process through which development applications are	Ongoing	Planning	2025 Accomplishments The Town evaluated new development applications for compliance with the General Plan, Zoning Ordinance, Design Guidelines, and other local agency regulations, as part of the development review process.

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	received, evaluated, and approved. The 2023-2031 Housing Element includes actions directing the Town to pursue streamlining of development review processes.			<p>2026 Goals / Planned Activities</p> <p>Continue to evaluate new development for compliance with the General Plan, Zoning Ordinance, Design Guidelines, and other local agency regulations, as part of the development review process. Look for opportunities to streamline the development review process.</p>
C1	<p>Action LU-C1: Assessment of Procedures and Code Amendments.</p> <p>Consistent with the Moraga 2023-2031 Housing Element, improve development review procedures to provide clarity and greater certainty for applicants. Meet with developers, homeowners, and applicants to identify ways to reduce permitting costs and address potential barriers to construction. Pursue Municipal Code amendments to streamline the review process as appropriate.</p>	Short Term	Planning	<p>2025 Accomplishments</p> <p>The Planning Department continued revising its application materials to minimize redundancy by developing a standardized planning application, supplemented by additional forms to be used as needed based on project scope. The Planning Department also created several new application forms to address specific State laws, including SB 684 and SB 4.</p> <p>Staff met with applicants on a case-by-case basis to understand projects and find appropriate ways to streamline the review process.</p> <p>2026 Goals / Planned Activities</p> <p>Continue to evaluate the development review process and implement improvements, as appropriate, to simplify and streamline procedures while maintaining compliance with applicable regulations.</p>
D	<p>Program LU-D: Focused Planning for Town Centers.</p> <p>Maintain and implement focused plans for Moraga’s two designated “Priority Development Areas” as follows:</p> <p>(a) In Moraga Center, implement the Moraga Center Specific Plan (MCSP). The goal of the MCSP is to create a mixed-use village with local-serving commercial development and a range of residential opportunities. The 2010 Plan may be amended as necessary to respond to existing or anticipated conditions, resources, opportunities, and requirements.</p>	Ongoing	Planning	<p>2025 Accomplishments</p> <p>Moraga Center: The Town approved a 66-unit apartment building on January 14, 2025.</p> <p>The Town Council adopted updates to the Town’s Scenic Corridor regulations, which included reducing the scenic corridor building setback from 40 feet to 25 feet within the MCSP plan area. (Ordinance 317, adopted December 10, 2025)</p> <p>Rheem Park: The Town approved a 49-unit apartment building 100 percent affordable to lower and moderate-income seniors.</p>

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	<p>(b) In Rheem Park, undertake future planning processes to identify public realm improvements, infrastructure and circulation changes, and other modifications that reinforce the area’s role as a mixed-use district and focal point. This should include urban design and streetscape plans, infrastructure plans, parking plans, public transit improvements, and traffic access and circulation plans for vehicles, bicycles, and pedestrians.</p>			<p>These entitlements implement HE Programs 5, 9, 10, and 30, and support GP Implementation Programs LU-D, LU-K, and CD-B.</p>
				<p>2026 Goals / Planned Activities</p> <p>The Town will continue to implement the MCSP and look for opportunities to develop plans for the Rheem Park area.</p>
<p>D1</p>	<p>Action LU-D1: Zoning Amendments. Consistent with the direction provided by the 2023-2031 Housing Element, the following amendments to the MCSP and its related zoning standards should be completed:</p> <ul style="list-style-type: none"> • Amend the R-12 regulations to facilitate small lot development without requiring PD applications and accommodate a wider density range than minimum 10 DUA and maximum 12 DUA. 	<p>Immediate</p>	<p>Planning</p>	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025, as other zoning amendments relating to HE programs were prioritized.</p>

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	<ul style="list-style-type: none"> • Amend the R-20/R-24 development standards to ensure that the top end of the density range is achievable on parcels with this designation. • Facilitate lot line adjustments and infrastructure improvements to enable development of the MCSP area, particularly the areas west of Laguna Creek and north of Moraga Way. 			2026 Goals / Planned Activities Work on this is anticipated to begin in 2026.
D2	Action LU-D2: Small Lot and Townhome Standards. Develop standards for small lot subdivisions and townhomes that can be applied in the R-12, R-20, and mixed-use zoning districts.	Immediate	Planning	2025 Accomplishments No action was taken on this item in 2025, as other zoning amendments relating to HE programs were prioritized.
				2026 Goals / Planned Activities Work on this is anticipated to begin in 2026.
E	Program LU-E: California Environmental Quality Act/ Environmental Review. Continue to follow all mandated environmental review procedures established by the California Environmental Quality Act (CEQA). Use the CEQA process to evaluate and document the potential environmental impacts of proposed development, avoid environmental degradation, and establish mitigation measures to reduce the potential for significant impacts.	Ongoing	Planning	2025 Accomplishments Projects were evaluated and processed in accordance with CEQA.
				2026 Goals / Planned Activities Continue to evaluate and process projects in accordance with CEQA.
F	Program LU-F: Priority Development Area (PDA) Designation. Leverage the designation of Moraga Center and Rheem Park as PDAs to apply for grants for planning, infrastructure, sustainability, transportation, housing, and public facility improvements.	Ongoing	Planning/ Finance	2025 Accomplishments No grants were applied for in 2025.
				2026 Goals / Planned Activities Continue to monitor PDA grant application opportunities.
G	Program LU-G: Development Fees Collect impact fees to recover the cost of on-site and off-site improvements associated with new development projects, and permitting fees to cover the cost of	Ongoing	Planning / Finance / Other	2025 Accomplishments The Town of Moraga collected \$155,378.97 in Development Impact Fees.

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	development processing. Provide fee deferrals for projects that contain low- or moderate-income housing. Fee deferrals should be commensurate with the percentage and income levels of the affordable units proposed and should be offered only when necessary to ensure the financial feasibility of the project and/or the affordability of the low- or moderate-income units.			2026 Goals / Planned Activities The Town will continue to collect Development Impact Fees and consider fee deferrals on a case-by-case basis.
G1	Action LU-G1: Fee Review. Periodically review the Town's fee structure to ensure that fees align with actual costs, are adjusted for inflation, and consider economic and financial feasibility impacts.	Short Term	Planning / Town Manager / Finance / Public Works	2025 Accomplishments On June 11, 2025, the Town Council adopted Resolution No. 31-2025 for a new Master Fee Schedule for Fiscal Year (FY) 2025-26 and FY 2026-27
				2026 Goals / Planned Activities The Town will continue to update the Master Fee Schedule annually.
H	Program LU-H: Hillside Development Permits Continue to require Hillside Development Permits for construction meeting specified thresholds in Hillside Areas, as defined by the Moraga Municipal Code. The intent of the HDP requirements is to ensure that development in Hillside Areas preserves Moraga's scenic qualities, minimizes environmental impacts, and reduces exposure to geologic and other hazards.	Ongoing	Planning/ Public Works	2025 Accomplishments The Town processed two (2) Hillside Development Permits in 2025.
				2026 Goals / Planned Activities The Town will continue to enforce the Hillside Development regulations in hillside areas and require Hillside Development Permits (HDP) for qualifying projects.
H1	Action LU-H1: Hillside Ordinance Amendments. Review and update the HDP requirements to address unintended obstacles for applicants, such as the ability to expand existing hillside homes in ways that do not affect sloped areas.	Short term	Planning/ Public Works	2025 Accomplishments No action was taken on this item in 2025, as other zoning amendments relating to HE programs were prioritized.
				2026 Goals / Planned Activities Review HE and GP programs and actions to determine priority with consideration of staffing levels and workload.

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I	<p>Program LU-I: Building Code Implement the California Building Standards Code, which includes the Building, Residential, Green Building Standards, Electrical, Plumbing, Mechanical, and Existing Building Codes. These codes are enforced by the Building Inspection Division of the Contra Costa County Department of Conservation and Development, which also provides building inspection services to the town. Contra Costa County has amended the State codes to address local conditions, pursuant to Health and Safety Code section 17958.7. The Town of Moraga has determined that the more restrictive standards adopted by the County are reasonably necessary and has adopted these amendments. The Town will adopt updated codes in the future as appropriate, consistent with State updates and related County actions.</p>	Ongoing	Other (County)	<p>2025 Accomplishments</p> <p>Began the process of adopting, by reference, the 2025 California Building Standards Code.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>On January 14, 2026, the Town Council adopted Ordinance 318, thereby adopting by reference the 2025 California Building Standards Code, including local changes, additions, and deletions. The ordinance also included findings to justify the adoption of stricter construction standards based on local climatic, geological, and topographical conditions.</p>
J	<p>Program LU-J: Code Enforcement Continue to work with Contra Costa County on Planning and Building Code enforcement and the abatement of violations. The Town will encourage the County to respond to complaints of substandard property conditions through inspection and enforcement, and to inform staff and Town officials regarding code compliance issues.</p>	Ongoing	Other (County)	<p>2025 Accomplishments</p> <p>The Moraga Planning Department coordinated with Contra Costa County Building Department to respond to code compliance issues within the Town of Moraga.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to work with Contra Costa County Building Department to respond to code compliance issues within the Town of Moraga.</p>
K	<p>Program LU-K: Technical Assistance and Expedited Processing. Provide technical assistance to developers to facilitate project approvals. This may include</p>	Ongoing	Planning	<p>2025 Accomplishments</p> <p>The Town continued to offer the Technical Review and Pre-Application process to provide assistance to developers to facilitate project approvals.</p>

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	expedited permit processing and permit assistance to developers providing affordable housing to ensure that unnecessary delays do not occur.			2026 Goals / Planned Activities Continue the Technical Review and Pre-Application process to provide assistance to developers to facilitate project approvals.
L	Program LU-L: LAFCO/Annexation Review. Consider annexation of areas within Moraga’s Sphere of Influence when and if property owners in those areas request connection to the water and sewer systems. Periodically meet with Local Agency Formation Commission staff to discuss issues related to development and annexation in the sphere.	Ongoing	Planning	2025 Accomplishments No annexations occurred in 2025.
				2026 Goals / Planned Activities None planned.
Community Design Element				
A	Program CD-A: Residential Design Guidelines. Use the Town’s Residential Design Guidelines to inform the public of the Town’s design expectations and to evaluate applications for new residential construction and major alterations and additions.	Ongoing	Planning	2025 Accomplishments The Town of Moraga Design Guidelines are posted on the Planning Departments Planning Documents webpage , and referenced on the Town’s design review supplemental application. Review of new residential construction and building exterior alterations and additions are assessed for conformance with residential design guidelines during the design review process.
				2026 Goals / Planned Activities Continue to maintain the design guidelines on the Planning Department webpage and review new residential construction and major alterations and additions are reviewed for conformance with residential design guidelines.
A1	Action CD-A1: Design Guidelines Update. Update the Town’s Residential Design Guidelines to make them more objective and provide greater guidance for multi-family, townhome, small lot, and mixed-use development. The intent of this	Short Term	Planning	2025 Accomplishments No action was taken on this item in 2025.

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	measure is to improve predictability for applicants and neighbors, clearly state the Town’s design expectations, and provide additional guidance for medium and higher-density housing types.			2026 Goals / Planned Activities Review HE and GP program goals in consideration of staffing levels and workload, to determine when work on this program can begin.
B	Program CD-B: Objective Design/Development Standards for Moraga Center and Rheem Park. Continue to implement objective design and development standards for Moraga Center and Rheem Park. Revisit these guidelines at least once every five years to ensure that they are achieving desired outcomes.	Ongoing	Planning	2025 Accomplishments In 2025, the Town approved the 1600 School Street apartments project comprising 66 units within the MCSP area and the Park Street senior affordable apartment project, comprising 49 units, within the Rheem Park area. These entitlements implement HE Programs 5, 9, 10, and 30, and support GP Implementation Programs LU-D and LU-K. <hr/> 2026 Goals / Planned Activities Continue to track the effectiveness of the Rheem Park and MCSP Objective Design Standards and development standards.
C	Program CD-C: Scenic Corridors. Provide standards and approval procedures for development in Moraga’s corridors. Standards should be objective and support the construction of housing as well as reinvestment in existing commercial and residential development along the corridors.	Ongoing	Planning	2025 Accomplishments The Town Council adopted updates to the Town’s Scenic Corridor regulations (Ordinance 317) on December 10, 2025. The ordinance implements HE Program 32 and GP Implementation Program LU-B and Action C1. <hr/> 2026 Goals / Planned Activities Completed in 2025 (Ordinance 317)
C1	Action CD-C1: Scenic Corridor Revisions. Update Moraga Municipal Code provisions for Scenic Corridors, particularly as they apply to parcels in Moraga Center and the requirements for review of structures and features within 500 feet of a designated corridor. Ensure that development standards in the Code, including setbacks and stepbacks, do not preclude	Immediate	Planning	2025 Accomplishments The Town Council adopted Ordinance 317 to update to the Town’s Scenic Corridor regulations on December 10, 2025. The ordinance implements HE Program 32 and GP Implementation Program LU-B and Program CD-C.

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	achievement of the maximum development envelope that would otherwise be allowed by zoning. Standards should encourage attractive architecture that enhances the visual quality of corridors and support walkability and pedestrian connectivity in the commercial / mixed use districts.			2026 Goals / Planned Activities Completed in 2025 (Ordinance 317)
D	Program CD-D: Design Review Maintain design review processes and procedures that implement the design goals and policies of the General Plan and Town design guidelines.	Ongoing	Planning	2025 Accomplishments In 2025, the Town reviewed 48 Administrative Design Review applications and five (5) Design Review Board applications. Processing of these applications included evaluation of compliance with the design goals and policies of General Plan 2040 and the Town’s Design Guidelines. Projects located within the Moraga Center Specific Plan (MCSP) and Rheem Park areas were also reviewed for consistency with the applicable objective design and development standards adopted for those areas.
				2026 Goals / Planned Activities The Town will continue to maintain and refine its design review processes and procedures to ensure implementation of the GP design goals and policies, the Town Design Guidelines, and the Rheem Park and Moraga Center Specific Plan (MCSP) Objective Design and Development Standards.
D1	Action CD-D1: Procedural Review. Conduct an evaluation of design review processes and procedures and identify measures to streamline existing processes and reduce applicant expenses. This should include simplifying the process for window replacement and other minor replacement/ repair projects, allowing over-the-counter review or similar processes.	Short Term	Planning	2025 Accomplishments The Planning Department continued work on updating application forms and creating new forms to address new state laws.
				2026 Goals / Planned Activities Continue to look for ways to improve and streamline the design review process.

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E	<p>Program CD-E: Wayfinding, Signage, and Streetscape Plans. Support future development of wayfinding, signage, and streetscape plans to establish a stronger identity for Moraga, highlight, and beautify Town entries, support investment in public art and landscaping, and enhance the natural beauty and aesthetic qualities of the Town.</p>	Ongoing	Planning, Public Works	<p>2025 Accomplishments</p> <p>The Town continues to review project plans for wayfinding, signage, and streetscape plans for development.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to incorporate wayfinding, signage and streetscape plans review for development projects in 2026.</p>
E1	<p>Action CD-E1: Rheem Public Realm Plan. Develop a public realm plan that contains strategies for design, development, connectivity, and management of Rheem Park’s public and outdoor spaces, including streetscapes, landscaping, lighting, infrastructure, and circulation.</p>	Short Term	Planning	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Review HE and GP program goals in consideration of competing program priorities, staffing levels and workload to determine when work on this program can begin.</p>
E2	<p>Action CD-E2: Landscaping and Lighting Assessment District (LLAD). Evaluate the feasibility of creating an LLAD to support streetscape and lighting improvements in Moraga Center and Rheem Park.</p>	Long Term	Town Manager, Finance	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025, as this is a long-term program.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>On January 14, 2026, the Town of Moraga entered into a Professional Services Agreement with a local government economics and real estate advisory firm to provide real estate and economic development advisory services to the Town, including assistance with state-approved Enhanced Infrastructure Financing Districts (EIFDs).</p>
E3	<p>Action CD-E3: Art in Public Places. Consider revisions to the Town’s policies for art in public places,</p>	Long term	Parks & Rec, Planning	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025, as this is a long-term program.</p>

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	including potential requirements for new development and public art set-asides for future capital improvement projects.			2026 Goals / Planned Activities APSC discussed need for additional impact fees related to public art in order to sustain art additions and improvements within Moraga. Continue to review the Town's policies on art in public spaces.
F	Program CD-F: Utility Undergrounding Work with Pacific Gas and Electric to convert overhead utility lines to underground lines using Public Utilities Commission Rule 20 funds and other available sources. Place a priority on undergrounding projects in Moraga Center and Rheem Park.	Ongoing	Planning, Public Works	2025 Accomplishments No action was taken on this item in 2025.
				2026 Goals / Planned Activities Funding under Rule 20 is no longer available. Private development will continue to require undergrounding where possible. Town to assess if Rule 20 funding is available in the future.
G	Program CD-G: Wireless Facilities Ordinance Maintain Municipal Code provisions regulating the location and design of wireless communication facilities, including small cell facilities. These provisions are intended to preserve the visual character of the town and discourage such facilities in residential areas and visually sensitive locations, while complying with federal law and recognizing the benefits of improved wireless infrastructure.	Ongoing	Planning, Public Works	2025 Accomplishments Moraga Municipal Code Chapter 8.144 regulates wireless communication facilities within the Town. The Town processed two (2) Use Permit Modifications for existing wireless communication facilities in 2025.
				2026 Goals / Planned Activities Continue to process wireless application in conformance with Zoning Ordinance Chapter 8.144, State and Federal laws. Monitor changes in wireless laws that may require amendments to the Town's wireless regulations.
H	Program CD-H: Water-Efficient Landscaping Ordinance (WELO) Continue implementation of the State Model WELO, which encourages water conservation through specific standards for landscape installations, including composting and mulch. The Town has codified these requirements in its Municipal Code.	Ongoing	Planning	2025 Accomplishments The Town implements the State Model Water Efficient Landscaping Ordinance, which was adopted by the Town on February 9, 2022, per Ordinance 298 (State MWELo).
				2026 Goals / Planned Activities The Town will continue to enforce the State MEWLO and track total area subject to the State MEWLO.

