

**PREFACE**

The City of Del Rey Oaks (City) 2019 Housing Element was adopted by the City Council on December 17, 2019. The following appendices are from the 2019 Housing Element, with only minor updates to the Land Inventory and Program Assessment (Appendix C and Appendix E) sections of the adopted Housing Element.

**Appendices A-E** include:

**Appendix A:** HCD Review Letter, 2020

**Appendix B:** Outreach/Public Participation

**Appendix C:** Land Use Inventory Table C-1 and Supplemental Mapping

**Appendix D:** Funding Resources

**Appendix E:** Matrix of Existing Housing Element Policies



**Appendix A**  
**HCD Review Letter**



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



March 16, 2020

Danial "Dino" Pick, City Manager  
City of Del Rey Oaks  
650 Canyon Del Rey Blvd  
Del Rey Oaks, CA 93940

Dear Dino Pick:

**RE: City of Del Rey Oak's 5<sup>th</sup> Cycle (2015-2023) Adopted Housing Element**

Thank you for submitting the City of Del Rey Oak's (City) housing element adopted December 17, 2019 and received for review on January 15, 2020. HCD considered comments from LandWatch, pursuant to Government Code section 65585, subdivision (c). Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted element is not substantially the same as the revised draft element received on September 19, 2019. Multiple revisions were made to the analysis, the site inventory, and the program sections of the element. Consequently, revisions are necessary to comply with State Housing Element Law (Article 10.6 of the Government Code).

- *Regional Housing Needs Allocation (RHNA)*
  - The housing element cannot be found in full compliance until the City has rezoned sites to address the unaccommodated need from the 4th cycle planning period. Pursuant to Government Code section 65584.09, a jurisdiction that failed to identify or make available adequate sites to accommodate all of the previous cycle's housing need must zone or rezone adequate sites to accommodate all of the previous cycle's unmet housing need within the first year of the next housing element cycle. However, as this year has passed and zoning to address the 59-unit shortfall has not been implemented, the housing element is out of compliance and will remain out of compliance until the actions have been completed. In addition, the City has an 11-unit shortfall for the 5<sup>th</sup> cycle planning period.
  - Program A.1 - Accommodate the City's RHNA, describes 5 candidate sites to accommodate its RHNA for lower-, moderate-, and above moderate RHNA. HCD's November 14, 2019 Findings Letter approved

Sites 1 and 1a for rezoning. Sites 2 and 3 are potentially inadequate due to the lack of water availability. While the element includes a description of planned water, there is insufficient analysis to establish water availability during the planning period. Additional analysis of the water plan, including actions, phasing, and timing is required to ensure Sites 2 and 3 can be developed within the planning period. Site 4 is the City’s Accessory Dwelling Unit (ADU) strategy. As such, it does not meet the requirements of Government Code section 65583.2, subdivisions (h) and (i), for rezoning. In addition, given the moratorium on water hook-ups for ADUs, HCD does not allow any credit toward RHNA for ADUs.

- Rezoned sites must meet the requirements of adequate sites pursuant to Government Code section 65583.2, subdivision (c). Complete analysis must be provided. For additional information, see HCD’s *Building Blocks’ webpage at <https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml>*
- Be advised timeframes imposed pursuant to Government Code section 65583, subdivision (c)(1)(A), have elapsed; therefore, the provisions of Government Code section 65583, subdivision (g), apply to Del Rey Oaks. All sites included in Table 3-3 are subject to these provisions. Specifically, Government Code section 65583, subdivision (g), states in the event a local government fails to complete rezoning by the deadline prescribed in Government Code section 65583, subdivision (c)(1)(A), a local government may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project:
  - is proposed to be located on a site required to be rezoned and
  - complies with applicable objective general plan and zoning standards and criteria, including design review standards, described in the rezone program action.

In addition, any subdivision of sites shall be subject to the Subdivision Map Act, and design review shall not constitute a “project”.

Noncompliance with these requirements and other requirements of state law creates the risk of the jurisdiction being subject to a lawsuit and court order to compel action and compliance.

### *Emergency Shelters*

- The housing element cannot be found in full compliance until the City has amended zoning to permit a year-round emergency shelter without discretionary action pursuant to Government Code section 65583, subdivision (a)(4)(A). Once the City adopts a zoning ordinance to allow emergency shelters by-right, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence identifying the updated status of the City’s housing element compliance.

