



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](#)