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I	<p>Program CD-I: Historic Preservation Program Continue to advocate for the protection of historic resources and increased awareness of Moraga’s history and historic sites. Maintain the Town’s existing historic preservation ordinance and consider additional measures (such as Mills Act contracts) that support preservation and adaptive reuse. Moraga’s ordinance was adopted in 2015 and includes criteria for designating resources, procedures for evaluating alterations, incentives for listing, and provisions to avoid demolition by neglect.</p>	Ongoing	Planning	<p>2025 Accomplishments</p> <p>Zoning Ordinance Chapter 8.176 – Historic Preservation, was adopted by the TC on February 2, 2015 (Ordinance 251). No requests for designation of historical landmarks were made in 2025.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>The Town will continue to adhere to Zoning Ordinance Chapter 8.176 – Historic Preservation and CEQA historic preservation in processing planning projects.</p>
J	<p>Program CD-J: Cultural Resource Protection at New Development Sites Implement measures to protect potential cultural resources within new development projects in areas where such resources have been identified through a study or are likely to be present. As appropriate, the following measures may apply:</p> <ul style="list-style-type: none"> • Historical and Archeological Resource Surveys. Prior to issuance of a grading permit in a previously undisturbed area, require a historic and archaeological resources survey. Actions may include but are not limited to avoidance of discovered cultural resources; relocation, rehabilitation, or alteration consistent with the Secretary of the Interior Standards 	Ongoing	Planning	<p>2025 Accomplishments</p> <p>The Town implemented these measures to protect potential cultural and historical resources on qualifying construction projects through project specific conditions of approval and mitigation measures.</p>

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	<p>and/or data recovery mitigation or documentation that offsets the loss of the resource.</p> <ul style="list-style-type: none"> • Protection of Potential Historic and Archaeological Resources. Retain a qualified cultural resource specialist to conduct site-specific analysis and implement feasible mitigation or avoidance measures for development that may impact a listed, eligible, or potentially eligible historic or archaeological resource; • Construction Monitoring. Retain a qualified cultural resource specialist to monitor construction activities that involve ground-disturbing activities in or around a potentially significant cultural resource. • Unanticipated Discoveries. Suspend earth-disturbing work in the event a cultural resource is identified. Retain a qualified cultural resources specialist to design and implement feasible measures. 			<p>2026 Goals / Planned Activities</p> <p>The Town will continue to protect cultural and historical resources through the implementation of project specific conditions of approval and mitigation measures.</p>
K	<p>Program CD-K: Tribal Cultural Resource Protection In the event an unanticipated tribal cultural resource is identified during construction, retain a qualified specialist in consultation with an appropriate Native American representative to design and implement a resource treatment plan. Earth-disturbing work within 60 feet of the resource shall be suspended until consultation has occurred and feasible mitigation measures have been designed and implemented.</p>	Ongoing	Planning	<p>2025 Accomplishments</p> <p>The Town implemented measures to protect Tribal Cultural Resource on qualifying construction projects through project specific conditions of approval and mitigation measures.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>The Town will continue to protect tribal cultural resources through the implementation of project specific conditions of approval and mitigation measures.</p>

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L	<p>Program CD-L: Paleontological Resource Protection Applicants for new construction that would involve ground disturbance in areas known to have a high probability for paleontological resources shall retain a Qualified Professional Paleontologist to determine the project’s potential to significantly impact paleontological resources. As appropriate, measures may be prescribed to reduce potential impacts.</p>	Ongoing	Planning	2025 Accomplishments
				<p>Paleontological Resource Protections were implemented on qualifying construction projects through project specific conditions of approval and mitigation measures.</p>
M	<p>Program CD-M: CalGreen Implement CalGreen building code requirements, including standards for energy efficiency, water conservation, and indoor air quality. CalGreen promotes sustainable practices in new buildings and major renovations to reduce environmental impacts and improve the health of occupants.</p>	Ongoing	Planning, Other (County)	2026 Goals / Planned Activities
				<p>Continue to implement Paleontological Resource Protections on qualifying construction projects through project specific conditions of approval and mitigation measures.</p>
M	<p>Program CD-M: CalGreen Implement CalGreen building code requirements, including standards for energy efficiency, water conservation, and indoor air quality. CalGreen promotes sustainable practices in new buildings and major renovations to reduce environmental impacts and improve the health of occupants.</p>	Ongoing	Planning, Other (County)	2025 Accomplishments
				<p>The Town contract with Contra Costa County for building code review and inspection services. The County reviewed all qualifying building permit applications for conformance with CalGreen.</p>
M	<p>Program CD-M: CalGreen Implement CalGreen building code requirements, including standards for energy efficiency, water conservation, and indoor air quality. CalGreen promotes sustainable practices in new buildings and major renovations to reduce environmental impacts and improve the health of occupants.</p>	Ongoing	Planning, Other (County)	2026 Goals / Planned Activities
				<p>The County will continue to review all qualifying building permit applications for conformance with CalGreen.</p>
Transportation Element				
A	<p>Program T-A: Capital Improvements Program Use the Town’s Capital Improvement Program (CIP) to budget for and manage the design and construction of transportation projects and other infrastructure projects over the lifetime of the General Plan. Key transportation improvements requiring funding in the coming years include:</p> <ul style="list-style-type: none"> • School Street extension to the 	Ongoing	Public Works/ Town Manager	<p>2025 Accomplishments</p> <p>Pursuant to Town Council Resolution NO. 40-2025, the Town Council adopted the Biennial Capital Budget and Five-Year Capital Improvement Plan. For FY 25/26 the Capital Improvement Plan allocated \$15,544,000.00 to Capital Improvement Projects.</p>

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	intersection of Saint Mary's Road and Moraga Road <ul style="list-style-type: none"> • Saint Mary's Road Intersection Improvements at Bollinger Canyon Road and Rheem Boulevard • "Smart" traffic signal improvements • Complete Streets improvements (Camino Pablo, Moraga Road/Canyon Road, Moraga Way, Saint Mary's Road, School Street) • Corliss Drive Safe Routes to School • Minor Traffic Safety Program • Annual Street Repairs • Pavement Rehabilitation 			2026 Goals / Planned Activities Pursuant to Town Council Resolution No. 40-2025, the Town Council adopted the Biennial Capital Budget and Five-Year Capital Improvement Plan. For FY 26/27 the Capital Improvement Plan allocated \$8,688,000.00 to Capital Improvement Projects.
A1	<p>Action T-A1: Transportation Action Plan. Prepare a "Transportation Action Plan" (TAP) to coordinate ongoing transportation initiatives, prioritize activities and programs, engage the community, and close any identified gaps in the Town's transportation planning initiatives. An important focus of the TAP should be to strategically position the Town for grant funding and to address cost and financing issues related to major infrastructure projects.</p>	Immediate	Public Works	2025 Accomplishments No action was taken on this item in 2025. <hr/> 2026 Goals / Planned Activities This action item is currently unfunded and will be initiated when appropriate funding is secured.

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B	<p>Program T-B: Evacuation Planning Implement and periodically update plans for safe, orderly evacuation in the event of an emergency. Such plans should consider evacuation time, responses, and strategies under different scenarios, and should account for anticipated local and regional growth and road capacity.</p>	Ongoing	Police	<p>2025 Accomplishments</p> <p>Evaluated and updated the Town’s Emergency Operation Plan in coordination with MOFD.</p> <p>Coordinated with the City of Orinda on evacuation planning between jurisdictions.</p> <p>Coordinated with the City of Lafayette, City of Orinda and Contra Costa County Transit Authority (CCTA) on a county wide evacuation plan.</p> <p>Maintain the Emergency Operation Plan webpage: https://www.moraga.ca.us/255/Emergency-Operations-Plan, to include: Contra Costa County Community Warning System information, Moraga Public Safety Zones Map.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to evaluate and update the Town’s Evacuation Plan.</p> <p>Continue coordination with the City of Lafayette, City of Orinda and CCTA to ensure local Evacuation Planning compliments Lamorinda and Countywide evacuation planning.</p> <p>Maintain the Emergency Operation Plan on the Town’s website.</p>
B1	<p>Action T-B1: Evacuation Plan. Actively participate in the 2025-26 Contra Costa Transportation Authority Evacuation Study and use the outcomes of this study to inform future land use, transportation, and emergency preparedness decisions. CCTA will conduct local-level evacuation compliance</p>	Immediate	Planning, Police, Public Works, Other	<p>2025 Accomplishments</p> <p>The project is in the planning and development phase being overseen by CCTA. CCTA began work on the “Request for Proposal,” but it was not released.</p>

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	<p>assessments and a high-level evacuation route capacity, safety, and viability analysis for the county that includes the 19 cities/towns and unincorporated areas. These evaluations are intended to comply with California SB 99 and Assembly Bill 747— state laws requiring evacuation planning in the case of wildfires and other hazards. The Town will facilitate opportunities for local public involvement in this process.</p>			<p>2026 Goals / Planned Activities</p> <p>It is expected that CCTA will complete the “Request for Proposal” process. Once a consultant is selected by CCTA, the Town will work collaboratively with CCTA and the consultant on the regional evacuation plan.</p>
C	<p>Program T-C: Local Roadway Safety Plan (LRSP) Continue implementation of the adopted LRSP. The LRSP identifies location-specific and systemic safety improvements throughout the Town. The Town is utilizing Federal and State Highway Safety Improvement (HSIP) funds to design and construct these improvements. Projects that cannot be funded through the HSIP program may become future CIP projects.</p>	Ongoing	Public Works	<p>2025 Accomplishments</p> <p>Completed significant portions of the identified LRSP improvements as part of the Town Wide Safety Improvement Project. This included over \$1,000,000 in safety improvements townwide.</p> <p>Additionally, the Town secured funding for the remaining LRSP improvements through a HSIP grant (Cycle 12). The estimated amount is approximately \$900,000.</p> <p>These efforts implement GP Implementation Programs T-A, T-C, CON-L, G-A, G-C, G-G, and G-H.</p> <p>2026 Goals / Planned Activities</p> <p>Designing the Cycle 12 HSIP Improvements.</p>
C1	<p>Action T-C1: Traffic Calming Design Guidelines. Develop guidelines for neighborhood traffic calming projects for future consideration by Town Council.</p>	Short Term	Public Works	<p>2025 Accomplishments</p> <p>Town staff worked with a traffic consultant to initially study local neighborhood traffic calming issues.</p> <p>2026 Goals / Planned Activities</p> <p>Finalize the local neighborhood traffic calming study and present the results to Town Council.</p>
D	<p>Program T-D: Walk Bike Plan Implementation. Continue implementation of the Walk / Bike Plan (WBP). The WBP is Moraga’s bicycle and pedestrian master plan and includes recommendations for capital</p>	Ongoing	Public Works	<p>2025 Accomplishments</p> <p>Installed Sidewalk in the Corliss Neighborhood. Installed buffered bike lanes on Moraga Rd. Designed bike lane and pedestrian improvements along Camino Pablo.</p>

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	improvements and programming to make walking and cycling in Moraga safer and more convenient. While the current Plan was forward-thinking at the time it was adopted, it should be updated to reflect emerging issues and priorities.			<p>2026 Goals / Planned Activities</p> <p>The Town will continue to assess emerging issues and priorities for bicycle and pedestrian safety.</p>
D1	<p>Action T-D1: Walk Bike Plan Update. Update the Walk Bike Plan to identify future needs, improvement types, incorporate related efforts such as Livable Moraga Road, and standardize designs.</p>	Long Term	Public Works	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025; this is a long-term plan.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>This action item is currently unfunded and will be initiated when appropriate funding is secured. This is a long-term program.</p>
D2	<p>Action T-D2: Trail System Expansion. Apply for Regional Measure 3 Safe Routes to Transit & Bay Trail (SR2TBT) grant funding to study—and then develop—improvements to the Lafayette Moraga Trail, including spur trails to Moraga neighborhoods.</p>	Immediate	Public Works/ Parks & Rec	<p>2025 Accomplishments</p> <p>An application for SR2TBT was submitted but was unsuccessful.</p> <p>The Town received the SS4A grant (\$508K) for safe route on Moraga Way corridor planning study. (Moraga Way Safety and Connectivity Planning Study).</p> <p>Parks and Recreation Commission Trails Subcommittee collaborated with Staff identifying all Moraga trails, Town-owned and otherwise, public, and potentially future, and used GIS information to upload onto AllTrails.com. Also worked on identifying new locations for trailheads, connections, and development easements that have not been considered public.</p> <p>Town staff worked with JMLT and Moraga Community Foundation on Chalda Way Crosswalk, leading to better access to Painted Rock.</p> <p>Receipt and implementation of SS4A funding supports GP Implementation Programs T-A, T-C; Actions T-D2 and T-P1; and Programs CON-L, G-A, G-C, G-G, and G-H.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Kick off the SS4A for the Moraga Way Connectivity Study (Class 1 Trail) project.</p>

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				Work with EBRPD and other public entities on collaboration efforts for application for Regional Measure 3 Safe Routes to Transit & Bay Trail (SR2TBT) grants in 2026.
E	<p>Program T-E: Livable Moraga Road (LMR) Pursue funding to implement the Livable Moraga Road (LMR) concept plan. LMR is a community-based plan for Moraga Road, looking at ways to improve the function, character, and livability of the corridor between Campolindo High School and Saint Mary’s Road. A concept for LMR was initially adopted by the Town Council in 2016.</p>	Ongoing	Public Works	<p>2025 Accomplishments</p> <p>A traffic study was completed that reviewed the feasibility of lane configuration changes as well as updating proposed cross sections.</p> <p>2026 Goals / Planned Activities</p> <p>The Town plans to update the Town Council on the traffic study and determine if further community outreach is required before finalizing.</p>
F	<p>Program T-F: Safe Routes to School (SRTS) Continue implementation of Safe Routes to School (SRTS) programs. SRTS is a nationwide initiative designed to encourage and enable students to walk and bike to school safely through improved infrastructure, education, and community engagement. The Town will also support educational initiatives on traffic safety, particularly around schools.</p>	Ongoing	Public Works, Police	<p>2025 Accomplishments</p> <p>Public Works complete the 2025 Sidewalk and Traffic Flow changes to Sullivan Drive to create a safer route to Los Perales Elementary School.</p> <p>These improvements implement GP Implementation Programs T-A, T-D, T-K, CON-L, G-A, G-C, and G-G.</p> <p>2026 Goals / Planned Activities</p> <p>Police will continue to work with Moraga school staff to monitor traffic around school sites.</p>
F1	<p>Action T-F1: Field Audits and Assessments. Conduct field audits and assessments at each Moraga school to identify improvement needs and projects. The assessments can be used to seek grant funding and prioritize Town improvements and projects.</p>	Short Term	Public Works	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025.</p> <p>2026 Goals / Planned Activities</p> <p>CCTA and their consultant will be conducting SR2S Audits at 3-5 of the school campuses in Moraga.</p>
F2	<p>Action T-F2: SRTS Street Mapping and Safety Improvements. Develop street maps and SRTS</p>	Long Term	Public Works	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025.</p>

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	improvement programs for individual campuses.			2026 Goals / Planned Activities CCTA and their consultant will be conducting SR2S Audits at 3-5 of the school campuses in Moraga.
G	Program T-G: Engineering Review of Development Applications. Engage the Town’s Public Works and Engineering staff in the review of development applications to ensure that impacts on traffic, parking, and circulation are considered and mitigated as appropriate.	Ongoing	Public Works	2025 Accomplishments The Public Works Department collaborated with the Planning Department on development application reviews to ensure that impacts on traffic, parking, and circulation were properly considered and mitigated appropriately.
				2026 Goals / Planned Activities The Public Works department will continue to assess Development Applications to ensure impacts on traffic, parking, and circulation are considered and mitigated appropriately.
H	Program T-H: Traffic Studies Require traffic impact studies as part of the development application process in a manner that is consistent with the technical guidelines published by the Contra Costa Transportation Authority (CCTA). As appropriate, this should include requirements for Vehicle Miles Traveled (VMT) analysis for projects that exceed Moraga’s VMT screening criteria. Projects resulting in significant VMT impacts shall incorporate measures to reduce VMT. For interjurisdictional consistency, the CCTA travel demand model should be used for traffic analysis purposes.	Ongoing	Planning, Public Works	2025 Accomplishments The Town of Moraga Planning and Public Works Department assessed traffic impacts for residential, commercial, and institutional projects. A Traffic Impact Study was completed per project and VMT reduction measures were implemented if deemed appropriate.
				2026 Goals / Planned Activities The Town’s Planning and Public Works Department will continue to assess the impacts of development activity on traffic and implement appropriate traffic studies.
H1	Action T-H1: Local Traffic Assessment (LTAs) Guidelines. Utilize CCTA’s guidelines to develop local guidelines for development-related traffic impact analyses, including guidelines for calculating VMT. As appropriate, LTAs may also address ingress/egress, safety, the need for physical improvements, level of service (LOS), and other site-level impacts.	Short Term	Public Works	2025 Accomplishments None.
				2026 Goals / Planned Activities This action item is currently unfunded. Funding is anticipated to be available in 2027.

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I	<p>Program T-I: Traffic Impact Fees Continue to collect traffic impact fees to secure a portion of the revenue necessary for construction and implementation of improvements necessary to accommodate the traffic volumes generated by new development.</p>	Ongoing	Planning, Public Works	2025 Accomplishments
				<p>In 2025, the Town of Moraga collected \$112,898.50 in traffic impact fees.</p>
J	<p>Program T-J: Transportation Systems Management (TSM) Ordinance As required by County Measure J, maintain TSM provisions in the Moraga Municipal Code.</p>	Ongoing	Planning, Public Works	2025 Accomplishments
				<p>Transportation Systems Management regulations can be found in Chapter 12.16 of the Moraga Municipal Code.</p>
K	<p>Program T-K: Pavement Management Maintain a pavement management program to identify and prioritize maintenance projects in the Town’s Annual Budget. Maintenance should also include regular bike routes to address potential safety hazards.</p>	Ongoing	Public Works	2025 Accomplishments
				<p>The Town allocated \$4,079,000.00 to twelve (12) Capital Improvement Projects for street rehabilitation, street repair, and safety improvements.</p>
L	<p>Program T-L: Traffic Monitoring Monitor the traffic levels on major arterial roads and the intersection capacity at the Town’s signalized intersections. Use this data to identify trends and inform transportation plans and pavement management schedules. Additionally, monitor collision data to inform prioritization of traffic safety improvements.</p>	Ongoing	Public Works, Other	2025 Accomplishments
				<p>No action was taken on this item in 2025.</p>
				2026 Goals / Planned Activities
				<p>Continue collecting traffic impact fees for qualifying projects per the Town of Moraga fee schedule.</p>
				2026 Goals / Planned Activities
				<p>Continue to maintain Transportation Systems Management regulations within the Moraga Municipal Code.</p>
				2026 Goals / Planned Activities
				<p>The Town will allocate \$2,941,000.00 to five (5) Capital Improvement Projects for street rehabilitation, street repairs, and safety improvements.</p>
				2026 Goals / Planned Activities
				<p>The smart signals project will allow Town staff to monitor traffic levels on major arterial roads, intersection capacity at the Town’s signalized intersections, and monitor collision data. The data will be used to identify trends and inform transportation plans, contribute to crafting pavement management schedules, and identify the need for safety improvements.</p>

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M	Program T-M: Public Works Engineering Standards Implement engineering standards for roads, bike lanes, sidewalks, and paving that are consistent with best practices, ensure public safety, and support the Town’s sustainability goals. Standards should address road and lane widths, turning radii and geometrics, maximum grades, and other features that ensure safe efficient operation of the road system.	Ongoing	Public Works	2025 Accomplishments
				No action was taken on this item in 2025.
M1	Action T-M1: Street Cross-sections. Prepare street cross-sections illustrating Town standards for arterial, collector, and local streets.	Long Term	Public Works	2026 Goals / Planned Activities
				Continue implementing engineering standards for roads, bike lanes, sidewalks, and paving that are consistent with best practices, ensure public safety, and support the Town’s sustainability goals.
N	Program T-N: Transit Improvements Continue to evaluate opportunities to improve transit service to Moraga, including working with County Connection to implement improvements to the local bus system. Explore opportunities to increase daily service and provide transit amenities such as real-time information on bus arrivals and departures and timed connections at BART stations.	Ongoing	Town Manager, Town Council, Public Works	2025 Accomplishments
				Evaluated opportunities to improve transit service and provide transit amenities to Moraga.
N1	Action T-N1: Lamorinda Service Plan Update. Work with Lafayette, Orinda, CCTA, and County Connection on an update of the 2015 Lamorinda Service Plan.	Long Term	Public Works	2026 Goals / Planned Activities
				Continue to evaluate opportunities to improve transit service and provide transit amenities to Moraga.
				2025 Accomplishments
				No action was taken on this item in 2025.
				2026 Goals / Planned Activities
				Continue to work with Lafayette, Orinda, CCTA, and County Connections on the assessment of the 2015 Lamorinda Service