*Four Year Update:*

- The City did not adopt its housing element within 120 days of the statutory due date, and the due date for the four-year update (December 31, 2019) has passed. Therefore, pursuant to Government Code section 65588, subdivision (e), prior to obtaining housing element compliance, the City must adopt a compliant four-year update.
  - Specifically, Government Code section 65588, subdivision (e)(4), requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City did not meet the requirements of Government Code section 65588, subdivision (e)(4); therefore, it is subject to the four-year revision requirement.
  - In addition, the four-year update requires, among other things, standalone public outreach and participation, separate from the public outreach conducted for the initial 5<sup>th</sup> cycle housing element. The element must also demonstrate meaningful progress in implementation since adoption of the initial 5<sup>th</sup> cycle housing element.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. Housing element compliance is a threshold criteria to receive SB 2 Planning Grant funding. HCD received the City's SB 2 Planning Grant application and is placing the City's application on hold pending determination of housing element compliance. To ensure the awarding of grant funding, in addition to other program requirements, the City's housing element must be determined to be compliant with sufficient time to meet the encumbrance deadline of June 30, 2020. A determination of compliance after February 2020 puts the City's award of SB 2 Planning Grant Program funding at risk of not meeting the encumbrance deadline. Additional guidance can be obtained from the SB 2 Planning Grant Team at [SB2PlanningGrant@hcd.ca.gov](mailto:SB2PlanningGrant@hcd.ca.gov).

HCD appreciates the efforts and dedication the City's consultants, Denise Duffy and Ashley Quackenbush provided in preparation and adoption of the housing element. HCD is committed to assisting the City of Del Rey Oaks in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Divya Ram, of our staff, at (916) 263-7442.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is written in a cursive, flowing style.

Shannan West  
Land Use & Planning Manager



**Appendix B**  
**Outreach/Public Participation**

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## City of Del Rey Oaks Housing Element Documents and Meetings

### 5<sup>th</sup> Cycle Housing Element<sup>1</sup> Meetings during 2019 Adoption

November 25, 2019 Draft Housing Element [Housing Element version](#) (for final review for Planning Commission and City Council).

This link has been updated to <https://www.delreyoaks.org/documents> under Housing.

November 25, 2019 [Planning Commission Public Hearing](#)

- [Planning Commission Special Meeting Agenda Packet Part One November 25, 2019](#)
- [Planning Commission Special Meeting Agenda Packet Part Two November 25, 2019](#)
- [Planning Commission Special Meeting Agenda Packet Part Three November 25, 2019](#)

December 17, 2019 [Special City Council Public Hearing](#)

### Additional Meeting & Documents for Housing Element Update Postings and Timeline as of April 19, 2023

June 9, 2021 [Special Meeting of Joint City Council and Planning Commission Study Session Video](#)

- [Special Meeting Joint Study Session Agenda](#) (English)
- [Special Meeting Joint Study Session Agenda](#) (Español)

March 30, 2022 [Housing Element Workshop Video](#)

December 14, 2022, Emergency Shelter Ordinance [Planning Commission Meeting Agenda Packet](#)

March 16, 2023, Workshop [Housing Element Workshop and Joint Meeting of City Council and Planning Commission Agenda Packet](#)

March 28, 2023 Emergency Shelter Ordinance and Status Report on Housing Element Update [City Council Meeting Agenda Packet](#)

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<sup>1</sup> Additional documents are also available at <https://www.delreyoaks.org/documents> Housing.

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<b>Group</b>	<b>Contact Person</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
Alliance on Aging		280 Dickman Avenue	Monterey	CA	93940
Alliance on Aging		570 Lighthouse Avenue	Pacific Grove	CA	93950
AMBAG		24580 Silver Cloud Ct	Monterey	CA	93940
American Legion		1000 Playa Avenue	Seaside	CA	93955
Blind and Visually Impaired Center of Monterey County		225 Laurel Avenue	Pacific Grove	CA	93950
Boys and Girls Club		1332 La Salle Avenue	Seaside	CA	93955
CCCIL		318 Cayuga Street, Suite 2085	Salinas	CA	93901
CHISPA, Inc.		295 Main Street, Ste 100	Salinas	CA	93901
Christian Memorial Community Church		2699 Colonel Durham St.	Seaside	CA	93955
Christian Methodist Episcopal Church		625 Elm Avenue	Seaside	CA	93955
Citizens League for Progress	Ewalker James	PO Box 1272	Seaside	CA	93955
City of Marina	Community Development	209 Cypress Avenue	Marina	CA	93933
City of Monterey	Elizabeth Caraker	580 Pacific Street	Monterey	CA	93940
City of Pacific Grove		300 Forest Avenue	Pacific Grove	CA	93950
City of Sand City	City Hall	1 Sylvan Park	Sand City	CA	93955
City of Seaside		440 Harcourt Ave	Seaside	CA	93955
Community Human Services		1152 Sonoma Avenue	Seaside	CA	93955
Community Partnership for Youth		PO Box 42	Monterey	CA	93942
County of Monterey Department of Social Services		1000 South Main St., Ste 209-A	Salinas	CA	93901

