

Public Meetings

City Council

Tuesday, Nov. 19, 7 p.m. Auditorium, Orinda Library, 26 Orinda Way

Planning Commission

Tuesday, Nov. 12, 7 p.m. Auditorium, Orinda Library, 26 Orinda Way

Citizens' Infrastructure Oversight Commission

Wednesday, Nov. 13, 6:30 p.m. Sarge Littlehale Community Room, 22 Orinda Way

Check online for agendas, meeting notes and announcements

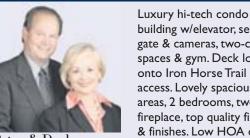
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Orinda's Draft Housing Element Finally Heading to End Zone?

By Laurie Snyder

he Orinda Planning Commission recently moved the ball forward on Orinda's Housing Element with its recommendation to recent version of the document draft five – as well as the Initial Study and Mitigated Negative Declaration, Zoning Ordinance text, and General Plan and map amend-

The Oct. 29 commission meeting was the first of the latest public hearings to help Orindans achieve détente with state and local officials the City Council to adopt the most regarding the creation of a Housing Element for Orinda's General Plan.

With the civic equivalent of a two minute warning looming, time is of the essence. Orinda must obtain certification from the Califorments associated with the Element. nia Department of Housing and

31, 2014. Failure to do so puts the have a certified housing elecity at risk of losing significant ment," noted planning commistransportation and planning dollars.

be held before the City Council on view process undertaken by the Nov. 19 at 7 p.m. If approved by council members, staff would then immediately send the Element to a lot of input from people to get the HCD for review.

"We're the last city of 19

Community Development by Jan. cities in this county that doesn't sion chair Carlos Baltodano, who The second of the hearings will described the housing element recity these last several years as "arduous." He added, "We've had to this point."

... continued on next page

New Orinda Grove Neighborhood Rolls Out the Welcome Mat

By Laurie Snyder



"The project is well on its way to being a very good asset for the community," said Orinda city manager Janet Keeter of the Orinda Grove neighborhood currently under development. Keeter advised the Orinda City Council that more than 1,500 people had toured the model homes even before Pulte's Oct. 24 ribbon cutting - an indicator of the expected competition for just 73 new homes.

__news Oct. 22 from Janet at below market rate. Keeter, city manager, about burgeoning public interest in the 73 proved the project back in 2008," regarding eight of those homes income levels," and that these prospective homeowner eligibility.

n addition to hearing positive which will be classified and sold homes "were to be made available to households with at least four "When the city council appersons." Staff, in consultation with city attorneys and the develhomes being created for Orinda's said planning director Emmanuel opers, subsequently worked out newest neighborhood - Orinda Ursu, "there was a condition of ap- criteria for setting the below mar-Grove - members of the Orinda proval that required eight of the ket rate price for the first four City Council received an update units to be affordable at moderate homes and for determining

family of four – that is \$102,850 than 35 percent of the household income would go toward housing costs," explained Ursu. For city purposes, he said, "housing costs" would include the principle, interest, tax, insurance, homeowners' association fees, utilities, maintenance, and city costs to operate the below market rate program.

"We also assumed a 10 percent down payment and fixed rate mortgage over 30 years, using the average mortgage rate for the prior 12 months," ultimately settling on a sales price of \$385,000.

"The way we established the That price will be reassessed, price is we used 110 percent of when the remaining units are the area median income for a ready, in response to median income and mortgage rate changes. a year. We assumed that no more A concerted effort is being made to reach out to local businesses, schools, churches, and others who have contact with individuals working in Orinda. "We want to target folks that are locally employed, as they will have priority," stressed Ursu.

Staff will host a workshop in November or early December to explain the details of the below market rate program. A date will be announced soon. The deadline to apply will likely be in mid-Jan-



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