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				Plan. CCTA to lead the efforts of the Lamorinda Service Plan Update.
O	<p>Program T-O: Special Needs Transportation Continue to work with County Connection and local nonprofit organizations providing special transportation services to meet the needs of older adults and others with mobility limitations. These services include CCCTA's LINK paratransit service, the Lamorinda Spirit Van, and Mobility Matters</p>	Ongoing	Public Works, Town Manager	<p>2025 Accomplishments</p> <p>Pursuant to TC Resolution 40-2025, the Town has allocated \$20,000.00 in funding for the Lamorinda Spirit Van. The Lamorinda Spirit Van is a paratransit service providing rides to the citizens of Lafayette, Moraga and Orinda, ages 60 or older and persons with disabilities.</p> <p>2026 Goals / Planned Activities</p> <p>Continue to work with County Connection and local nonprofit organizations providing special transportation services to meet the needs of older adults and others with mobility limitations.</p>
P	<p>Program T-P: Lamorinda Transportation Planning Participate in multi-jurisdictional transportation planning, including coordination with Lafayette and Orinda on circulation and traffic issues such as evacuation, congestion management, bike route planning, and transit service improvements. This includes participation in the Southwest Area Transportation Committee and the Lamorinda Planning and Management Committee, including collection of the Lamorinda Transportation Impact Fee for regional improvements.</p>	Ongoing	Public Works, Town Manager, Town Council	<p>2025 Accomplishments</p> <p>Coordinated in multi-jurisdictional transportation planning with Lafayette and Orinda. This includes involvement in SWAT, LPMC, and CCTA's TCC.</p> <p>2026 Goals / Planned Activities</p> <p>Continue to coordinate in multi-jurisdictional transportation planning with Lafayette and Orinda. This includes involvement in SWAT, LPMC, and CCTA's TCC.</p>
P1	<p>Action T-P1: Lamorinda Action Plan. Participate with Lafayette, Orinda, and CCTA in the implementation of the Lamorinda Action Plan.</p>	Short Term	Public Works	<p>2025 Accomplishments</p> <p>Worked with Lafayette, Orinda, and CCTA on the implementation of the Lamorinda Action Plan. Moraga and Orinda were successful in receiving funding for a Moraga Way Bike Trail study from SS4A grant.</p> <p>2026 Goals / Planned Activities</p> <p>Continue to work with Lafayette, Orinda, and CCTA on the implementation of the Lamorinda Action Plan</p>

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Q	<p>Program T-Q: Street Light and Median Enhancement Assessment District Program Expand and enhance the Town of Moraga’s Street Lighting District 1979-1. This is a property tax-based assessment district that funds the maintenance, repair, and utility bills for 1,054 street light fixtures on poles in public and a limited number of private streets in Moraga. An expanded and enhanced Street Light and Median Enhancement Assessment District would provide additional program services and benefits. This new program includes:</p> <p>1) developing revised Townwide standards for street lighting fixtures in residential and commercial areas for improved safety, operating cost reductions and efficiency; 2) annexation of more residential and commercial properties into an enhanced Street Lighting District to provide additional street lights where none currently exist, and 3) implementing median beautification, safety, and maintenance improvements for street medians. The program would be financed through property tax assessments for the new Street Light and Median Enhancement Program.</p>	Ongoing	Public Works, Town Manager	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025.</p>
	<p>2026 Goals / Planned Activities</p> <p>On January 14, 2026, the Town of Moraga entered into a Professional Services Agreement with a local government economics and real estate advisory firm to provide real estate and economic development advisory services to the Town, including assistance with state-approved Enhanced Infrastructure Financing Districts (EIFDs).</p> <p>By 2028, the Town will obtain a consultant to develop revised Townwide standards for street lighting fixtures in residential and commercial, annex more residential and commercial properties into an enhanced Street Lighting District, and) implementing median beautification, safety, and maintenance improvements for street medians.</p>			
Economic Vitality Element				
A	<p>Program EV-A: Economic Development Initiatives Expand local economic development efforts, including collaborations with the Moraga Chamber of Commerce, communication and engagement</p>	Ongoing	Town Manager	<p>2025 Accomplishments</p> <p>As part of regular business, the Town had open communication with the Moraga Chamber of Commerce, local business owners, and developers.</p>

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	with local businesses, outreach to developers, brokers, and retailers, shop local campaigns, and strategic planning.			2026 Goals / Planned Activities On January 14, 2026, the Town of Moraga entered into a Professional Services Agreement with a local government economics and real estate advisory firm to provide real estate and economic development advisory services to the Town, to provide on-call real estate and economic development advisory services.
A1	Action EV-A1: Economic Development Strategy. Prepare a local Economic Development Strategy to identify goals, actions, strategies, and funding mechanisms aimed at improving Moraga’s economy, reducing retail leakage, and supporting local businesses.	Immediate	Town Manager	2025 Accomplishments No action was taken on this item in 2025. 2026 Goals / Planned Activities On January 14, 2026, the Town of Moraga entered into a Professional Services Agreement with a local government economics and real estate advisory firm to provide real estate and economic development advisory services to the Town, to provide on-call real estate and economic development advisory services.
A2	Action EV-A2: Staffing. As funds allow, consider retaining a part-time economic development specialist or “business concierge” to support business outreach and coordination, and to provide a single point of contact to assist with permitting, licensing, and networking.	Long Term	Town Manager	2025 Accomplishments No action was taken on this item in 2025; this is a long-term program. 2026 Goals / Planned Activities On January 14, 2026, the Town of Moraga entered into a Professional Services Agreement with a local government economics and real estate advisory firm to provide real estate and economic development advisory services to the Town, to provide on-call real estate and economic development advisory services.
A3	Action EV-A3: On-Line Assistance. Provide a new business assistance page on the Town’s website that clearly explains the process for	Short Term	Planning, Town Manager	2025 Accomplishments No action was taken on this item in 2025.

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	<p>starting and expanding a Moraga business.</p>			<p>2026 Goals / Planned Activities</p> <p>Review HE and GP programs and actions to determine priority with consideration of staffing levels and workload. Work on this is anticipated to be completed by 2027.</p>
<p>B</p>	<p>Program EV-B: Shopping Center Revitalization Work proactively with developers, property owners, and local businesses to improve and redevelop existing shopping centers, including new infill housing and mixed-use development.</p>	<p>Ongoing</p>	<p>Planning</p>	<p>2025 Accomplishments</p> <p><u>Rheem Valley Shopping Center</u> The Town had several meetings with Rheem Valley Shopping Center majority property owner regarding improvements to the Rheem Valley Shopping Center. An update of the Rheem Valley Shopping Center Master Sign Program was approved by the Planning Commission, which included updates for a new inline building and relocation of some of the monument signs.</p> <p>Additionally, the Town coordinated with the property owner of a vacant site located on the northwestern edge of the Rheem Valley Shopping Center. The property is associated with the shopping center through a shared parking agreement. The property owner proposed development of a 49-unit senior affordable multifamily residential facility. Through meetings with the Town, the proposal was refined to include improvements benefiting the broader shopping center area, including a woonerf-style redesign of Park Street, undergrounding of power lines associated with the residential development, and installation of new crosswalks. This project was approved by the Planning Commission.</p> <p><u>Moraga Center</u> Town staff is in continual communication with the major property owner of the Moraga Center.</p> <p>2026 Goals / Planned Activities</p> <p>Continue to work with developers, property owners, and local businesses to improve the shopping centers.</p>

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C	<p>Program EV-C: New Financing Mechanisms. Explore a range of financing mechanisms to facilitate infrastructure improvements and reinvestment in Moraga’s commercial districts. These mechanisms could include, but are not limited to:</p> <p>Enhanced Infrastructure Financing Districts (EIFD). EIFDs authorize local agencies to use tax-increment financing to generate revenue for infrastructure, public facilities, and affordable housing. Infrastructure Financing Districts (IFDs) are similar to EIFDs and are also used to fund long-term infrastructure improvements.</p> <p>Community Facilities District (CFD).CFDs are special tax districts that provide funding for capital improvements, including infrastructure. CFD improvements and services are funded through a special tax levied on property which may be used to issue bonds or used on a “pay as you go” basis. CFDs include Mello-Roos districts.</p>	Ongoing	Town Manager, Finance	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025.</p>
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<p>Business Improvement Districts (BID). BIDs are funded through voter- or property-owner approved assessments or fees. They typically cover marketing and promotional activities, special events, maintenance and security, landscaping, and capital improvements.</p> <p>Climate Resilience Districts (CRD). CRDs authorize local agencies to establish financing districts to fund projects that mitigate the impacts of climate change, such as wildfire hazards, and extreme heat. CRDs are governed by a Public Finance Authority and must adopt an annual expenditure plan, an operating budget, and a capital improvement budget.</p> <p>Development Agreements. State law authorizes cities and towns to negotiate formal agreements with developers to construct infrastructure improvements in exchange for development rights. The terms of each Agreement depend on construction costs, parking, market prices, and other factors related to the characteristics of the site and development project. The Economic Development Strategy (See Action EV-A1) should identify the financing mechanisms that are best suited for Moraga</p>			<p>2026 Goals / Planned Activities</p> <p>On January 14, 2026, the Town of Moraga entered into a Professional Services Agreement with a local government economics and real estate advisory firm to provide real estate and economic development advisory services to the Town, including assistance with state-approved Enhanced Infrastructure Financing Districts (EIFDs).</p>
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D	<p>Program EV-D: Grant Funding Apply for grants that will facilitate the revitalization of Moraga’s two commercial centers, including grants supporting sustainable development and infrastructure improvements. Potential grantor agencies include but are not limited to the California Department of Housing and Community Development (HCD), the Energy Commission, the California Department of Parks and Recreation, the State Transportation Commission, the State Water Resources Control Board (SWRCB), and the California Infrastructure and Economic Development Bank (iBank).</p>	Ongoing	Town Manager, Planning	<p>2025 Accomplishments</p> <p>On August 27, 2025, the Town of Moraga entered into a one-year Lamorinda Regional Legislative Advocacy Professional Services Agreement with a legislative advocacy group. The scope of services includes advocacy for grant funding. The agreement is effective from September 1, 2025, through August 31, 2026.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>On January 14, 2026, the Town of Moraga entered into a Professional Services Agreement with a local government economics and real estate advisory firm to provide real estate and economic development advisory services to the Town, to provide on-call real estate and economic development advisory services.</p> <p>At the conclusion of the one-year Lamorinda Regional Legislative Advocacy Professional Services Agreement, the Town of Moraga will assess the effectiveness of the regional advocacy effort to determine whether an extension of the contract is warranted.</p>
E	<p>Program EV-E: Joint Development and Public/Private Partnerships Consider the feasibility of future joint development opportunities, such as projects on Town-owned property or collaborative projects with Saint Mary’s College.</p>	Ongoing	Town Manager, Planning	<p>2025 Accomplishments</p> <p>The Town of Moraga has explored public-private partnership (P3) opportunities with Saint Mary’s College of California for the development of student housing and related infrastructure improvements at the College’s main campus and its satellite campus located at 380 Moraga Road.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to assess the feasibility of future joint development opportunities on Town-owned properties and P3 projects with Saint Mary’s College.</p>
F	<p>Program EV-F: Private Sector Support Encourage the donation of funds, goods, and services by the private sector according to the established guidelines and policies of the Town.</p>	Ongoing	Town Manager	<p>2025 Accomplishments</p> <p>Ongoing, the Town of Moraga continues to collaborate with the Moraga Chamber of Commerce and other non-governmental organizations to strengthen and improve the Town’s business environment. These efforts include encouraging the voluntary donation</p>

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				of funds, goods, and services to support struggling local businesses.
				2026 Goals / Planned Activities Continue to collaborate with the Moraga Chamber of Commerce and other non-governmental organizations to encourage voluntary donations of funds, goods, and services from the private sector in support of the local business community.
G	Program EV-G: Saint Mary's Partnerships Work with Saint Mary's College to identify opportunities for collaboration. Areas of potential collaboration include the development of student and faculty/staff housing (including incentives for accessory dwelling units), local businesses oriented to the college and student population, and transportation improvements connecting the college to the commercial centers and BART. Other areas include coordination on calendars of events, Town participation in facility planning, and regular meetings to discuss issues of mutual concern.	Ongoing	Town Manager	2025 Accomplishments The Town of Moraga has explored public-private partnership (P3) opportunities with Saint Mary's College of California for the development of student housing and related infrastructure improvements at the College's main campus and its satellite campus located at 380 Moraga Road.
				2026 Goals / Planned Activities Continue to collaborate with Saint Mary's College of California to identify and evaluate potential public-private partnership (P3) project opportunities.
Open Space and Parks Element				
A	Program OSP-A: Moraga Open Space Ordinance (MOSO) Continue to implement the development standards set forth in the Moraga Open Space Ordinance, in accordance with its Implementing Guidelines. As noted earlier in this chapter and in the Land Use Element, MOSO was adopted in 1986 and governs the use of much of the Town's open space. MOSO	Ongoing	Planning	2025 Accomplishments When reviewing qualifying projects, the Town applies the development standards established under the Moraga Open Space Ordinance (MOSO), consistent with its adopted Implementation Guidelines, to properties designated under MOSO.

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	Guidelines were prepared to facilitate implementation of the Ordinance; those Guidelines were updated as part of the 2013-2018 Hillside and Ridgeline project.			2026 Goals / Planned Activities Continue to implement the development standards of the MOSO, in accordance with its Implementation Guidelines, on MOSO designated properties.
A1	Action OSP-A1: Amendments to the Guidelines for Implementing and Interpreting MOSO. Update the MOSO Guidelines to allow trenching for wireless facilities, water facilities, and similar essential infrastructure improvements where the ground surface is restored to its original condition following construction. Consider other amendments as necessary and appropriate during this process.	Short Term	Planning, Public Works	2025 Accomplishments No action was taken on this item in 2025
				2026 Goals / Planned Activities The Town will continue to assess amendments to the Moraga Open Space Ordinance.
B	Program OSP-B: Hillside and Ridgeline Ordinance As noted earlier in this section, the Town has adopted special regulations for Hillside and Ridgeline Areas as part of its Municipal Code. These provisions include development standards related to slope and view protection, buffer requirements, and Hillside Development Permit requirements.	Ongoing	Planning	2025 Accomplishments As part of the development review process, the Town enforced Hillside and Ridgeline regulations for qualifying projects.
				2026 Goals / Planned Activities Continue to enforce special regulations for qualifying projects in Hillside and Ridgeline areas.
C	Program OSP-C: Grading Ordinance Implement the grading requirements of the Moraga Municipal Code, including design review and	Ongoing	Planning, Public Works	2025 Accomplishments The Town of Moraga processed qualifying projects in conformance with grading regulations in Title 14 of the Moraga Municipal Code.

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	<p>permitting requirements for grading exceeding specified thresholds.</p>			<p>2026 Goals / Planned Activities</p> <p>Continue to process projects in conformance with grading regulations provided by Title 14 of the Moraga Municipal Code.</p>
C1	<p>Action OSP-C1: Grading Ordinance Amendments. Amend the Grading Ordinance for consistency with Policy OSP-2.3. The amendment would allow the Planning Commission to approve grading permits outside the MOSO, Non-MOSO and Rural Residential zoning districts.</p>	Short Term	Planning, Public Works	<p>2025 Accomplishments</p> <p>The Town staff began meeting internally to discuss potential amendments to the grading ordinance.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Review HE and GP program goals in consideration of competing program priorities, staffing levels and workload to determine when work on this program can begin.</p>
D	<p>Program OSP-D: Open Space Preservation Program Explore strategies to protect and manage the Town’s open spaces and natural areas in ways that are sustainable, provide public access, and encourage stewardship of natural resources. These strategies include acquisition by land trusts and public agencies, transfer of development rights, long-term leases, easements, donations of land, and tax incentive programs such as the Williamson Act.</p>	Ongoing	Parks & Rec, Planning	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>The Town’s new Parks, Recreation, and Open Space Master Plan will look at these types of opportunities/initiatives for open space preservation.</p> <p>Continue to explore strategies to protect and manage the Town’s open spaces and natural areas in ways that are sustainable, provide public access, and encourage stewardship of natural resources.</p>
E	<p>Program OSP-E: Parks, Recreation and Open Space Master Plan Maintain a Parks, Recreation, and Open Space Master Plan to evaluate recreational needs and facility condition; provide guidance for site planning, improvements, and key issues; identify recreational programming strategies; provide direction on the Town’s future park system; and identify potential funding and financing opportunities.</p>	Ongoing	Parks & Rec	<p>2025 Accomplishments</p> <p>In 2025, the Town initiated an update to the Parks, Recreation, and Open Space Master Plan. This effort included public outreach through a series of “pop-up” engagement events held at various times and locations throughout the Town; development and administration of a community survey; compilation of background data and mapping information; and analyses of level of service, operations and maintenance, and parks, trails, and open space resources.</p>

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	The Plan also should address management practices for the Town’s open spaces, including areas appropriate for public access (e.g., trails) and areas to be protected from human disturbance.			<p>2026 Goals / Planned Activities</p> <p>Complete the analytical components of the Parks, Recreation, and Open Space Master Plan, including development of updated standards, recommended improvements, and an implementation framework. Finalize and adopt the Parks, Recreation, and Open Space Master Plan by 2027.</p>
E1	<p>Action OSP-E1: Park, Recreation, and Open Space Plan Update. Complete a comprehensive update of the Parks and Recreation Master Plan. As noted above, expand the scope to include open space management and trails.</p>	Immediate	Parks & Rec	<p>2025 Accomplishments</p> <p>In 2025, the Town initiated an update to the Parks, Recreation, and Open Space Master Plan. This effort included public outreach through a series of “pop-up” engagement events held at various times and locations throughout the Town; development and administration of a community survey; compilation of background data and mapping information; and analyses of level of service, operations and maintenance, and parks, trails, and open space resources.</p> <p>2026 Goals / Planned Activities</p> <p>Complete the analytical components of the Parks, Recreation, and Open Space Master Plan, including development of updated standards, recommended improvements, and an implementation framework. Finalize and adopt the Parks, Recreation, and Open Space Master Plan by 2027.</p>
E2	<p>Action OSP-E2: Lafayette Moraga Trail Planning. Work with East Bay Regional Park District, property owners, and other stakeholders to close the gap in the Lafayette-Moraga Trail along School Street between Moraga Road and Moraga Way.</p>	Short Term	Parks & Rec, Public Works	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025</p> <p>2026 Goals / Planned Activities</p> <p>The Town is working to issue an RFP that would study the implementation of this trail and gap closure.</p>
F	<p>Program OSP-F: Park Service Standard and Impact Fees Implement park dedication and/or in-lieu fee requirements for new development, in accordance with</p>	Ongoing	Planning, Parks & Rec	<p>2025 Accomplishments</p> <p>In 2025, the Town collected \$6,203.45 in Fees In-Lieu of Parkland Development Impact Fees.</p>

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	State law and local park acreage per capita standards.			2026 Goals / Planned Activities Continue to enforce the Fees In-Lieu of Parkland Development Impact Fee.
F1	Action OSP-F1: Update Park Standards and Fee Justification. As part of the Master Plan Update, consider increasing the per capita service standard for Moraga’s parks to reflect current conditions and respond to the need for additional parkland associated with housing growth. The Town should adjust its fees based on the updated standards. However, any fee increases should consider impacts on housing costs and development feasibility, as well as the park fee amounts collected by similarly situated communities in the Bay Area. Measures to reduce fee increases for smaller, more affordable units and rental units should be considered.	Immediate	Planning, Parks & Rec	2025 Accomplishments Considered service standard as part of Parks, Recreation, and Open Space Master Plan update.
				2026 Goals / Planned Activities Continue to review Park Standards and fee justification to reflect current conditions and respond to the need for additional parkland associated with housing growth.
G	Program OSP-G: Recreation Programs Schedule year-round classes in topics such as arts, sports, fitness, music, ecology, photography, cooking, drama, video, and special interests. Maintain regular public information devices to disseminate information on the Town’s programs, events, and activities.	Ongoing	Parks & Rec	2025 Accomplishments In 2025, the Town compiles three (3) activity guides to advertise year-round classes and provide information on Town wide programs, events, and activities. The latest activity guide can be found at: https://www.moraga.ca.us/221/Activity-Guide
				2026 Goals / Planned Activities Continue to post activity guides to advertise year-round classes and provide information on Town wide programs, events, and activities. The latest activity guide will be found at: https://www.moraga.ca.us/221/Activity-Guide Replace the electronic information sign along Moraga Road.