Group	Contact Person	Address	City	State	ZIP
County of Monterey Department of Social Services	Branch Director, Henry Espinosa	1000 South Main St., Ste 211	Salinas	CA	93901
County of Monterey Department of Social Services	Comm. Affil. Mang., Margarita Zarraga	1000 South Main St., Ste 301	Salinas	CA	93901
County of Monterey Department of Social Services	Branch Director, Robert Taniguchi	1000 South Main St., Ste 205	Salinas	CA	93901
CSUMB	Rebecca Moreno, Coordinator of Community Partnerships Serv. Learning	100 Campus Center	Seaside	CA	93955
DDA Planning	Attn: Denise Duffy	947 Cass St, Ste 5	Monterey	CA	93940
Del Monte Manor	Neighborhood Network Center	1466 Yosemite Street	Seaside	CA	93955
Del Monte Manor Villa Del Monte Senior Housing	Low Cost Housing	1466 Yosemite Street	Seaside	CA	93955
Del Rey Woods School	Principal	1281 Plumas Avenue	Seaside	CA	93955
Disabled Veterans	James Bogan	PO Box 1452	Seaside	CA	93955
El Sol		1083 S. Main St	Salinas	CA	93901
Emmanuel Church of God in Christ		1450 Sonoma Avenue	Seaside	CA	93955
EPS, Inc.	Attn: David Zender	400 Capitol Mall, 28th Floor	Sacramento	CA	95814
Faith Lutheran Church		1460 Hilby Avenue	Seaside	CA	93955
Finegan Law Firm	Attn: Brian Finegan	PO Box 2058	Salinas	CA	93902
Food Bank of Monterey County		815 W. Market Street	Salinas	CA	93901
Friends of the Seaside Library	Alicia O'Neill, President	550 Harcourt Avenue	Seaside	CA	93955
Girls, Inc.		318 Cayuga Street, Suite 101A	Salinas	CA	93901

<b>Group</b>	<b>Contact Person</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
GPS Solutions	Attn: Joe Headley	135 W Franking St #8	Monterey	CA	93940
Greater Victory Temple		1620 Broadway Avenue	Seaside	CA	93955
Hilltop United Methodist Church of Seaside		1340 Hilby Avenue	Seaside	CA	93955
Housing Resource Center		201 John Street	Salinas	CA	93901
Interim, Inc.		PO Box 3222	Monterey	CA	93942
International School		1720 Yosemite Street	Seaside	CA	93955
John Treble		1440 Chapin Ave, Ste 370	Burlingame	CA	94012
KAZU Radio (Public Radio)	Box 201, Room 317	100 Campus Center	Seaside	CA	93955
KION-TV (Chanel 46)		1550 Moffett Street	Salinas	CA	93905
KSBW-TV (Chanel 8)		PO Box 81651	Salinas	CA	93912
KSMS-TV (Chanel 67)		67 Garden Court	Monterey	CA	93940
LULAC		PO Box 1396	Salinas	CA	93902
Martin Luther King School	Principal	1713 Broadway Avenue	Seaside	CA	93955
Meals on Wheels		700 Jewell Avenue	Pacific Grove	CA	93950
Mike and Sean Kranyak		200 Clocktower Ste D208	Carmel	CA	93923
Monterey Bay Community Parnership	Attn: Matt Huerta	PO Box 1699	Seaside	CA	93933
Monterey Bay Community Power		70 Garden Ct Ste 300	Monterey	CA	93940
Monterey Bay LINKS, Inc.	Ruthie Watts	PO Box 1699	Seaside	CA	93955
Monterey County Advocacy Housing Council		34 E. Rossi Street	Salinas	CA	93907
Monterey County Herald	Newsroom	PO Box 271	Monterey	CA	93940
Monterey County Housing Authority		PO Box 1307	Salinas	CA	93902
Monterey County Office of Education		PO Box 80851	Salinas	CA	93912
Monterey County Weekly		668 Williams Avenue	Seaside	CA	93955
Monterey Peninsula College	Student Services	980 Fremont Street	Monterey	CA	93940

<b>Group</b>	<b>Contact Person</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
MPUSD	Board of Education	700 Pacific Street	Monterey	CA	93940
NAACP		PO Box 782	Seaside	CA	93955
Neill Engineers	Attn: Sherman Low	PO Box LL	Carmel By the Sea	CA	93921
Parade of Champions	Jerry Thorne	PO Box 811	Seaside	CA	93955
SALINAS LULAC COUNCIL #2055	President: Christopher Barrera	P.O. Box 1396,	Salinas	CA	93902
Salvation Army	Monterey Peninsula Corps	1491 Contra Costa Street	Seaside	CA	93955
Seaside City Chamber of Commerce		505 Broadway Avenue	Seaside	CA	93955
Seaside High School	Principal	2200 Noche Buena Street	Seaside	CA	93955
Seaside Lions Club		PO Box 874	Seaside	CA	93955
Seaside Middle School	Principal	999 Coe Avenue	Seaside	CA	93955
Seaside Raiders		PO Box 813	Seaside	CA	93955
Shelter Outreach Plus		PO Box 1340	Marina	CA	93933
St. Francis Xavier Church		1475 La Salle Avenue	Seaside	CA	93955
St. Vincent de Paul		1269 Fremont Street	Seaside	CA	93955
The Otter Realm (CSUMB)		100 Campus Center	Seaside	CA	93955
The Seaside Post News Sentinel		PO Box 670	Seaside	CA	93955
The Village Project		1069 Broadway Avenue, Ste 201	Seaside	CA	93955
United Way		60 Garden Court, Suite 350	Monterey	CA	93940
Valley Health Associates		338 Monterey St	Salinas	CA	93901
VFW Post 8679	Commander Thomas Davis	PO Box 25	Seaside	CA	93955
Vounteer Center of Monterey County		376 South Main Street	Salinas	CA	93901
YMCA		600 Camino El Estero	Monterey	CA	93940