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H	<p>Program OSP-H: Joint Use Agreements Maintain Memoranda of Understanding and other Agreements with the Moraga School District, Acalanes Union High School District, and Saint Mary's College to facilitate the joint use of school and college facilities for community recreation. Update and formalize these agreements as appropriate to maximize resident access to recreational facilities and programs.</p>	Ongoing	Town Manager, Parks & Rec	2025 Accomplishments In 2025, the Town continued to have discussions regarding formalizing the Memorandum of Understanding and other agreements with the Moraga school districts and Saint Mary's College to facilitate the joint use of school and college facilities for community recreation.
				2026 Goals / Planned Activities Continue to update and formalize the Memorandum of Understanding and other agreements with the Moraga school districts and Saint Mary's College to facilitate the joint use of school and college facilities for community recreation.
Conservation Element				
A	<p>Program CON-A: Climate Action Plan Maintain and periodically update a Town of Moraga Climate Action Plan.</p>	Ongoing	Planning	2025 Accomplishments No work done. Moraga's Climate Action Plan was accepted by the Town Council in 2014.
				2026 Goals / Planned Activities No work is planned
A1	<p>Action CON-A1: Update GHG Emissions Baseline. Update the Town's baseline inventory of greenhouse gas (GHG) emissions. Use this data to inform targets and measures for a new Climate Action Plan.</p>	Immediate	Planning	2025 Accomplishments No work done
				2026 Goals / Planned Activities No work is planned.
A2	<p>Action CON-A2: Climate Action Plan Update. Update the 2014 Moraga Climate Action Plan to reflect new baseline emissions data and updated targets for the Plan's horizon year. The Plan should quantify the expected GHG</p>	Short Term	Planning	2025 Accomplishments No work done

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	reduction impacts of various measures, as well as their economic feasibility and financial impacts. The Update process should include a robust public engagement program.			2026 Goals / Planned Activities No work is planned.
B	Program CON-B: Building Codes Implement all provisions of the California Building Standards Code, as amended by Contra Costa County. These provisions support include Title 24 standards relating to energy and water conservation, renewable energy use, energy efficiency, and other measures that reduce greenhouse gas emissions. Additional green building measures may be considered as part of the Climate Action Plan Update, subject to consideration of cost impacts and community input.	Ongoing	Planning, Other (County)	2025 Accomplishments The Town contracts with Contra Costa County, who provides building services and enforces the California Building Standards Code within the Town. In 2025, in coordination with the County, the Town began the process of adopting the 2025 California Building Standards Code with changes, additions and deletions, with adoption of findings to justify stricter construction standards to address local climatic, geological, or topographical conditions as authorized by Health and Safety Code sections 17958.5 and 18941.5. 2026 Goals / Planned Activities Contra Costa County will continue to provide building services within the Town. On January 14, 2026, the Town Council adopted Ordinance 318, adopting the 2025 California Building Standards Code with changes, additions, and deletions, with adoption of findings to justify stricter construction standards to address local climatic, geological, or topographical conditions.
C	Program CON-C: Community Choice Aggregation (CCA) Continue CCA agreements so that Moraga customers may receive energy from renewable sources while still receiving transmission and distribution service from PG&E.	Ongoing	Town Manager	2025 Accomplishments The Town continued its CCA agreement with MCE. In April 2018, residential and commercial electric accounts within the Town were enrolled in MCE, a Community Choice Aggregation (CCA) Program. MCE is a public electricity agency with a Board of Directors of elected officials, including a member of the Moraga Town Council. As a member community, Moraga residents and businesses can select the source of their electricity supply. The Town Council adopted an ordinance in 2017 authorizing the MCE rollout.

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				<p>2026 Goals / Planned Activities</p> <p>Continue to maintain the CCA agreement and support MCE in providing renewable energy within the Town.</p>
D	<p>Program CON-D: Biological Resource Surveys Where appropriate, require biological resource surveys on development sites as part of the environmental review process. Identify measures to protect plant and animal life as needed.</p>	Ongoing	Planning	<p>2025 Accomplishments</p> <p>The Planning Department required biological resource surveys for projects near or within sensitive habitats and as required by the Comprehensive Advanced Planning Initiative and Saint Mary’s Master Plan Mitigation Monitoring Plans.</p>
				<p>2026 Goals / Planned Activities</p> <p>Continue to require Biological Resource Surveys on development sites when appropriate.</p>
E	<p>Program CON-E: Stream Channel Standards Implement Contra Costa County standards for the design and maintenance of stream channels, including development setbacks from top of bank, design and maintenance of storm drain systems and outlets, and standards related to vegetation removal, revegetation, and bank stabilization. These standards should be used as a guide for development review and should provide guidance to owners of streamside properties.</p>	Ongoing	Public Works	<p>2025 Accomplishments</p> <p>Implemented the Contra Costa County standards for the design and maintenance of stream channels, including development setbacks from top of bank, design and maintenance of storm drain systems and outlets, and standards related to vegetation removal, revegetation, and bank stabilization.</p>
				<p>2026 Goals / Planned Activities</p> <p>Continued implementation of Contra Costa County standards for the design and maintenance of stream channels, including development setbacks from top of bank, design and maintenance of storm drain systems and outlets, and standards related to vegetation removal, revegetation, and bank stabilization.</p>
F	<p>Program CON-F: County Clean Water Program Implementation/Municipal Regional Permit Continue to implement the County Clean Water Program, as required by the Municipal Regional Permit (MRP) issued by the Regional Water Quality Control Board and the Municipal Separate Storm Sewer</p>	Ongoing	Public Works	<p>2025 Accomplishments</p> <p>Required the Municipal Regional Permit (MRP) issued by the Regional Water Quality Control Board and the Municipal Separate Storm Sewer System (MS4) Permit for stormwater pollution prevention.</p>

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	System (MS4) Permit for stormwater pollution prevention. As a member agency, Moraga implements measures such as trash capture devices in storm drains and periodic street sweeping to reduce runoff pollution, and works with the County on enforcement, administration, and education related to best practices.			2026 Goals / Planned Activities Continue to require the Municipal Regional Permit (MRP) issued by the Regional Water Quality Control Board and the Municipal Separate Storm Sewer System (MS4) Permit for stormwater pollution prevention.
G	Program CON-G: C.3 Requirements Implement Contra Costa County “C.3” requirements for stormwater retention and treatment on new development sites. “C.3” refers to a provision in the Municipal Regional Permit that requires local planning authorities to include source control, site design, and stormwater treatment measures in new development and redevelopment projects to address pollutant discharges and prevent increases in runoff flow.	Ongoing	Public Works, Planning	2025 Accomplishments In 2025, all new development projects were required to comply with Contra Costa County “C.3” requirements for stormwater retention and treatment.
				2026 Goals / Planned Activities Continue to implement Contra Costa County “C.3” requirements for stormwater retention and treatment on new development sites.
H	Program CON-H: Storm Drain Management and Master Plan Implement the recommendations of the Moraga Storm Drain Master Plan. Update the plan periodically in response to completed projects, new requirements, and changed conditions. The Plan should document current storm drain conditions, define system improvement priorities, and establish ongoing management and maintenance needs and procedures.	Ongoing	Public Works	2025 Accomplishments In 2025, the Town undertook seven (7) Capital Improvement Projects in responses to recommendations of the Moraga Storm Drain Master Plan. The CIP projects include completing annual storm drain repairs, roadway and drainage repair and rehabilitation, culvert repair and replacements, and a restoration project which adds a culvert to Laguna Creek.
				2026 Goals / Planned Activities The Town will continue to implement the Storm Drain Management Master Plan and assess for new requirements and changed conditions.
I	Program CON-I: Stormwater Management Ordinance Implement Municipal Code provisions requiring best management practices for stormwater control, including stormwater pollution prevention plans and stormwater control plans.	Ongoing	Public Works	2025 Accomplishments Implemented Moraga Municipal Code Chapter 13.04 Stormwater Management and Discharge Control.
				2026 Goals / Planned Activities Continue to implement Moraga Municipal Code Chapter 13.04 Stormwater Management and Discharge Control.

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J	<p>Program CON-J: Recycled Water Ordinance Implement Municipal Code provisions for recycled water, in accordance with State law.</p>	Ongoing	Public Works	<p>2025 Accomplishments</p> <p>The Town enforced Moraga Municipal Code Chapter 8.152 – Use of Recycled Water in Landscaping.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to enforce Moraga Municipal Code Chapter 8.152 – Use of Recycled Water in Landscaping.</p>
K	<p>Program CON-K: Tree Preservation Ordinance Implement and monitor the Moraga Tree Preservation Ordinance to protect Moraga’s trees. Consider amendments and updates as needed to allow exceptions for hazardous trees, utility-related tree trimming, and other essential or public safety activities.</p>	Ongoing	Public Works, Planning, Parks & Rec	<p>2025 Accomplishments</p> <p>The Town continued to implement and monitor the Moraga Tree Preservation Ordinance.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to implement and monitor the Moraga Tree Preservation Ordinance.</p>
L	<p>Program CON-L: Air Quality Measures Continue to carry out Bay Area Air Quality Management District’s (BAAQMD) measures designed to attain state and federal air quality standards. At the local level, this includes transportation control measures (TCMs) aimed at reducing motor vehicle emissions, including zero emission vehicle infrastructure, improvements to bicycle and pedestrian facilities, advocacy for improved transit, employer-based carpools, and mixed-use development in the commercial centers.</p>	Ongoing	Planning, Public Works	<p>2025 Accomplishments</p> <p>In 2025, the Town contributed to the BAAQMD measures designed to attain state and federal air quality standards by reducing motor vehicle emissions and improving bike and pedestrian facilities. The improvements were made through Capital Improvement Projects for Town-wide safety improvements, minor traffic safety improvements, Smart Signal program, pedestrian and bicycle safety improvements, street repairs, and complete street projects. In addition, the Town continues to enforce recently adopted mixed-use zoning regulations within the Rheem Valley Shopping Center and Moraga Center.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>In 2026, the Town plans to continue to contribute to BAAQMD measures designed to attain state and federal air quality standards through Capital Improvement Projects for street rehabilitation, complete streets project, street repairs, and traffic safety projects. The Town will continue to regulate mixed-use zoning for new development in the Rheem Valley Shopping Center and Moraga Center.</p>

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M	<p>Program CON-M: Solid Waste Reduction and Recycling Program Continue to implement solid waste reduction and recycling program measures, including recycling and composting programs administered through the Central Contra Costa Solid Waste Authority. Participate in education and outreach efforts related to the importance and benefits of waste reduction, and to the proper methods for sorting and handling of discarded materials such as food scraps, recyclables, and yard trimmings.</p>	Ongoing	Other	<p>2025 Accomplishments</p> <p>In 2025, the CCCSWA (Authority) was focused on the procurement for new trash, recycling, and organics collection. The procurement process yielded a number of new services that will be available to single-family, multi-family and commercial accounts when the new franchise begins in 2027.</p> <p>CCCSWA conducted a Residential Waste Capture and Waste Characterization Study to better understand the community’s sorting behaviors which will assist the Authority with outreach and education messaging. The Authority conducted annual route audits, a requirement of SB 1383, where field staff inspect carts and bins across all service sectors to observe if there are prohibited contaminants in the trash, recycling, or organics carts/bins. If contaminants are observed, follow up education is provided in the form of oops tags, email, phone calls and in person visits to help educate residents and businesses.</p>
				<p>2026 Goals / Planned Activities</p> <p>CCCSWA will continue to implement solid waste reduction and recycling program measures within the Town and conduct route audits consistent with SB 1383</p>
N	<p>Program CON-N: Agency Outreach and Education Support efforts by partner agencies providing solid waste, water, sewer, and energy services to expand public awareness of resource conservation, sustainability, and environmental protection issues and activities.</p>	Ongoing	Other	<p>2025 Accomplishments</p> <p>The CCCSWA partners with Republic Services to staff a booth a multiple community events throughout the service area, specifically at the Pear Festival and a Farmer’s Market in Moraga. Residents come with questions about materials and learn about proper sorting. Kitchen pails to facilitate food scraps recycling are provided to CCCSWA residents.</p>
				<p>2026 Goals / Planned Activities</p> <p>Continue outreach at the Pear Festival and Moraga Farmers Market, CCCSWA will look to offer other programs in the Town, such as compost give-away evens and repair cafes.</p>

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O	<p>Program CON-O: Town Outreach and Education Maintain a Town sustainability website, including links and resources for residents and businesses. Encourage ongoing partnerships and communication with local environmental and climate advocacy organizations, and the engagement of these organizations in civic affairs.</p>	Ongoing	Planning	2025 Accomplishments The Town maintained the “Sustainable Moraga” webpage to provide sustainability resources for residents and businesses. The webpage is located at: https://www.moraga.ca.us/604/Sustainable-Moraga
				2026 Goals / Planned Activities Continue to maintain Sustainable Moraga webpage and update as new sustainable resources are provided to the Town.
Safety Element				
A	<p>Program S-A: Local Hazard Mitigation Plan (LHMP) Adopt, implement, and periodically update the Contra Costa County Local Hazard Mitigation Plan (LHMP) and Moraga LHMP Annex, as directed by the California Governor’s Office of Emergency Services and the Federal Emergency Management Agency.</p>	Ongoing	Planning	2025 Accomplishments In 2025, the Town of Moraga adopted the 2024-2029 Contra Costa County Local Hazard Mitigation Plan, Volume 2, Town of Moraga Annex. On July 18, 2025, The Town of Moraga received approval from the Federal Emergency Management Agency (FEMA) for the 2024-2029 Contra Costa County Local Hazard Mitigation Plan, Volume 2, Town of Moraga Annex.
				2026 Goals / Planned Activities LHMP was adopted in 2025. The Town will continue to participate in future updates.
A1	<p>Action S-A1: LHMP Adoption. Adopt the 2024-2029 LHMP and participate in future updates.</p>	Immediate	Planning	2025 Accomplishments In 2025, the Town of Moraga adopted the 2024-2029 Contra Costa County Local Hazard Mitigation Plan, Volume 2, Town of Moraga Annex. On July 18, 2025, The Town of Moraga received approval from the Federal Emergency Management Agency (FEMA) for the 2024-2029 Contra Costa County Local Hazard Mitigation Plan, Volume 2, Town of Moraga Annex.

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				<p>2026 Goals / Planned Activities</p> <p>LHMP was adopted in 2025. The Town will continue to participate in future updates.</p>
B	<p>Program S-B: Mutual Aid Agreements Maintain mutual-aid agreements with federal, state, and local public safety agencies as well as the private sector, to assist in:</p> <ol style="list-style-type: none"> 1. Clearance of debris in the event of seismic hazards, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or egress 2. Heavy search and rescue 3. Medical aid 4. Fire protection and suppression 5. Hazardous materials response 6. Temporary shelter 7. Geologic and engineering needs 8. Traffic and crowd control 9. Building inspection 	Ongoing	Town Manager, Police, Other	<p>2025 Accomplishments</p> <p>The Town participates in the Statewide Mutual Aid Agreements which are managed through Contra Costa County Office of Emergency Services (CCCOES) and the California Governor's Office of Emergency Services (CalOES).</p> <p>Police participate in Countywide Law Enforcement Mutual Aid Agreement. Routinely provide and receive Law Enforcement Mutual Aid from other Law Enforcement agencies.</p>
				<p>2026 Goals / Planned Activities</p> <p>Continue to participate in statewide Mutual Aid Agreements managed by CCCOES and CalOES.</p> <p>Continue to participate in countywide Law Enforcement Mutual Aid Agreements.</p>
C	<p>Program S-C: Emergency Operations Plan Periodically revise and update the Town of Moraga Emergency Operations Plan, including post-disaster reconstruction guidelines. The EOP specifies roles and responsibilities of Town staff and officials in the event of a disaster, including facilitating evacuation and traffic control.</p>	Ongoing	Town Manager, Police	<p>2025 Accomplishments</p> <p>In 2025, the Town's Police Department conducted a review of the Emergency Operations Plan.</p> <p>Developed a Draft Wildland Fire Evacuation Plan in coordination with MOFD, Moraga Police Department, and City of Orinda.</p>
				<p>2026 Goals / Planned Activities</p> <p>Continue to review and revise, as necessary, the Town's Emergency Operations Plan.</p> <p>Finalize the Wildland Fire Evacuation Plan in coordination with MOFD, Moraga Police Department, and City of Orinda.</p>
C1	<p>Action S-C1: Communications Resiliency Plan. Work with MOFD, Contra Costa County, adjacent cities, and the operators of telecommunications infrastructure and mobile networks to develop a communications</p>	Long Term	Town Manager, Police, Other	<p>2025 Accomplishments</p> <p>Participated in the East Bay Regional Communications System Authority (EBRCSA) to ensure interoperability with other public safety agencies. Chief of Police is the EBRCSA Board Chair.</p>

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	<p>system resiliency plan. The plan should provide for continuity of service and/or rapid restoration during and after an emergency.</p>			<p>Continued to contract with CCCSO for Dispatch Services to ensure officers are on the same radio channel as those from adjoining agencies.</p> <p>Continued to coordinate with LARIG amateur radio group and CERT to support and provide a secondary communications system during critical incidents and disasters.</p> <p>Maintained cellular service for police officers to provide an additional communications capability.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to participate in the East Bay Regional Communications System Authority (EBRCSA) to ensure interoperability with other public safety agencies.</p> <p>Continued to contract with CCCSO for Dispatch Services to ensure officers are on the same radio channel as those from adjoining agencies.</p> <p>Continued to coordinate with LARIG amateur radio group and CERT to support and provide a secondary communications system during critical incidents and disasters.</p> <p>Continue to maintain cellular service for police officers to provide an additional communications capability.</p>
D	<p>Program S-D: Fire Code and MOFD Amendments Work with the Moraga Orinda Fire District (MOFD) to implement and enforce the State Fire Code, inclusive of local amendments approved by the MOFD Board. This includes periodic Code updates to</p>	Ongoing	Town Manager, Planning, Other	<p>2025 Accomplishments</p> <p>The Town supported MOFD in their efforts to enforce the State Fire Code and coordinated with MOFD on 2025 Fire Code local amendments.</p>

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	reflect new State laws and Board actions, and engagement of MOFD in the Town’s development review process. The Town will actively work with MOFD in the review of planning and building applications, including enforcement of requirements for emergency vehicle access, fire protection systems, and fire-resistant design and landscaping.			2026 Goals / Planned Activities Ratified MOFD Ordinance Nos. 26-01 and 26-02, adopting the 2025 Editions of the California Fire Code and California Wildland-Urban Interface Code, and the 2024 Edition of the International Fire Code by reference, with local amendments, pursuant to Town Council Resolution No. 09-2026.
E	Program S-E: Vegetation Management and Fire-Resistant Landscaping Work with MOFD on vegetation management initiatives, including enforcement of defensible space and weed abatement requirements, controlled burns, and fire-resistant landscaping requirements.	Ongoing	Town Manager, Parks & Rec, Other	2025 Accomplishments Town did over \$725,000 worth of fire abatement work on Town-owned parcels within Moraga for FY 24/25. \$674,750 of that was funded by Measure X, over 30% of the County’s total funding allocation. MOFD enforces within the Town their Exterior Hazard Control Ordinance which is designed to minimize fire danger by controlling the density and arrangement of hazardous vegetation. The Town supports them in these efforts.
				2026 Goals / Planned Activities Continue to support MOFD with enforcement of their Exterior Hazard Control Ordinance.
F	Program S-F: Moraga Orinda Wildfire Action Plan Support implementation of the Moraga Orinda Wildfire Action Plan, including its strategies for reducing risks within the Wildfire-Urban Interface areas, and its recommendations for community preparedness, fire suppression, fuels mitigation, and monitoring and evaluation.	Ongoing	Town Manager, Other	2025 Accomplishments Developed a Draft Wildland Fire Evacuation Plan in coordination with MOFD, Moraga Police Department, and City of Orinda.
				2026 Goals / Planned Activities Finalize Wildland Fire Evacuation Plan. Continue to coordinate with MOFD regarding the Moraga Orinda Wildfire Action Plan.
F1	Action S-F1: Fire Insurance Advocacy. Participate in discussion forums and advocacy for sustainable, affordable solutions to the fire insurance crisis in Lamorinda and the State of California.	Immediate	Town Manager, Town Council	2025 Accomplishments Ongoing, the Town of Moraga continues to work with MOFD, City of Orinda, and City of Lafayette to continue advocacy for sustainable, affordable solutions to the fire insurance crisis in Lamorinda.

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				<p>2026 Goals / Planned Activities</p> <p>Continue to participate in discussion forums and advocacy for sustainable, affordable solutions for the Fire Insurance crisis in Lamorinda and the State of California.</p>
G	<p>Program S-G: Geological Hazard Abatement Districts (GHAD) Adopt Geologic Hazard Abatement Districts in accordance with State enabling legislation to mitigate geologic hazards in new development areas. GHADs are used to finance construction and maintenance of facilities to control landslides and reduce geologic hazards. A GHAD was created for the Bellavista development in 2015.</p>	Ongoing	Planning, Public Works, Town Manager	<p>2025 Accomplishments</p> <p>The Moraga GHAD was established in 2015 (TC Resolution 31-2015). The GHAD currently includes Bellavista (formerly Rancho Laguna II), Hetfield Estates, and Palos Colorados developments. The GHAD board met twice in 2025.</p>
				<p>2026 Goals / Planned Activities</p> <p>Continue to support the GHAD to finance construction and maintenance of facilities to control landslides and reduce geologic hazards within GHAD owned properties.</p>
H	<p>Program S-H: Building Code Safety Standards In partnership with Contra Costa County’s Department of Land and Conservation, implement the California Building Standards Code to maximize seismic safety and structural integrity, and to minimize structural risks associated with natural hazards such as landslides and erosion. This includes coordination with the County to enforce local building codes, periodically inspect critical public buildings, and inspect structures following earthquakes and other natural disasters.</p>	Ongoing	Planning, Other	<p>2025 Accomplishments</p> <p>The Town began the process of adopting the 2025 California Building Standards Code by reference, with changes, additions, and deletions, with adoption of findings to justify stricter construction standards to address local climatic, geological, or topographical conditions.</p>
				<p>2026 Goals / Planned Activities</p> <p>On January 14, 2026, the Town Council adopted Ordinance 318, adopting by reference, the 2025 California Building Standards Code with changes, additions, and deletions, with adoption of findings to justify stricter construction standards to address local climatic, geological, or topographical conditions.</p>
H1	<p>Action S-H1: Soft-Story Buildings. Develop an inventory of soft-story buildings in Moraga, and a strategy</p>	Long Term	Planning, Other	<p>2025 Accomplishments</p> <p>No action was taken on this item in 2025; This is a long-term program.</p>

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	to support retrofitting these buildings to improve their seismic stability.			2026 Goals / Planned Activities This is a long-term program; no work is anticipated on this action. This is a long-term program.
I	Program S-I: Geotechnical Study Requirements Require geotechnical reports for construction projects in accordance with requirements specified in the Moraga Municipal Code. This includes supplemental study and review requirements for sites with slopes greater than 20 percent. Geotechnical reports should be part of the public record and may be referenced as benchmarks for related applications (see also Policy S-4.1).	Ongoing	Planning, Public Works	2025 Accomplishments The Town requires Geotechnical Reports for development projects, such as new buildings and qualifying projects in hillside areas in accordance with requirements specified in the Moraga Municipal Code. 2026 Goals / Planned Activities Continue to require Geotechnical Reports for development project in accordance with requirements specified in the Moraga Municipal Code.
J	Program S-J: Flood Control Ordinance and FIRM Maps Maintain Flood Hazard Area regulations in the Moraga Municipal Code to minimize public and private losses due to flood conditions in specific areas identified by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRMs). The Ordinance establishes special permitting requirements for projects in flood-prone areas, floodways, and mudslide-prone areas, as well as standards for construction, utilities, RVs and manufactured homes, and subdivisions.	Ongoing	Public Works	2025 Accomplishments Continued to maintain Flood Hazard Area regulations within the Moraga Municipal Code to minimize public and private losses due to flood conditions. 2026 Goals / Planned Activities Continue to maintain Flood Hazard Area regulations within the Moraga Municipal Code to minimize public and private losses due to flood conditions.
K	Program S-K: Hazardous Waste Management Program Work with Contra Costa County Department of Environmental Health, in its capacity as the Certified Unified Program Agency (CUPA) for Moraga, and with other appropriate agencies, to ensure the	Ongoing	Public Works, Planning, Police	2025 Accomplishments Coordinated with MOFD and Contra Costa Health Hazardous Materials Division to respond to incidents involving hazardous materials.

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	safe management of hazardous materials in Moraga. This includes the permitting of hazardous materials storage and handling, transportation of hazardous materials through the Town, and remediation of any site-level contamination prior to development or redevelopment.			2026 Goals / Planned Activities Continue to coordinate with MOFD and Contra Costa Health Hazardous Materials Division to respond to incidents involving hazardous materials.
L	Program S-L: Noise Ordinance Maintain provisions in the Moraga Municipal Code to restrict unnecessary, excessive, and annoying noises from all sources under Town control.	Ongoing	Town Manager	2025 Accomplishments The Town enforced Moraga Municipal Code Chapter 7.12 – Noise Control.
				2026 Goals / Planned Activities Continue to enforce Moraga Municipal Code Chapter 7.12 – Noise Control
L1	Action S-L1: Noise Ordinance Update. Update the Moraga Noise Ordinance to reflect current conditions, issues, and public input.	Immediate	Planning	2025 Accomplishments No action was taken on this item in 2025.
				2026 Goals / Planned Activities Review HE and GP program goals in consideration of competing program priorities, staffing levels and workload to determine when work on this program can begin.
M	Program S-M: Acoustical Study Requirements Require acoustical studies during the development review process as required by CEQA. Such studies should ensure that development adjacent to major arterials includes site planning, design, and construction measures that reduce noise to acceptable levels, consistent with state law. As appropriate, acoustical studies should also address the reduction of noise from new stationary sources such as mechanical equipment and HVAC systems, and the reduction of noise from project-related construction activities.	Ongoing	Planning	2025 Accomplishments Based on project specifics, the require acoustic studies during development review. In 2025, the Town required an acoustical study for the Campus Master Plan Update for Saint Mary’s College.
				2026 Goals / Planned Activities The Town will continue to require acoustic studies during the development review process, based on protect specifics, as required by CEQA.

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N	<p>Program S-N: Public Safety Outreach and Education Support public outreach and education on environmental hazards such as wildfires and earthquakes. In partnerships with other agencies and organizations, provide information to the community on disaster preparedness, hazard mitigation, and resources following an emergency. This includes information on earthquake preparedness, management of drainage and streambanks to reduce landslide and flood hazards, and maintenance of defensible space and fire-safe vegetation around homes. It also includes promotion of MOFD’s Community Emergency Response Team (CERT) training for Lamorinda area residents and businesses.</p> <p>The following programs in other elements also implement Safety and Resilience policies (Program IDs are shown in parentheses):</p> <ul style="list-style-type: none"> • General Plan Diagram (LU-A) • Zoning Ordinance (LU-B) • Development Review (LU-C) • Environmental Review/ CEQA compliance (LU-E) • Hillside Development Permits (LU-H) • Hillside and Ridgeline Ordinance (OSP-B) • Grading Ordinance (OSP-C) • Climate Action Plan (CON-A) 	Ongoing	Town Manager, Planning, Police, Other	<p>2025 Accomplishments</p> <p>Provided public safety information to the community via the Town’s newsletter, social media, and Internet apps, including Nixle and Genesys.</p> <p>Continue to advertise the Community Warning System (CWS) and encouraged residents to subscribe.</p> <p>Conducted a review of the Genesys zone evacuation plan to ensure continued viability.</p> <p>Collaborated with staff on the creation of the Countywide Evacuation Study to complement the Town’s emergency plans.</p> <p>Work with and promote La Morinda CERT to increase disaster related training for Moraga residences.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to provide public safety information to the community via the Town’s newsletter, social media, and Internet apps, including Nixle and Genesys.</p> <p>Continue to advertise the Community Warning System (CWS) and encourage residents to subscribe.</p> <p>Continue evaluation of the Genesys zone evacuation plan to ensure continued viability.</p> <p>Continue to collaborate with staff on the creation of the Countywide Evacuation Study to complement the Town’s emergency plans.</p> <p>Continue to work with and promote La Morinda CERT to increase disaster related training for Moraga residences.</p>
Growth Management and Governance Element				

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A	<p>Program G-A: Measure J Implementation Comply with the growth management requirements of Contra Costa County Measure J, including: (a) Adoption of a development mitigation program to ensure that new growth is paying its share of the costs associated with that growth. This program includes a local program to mitigate local street impacts and a program to mitigate regional impacts (Lamorinda Fee and Financing Authority). (See Policies G-1.5 and G-2.1) (b) Participation in sub-regional transportation planning (See Policy G-1.3) (c) Adoption of an urban limit line (See Policy G-1.6) (d) Preparation of a five-year capital improvement program (See Policy G-1.7) (e) Adoption and maintenance of a transportation systems management (TSM) Ordinance (See Policy G-1.8, plus Program T-I in the Transportation Element) (f) Submittal of a biennial progress report to CCTA, including the Town’s annual housing progress reports for the prior two years and a discussion of how the General Plan supports the attainment of regional housing goals (See Policy G-1.10) (g) Participation in CCTA’s conflict resolution process (See Policy G-1.11)</p>	Ongoing	Planning, Public Works	<p>2025 Accomplishments</p> <p>(a) Pursuant to TC Resolution 10-2016, the Town adopted the Lamorinda Fee & Finance Authority Fees. The fees are updated on January 1 of the new year. (b) Town Staff participates in planning and coordination with Lamorinda through shared projects and LPMC. (c) No action was taken on this item in 2025. (d) Pursuant to TC Resolution 40-2025, the Town Council adopted the Fiscal Year 2025-26 and 2026-27 Biennial Capital Budget and Five-Year Capital Improvement Plan. (e) No action was taken on this item in 2025. (f) No action was taken on this item in 2025.</p>
				<p>2026 goals / Planned Activities</p> <p>(a) Continue to enforce the Lamorinda Fee & Finance Authority Fees in accordance with TC Resolution 10-2016. The fees will be updated on January 1 of the new year. (b) Continue to participate in planning and coordination with Lamorinda through shared projects and LPMC. (c) This action item is currently unfunded and will be initiated when appropriate funding is secured. (d) Continue to execute the five-year Capital Improvement Plan adopted by TC Resolution 40-2025. (e) This action item is currently unfunded and will be initiated when appropriate funding is secured. (f) Continue to participate in CCTA’s conflict resolution process.</p>
B	<p>Program G-B: Annual General Plan Review Conduct an annual review of the General Plan as required by State law and prioritize implementation measures based on the findings. To</p>	Ongoing	Planning	<p>2025 Accomplishments</p> <p>In 2025, the Town completed the 2024 Annual General Plan Implementation Report, which was reviewed by the Town Council on March 12, 2025.</p>

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	the extent possible, this review should occur before adopting the Town budget so the findings can inform budget decisions.			<p>2026 Goals / Planned Activities</p> <p>The Town will conduct the 2025 Annual General Plan Implementation Report for review by the Town Council before April 1, 2026.</p>
C	<p>Program G-C: Annual Town Budget Prepare, review, and adopt an Annual Budget to identify and fund ongoing Town programs, services, activities, and projects, including capital improvement projects. Capital improvement projects should include park and recreation facility improvements; public safety improvements; and improvements to the circulation system that are necessary to maintain and improve traffic operations.</p>	Ongoing	Town Manager, Finance	<p>2025 Accomplishments</p> <p>Town Council Resolution No. 39-2025 was adopted on June 25, 2025, for the adoption of the Town’s Biennial Operating Budget. The biennial budget covers the FY 2025-26 and 2026-27 Biennial Operating Budget.</p>
				<p>2026 Goals / Planned Activities</p> <p>Continue to review the Biennial Operating Budget and maintain the Town’s General Fund Reserve Policy of 50% reserves based on operating expenditures.</p>
D	<p>Program G-D: Coordination with School District Work collaboratively with the leadership and staff at the Moraga School District and Acalanes Union High School District to address issues of mutual concern, as described in Policies G-1 through G-4.</p>	Ongoing	Town Manager, Planning	<p>2025 Accomplishments</p> <p>Collaborated with school districts regarding areas of concern including the Local Hazard Mitigation Plan and Saft Routes to Schools initiatives.</p>
				<p>2026 Goals / Planned Activities</p> <p>Continue to work collaboratively with the Moraga School District and Acalanes Union High School District to address areas of mutual concern.</p>
E	<p>Program G-E: Coordination with Utility Providers Work collaboratively with utility service providers to support ongoing maintenance and service improvements, as well as resiliency and sustainability improvements.</p>	Ongoing	Town Manager, Public Works	<p>2025 Accomplishments</p> <p>Town staff has been proactive in working with utility companies to reduce project costs, durations, and impacts.</p>
				<p>2026 Goals / Planned Activities</p> <p>Town staff will continue to be proactive in working with utility companies to reduce project costs, durations, and impacts.</p>
F	<p>Program G-F: Coordination with Adjacent Jurisdictions Coordinate land use planning, transportation planning, evacuation planning, housing, and development review activities, with the cities of</p>	Ongoing	Town Manager, Planning	<p>2025 Accomplishments</p> <p>The Town regularly routes qualifying project to adjacent jurisdictions during the entitlement process.</p>

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	<p>Lafayette and Orinda, and the County of Contra Costa. This should include:</p> <p>(a) Referral of all subdivisions of more than 10 lots or within one mile of an adjacent jurisdiction to that jurisdiction for review and comment; and</p> <p>(b) Referral of Town Council and Planning Commission agendas to adjacent jurisdictions regarding proposals that may be of interest to the jurisdiction.</p>			<p>2026 Goals / Planned Activities</p> <p>Continue to coordinate with adjacent jurisdictions on planning and development review activities with the cities of Lafayette, Orinda, and Contra Costa County.</p>
G	<p>Program G-G: Facility Planning and Capital Improvements</p> <p>Conduct periodic assessments of Town facilities as a way to identify and prioritize capital improvements and respond to community needs and priorities</p>	Ongoing	Public Works, Parks & Rec	<p>2025 Accomplishments</p> <p>In 2025, Town conducted a biannual assessment of the Town's facilities and implements a two-year Capital Improvement Plan. For 2025, the Town's Capital Improvement Plan included replacement of the All-Access Playground Safety Surfacing, Rancho Laguna picnic table replacement, storm drain and culvert repairs, roadway repairs, and Town-wide safety improvements.</p> <p>2026 Goals / Planned Activities</p> <p>In 2026, the Town plans on implementing CIPs for the maintenance and repair of Town facilities. This includes Pavilion Flagstone Staircase repair, culvert replacement, Mulholland Ridge Open Space Slide Rehabilitation, vegetation remediation, street rehabilitation, and traffic safety programs.</p>
H	<p>Program G-H: Town Facility Management</p> <p>Perform regular maintenance and repair to Town facilities to avoid future deferred maintenance expenses and to enable facilities to operate at the highest standard achievable.</p>	Ongoing	Public Works, Parks & Rec	<p>2025 Accomplishments</p> <p>In 2025, the Town implemented CIPs for the maintenance and repair of Town facilities. This included storm drain and culvert repairs, roadway repairs, and Town-wide safety improvements.</p> <p>2026 Goals / Planned Activities</p> <p>In 2026, the Town plans on implementing CIPs for the maintenance and repair of Town facilities. This includes Pavilion Flagstone Staircase repairs, Hacienda stair replacement, culvert replacement, vegetation remediation, street rehabilitation, and traffic safety programs.</p>

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I	<p>Program G-I: Information for Homeowners Associations Provide regular outreach to Moraga’s HOAs, service organizations, interest and advocacy groups, and neighborhood groups, including information on Town activities and issues</p>	Ongoing	Town Manager, Town Clerk	<p>2025 Accomplishments</p> <p>The Town actively participates in the bi-weekly Moraga Liaison meetings and staffs’ information booths at community events, including the Moraga Pear and Wine Festival, to provide timely updates on municipal initiatives, programs, and matters of community interest.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to participate in the Moraga Liaison meetings and staff informational booths at community events to provide timely updates on municipal initiatives, programs, and matters of community interest.</p>
J	<p>Program G-J: Citizen Participation Continue to encourage citizen participation in all Town activities, including ongoing review and management of the General Plan and development-related decision-making. Residents and businesses should also be involved in economic development planning, evacuation and safety planning, recreation programming, and climate change/ sustainability activities. In addition, the Town will continue to support the appointment of Moraga residents to Town commissions and committees. Each commission or committee shall have a designated charge and shall be involved in the review and discussion of relevant issues, including making recommendations to the Town Council as appropriate.</p>	Ongoing	Town Manager, Town Clerk, Parks & Rec, Planning, Police	<p>2025 Accomplishments</p> <p>The Town continues to staff an Art in Public Spaces Committee, Audit & Finance Committee, Local Sales Tax Oversight Committee, Moraga Youth Involvement Committee, Parks & Recreation Commission, Planning Commission/Design Review Board, and the Town Council/Geologic Hazard Abatement District Board. All committees, commission, and council boards posted agendas and held regularly scheduled meeting for the public. The public was provided opportunities to provide comments to the subject governing board and on all agenda items.</p> <hr/> <p>2026 Goals / Planned Activities</p> <p>Continue to encourage citizen participation in all Town related activities.</p>

Housing Element

Housing Element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community. All Housing Elements must meet the requirements of the California Government Code 65583 and 65584. A certified Housing Element ensures that Town laws and policies are fair and nondiscriminatory.

The Town Council adopted the Town’s 6th Cycle 2023 – 2031 Housing Element in January 2023, and the Housing Element was certified as compliant by the State on September 14, 2023. The Housing Element addresses the statewide housing goal of “attaining decent housing and a suitable living environment for every California family” and includes an assessment of current and future housing needs and constraints in meeting those needs; and providing a strategy that establishes housing goals, policies, and programs.

The Town annually prepares a Housing Element progress report to assess the Town’s compliance with the 2023-2031 Housing Element, which is found in Attachment C of the staff report. It identifies the Town’s actions towards completion of Housing Element programs, and status of the Town’s compliance with the deadlines outlined therein.

The Housing Element provides the planning framework of goals, policies, and programs to meet housing needs in the community; however, housing construction is reliant on the private sector. The decision of private sector entities to build can be affected by market demand, financing, and the local approval process, including governmental constraints such as the development process and CEQA review. In 2025, the Contra Costa County Building Inspection Division on behalf of the Town issued building permits for five (5) accessory dwelling units. The Town continues to receive a steady flow of development applications, primarily for residential additions and remodels processed as Administrative Deign Reviews (ADRs), with a slight decrease in ADR applications from 53 in 2024 to 48 in 2025, noting that on average, approximately 50 ADR applications are submitted to the Town per year. Overall, as indicated by ADR’s and building permits approved, the Town continues to see community investment in improving the existing housing stock.