City Address List

SHERMAN LOW  
NEILL ENGINEERS CORP  
PO BOX LL  
CARMEL CA 93921

RAFAEL PAYAN  
MONTEREY PARKS DIST  
PO BOX 223340  
CARMEL CA 93922

AMBAG  
PO Box 2453  
Seaside CA 93955

CRISTINA SMITH  
IMS  
945 HORN BLEND ST STE G  
SAN DIEGO CA 92109

MONTEREY ONE WATER  
(formerly MPRPCA) BOX 2109  
MONTEREY CA 93942

MONTEREY PENINSULA  
WATER MANAGEMENT DISTRICT  
BOX 85  
MONTEREY CA 93942

SERVICE PLANNING SUPERVISOR  
PG&E  
2311 GARDEN RD  
MONTEREY CA 93940

NICK CHIULOS  
MONTEREY COUNTY ADMIN  
168 W ALISAL ST #3  
SALINAS CA 93901

City Address List

ROBIN MCCRAE  
COMMUNITY HUMAN SERVICES  
PO BOX 3076  
MONTEREY CA 93942

KCBA-KION-COWLES-ACKERLEY  
COMMUNITY CALENDAR  
1550 MOFFETT ST  
SALINAS CA 93905-3342

MONTEREY PENINSULA AIRPORT DISTRICT  
200 FRED KANE DR STE 20  
MONTEREY CA 93940

GEORGE JAKSHA  
1130 ROSITA RD  
DEL REY OAKS CA 93940

HOME OWNERS ASSOCIATION  
THE OAKS  
515 CANYON DEL REY RD.  
DEL REY OAKS, CA 93940

MIKE HAYWORTH  
4 CARLTON DR  
DEL REY OAKS CA 93940

SHEILA ZIMMERMAN  
1085 PALOMA  
DEL REY OAKS, CA 93940

City Address List

JEREMY HALLOCK  
979 VIA VERDE  
DEL REY OAKS CA 93940

ERA ABRAHAM  
COAST WEEKLY  
668 WILLIAMS RD  
SEASIDE CA 93955

EDDIE GARCIA, DIR GVMT AFFAIRS  
AT&T  
1900 SOUTH 10TH ST  
SAN JOSE CA 95112

CAL AM WATER CO  
PO BOX 951  
MONTEREY CA 93942

DENISE DUFFY AND ASSOCIATES

947 CASS ST STE 5  
MONTEREY CA 93940

DAVID ZEHNDER  
Economic & Planning Systems  
400 Capitol Mall Ste. 2728  
Sacramento, CA 95814-4407

WOODMAN DEVELOPERS  
24571 SILVER CLOUD CT STE 101  
MONTEREY CA 93940

City Address List

LANDWATCH  
MONTEREY COUNTY ADMIN  
PO BOX 1876  
SALINAS CA 93902

GOVERNMENT AFFAIRS COORDINATOR  
201-A CALLE DEL OAKS  
DEL REY OAKS CA 93940

CASANOVA OAK KNOLLS  
NEIGHBORHOOD ASSOC  
PO BOX 2304  
MONTEREY CA 93942

SUZANNE WALLIN  
1025 VIA VERDE  
DEL REY OAKS CA 93940

PAULA RISO  
MARINA COAST WATER  
11 RESERVATION RD  
MARINA CA 93933

Sherry Peverini  
The Orosco Group  
10 Harris Court, Suite B-1  
Monterey, CA 93940

## City Address List

Carpenters Union  
Attn. Ned Van Valkenburgh  
225 Searidge Road  
Aptos, CA 95003

EMC Planning Group  
E. J. Kim  
301 Lighthouse Ave Ste C  
Monterey CA 93940

Becky Jones  
261 Webster St  
Monterey CA 93940

Abel Moran  
117 Pajaro St  
Salinas CA 93901

Kim Svetich-Will  
57 Melway Circle  
Monterey, CA 93940

MIKE ROESNER  
1007 PALOMA RD  
DEL REY OAKS CA 93940

Scott Donaldson  
1007 Portola Dr  
Del Rey Oaks CA 93940

Rev. Bob Hellam  
841 Rosita Rd  
Del Rey Oaks CA 93940

Brain Dempsey  
1635 Broadway Ave Seaside,  
CA 93955

Sharon Morelli  
PO Box 595  
Seaside, CA 93955

City Address List

Christine Kemp, Attorney At Law  
Noland, Hamerly, Etienne and Hoss  
PO Box 2510  
Salinas CA 93902-2510