Existing Affordable Housing

The Town continues to monitor five (5) existing affordable housing units by coordinating with property manager. Town staff audits the annual income recertification program to ensure tenants still qualify, and to verify that property owners maintain the continued availability of affordable units. Staff determines the utility allowance and rent using 80% of the Median Income for Contra Costa County as a benchmark. When units become available for rent, Town staff reviews the advertisement and audits the applicant income verification process and wait list prioritization.

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REGIONAL HOUSING NEEDS

The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. In the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) is the regional council of governments responsible for determining the RHNA allocations. The total 2023-2031 RHNA across all counties and municipalities in the Bay Area is 441,176 units. This represents a 234 percent increase from the allocation for 2015-2023. Changes in state law and methodology, coupled with years of sluggish housing production, led to significantly higher assignments in this RHNA cycle. Moraga received just one-quarter of one percent (0.25%) of the regional allocation, or 1,118 units. This is proportional to the town’s share of the region’s population. Moraga’s RHNA for the 2023-2031 planning period includes 318 units for very low-income households, 183 units for low-income households, 172 units for moderate-income households, and 445 units for above moderate-income households.

Table 1, derived from table 1-1 (pg. 1-10 of the Housing Element) summarizes the quantified housing goals for the Town of Moraga for the 2023 - 2031 Housing Element cycle, in fulfillment of the Town’s share of the RHNA. In 2025, permits for ten (10) residential units building permits were issued, all of which are ADU’s. These include six ADUs classified as affordable by design¹ to moderate incomes households, and four ADUs classified as affordable by design to low-income households.

The RHNA and Housing Element provide housing goals and identify housing needs for the community. The decision of private developers to construct new housing may be affected by policies and programs of the Housing Element, as well as market demand, financing, and the approval process (including CEQA review and cost of land).

Table 1 Quantified Housing Goals and Progress

Income Group	RHNA Goal	Housing Units Built	Progress Towards RHNA
Very Low (<50% AMI)	318	0	0
Low (50% - 80% AMI)	183	4	9
Moderate (80% - 120% AMI)	172	6	10
Above Moderate (>120% AMI)	445	0	0
Total Target	1,118	10	1,099
Units Constructed in 2023-2031 Period			19

“Units Constructed” is determined based on issuance of building permits.

¹ Affordable by design generally depends on the size and number of bedrooms of the units, with smaller ADUs being affordable to low incomes, and larger ADUs affordable to moderate incomes. These are not deed restricted units.
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Table 2 Units Constructed

Units Constructed 6/30/22 – 1/30/2023	3
Units Constructed 2023	2
Units Constructed 2024	4
Units Constructed 2025	10
Remaining Target*	1,099

***Remaining Target:** 6 moderate-income dwelling units and 4 low-income dwelling unit have been constructed in the Town during the 2023 - 2031 Housing Element period. The Town will need to build 318 very low-income designated housing units, 174 low-income designated housing units, 162 moderate income designated housing units and 445 above moderate-income designated housing units.

Regional Housing Need Allocation Update 2023–2031

The RHNA allocations for Bay Area counties and cities for the period 2023–2031 were published by ABAG in July 2022. The Town of Moraga’s updated allocation was for a total of 1,118 units, including 318 very-low, 183 low, 172 moderate and 445 above-moderate income units.

Area Median Income

The Area Median Income (AMI) for Contra Costa County, as provided by the United States Department of Housing and Urban Development that were revised on December 31, 2025, in response to Chapter 345, Statutes of 2021 (Assembly Bill 1043); State Income Limits for 2025 was \$111,850 for an individual and \$159,800 for a four-person household.

GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING

The Housing Element is required to analyze and identify potential governmental constraints to the production of affordable housing and, where possible, identify programs that will help lessen these constraints. Examples of such constraints are government-imposed fees that contribute to the overall cost of housing production, development standards that make it more difficult or costly to develop, or review processes that add time and cost to housing development proposals.

Land Use Constraints

The 2002 Moraga General Plan was previously identified as a government constraint. The first goal of the 2002 General Plan Land Use Element stated that Moraga *“is a high-quality residential environment consisting primarily of single-family homes.”* The goal set the tone for rest of the plan which largely focused on single-family residential neighborhoods. The plan did not reflect the transformative changes that have reshaped the region in the last 20 years, such as the housing crisis, climate change, and changes in the way we live, work, communicate, and travel. The plan also did not reflect demographic changes, including an aging and more diverse population, or the effects of high housing costs on young families and the local workforce. Nor did it reflect the housing laws adopted by the State of California, many of which require cities and towns to support more diverse housing types and more equitable housing policies.

Under the 2002 General Plan there were many regulations that limited housing capacity and constrained the development of multifamily, affordable, and special needs housing due to restrictive use permissions, discretionary review requirements, and outdated zoning standards. Zoning districts such as Community Commercial (including the Community Commercial Research and Development Overlay District), Limited Commercial, Suburban Office, and Moraga Center Specific Plan (MCSP) Commercial did not allow residential uses. These zoning designations encompassed a sizable number of what are now Housing Opportunity Sites identified in the 6th Cycle Housing Element. Over the past six years, through the adoption of the MCSP implementing zoning in 2020, and the Moraga Comprehensive Advanced Planning Initiative (CAPI), which included adoption of the 6th Cycle Housing Element in 2023, and culminating with the adoption of General Plan 2040 in 2024, which collectively enabled the creation of new mixed use zoning districts that allow for denser residential development along with updated programs and policies to reduce government constraints to affordable housing

The following resolutions and ordinances have been adopted over the past several years implementing programs in the 6th Cycle Housing Element and General Plan 2040 to reduce affordable housing constraints within the Town.

- Town Council (TC) Resolution 10-2023 and TC Resolution 28-2023 to amend the Moraga General Plan to incorporate consistency amendments related to the 2023–2031 Housing Element, Circulation Element, Safety Element, and redesignation of the Bollinger Canyon “Study” area. The Town also adopted zoning code amendments to expand permitted housing uses, ensure consistency with State housing law, and remove discretionary

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barriers for qualifying housing developments.

- TC Resolution 62-2024 to approve General Plan 2040. General Plan 2040 is a comprehensive update that complies with State law requiring a general plan to reflect current conditions and maintain internal consistency among elements. The update aligns the 6th Cycle Housing Element with transportation impact standards (including Vehicle Miles Traveled), wildfire resilience, and climate change requirements. General Plan 2040 incorporates new and expanded elements addressing sustainability and climate change, economic vitality, transportation, and resilience. It reflects current community values, including balanced growth, enhanced economic opportunities, environmental protection, wildfire and climate resilience, and a more compact and equitable development pattern. The plan supports orderly growth and long-term planning.
- Ordinance 306 to increase allowed density in the MCSP Mixed Use Retail-Residential (MU-RR) and MCSP Mixed Office-Residential (MU-OR) districts from 20 dwelling units per acre to 24 dwelling units per acre; amend the Moraga Zoning Map to rezone selected Moraga Center parcels from R-20B to R-24; and amend the Zoning Map to rezone selected parcels from MCSP Commercial to MCSP MU-RR.
- Ordinance 307 to create the Rheem Park Mixed Office-Residential (RMOR) District and the Rheem Park Mixed Commercial-Residential (RMCR) District; rezone selected parcels in the Rheem Park area from Suburban Office (SO) to RMOR; rezone selected parcels from Community Commercial (CC) to RMCR; and rescind the Suburban Office (SO) District.
- Ordinance 311 which updated the Town’s residential Floor Area Ratio standards and relocated them to the Municipal Code with revisions to ensure objective implementation; adopt consistency changes clarifying how zoning regulations apply to projects under review; revise lot determination standards; and include Family Day Care Homes as a permitted residential use in Chapter 8.31 (Six Dwelling Units Per Acre Multifamily Residential District).
- Ordinance 316 to implement consistency amendments to comply with State law and address identified constraints. The ordinance affirms that housing developments in which at least 20% of units are affordable shall be allowed by right if located on carryover sites identified in previous Housing Elements; defines and permits co-housing and live-work housing in appropriate zoning districts; adopts definitions for Manufactured Housing, Group Homes, Residential Care Facilities, and Employee Housing; clarifies the zoning districts where such uses are permitted; lists supportive and transitional housing as permitted uses in the Town’s four mixed-use districts; lists residential uses as permitted in the Institutional zoning district pursuant to AB 2339; updates the definition of “emergency shelter” to align with State law; and modifies parking standards for emergency shelters to comply with State law.
- Ordinance 316 also amended residential parking requirements by updating MMC §8.76 (Off-Street Parking and Loading) and consolidating residential parking standards previously located in MMC §§8.33, 8.34, 8.37, 8.38, 8.39, 8.41, and 8.42 to ensure

compliance with State law.

- Ordinance 317 to reduce the width of scenic corridors from 500 feet to 200 feet from the edge of the road right-of-way; retain but simplify special design standards; allow projects within scenic corridors to follow the same design review procedures applicable to other projects, including staff-level approval for minor projects; eliminate the 20-foot setback requirement for portable signs; reduce the scenic corridor setback in the MCSP area from 40 feet to 25 feet; eliminate upper-story setback requirements in specified districts; and remove certain additional scenic corridor sign restrictions.

In 2026, the Town is working on Housing Element Program 4 (Phase Two Zoning Text Amendments). Efforts include amending the R-6 district to allow narrower lots, clarify and revise development standards, and remove barriers to missing middle housing; amending the R-12 district to facilitate small-lot development by allowing smaller and narrower lots, reevaluating FAR standards, and expanding the allowable 10–12 unit density range; and amending the R-20/R-24 districts to ensure the upper end of the permitted density range is attainable. Program 4 is projected to be completed by the end of 2026.

Other Constraints

The development of affordable housing in the Town of Moraga is influenced by a combination of physical, economic, infrastructure, market-related and other local factors that present constraints to affordable housing.

High Land and Construction Costs

Moraga is located within the high-cost Bay Area housing market. Land values remain elevated relative to many other regions of the state, and construction costs are correspondingly high. Key cost factors include land acquisition, labor and materials, site preparation and grading, fire-resistant construction requirements, and utility and infrastructure improvements.

Affordable housing developments require substantial subsidies to bridge the gap between total development costs and restricted affordable rents. In high-cost markets such as Moraga, this financing gap is significant.

Time Between Approval and Building Permits

In most cases, the time between project approvals and the issuance of building permits in Moraga is relatively short. However, there are some larger residential projects in Moraga that have taken many years to be constructed, or construction has not yet begun. This could be due to a number of factors, including funding constraints, construction labor shortages, increases in construction costs that could lead to unexpected cost increases after project approval, and time needed to finalize project design. In addition, some property owners seek to entitle projects and plan to sell the entitled property to a developer and may struggle to find developer interest for the specific project that is entitled on the site.

Availability of Financing

The availability of financing can have an impact on the supply and cost of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A small fluctuation in rates can make a dramatic difference in the annual income needed to qualify for a loan.

While financing is available for market-rate development, limited availability of funding to subsidize affordable projects is an impediment to the construction of affordable housing. This is true not only in the Bay Area, but throughout California and the U.S. Most affordable housing developments require several sources of financing to become feasible, including bank loans as well as federal, State, local, and philanthropic funding. Major sources of funding include low-income housing tax credits, Affordable Housing and Sustainable Communities funding, HOME funds, and Community Development Block Grant (CDBG) funds.

Low-income housing tax credits are issued to the State of California by the federal government. The State awards the tax credits to developers of affordable rental projects on a competitive basis. Developers sell the credits to private investors to obtain funding for their projects. These investors can then claim the tax credit deduction over a 10-year period. Currently, State formulas for allocating tax credits favor “higher-resource” areas, as these areas have historically had the most limited opportunities for lower income households. Moraga is in the highest resource category. However, the supply of tax credits overall remains very limited.

Community Opposition

The State of California recognizes community opposition as a factor in impacting the cost and viability of construction. Although opposition may lead to improvements in the quality of development and projects that are more compatible with surrounding uses, it can also increase the cost of development. This can result from additional processing time and the required number of hearings, the cost of appeals and legal challenges, and the cost of making changes to projects that reduce the number of units or add new amenities. The Town strongly encourages preapplication meetings, neighborhood meetings, study sessions, and other methods to identify community concerns early on and address them proactively. As required by State law, it has also developed expedited procedures for projects meeting objective development and design standards. These steps may not be sufficient to address community concerns, which are often passionate and rooted in concerns about traffic, wildfire hazards, and the loss of valued open space and community character.

Conclusion

The Town has taken significant actions to address affordable housing constraints within its control. Moving forward, the Town will continue to update the zoning code, evaluate the

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Attachment C

development application process, assess the effectiveness of land use regulations and fee structures, and facilitate access to affordable housing subsidies to support ongoing progress toward affordable housing goals. Progress on all 6th Cycle Housing Element programs is documented in Table D of the Housing Element Annual Report, in Attachment C of the staff report.

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PLANNING APPLICATIONS

The following table summarizes the status of planning applications submitted in 2025, or in process as of December 31, 2025. Building permits issued decreased from 542 in 2024 to 499 in 2025.

Table 3: 2025 Planning Applications and Active Large Project Applications from Previous Years. Please note that planning applications are approved prior to issuance of building permits. For example, an ADU approved by Planning in 2025 may not appear as an issued building permit by the County within the same year.

Application Types	Requests	Approved	Denied	Withdrawn / Elevated	In Process
General Plan Amendments	0	1	0	0	0
Planned Developments	0	0	0	0	0
SB9 Application	0	0	0	0	0
Use Permits	6	5	0	0	1
Tentative Maps	0	0	0	0	1
Final Subdivision / Parcel Maps	0	0	0	0	0
Variances	1	0	1	0	0
Design Review Board	5	6	0	0	1
Administrative Design Review (ADR)	48	48	0	0	6
Lot Line Adjustments	1	0	0	0	1
Hillside Development Permits	2	1	0	0	1
Accessory Dwelling Units	7	7	0	1	0
Building Permits	-	499	-	-	-

Jurisdiction	Moraga	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		0
Total Units		10

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	115	0	0
Accessory Dwelling Unit	6	10	4
Mobile/Manufactured Home	0	0	0
Total	121	10	4

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	10	10
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	7
Total Housing Units Approved:	7
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	6	6
Discretionary	1	1

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	43
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Moraga
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
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Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes												Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5												6	7	8	9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	0	0	7	7	0							
257420025	257420025	1866 School street	ADU-01-25	ADU-01-25	ADU	R	1/7/2025												1	1	0	NONE	No	No	No	Approved	Ministerial	396 Sqft Detached ADU	
257273027	257273027	164 Walford Drive	ADU-02-25	ADU-02-25	ADU	R	1/10/2025													1	1	0	NONE	No	No	No	Withdrawn	Ministerial	Withdrawn
255263002	255263002	49 Sullivan Drive	ADU-03-25	ADU-03-25	ADU	R	1/21/2025													1	1	0	NONE	No	No	No	Approved	Ministerial	794 Sqft Detached ADU
255110008	255110008	324 Rheem Boulevard	ADU-04-25	ADU-04-25, ADR-11-25, UP-03-25	ADU	R	4/18/2025													1	1	0	NONE	No	No	No	Approved	Discretionary	1,000 Sqft Detached ADU
255303011	255303011	52 Hardie Drive	ADU-05-25	ADU-05-25	ADU	R	4/30/2025													1	1	0	NONE	No	No	No	Approved	Ministerial	495 Sqft JADU
257292018	257292018	41 Blaine Circle	ADU-06-25	ADU-06-25	ADU	R	7/21/2025													1	1	0	NONE	No	No	No	Approved	Ministerial	609 Sqft Detached ADU
255091014	255091014	3 Stewart Court	ADU-07-25	ADU-07-25	ADU	R	12/17/2025													1	1	0	NONE	No	No	No	Approved	Ministerial	682 Sqft Detached ADU
																			0	0	0								
																			0	0	0								

Jurisdiction	Moraga	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	318	-	-	-	-	-	-	-	-	-	-	-	318
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	183	-	-	-	-	-	-	-	-	-	-	9	174
	Non-Deed Restricted	-	1	1	3	4	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	172	-	-	-	-	-	-	-	-	-	-	10	162
	Non-Deed Restricted	-	2	1	1	6	-	-	-	-	-	-	-	-
Above Moderate		445	-	-	-	-	-	-	-	-	-	-	-	445
Total RHNA		1,118												
Total Units			3	2	4	10	-	-	-	-	-	-	19	1,099

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Jurisdiction	Moraga	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Housing Element Implementation**

Jurisdiction		Moraga							
Reporting Year		2025 (Jan. 1 - Dec. 31)							
Table D Program Implementation Status pursuant to GC Section 65583									
Housing Programs Progress Report									
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.									
1	2	3	4	5	6	7	8	9	
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents	
General Plan Update (Program 1)	Updated General Plan, with 2040 horizon Produce at least 172 units of "missing middle" (moderate income) housing townwide, including ADUs, market-rate rental apartments, townhomes, 2-4 unit buildings, and other housing that is "affordable by design"	12/31/2024	6th Cycle	Completed	Phase 1: Housing Element related consistency amendments, Completed per Resolution 10-2023 on January 25, 2023. Bollinger Canyon Study Area amendments, Completed per Resolution 28-2023 on April 26, 2023. Circulation amendments, Completed per Resolution 10-2023 on January 25, 2023. Safety Element amendments, Completed per Resolution 10-2023 on January 25, 2023. Phase 2: The General Plan 2040 was adopted on November 13, 2024.	Other	1	Resolution 10-2023: https://www.moraga.ca.us/DocumentCenter/View/10348/10-2023-Amend-the-Moraga-General-Plan-PDF Resolution 28-2023: https://www.moraga.ca.us/DocumentCenter/View/10349/28-2023-Amending-General-Plan-for-Bollinger-Canyon-PDF Resolution 62-2024: https://www.moraga.ca.us/DocumentCenter/View/10350/62-2024-General-Plan-2040-PDF	
Phase One Zoning Text Amendments (Program 2)	Zoning capacity to meet the 1,118 units required by the RHNA, including capacity for at least 501 lower income units at densities exceeding 20 units per acre	1/31/2023	6th Cycle	Completed	Completed per: Adopted on January 25, 2023 via Ordinance Number 306. Adopted on January 25, 2023 via Ordinance Number 307.	Other	1	Ordinance Number 306: https://www.moraga.ca.us/DocumentCenter/View/10351/Ord-306-Amend-MMC-Title-8---MCSP-Area-Rezoning-2023-PDF Ordinance Number 307: https://www.moraga.ca.us/DocumentCenter/View/10352/Ord-307-Amend-MMC-Title-8---Rheem-Park-Area-Rezoning-2023PDF	
Phase One Zoning Map Changes (Program 3)	Increased zoning capacity to meet the RHNA	1/31/2023	6th Cycle	Completed	The Town rezoned multiple parcels to increase allowable residential densities and to authorize multifamily residential and mixed-use development on properties formerly limited to commercial zoning. This action was completed pursuant to: Adopted on January 25, 2023 via Ordinance Number 306. Adopted on January 25, 2023 via Ordinance Number 307.	Other	1	Ordinance Number 306: https://www.moraga.ca.us/DocumentCenter/View/10351/Ord-306-Amend-MMC-Title-8---MCSP-Area-Rezoning-2023-PDF Ordinance Number 307: https://www.moraga.ca.us/DocumentCenter/View/10352/Ord-307-Amend-MMC-Title-8---Rheem-Park-Area-Rezoning-2023PDF	

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<p>Phase Two Zoning Text Amendments (Program 4)</p>	<p>(a) Removal of constraints to developing higher density housing.</p> <p>(b) 10 units of new moderate-income "missing middle" housing in the 6 DUA zone by 2030. This zone occurs in multiple census tracts, all of which are classified by the State as "highest resource" areas.</p> <p>(c) 219 housing units, including lower and moderate-income units, on Sites D1 and D2 by 2031 through "by right" approval Program for By-Right Approval on Carry Over Sites</p>	<p>1/1/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>(a) Amendments to the 6 DUA Zoning District. The Town will amend the 6-DUA zoning district to increase housing opportunities, improve mobility, and facilitate the development of "missing middle" housing in both low- and higher-density areas. The Town has initiated a comprehensive review of the 6-DUA zoning regulations and anticipates adoption of amendments in 2026. A consultant has been retained to assist with this effort.</p> <p>(b) Amendments to the MCSP R-6 Zoning District. The Town amended the MCSP R-6 zoning district to allow narrower lots, clarify and revise development standards, and remove barriers to missing middle housing. This action was completed on September 11, 2024, with the adoption of Ordinance No. 315. The ordinance streamlined the approval process, reduced required lot sizes, depths, and setbacks, eliminated floor area ratio (FAR) requirements, and facilitated the production of missing middle housing. Town staff worked closely with property owners to ensure the revised standards support small-lot development and other missing middle housing types.</p> <p>By-Right Approval on Carryover Sites On June 25, 2025, through Ordinance No. 316, the Town amended Moraga Municipal Code Section 8.34.080 to confirm that housing developments with at least 20 percent of units designated as affordable are permitted by right when located on identified "carryover" sites.</p> <p>(c) Amendments to the R-12 Zoning District. The Town will amend the R-12 zoning district to facilitate small-lot development by allowing smaller and narrower lots, reevaluating FAR standards, expanding the allowable 10–12 unit density range, and enabling development without requiring a Planned Development (PD) application. Review of the R-12 zoning regulations has been initiated, and amendments are anticipated in 2026. A consultant has been retained to complete this work.</p> <p>(d) Amendments to the R-20/R-24 Zoning Districts. The Town is amending the R-20 and R-24 zoning districts to ensure that the upper end of the permitted density range is attainable. In 2024, the Town initiated the development of small-lot and townhome standards with the intent of applying these standards to the R-20/R-24 districts and eliminating requirements that result in projects being processed as PDs. Additional revisions are underway and are anticipated to be completed in 2026. A consultant has been retained to assist with this effort.</p> <p>(e) Rescission of the R&D Overlay District. The R&D Overlay District was rescinded in 2023. This action was adopted on January 25, 2023, through Ordinance No. 306.</p> <p>(f) Residential FAR Standards. The Town analyzed its residential FAR standards to ensure they are objective and relocated them from the Moraga Design Guidelines to the Municipal Code. This action was completed through the adoption of Ordinance No. 311 on December 13, 2023.</p> <p>(g) Ongoing Review of Residential Development Constraints. In addition to implementing items (a) through (f), the Town will review residential development constraints—including, but not limited to, minimum lot sizes, setbacks, and other development standards—every two years. Ordinances will be revised as needed if constraints are identified. This is an ongoing activity that will continue through the Housing Element horizon year of 2031, consistent with the Housing Element implementation timeline.</p>	<p>Other</p>		<p>Ordinance Number 306: https://www.moraga.ca.us/DocumentCenter/View/10351/Ord-306-Amend-MMC-Title-8---MCSP-Area-Rezoning-2023-PDF</p> <p>Ordinance Number 311: https://www.moraga.ca.us/DocumentCenter/View/10353/Ord-311-Zoning-Code-Update-PDF</p> <p>Ordinance Number 315: https://www.moraga.ca.us/DocumentCenter/View/10354/Ord-315-MCSP-6-DUA-Zoning-Code-Amendments-PDF</p> <p>Ordinance Number 316: https://www.moraga.ca.us/DocumentCenter/View/10361/Ord-316-Amend-Moraga-Zoning-Ord-Title-8-to-Implement-the-2023-2031-Moraga-Housing-Element-PDF-</p>
<p>Moraga Center and Rheem Park Development Activity (Program 5)</p>	<p>Achievement of RHNA target over planning period</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>This is an ongoing activity that includes regular communication and meetings with property owners and developers.</p> <p>Town staff successfully processed several applications for residential and commercial development. A 66-unit multifamily residential project was approved on January 15, 2025, via Town Council Resolution No. 01-2025. A 49-unit senior affordable multifamily residential project was approved on March 11, 2025, via Planning Commission Resolution No. 03-2025. Additional residential projects are currently under review in Moraga Center Specific Plan Areas 14 and 15.</p>	<p>Units</p>	<p>115</p>	<p>TC Resolution Number 01-2025: https://www.moraga.ca.us/DocumentCenter/View/10356/01-2025--Approving-1600-School-Street-Housing-Project-and-Denying-Appeal-PDF</p> <p>PC Resolution Number 03-2025: https://www.moraga.ca.us/DocumentCenter/View/10355/PC-Reso-03-2025--Park-Street-Senior-Affordable-Housing-PDF</p>
<p>No Net Loss Monitoring (Program 6)</p>	<p>Capacity to meet the RHNA at all times during planning period.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Monitoring commenced as scheduled in 2023. None of the Town's designated housing opportunity sites were lost to nonresidential uses in 2023, 2024, or 2025.</p> <p>One housing opportunity site received approval for a development consisting of six very low-income units and 60 market-rate units. The Housing Element assumed the development of 28 lower-income units on this site. Although the approved project did not utilize the entire parcel, a portion of the site remains available and continues to be designated as a housing opportunity site.</p> <p>Housing Opportunity Site E-4 was approved for a 49-unit senior affordable housing development, consisting of one manager's unit, eight moderate-income units, and 40 low- and very low-income units, on a previously vacant site. The Housing Element assumed only 25 low-income units for Site E-4. The approved entitlement represents a 60 percent increase in low-income units and an 800 percent increase in moderate-income units compared to the Housing Element assumptions.</p> <p>Based on these approvals, the Town of Moraga continues to maintain a surplus of sites sufficient to accommodate its lower-income Regional Housing Needs Allocation (RHNA). The Towns RHNA for lower income units is 501, with a buffer of 114 units (23%).</p>	<p>Units</p>	<p>115</p>	<p>TC Resolution Number 01-2025: https://www.moraga.ca.us/DocumentCenter/View/10356/01-2025--Approving-1600-School-Street-Housing-Project-and-Denying-Appeal-PDF</p> <p>PC Resolution Number 03-2025: https://www.moraga.ca.us/DocumentCenter/View/10355/PC-Reso-03-2025--Park-Street-Senior-Affordable-Housing-PDF</p>
<p>Vacant and Underutilized Land Inventory. (Program 7)</p>	<p>Maintain and publicize an inventory that meets or exceeds the Town's RHNA of 501 low- and very low-income units, 172 moderate-income units, and 445 above moderate-income units</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Town is maintaining a publicly available inventory on Town's Website https://www.moraga.ca.us/537/Affordable-Housing</p>	<p>Other</p>	<p>1</p>	<p>Vacant and Underutilized Land Inventory webpage: https://www.moraga.ca.us/537/Affordable-Housing</p>
<p>Annual Progress Report. (Program 8)</p>	<p>Annual Report</p>	<p>4/1/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Annually submitted each year April 1 to HCD and LCI.</p>	<p>Other</p>		<p>TC Resolution Number 09-2025: https://www.moraga.ca.us/DocumentCenter/View/10393/09-2025--Authorizing-Submittal--2024-Annual-General-Plan-Implementation-Report-and-2024-Housing-Element-Annual-Report-PDF</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Density Bonuses (Program 9)	Creation of 100 market-rate units through density bonuses (resulting from the on-site inclusion of low- and moderate- income units in highest-resource census tracts throughout Moraga)	12/31/2024	6th Cycle	Continuous	<p>(a) This action has been completed. New density bonus ordinance adopted on December 14, 2022 per Ordinance Number 304. An update to the ordinance is planned for 2025, responding to new State laws.</p> <p>(b) This action has been completed. The Town adopted a local density bonus ordinance on December 14, 2022 per Ordinance Number 304. The local ordinance provides bonus beyond those offered by the State.</p> <p>(c) Local density bonus adopted through Ordinance Number 304 action will be revisited in 2026. However, the Ordinance is working as intended. In 2025 A 66-unit project and 49 unit project were entitled, each utilizing Density Bonuses to provide 18 bonus units apiece, or 36 total. However, the 49 unit project was 100% affordable to seniors, and only provided one market rate managers unit. Therefore the total number of market rate density bonus units provided is 19.</p>	Units	19	<p>Ordinance Number 304: https://www.moraga.ca.us/DocumentCenter/View/10357/Ord-304-Amend-MMC-Title-8---Density-Bonus-to-Conform-with-State-Law-2022-PDF</p> <p>TC Resolution Number 01-2025: https://www.moraga.ca.us/DocumentCenter/View/10356/01-2025--Approving-1600-School-Street-Housing-Project-and-Denying-Appeal-PDF</p> <p>PC Resolution Number 03-2025: https://www.moraga.ca.us/DocumentCenter/View/10355/PC-Reso-03-2025--Park-Street-Senior-Affordable-Housing-PDF</p>
Proactive Outreach to Affordable Housing Developers (Program 10)	Production of at least 501 units affordable to low/very low- income households in high-resource areas to improve residential mobility	12/31/2025	6th Cycle	In Progress	On-going. Town continues to correspond with affordable housing developers. In 2025 the Town approved a 49 unit apartment project 100 affordable to seniors comprised of 40 units for low income households. Additionally, in 2025, the Town approved a 66 unit aptment building with 5 very low income units.	Units	45	<p>TC Resolution Number 01-2025: https://www.moraga.ca.us/DocumentCenter/View/10356/01-2025--Approving-1600-School-Street-Housing-Project-and-Denying-Appeal-PDF</p> <p>PC Resolution Number 03-2025: https://www.moraga.ca.us/DocumentCenter/View/10355/PC-Reso-03-2025--Park-Street-Senior-Affordable-Housing-PDF</p>
Facilitate Access to Affordable Housing Subsidies (Program 11)	<p>(a) Increase the number of households in Moraga that receive Section 8 housing assistance.</p> <p>(b) Facilitate access to subsidies necessary to produce at least 501 units affordable to low/very low-income households to the extent that these units are not provided through private development of inclusionary units, ADUs, or other units that are affordable by design</p>	12/31/2025	6th Cycle	In Progress	The Town continues to monitor opportunities to participate in Federal, State and County financial assistance programs for affordable housing by assisting developers in accessing funding for affordable housing. In 2025, the HCD designated the Town of Moraga a Prohousing Jurisdiction under the Prohousing Designation Program, making the Town eligible for Prohousing incentive Program grants. The Town is working with a non-profit developer to leverage this designation to access funding to support a proposed 49-unit senior housing development at the Rheem Center. The Town also continues to support County programs aimed at affordable housing.	Other	1	Prohousing Designation: https://www.moraga.ca.us/DocumentCenter/View/10358/Prohousing-Designation-Approval-Letter-PDF
Saint Mary's Partnership (Program 12)	Development of at least 50 units of low- and moderate-income housing serving Saint Mary's students, faculty, and/or staff	12/31/2031	6th Cycle	In Progress	On January 25, 2023, pursuant to Ordinance No. 307, the Town rezoned a three-acre parcel in the Rheem Park area owned by Saint Mary's College from Community Commercial to Rheem Mixed Commercial-Residential. This rezoning permits residential development on the property, where housing was previously prohibited. In addition, the Town adopted a local density bonus specifically for student and faculty housing, allowing for increased residential density. The Town continues to collaborate closely with Saint Mary's College to assess housing needs and explore potential development opportunities, and is fulfilling its objective of meeting with College administrators at least annually to discuss potential partnerships and housing-related matters.	Units		Ordinance Number 307: https://www.moraga.ca.us/DocumentCenter/View/10352/Ord-307-Amend-MMC-Title-8---Rheem-Park-Area-Rezoning-2023PDF
Allow Co-housing and Live/work Units (Program 13)	Enable the production of co-housing and live/work units.	12/31/2024	6th Cycle	Completed	This action was completed through zoning amendments approved in June 2025. Cohousing and Live Work are allowed in the multi-family zones and mixed use zones.	Other	1	Ordinance Number 316: https://www.moraga.ca.us/DocumentCenter/View/10361/Ord-316-Amend-Moraga-Zoning-Ord-Title-8-to-Implement-the-2023-2031-Moraga-Housing-Element-PDF-
Wildfire Safety and Emergency Preparedness Planning (Program 14)	No loss of housing units or life due to wildfire.	12/31/2023	6th Cycle	Completed	No housing units were lost to wildfire in 2025. The Town supports the Contra Costa Transportation Authority (CCTA) in its successful application for a Sustainable Communities Grant to complete a regional County wide evacuation study which includes Lafayette, Moraga and Orinda as well as all Contra Costa County cities. The Town completed an update of its Safety Element as required by SB 99 and AB 747 in November 2024. The Town continues to coordinate with Moraga Orinda Fire District and Police Department on emergency preparedness. The Town's Emergency Operations Plan was adopted in 2018.	Other	1	TC Resolution 62-2024: https://www.moraga.ca.us/DocumentCenter/View/10392/62-2024-General-Plan-2040-PDF

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Adoption of an Affordable Housing (Inclusionary Zoning) Ordinance (Program 15)	10% inclusionary requirement townwide, including in lower- density areas. 40 low- and moderate-income units in lower-density areas to provide new housing choices in areas of opportunity and support housing mobility (through the Affordable Housing Ordinance)	4/30/2025	6th Cycle	Completed	(a) Adopted December 22, 2022, per Ordinance Number 304. (b) Adopted in April 2023 per Resolution Number 24-2023. (c) The Town has processed two multifamily residential projects while implementing the inclusionary ordinance. Staff has assessed the ordinance and no change is recommended at this time.	Other	1	Ordinance Number 304: https://www.moraga.ca.us/DocumentCenter/View/10357/Ord-304-Amend-MMC-Title-8---Density-Bonus-to-Conform-with-State-Law-2022-PDF TC Resolution Number 24-2023: https://www.moraga.ca.us/DocumentCenter/View/10364/24-2023-Approving-and-Adopting-an-In-Lieu-Fee-PDF
ADU Production (Program 16)	48 new ADU units in highest-resource neighborhoods (1-DUA, 2-DUA, and 3-DUA zoning) to improve residential mobility in lower density neighborhoods.	12/31/2031	6th Cycle	In Progress	a) ADU's are approved ministerially. There were ten units with building permits issued in 2025, all in the highest-resource areas. b) Completed. Website is updated. On-going, the Town shares ADU information at events. c) Completed. The Town advertised development information on ADU's at the Pear and Wine Festival. d) Completed and on-going. The Town now has a designated ADU specialist. e) On-going, the Town supports State mandated fee reductions and waivers. f) Completed through Inclusionary Housing Ordinance adopted December 14, 2022, per Ordinance 303. g) Completed.	Units	19	Ordinance 303: https://www.moraga.ca.us/DocumentCenter/View/10379/Ord-303-Amend-MMC-Title-8---Affordable-Housing-PDF ADU webpage: https://www.moraga.ca.us/524/Accessory-Dwelling-Units-ADUs
ADU Compliance (Program 17)	Bring unpermitted ADUs into compliance.	12/31/2025	6th Cycle	In Progress	The Town works with the Contra Costa County Department of Conservation and Development, who handle enforcement of the building code within Moraga, to bring unpermitted ADUs into compliance.	Units		None
ADU Tracking (Program 18)	48 new ADU units in high-resource neighborhoods, at least 40 of which are affordable to extremely low-, very low-, or moderate-income households to improve residential mobility in lower density neighborhoods (these are the same units listed in Program 16)	12/31/2024	6th Cycle	Completed	The Town updated ADU application materials to collect data on use and rents for ADUs in May 2025, consistent with the Housing Element timeline. Ten ADUs were permitted in 2025, all of which are estimated to be affordable to either lower or moderate-income households. All of the permitted ADUs were in highest-resource neighborhoods.	Other	1	ADU webpage: https://www.moraga.ca.us/524/Accessory-Dwelling-Units-ADUs ADU Application: https://www.moraga.ca.us/DocumentCenter/View/9051/Accessory-Dwelling-Unit-Application-PDF
SB9 Projects (Program 19)	(a) Adopt SB9 Ordinance and Objective Standards to increase "missing middle" housing options and housing mobility in high- resource areas, including lower-density neighborhoods. (b) Five (5) SB9 applications by 2031, located in the 1 DUA, 2 DUA, or 3 DUA zoning districts	12/31/2031	6th Cycle	In Progress	The Town developed an application and uses objective standards from the Town's design guidelines and municipal code and SB 9 law. This action was completed in 2023. 0 applications for SB9 were submitted in 2025 1 application has been submitted for SB9 during the 6th Cycle Housing Element.	Other	1	Senate Bill 9 webpage: https://www.moraga.ca.us/525/Senate-Bill-9-SB9
Shared Housing (Program 20)	(a) Develop an outreach program and connect with ECHO to establish a program. (b) Connect 10 lower-income Moraga residents with shared housing program participants (c) Focus shared housing efforts on single family neighborhoods, all of which are considered high-income, highest-resource areas.	12/31/2023	6th Cycle	Continuous	The Town has been in contact with ECHO housing regarding fair housing practices and promotes renting a room in your home annually in the Town's biweekly email newsletter.	Other	1	About Town, August 28, 2025 edition: https://files.constantcontact.com/7c1f74b1101/91a95cce-4f35-4d6c-9685-f58b24f28498.pdf?rdr=true
Promote Rooms for Rent (Program 21)	Provide information on room rental regulations	12/31/2030	6th Cycle	Continuous	The Town continuously works with Saint Mary's College to promote Rooms for Rent and help students find suitable housing within Moraga.	Other	1	About Town, August 28, 2025 edition: https://files.constantcontact.com/7c1f74b1101/91a95cce-4f35-4d6c-9685-f58b24f28498.pdf?rdr=true