Doug Burton  
1048 Paloma Rd  
Del Rey Oaks CA 93940

Gary Kreeger  
3 Quendale Ave  
Del Rey Oaks CA 93940

Frank  
52 Carlton  
Del Rey Oaks CA 93940

Gregory  
Dr

## **Housing Resources in Monterey County**

### **The Housing Authority of the County of Monterey (HACM)**

<http://www.hamonterey.org/index.html>

HACM is a public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County.

123 Rico Street  
Salinas, Ca 93907  
Tel: 831-775-5000  
Fax 831-424-9153  
TDD 831-754-2951

### **California Department of Developmental Services**

<http://www.dds.ca.gov>

Agency through which the State of California provides services and support to children and adults with developmental disabilities.

### **San Andreas Regional Center**

<http://www.sarc.org>

San Andreas Regional Center is a community-based, private non-profit corporation that is funded by the State of California to provide case management and referral services to people with developmental disabilities.

344 Salinas Street, Suite 207  
Salinas, CA 93901-2727  
Tel: (831) 759-7500  
Fax: (831) 424-3007

### **Central Coast Center for Independent Living**

<http://www.cccil.org/>

CCCIL promotes the independence of people with disabilities by supporting their equal and full participation in community life. CCCIL provides advocacy, education and support to all people with disabilities, their families and the community.

318 Cayuga Street, Suite 208  
Salinas, CA 93901  
Tel: (831) 757-2968  
TTY (831) 757-3949  
Fax: (831) 757-5549

288 Pearl St.  
Monterey, CA 93940  
Phone: (831) 649-2969  
TTY (831) 649-7148  
Fax: (831) 647-6224

## **Alliance on Aging**

<http://www.allianceonaging.org/>

Alliance on Aging is committed to providing services to low income seniors looking for affordable housing and provides information and referrals to Monterey County housing options.

Toll-free number 1-800-510-2020

Administrative Office  
2200 Garden Rd.  
Monterey, CA 93940 831.655.1334  
Tel: 831.758.4011  
Fax: 831.655.8781

Monterey Outreach Office  
280 Dickman Ave.  
Monterey, CA 93940  
Tel: 831.646.1458  
Fax: 831.646.1232

## **Gateway Center of Monterey County**

<http://gatewaycenter.org/>

Provides a variety of residential settings and services in Monterey County for people with developmental disabilities.

850 Congress Ave.  
Pacific Grove, CA 93950  
Tel: 831-372-8002  
Fax: 831.372.2411  
[info@gatewaycenter.org](mailto:info@gatewaycenter.org)

## **Interim**

<http://www.interiminc.org/>

A mental health agency providing residential treatment and affordable housing opportunities. Housing programs offers groups homes and apartments. Residents receive case management and mental health support services.

Phone: 831-649-4522

## **Center for Community Advocacy /Centro de Abogacía de la Comunidad**

<http://cca-viva.org/>

The Center for Community Advocacy (CCA) trains farmworkers to form and lead neighborhood-based tenant and health committees that, themselves, advocate for improved housing and health conditions for farmworkers and other low-income families in Monterey County.

22 West Gabilan Street  
Salinas, CA 93901  
Phone: (831) 753-2324



Fax: (831) 753-0104  
Email: info@cca-viva.org

## **LEGAL SERVICES:**

### **California Department of Fair Employment and Housing**

<http://www.dfeh.ca.gov/DFEH/default/>

Handles discrimination claims for California residents

Phone: 800-233-3212

Email: contact.center@dfeh.ca.gov

### **Conflict Resolution and Mediation Center**

<http://conflictresolutionandmediationcenter.com/>

CRMC is designed to reduce barriers to services, including physical, linguistic, cultural, and economic barriers. CRMC provides mediation and conflict resolution services, including landlord/tenant and neighborhood problems.

1900 Garden Road, Suite 110

Monterey, CA 93940

Phone: (831) 649-6219

### **Legal Services for Seniors**

<http://www.legalservicesforseniors.org>

Legal Services for Seniors, a non-profit 501(c)(3) law firm that helps Monterey County senior citizens with many legal housing matters.

915 Hilby Avenue, Suite

Seaside, California

Phone: 831.899.0492

21 W. Laurel Avenue, Suite 83

Salinas, California

Phone: 831.442.7700

Toll-free from Southern Monterey County 800.499.1247

### **California Rural Legal Assistance**

<http://www.crla.org/>

CRLA provides legal services that improve the quality of life for low-income individuals and their rural communities. CRLA serves a wide array of clients including farm worker populations, individuals with disabilities, immigrant populations, school children, lesbian/gay/bisexual and transgender populations, seniors and individuals with limited English proficiency.

2100 Garden Road #D

Monterey, CA 93940

Phone: (831) 375-0505

3 Williams Road  
Salinas, CA 93905  
Phone: (831) 757-5221

**Disability Rights California - Protection & Advocacy System**

<http://www.pai-ca.org>

Agency works in partnership with persons with disabilities - to protect, advocate for, and advance their human, legal, and service rights. Protecting peoples' rights to accessible and fair housing is a major emphasis of their activity.

Toll Free 800.776.5746

**RENTAL, EVICTION AND EMERGENCY ASSISTANCE:**

**Housing Resource Center**

HRC of Monterey County is a non-profit organization that assists Monterey County residents to either remain in their current rental unit, enter the rental housing market, or to learn about available housing services. Services focus on families and individuals who strive to maintain financial independence, especially the very low to low-income.

124 E Rossi  
POB 1307 93902  
Salinas, CA. 93901  
Phone (831) -424-9186  
Email: [leadcounselor@hrcmc.org](mailto:leadcounselor@hrcmc.org)

**Salvation Army - Good Samaritan Center**

<http://www.tsamonterey.com>

The Salvation Army Good Samaritan Center Provides eviction prevention/rental assistance to assist families in avoiding eviction/homelessness. The Salvation Army also offers two family housing programs with the goal of helping families transition into permanent housing and self-sufficiency.

Phone: 831-899-4988

**Tenants Together - Tenant Foreclosure Hotline**

[www.tenantstogether.org/hotlineintake](http://www.tenantstogether.org/hotlineintake)

California's Statewide Organization for Renters' Rights Tenants Together runs a hotline for tenants in foreclosure situations.

Phone: toll free at 888-495-8020

**John XXIII AIDS Ministry**

<http://www.johnxxiii.org/>

Provides case management services to assist with HIV and/or AIDS to avoid eviction or homelessness.

1121 Baldwin Street  
Salinas CA 93906

Tel: 831.442.3959  
Fax: 831.442.3985

780 Hamilton Avenue  
Seaside CA 93955  
Tel: 831.394.4747  
Fax: 831.393.3453

### **AFFORDABLE HOUSING NONPROFIT AGENCIES:**

There are several non-profit housing developers active in Monterey County. Each organization may target different segments of the income-eligible population for their affordable housing projects but generally offer the same types of programs, including:

- Self-Help Housing developments that allow eligible families to contribute their labor to the construction of their future home;
- Single family home subdivision; and,
- Multifamily rental projects (apartments) .

Non-profit housing developers are able to access a variety of grant, loan and tax credit programs that help keep the cost of development down. In return, the owners make the housing available at below-market rates to income-eligible households. The programs typically require housing units developed with their assistance to record affordability restrictions on the property to ensure that it remains affordable.

The largest non-profit housing developers active in Monterey County are:

#### **CHISPA, Inc.**

<http://www.chispahousing.org/>

295 Main St., Suite 100  
Salinas, CA 93901  
Phone: 831-757-6251  
Fax: 831.757.7537

#### **Mid-Peninsula Housing Corporation**

<http://www.midpen-housing.org/>

Watsonville Office  
77 Aspen Way, Suite 103  
Watsonville, CA 95076  
Phone: (831) 707 2130  
FAX: (831) 761 7218

#### **South County Housing**

<http://www.scounty.com/>

16500 Monterey Rd. #120,  
Morgan Hill, CA 95037  
Phone: 408-842-9181

**Interim**

<http://www.interiminc.org/>

A mental health agency providing residential treatment and affordable housing opportunities. Housing programs offers groups homes and apartments. Residents receive case management and mental health support services.

Phone: 831-649-4522

**Habitat for Humanity Monterey County**

<http://www.habitatmonterey.org/>

Self-help home building partnerships for families who qualify as low income.

Phone: 831-422-4828

**Appendix C**

**Table C-1**

**Land Use Inventory**

**2023 Update**

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The following site inventory in **Table C-1** provides an analysis of the land available within the City for residential development. Note: For the 2023 Update, text and tables for Sites 1 and 1a are included in **Chapter 3.0** which provides a full analysis of the land available within the City for residential development, and then compares this to the City's future housing needs as determined by AMBAG's RHNA.

This 2023 Update notes Sites 2 and 3 were not considered viable in 5th Cycle Update due to environmental constraints, limited area for development, land use and deed restrictions and access issues that would require large investments to address, as noted below. Additionally, Site 4 was not considered viable in the 5th Cycle Update due to water constraints.

The following **Table C-1** provides updated discussion of these former sites 2, 3 and 4, with supplemental mapping. The conclusions reached based upon the Site Inventory in Chapter 3.0 and updated analysis herein supports the HCD recommendation to focus the available land inventory for RHNA on Sites 1 and 1a, as previously addressed.