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Rheem Park Public Realm Plan (Program 22)	Completed Public Realm Plan, facilitating Rheem Park development	12/31/2026	6th Cycle	In Progress	The Town is monitoring grant funding opportunities for this program. Rheem Park has been formally designated as a Priority Development Area (PDA), which improves its eligibility for grant funding. On April 12, 2023, the Town Council adopted Chapter 8.210 - Rheem Park Objective Design Standards (Ordinance 308) and shortly thereafter completed an Illustrative Objective Design Standards Manual for Rheem Park to assist with implementing the new chapter.	Other		None
Allow Family-Supportive Services By Right in High-Density Residential and Mixed Use Zones (Program 23)	Update Zoning Ordinance	12/31/2024	6th Cycle	Completed	This work was completed pursuant to Ordinance No. 307, adopted on January 25, 2023, for the Rheem Center, and Ordinance No. 293, adopted on November 10, 2020, for the Moraga Center. Through these ordinances, the Town updated the Rheem Park and Moraga Center zoning and development standards to include permitted uses for Child Day Care Centers and Assembly or Meeting Facilities.	Other	1	Ordinance Number 293: https://www.moraga.ca.us/DocumentCenter/View/10381/Ord-293-Amend-MMC-Title-8---Zoning-Code-MCSP-PDF Ordinance Number 307: https://www.moraga.ca.us/DocumentCenter/View/10352/Ord-307-Amend-MMC-Title-8---Rheem-Park-Area-Rezoning-2023PDF
Participate in and Publicize the Contra Costa County Neighborhood Preservation Program (Program 24)	Enable 12 low-income Moraga households to access County home repair and modification resources to reduce displacement among underserved populations	12/31/2031	6th Cycle	Continuous	(a) Completed. (b) In December 2025, the Town completed its annual review of the Contra Costa County Neighborhood Preservation Program, including updated eligibility criteria and other program requirements. The program is currently not accepting new applications. The Town has updated the relevant information on its website accordingly. (c) This action was completed. Neighborhood Preservation Program was advertised in the About Town email newsletter on December 11, 2025 (d) The Town staffed a booth at the annual Pear and Wine festival in September 2025 where information on housing programs was provided.	Other	1	Housing Resources webpage: https://www.moraga.ca.us/587/Housing-Resources About Town December 11, 2025 edition: https://www.moraga.ca.us/DocumentCenter/View/10382/About-Town-December-11-PDF
First-Time Home Buyers (Program 25)	(a) Make information more readily available to first-time homebuyers to facilitate access to Moraga's high-resource neighborhoods. (b) Connect 10 eligible low- and moderate-income households with first-time homebuyer assistance. (c) Focus first-time buyer opportunities in the MCSP and Rheem Center areas but consider such opportunities in all parts of the town. (d) Co-sponsor a first-time homebuyer workshop with other Contra Costa County jurisdictions by 2026.	12/31/2030	6th Cycle	Continuous	(a) Action is complete. Resources are listed on the Town's "Housing Resources" webpage. (b) Information included in About Town newsletter, December 11, 2025. (c) See response to Program 24. (d) The Town has created a webpage with information on this program: https://www.moraga.ca.us/587/Housing-Resources . The timeline for the workshop referenced in (d) is 2026.	Other	1	Housing Resources webpage: https://www.moraga.ca.us/587/Housing-Resources About Town December 11, 2025 edition: https://www.moraga.ca.us/DocumentCenter/View/10382/About-Town-December-11-PDF
Modification of the Planned Development (PD) Process (Program 26)	Reduce the length of the Planned Development process so that projects are approved within two years after an application is deemed complete. Monitor approvals to determine if this objective is being met and adopt modifications if it is not. Amend the process to be consistent with the General Plan.	12/31/2024	6th Cycle	In Progress	The program has been on hold due to workload and staffing levels pending completion of other zoning programs. Updates to other sections of the zoning code and State law have achieved the objective of this program by allowing for ministerial approvals with design review in the MCSP and Rheem Park areas for housing projects, reducing the number of projects that would have previously required the Planned Development Process.	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Amendments to Moraga's Parking Regulations (Program 27)	Reduced parking requirements for multi-family residential development	12/31/2024	6th Cycle	Completed	<p>Phase 1: The parking requirements for residential uses were reduced for Rheem Center when the new zoning districts for Rheem Center were adopted pursuant to Ordinance No. 307 in January 2023. The reduction of the parking requirements for the two mixed-use zones in Moraga Center to equivalent levels was completed pursuant to Ordinance No. 316 on June 25, 2025.</p> <p>Phase 2: Completed pursuant to Ordinance No. 316 on June 25, 2025.</p>	Other	1	<p>Ordinance Number 307: https://www.moraga.ca.us/DocumentCenter/View/10352/Ord-307-Amend-MMC-Title-8---Rheem-Park-Area-Rezoning-2023PDF</p> <p>Ordinance Number 316: https://www.moraga.ca.us/DocumentCenter/View/10361/Ord-316-Amend-Moraga-Zoning-Ord-Title-8-to-Implement-the-2023-2031-Moraga-Housing-Element-PDF-</p>
Development Review and Processing (Program 28)	Reduce permit processing times relative to current levels.	12/31/2027	6th Cycle	In Progress	<p>(a) Completed Per Resolution Number 31- 2025. The Town will continue to review fees on an annual basis and will make adjustments as necessary.</p> <p>(b) Planned for 2026</p>	Other	1	<p>TC Resolution Number 31-2-25: https://www.moraga.ca.us/DocumentCenter/View/10383/31-2025--Master-Fee-Schedule---FY-25-26-and-FY-26-27-PDF</p>
Fee Deferrals and Calculation Methods (Program 29)	Reduce residential development costs without placing a financial burden on the Town, with priority for reducing costs for affordable and special-needs housing.	12/31/2028	6th Cycle	In Progress	<p>(a) Completed per Ordinance Number 303 on December 14, 2022</p> <p>(b) Completed per Ordinance Number 303 on December 14, 2022</p> <p>(c) By 2027, the Town will update the AB 1600 nexus study for its park impact fee, and make any necessary structural changes by 2028.</p>	Other	1	<p>Ordinance 303: https://www.moraga.ca.us/DocumentCenter/View/10379/Ord-303-Amend-MMC-Title-8---Affordable-Housing-PDF</p>
Streamlined Review Process (Program 30)	Reduce permit processing times relative to current levels.	12/31/2024	6th Cycle	Completed	<p>This work was completed pursuant to Ordinance Number 306 and 307, adopted on February 22, 2023. Both ordinances demonstrate the Town's efforts to reduce permitting timelines compared to prior levels.</p> <p>In addition, the Town adopted objective development standards for the Rheem Center in 2023 to expedite development review in that area and continues to develop additional objective standards to further streamline project approval timelines.</p> <p>These efforts have resulted in significantly reduced processing times. In 2024, the Town approved a 66-unit residential project at 1600 School Street in less than six months after the application was deemed complete. In 2025, the Town approved a 49-unit multifamily residential project on a vacant Park Street parcel in less than five months after the application was deemed complete. These approval timelines represent a substantial reduction compared to applications processed in previous years.</p>	Other	1	<p>Ordinance Number 306: https://www.moraga.ca.us/DocumentCenter/View/10351/Ord-306-Amend-MMC-Title-8---MCSP-Area-Rezoning-2023-PDF</p> <p>Ordinance Number 307: https://www.moraga.ca.us/DocumentCenter/View/10352/Ord-307-Amend-MMC-Title-8---Rheem-Park-Area-Rezoning-2023PDF</p> <p>Ordinance Number 308: https://www.moraga.ca.us/DocumentCenter/View/10394/Ord-308-Rheem-Park-Objective-Design-Standards-PDF</p>
Infrastructure Grants (Program 31)	Submit at least one grant application during the first three years of the planning period.	12/31/2030	6th Cycle	Continuous	<p>Completed. The Town applied for and received a Priority Development Area (PDA) grant for \$600,000 to implement capital improvements for the School Street extension, new Bridge Street and extension of the Lafayette-Moraga Regional Trail. The Town will apply for additional grants as opportunities arise. The Town will be applying for a Prohousing Incentive Program grant in 2026 to support the Park Street senior affordable housing project.</p>	Other	1	<p>TC Resolution Number 14-2023: https://www.moraga.ca.us/DocumentCenter/View/10384/14-2023-Auth-MTC-Grant-Submission-for-PDA-Projects---School-Street-PDF</p>
Scenic Corridor Regulations (Program 32)	Ensure that realistic site capacity estimates can be met on Housing Opportunity Sites	12/31/2025	6th Cycle	Completed	<p>This work was completed pursuant to Ordinance Number 317, which amended the Scenic Corridor Regulations to:</p> <ul style="list-style-type: none"> • Reduce the width of scenic corridors from 500 feet on either side of the road centerlines to 200 feet from the edge of the road right-of-way. • Retain special design standards for projects in scenic corridors, but simplify these standards and the types of projects to which they apply. • Allow projects in scenic corridors to follow the same design review procedures applicable to all projects, including allowing staff review and approval of minor projects rather than automatically referring such projects to the Planning Commission. • Eliminate the 20-foot setback requirement for portable signs in scenic corridors • Reduce the scenic corridor buildingsetback in the MCSP area from 40 feet to 25 feet. • Eliminate the upper story setback requirement along scenic corridors in the MCSP area. • Eliminate the upper story setback requirement for projects within 500 feet of a scenic corridor in the R-20/24 zone. • Eliminate the portable sign requirement that they be set back at least 20 feet from the curb along designated scenic routes. 	Other	1	<p>Ordinance Number 317: https://www.moraga.ca.us/DocumentCenter/View/10385/Ord-317--Amend-MMC---Title-8---General-Plan-Community-Design-Element---Scenic-Corridors-PDF</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Moraga Center Specific Plan Implementation Support (Program 33)	Increased development feasibility on all sites in the MCSP area.	12/31/2030	6th Cycle	In Progress	This program was initiated in 2023 in accordance with the Housing Element and is intended to facilitate housing production throughout the planning period. The Town has received a \$600,000 Priority Development Area (PDA) grant to implement capital improvements, including the School Street extension, the new Bridge Street, and the extension of the Lafayette-Moraga Regional Trail. In addition, the Town received a PDA grant in the amount of \$87,725 for Moraga Center implementation support. The Town continues to coordinate with property owners and developers to address concerns related to Moraga Center Specific Plan (MCSP) development standards. Revisions to the MCSP R-6 regulations were completed in September 2024. Draft small-lot and townhome standards have been prepared and are currently under administrative review. Staff is also working on revisions to the R-20/R24 regulations, with revisions to the R-12 regulations to follow at a later date.	Other	1	TC Resolution Number 11-2023: https://www.moraga.ca.us/DocumentCenter/View/10386/11-2023-Approve-Submittal-of-Priority-Development-Area-PDS-Planning-Grant-PDF TC Resolution Number 14-2023: https://www.moraga.ca.us/DocumentCenter/View/10384/14-2023-Auth-MTC-Grant-Submission-for-PDA-Projects---School-Street-PDF Ordinance Number 315: https://www.moraga.ca.us/DocumentCenter/View/10354/Ord-315-MCSP-6-DUA-Zoning-Code-Amendments-PDF
Building Code Review (Program 34)	Update the Building Code every three years, or as otherwise needed to comply with State updates.	12/31/2030	6th Cycle	Continuous	The tri-annual building code update was completed per Ordinance Number 318 on January 14, 2026. The Town will continue to work with the Contra Costa County Conservation and Development Department to implement the California Building Code	Other	1	Ordinance Number 318: https://www.moraga.ca.us/DocumentCenter/View/10426/Ord-318---Repealing-and-Replacing-Moraga-MMC-1505-Building-Codes-PDF
Water and Sewer Service Providers (Program 35)	Priority access to water and sewer service for affordable units	1/31/2023	6th Cycle	Completed	This action was completed immediately after Housing Element adoption in 2023. Receipt of the document by East Bay Municipal Utility District was confirmed.	Other	1	CCCSD Transmittal of Adopted 2023-2031 Housing Element: https://www.moraga.ca.us/DocumentCenter/View/10387/CCCSD-Transmittal-of-Adopted-2023-2031-Housing-Element-PDF EBMUD Transmittal of Adopted 2023-2031 Housing Element: https://www.moraga.ca.us/DocumentCenter/View/10388/EBMUD_Transmittal-of-Adopted-2023-2031-Housing-Element-PDF
Sustainable Residential Development (Program 36)	Reduced greenhouse gas emissions and home energy costs.	12/31/2031	6th Cycle	Continuous	(a) Completed per Ordinance Number 318 on January 14, 2026 (b) MCE offers a number of incentive programs available to lower income households, including MCE's home energy savings, Heat Pump HVAC Rebate etc. (d) The Town will continue to coordinate with RecycleSmart and meets with them monthly (e) The Town will continue to work on this item. (g) Completed per Ordinance Number 300 on October 12, 2022, establishing requirements for electric vehicle charging stations in new development. (h) The Town will continue to work on this item / Items Completed: Water Bottle Refilling Stations EV charging stations installed at Town office and Moraga Commons Park Energy Efficient Lighting was installed at Town offices at 329 Rheim Blvd. (c) Completed per Ordinance Number 298 on February 9, 2022. (f) Initiated per Ordinance Number 310 on June 14, 2023. In addition to the measures listed above, the Town adopted its 2040 General Plan on November 13, 2024. The updated Plan includes a "Sustainability" chapter, which expresses the Town's commitment to sustainable development and provides a guide for how the General Plan advances sustainable development principles.	Other	1	MCE Incentives to Reduce Carbon Emissions: https://incentives.mcecleanenergy.org/?site=1&zip_code=94556&city_id=2652&homeownership_status=homeowner&tax_filing_status=head_of_household&household_size=2&income=40000&lang=en-US Ordinance Number 298: https://www.moraga.ca.us/DocumentCenter/View/10390/Ord-298-Amend-MMC-Title-8-and-add-Chapter-8178---MWELO-PDF Ordinance Number 300: https://www.moraga.ca.us/DocumentCenter/View/10389/Ord-300-Amend-MMC-Title-8---EV-Charging-Stations-PDF Ordinance Number 310: https://www.moraga.ca.us/DocumentCenter/View/10391/Ord-310-Repeal-and-Replace-MMC-Chapter-1504-PDF TC Resolution Number 62-2024: https://www.moraga.ca.us/DocumentCenter/View/10392/62-2024-General-Plan-2040-PDF Ordinance Number 318: https://www.moraga.ca.us/DocumentCenter/View/10426/Ord-318---Repealing-and-Replacing-Moraga-MMC-1505-Building-Codes-PDF
Allowances for Special Housing Types (Program 37)	Create housing opportunities for persons with special needs.	12/31/2025	6th Cycle	In Progress	(a - g) Implemented via Ordinance Number 316. H and I related to SROs and co-housing will be completed when further funding is available.	Other	1	Ordinance Number 316: https://www.moraga.ca.us/DocumentCenter/View/10361/Ord-316-Amend-Moraga-Zoning-Ord-Title-8-to-Implement-the-2023-2031-Moraga-Housing-Element-PDF-

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Publicize Senior Housing Resources. (Program 38)	Provide Information	12/31/2031	6th Cycle	Continuous	(a) Completed. (b) The Town will continue to work on this item. (c) Completed. The Town will continue to provide information at public events. As noted earlier in the Progress Report, the Town had a housing "booth" at the annual Pear and Wine festival.	Other	1	Housing Resources webpage: https://www.moraga.ca.us/587/Housing-Resources About Town December 11, 2025 edition: https://www.moraga.ca.us/DocumentCenter/View/10382/About-Town-December-11-PDF
Address Homeless Housing, Services and Referral. (Program 39)	Provide information and referrals	12/31/2031	6th Cycle	Continuous	Completed, see webpage: https://www.moraga.ca.us/587/Housing-Resources	Other	1	Housing Resources webpage: https://www.moraga.ca.us/587/Housing-Resources
Countywide Homeless Survey (Program 40)	Obtain a count of the unhoused population in the County and in Moraga to inform local and regional policy decisions.	12/31/2031	6th Cycle	Continuous	The Town participated in the 2026 Contra Costa Point-in-Time count.	Other	1	None
Housing and Services for Persons with Disabilities (Program 41)	(a) Connect residents with developmental disabilities and their families to resources (b) Ensure equal access to housing for persons with disabilities	12/31/2024	6th Cycle	Continuous	(a) The Town provides resources references for persons with disabilities on the Town's Housing Resources webpage. (b) Completed per Ordinance 316. (c) Completed. The Town provides new of resources in its About Town email newsletter, most recently on December 11, 2025	Other	1	Ordinance Number 316: https://www.moraga.ca.us/DocumentCenter/View/10361/Ord-316-Amend-Moraga-Zoning-Ord-Title-8-to-Implement-the-2023-2031-Moraga-Housing-Element-PDF Housing Resources webpage: https://www.moraga.ca.us/587/Housing-Resources About Town December 11, 2025 edition: https://www.moraga.ca.us/DocumentCenter/View/10382/About-Town-December-11-PDF
Priority Processing and Technical Assistance for Housing for Extremely Low-Income Households (Program 42)	Development of units affordable to extremely low-income households	12/31/2024	6th Cycle	In Progress	The Town has updated applications for SB 35 and SB 330. The Town provides early assistance on development applications with preliminary review and informal meetings to provide guidance on projects.	Other	1	SB 35 Streamlined Housing Development Moraga Application: https://www.moraga.ca.us/DocumentCenter/View/9080/SB-35-Streamlined-Housing-Development-Moraga-Application-PDF SB 330 Preliminary Moraga Application: https://www.moraga.ca.us/DocumentCenter/View/6012/SB-330-Preliminary-Moraga-Application-PDF
Affirmatively Further Fair Housing (Program 43)	(a) through (f): refer to relevant programs (g) and (j); Respond to 100% of complaints received include nondiscrimination clauses in 100% of rental agreements and deed restrictions for affordable housing	12/31/2031	6th Cycle	Continuous	(a) Programs 1 - 4 Ordinance work completed on 11/14/2024, 1/25/2025, and 6/6/2025. Program 5 in progress. (b) Program 11, the Town continues to monitor opportunities to participate in Federal, State and County financial assistance programs for affordable housing by assisting developers in accessing funding for affordable housing Program 26, Town will complete amendments to the Planned Development regulations by December 2024. Program 27, because the Town now has an inclusionary requirement, it is anticipated that multifamily residential projects will be eligible for the State density bonus parking standards. The Town adopted reduced standards for parking in June 2025. Programs 28-32, see status updates earlier in table (c) See status updates earlier in the table for Programs 10, 12, and 41. The Town is actively working with an affordable housing developer on a 100 percent affordable project in the Rheem Center and is further working with private developers on their production of inclusionary affordable housing units. The Town is also conducting outreach to affordable housing developers and service providers and has added information to its website related to special needs and affordable housing. (d) Adopted Inclusionary Housing Ordinance on December 14, 2022. Adopted State Density Bonus by reference October 26, 2022. (e) See Program 16 and 19 status updates earlier in the table (f) See earlier status updates for Programs 20 and 24. The Town has reached out to ECHO housing. (g) Completed and on-going. (h) Fair housing information is on the Town's website https://www.moraga.ca.us/587/Housing-Resources (i) On-going; will be implemented as needed as affordable units are created (j) ECHO housing is available to provide fair housing services, first-time home buyer counseling, and tenant/landlord services. (k) Completed First annual Fair Housing Training with Eden Council for Hope and Opportunity (ECHO) Housing on January 26, 2024.	Other	1	A) Program 1, completed on November 14, 2024. Program 2 completed on November 14, 2024. Program 3 completed on January 25, 2025. Program 4, Ordinance work completed on June 25, 2025. Program 5, in progress. B) Program 11 in-progress. Program 26 in-progress. Program 27 completed on June 25, 2025. Program 28 complete by 2027 Program 29 complete by 2028 Program 30 completed on February 22, 2023. Program 31 continuous. Program 32 completed on December 10, 2025. C) Program 10 in-progress. Program 12 in-progress. Program 41 continuous. D) Ordinance 303: https://www.moraga.ca.us/DocumentCenter/View/10379/Ord-303-Amend-MMC-Title-8--Affordable-Housing-PDF Ordinance Number 304: https://www.moraga.ca.us/DocumentCenter/View/10357/Ord-304-Amend-MMC-Title-8---Density-Bonus-to-Conform-with-State-Law-2022-PDF E) 9 ADU's received a Building Permit Issuance in 2025. No SB9 Applications received in 2025. F) Program 20 continuous. Program 24 continuous.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Jurisdiction	Moraga
Reporting Period	(Jan. 1 - Dec. 31) 2025
Planning	6th Cycle 01/31/2023 - 01/31/2031

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Moraga	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Moraga	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction	Moraga	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Moraga
Reporting Year	2025 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	65,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element	\$65,000.00	\$65,000.00	Completed	Local General Fund	Close out Report Completed November 28, 2023.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	5
	Non-Deed Restricted	0
Low	Deed Restricted	40
	Non-Deed Restricted	2
Moderate	Deed Restricted	8
	Non-Deed Restricted	4
Above Moderate		62
Total Units		121

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		0
Total Units		10

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		0
Total Units		4