Note: See Chapter 3.0 for text and tables for evaluation of Sites 1 and 1a and summary conclusions for all sites.

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<b>Table C-1 Summary of Site Inventory Vacant Land, 5<sup>th</sup> Cycle<sup>1</sup></b>	
<b>Sites Inventory Analysis Summary – Site 2, Former Approved Hotel Site (Vacant)</b>	
<i>Note: Not considered viable in 5th Cycle Update due to constraints per HCD and City.</i>	
Assessor Parcel Number	259-011-025-000
Property Size	17.7 acres
Location	Southeast corner of General Jim Moore Boulevard and Highway 218
General Plan and Zoning designation	GC (C-1-V)
Dry Utilities	Energy: Pacific Gas & Electric (PG&E) Cable, Internet & Phone Service: Comcast or AT&T
Suitability and availability	Site 2 is accessible from Canyon Del Rey/Highway 218. The site is owned by the City and zoned for visitor serving uses. Improvements are needed for access from the roadway. Portions of the property are not considered useable due to natural resources and steep terrain. Rezoning for residential use would also be required. Due to majority of site with constraints, and access issues, this is not considered viable for residential or commercial use.
Map of sites	See <b>Figure 4</b> and this Appendix, Site 2 mapping.
Realistic capacity	Residential capacity is considerably constrained by environmental factors and water availability. Realistic capacity is limited due to available land that is not constrained by resources. Therefore, the City determined this site is not viable for housing development due to resource constraints and major highway improvements for site access.
Affordability Level of Units	Affordability is assumed to be low- to moderate-income level housing depending on the costs of improvements to allow access to the property.
Suitability and availability of non-vacant lands	Not Applicable (Vacant Land)
<b>Site 2: Additional Discussion</b>	
Site 2 is located southwest of Site 1a, at the boundary of the former Fort Ord military base and Canyon Del Rey at the intersection of General Jim Moore Boulevard and Canyon Del Rey (Highway 218). This site is approximately 17.7 acres, zoned C-1-V within the City of Del Rey Oaks. The site is currently undeveloped. The planned utilities include water, sewer and other dry utilities that would be served by local providers	

<sup>1</sup> Updated by Chapter 3.0, identifying Sites 1 and 1a as the only sites considered for 5<sup>th</sup> Cycle inventory.

identified above. No water or sewer connections or other utility services are currently being provided onsite.

The site is not zoned for residential uses. For residential uses on the site, further City action, including General Plan Amendment and Rezoning approvals would be needed.

Water allocations are not currently available under the MPMWD allocation system and no water is therefore available to serve the site.

Portions of the property are not considered useable due to natural resources and steep terrain. To comply with building requirements, the site would require a geotechnical study and engineered analysis to address building on part of the property.

The primary issue would be environmental constraints due to wetlands and other resources on this site, as well as a lack of available water credits. The City does not have any remaining water allocation for the development and construction of residential units or accessory units within the City outside of the former Fort Ord area.

In the past, this parcel received an unsolicited proposal to purchase the land for development in accordance with its General Plan zoning. The City has also received two development proposals. Site specific study was undertaken relative to access concerns from Highway 218 and Caltrans requirements. The site requirements for access are exceedingly difficult due to Caltrans standards, safety issues and limited area for access, as well as costs. This knowledge resulted in additional review of this site and more specific concerns related to wetlands and resources on the site.

The site is located in an area of high resources, including wetlands, oak tree canopy, and located near the Frog Pond, a permanently deeded area of parkland. There are only limited areas within the site that could be available for building due to these environmental and resource concerns. Environmental regulations may require a larger portion of the property to be preserved for parkland or environmental mitigation for future developments.

MPPRD previously expressed interest in purchasing the 17.7-acre parcel because of its vicinity to the Frog Pond Wetland Reserve, which is also owned by MPPRD. Upon review, the City and developers recognized the major constraint of safe site access in addition to the environmental constraints. Currently, the City is considering selling this property to the MPPRD, as the Site is not considered viable due to environmental constraints as well as access from Canyon Del Rey (Highway 218).

Upon further consideration, this site was eliminated from the Land Inventory based upon HCD recommendations, as well as lack of water, severe environmental and engineering constraints, including tree canopy, wetlands, steep slopes, and access limitations.

<p><b>Sites Inventory Analysis Summary – Site 3</b>  <b>Existing Commercial and Open Space (Partially Developed).</b>  <i>Not considered viable in 5th Cycle Update due to constraints.</i></p>	
Assessor Parcel Number	031-191-026-000
Property Size	23.5 acres (Site is part of larger parcel and acreage is approximate.)
Location	South of Highway 218 and East of Fremont Street
General Plan and Zoning designation	Public-Open Space
Dry Utilities	Energy: Pacific Gas & Electric (PG&E) Cable, Internet & Phone Service: Comcast or AT&T
Suitability and availability	Site 3 is owned by the City. The 23.5-acre site was previously used as a driving range and a portion is currently leased for commercial use as a garden center. The property is located off Angelus Way to the south of Canyon Del Rey Road (State Route 218) where it meets Rosita Road (see <b>Figure 4</b> ). Access to the site is through a two-lane City road, Angelus Way, which turns off from Rosita Road, and feeds traffic from SR 218. Additional access is provided near the Safeway off State Route 218. The adjacent and nearby land uses are residential and commercial. The leased area of the garden center is known as Del Rey Oaks Gardens. A large commercial shopping center borders the site to the west. The site is also restricted by the future location of the FORTAG recreational trail, flood zone, riparian corridor and deed restrictions on the property.
Map of sites	See <b>Figure 4</b> and additional maps in this Appendix C for Site 3.
Realistic capacity	Canyon del Rey Creek runs along the southern portion of the property and a portion of the site is floodplain. There is some availability of land outside the existing development and resource constraints. Assuming water can be provided at this site, up to four units may be considered the realistic capacity at this site on the eastern portion of the property near Angelus Way. Residential capacity at western side would be subject to engineered development outside of the flood zone, where vacant land and access are both available. Also, while currently leased, if the current tenant leaves, the buildings may be retrofitted for some affordable residential use to add residential capacity to the eastern portion of the site. However, the site is restricted and may not be available for residential development. The site is also restricted by the

	future location of the FORTAG recreational trail and the environmental constraints identified above.
Affordability Level of Units	There will be a range of various income level housing in the development.
Suitability and availability of non-vacant lands	<p>In addition to the commercial buildings on the site, there is open space, public recreational trails, and public tennis courts. A portion of the site is vacant and may be available for housing development outside resource and existing uses on the western side of the site. The property is owned by the City and should the current tenant leave, the buildings may be retrofitted for some affordable residential use.</p> <p>However, the site is also restricted by the riparian corridor, flooding, the future location of the FORTAG recreational trail and the water constraints identified above.</p>
<p><b>Site 3: Additional Discussion Existing Commercial and Open Space (Partially Developed).</b></p> <p>Site 3 is identified on <b>Figure 4</b> as well as additional mapping in this Appendix C for Site 4. The site is owned by the City of Del Rey Oaks. The site was previously leased as a golf driving range for approximately 30 years and is zoned for open space and recreational use. Since the driving range shut down in 2012, a portion of the parcel has been turned into a garden center. There has been discussion of building an extension of the commercial use with residential use above on the City-owned tennis courts adjacent to the center. Other than concept design, no formal development proposal has been brought forward. Additionally, east of the garden center is an existing parking lot and access road that is used by the garden center. This land is currently being leased to the garden center and is not available for residential development at this time.</p> <p>Site 3 has vacant land behind the shopping center at the Safeway back entrance. This area of the site could use the existing access directly from Highway 218, Canyon Del Rey. This location is nearer to services and has existing utilities that could be extended. Access requirements and improvements for safety under Caltrans requirements are not known and could be a financial and physical constraint for expanded use of the site.</p> <p>The land is currently zoned for open space and would require both rezoning and an amendment to the General Plan to allow for residential land uses. Only a portion of the property would be available for residential use, as the primary use of the garden center is assumed to remain.</p> <p>Cal-Am water provides service to the building on the site. Development of housing would also depend upon water availability. Existing restrictions of water allocations would also need to be lifted and extension of water utility service provided. The current water provision is not adequate for residential development under current conditions.</p>	

Development constraints also include the flood zone within a portion of the property, neighboring Del Rey Creek and wet weather issues over a portion of the site (see Site 3 maps). All the above would require regulatory consideration and engineered plans before any type of development occurs. Adequate area would be required avoiding the wetlands, riparian and outside the flood plain to allow for future residential.

Environmental constraints include potential for wetlands in portions of the property and restrictions due to the proximity of creek and riparian corridor. The site is deed restricted and may not be available for residential development. The development site is also restricted in the area to be used by the FORTAG recreational trail.

Upon further consideration, this site was eliminated from the Land Inventory based upon HCD recommendations, water restrictions for service, limitations on areas for development and the environmental and deed restriction constraints identified above.

**Sites Inventory Analysis Summary – Site 4 Residential Development via Accessory Dwelling Units**

Assessor Parcel Number	Various; refer to <b>Figure 4</b> and supplemental parcel map information for Site 4 attached to this Appendix C.
Property Size	Individual residential parcels of 8,000 square feet and commercial sites (refer to <b>Figure 4</b> )
Location	Various sites within the City of Del Rey Oaks
General Plan and Zoning designation	Single Family Residential (R-1), Multiple Family Residential (R-2); Commercial as allowed
Dry Utilities	Energy: Pacific Gas & Electric (PG&E) Cable, Internet & Phone Service: Comcast or AT&T
Suitability and availability	<b>Figure 4</b> and additional mapping identify the area and residential parcels where accessory units could be developed within the City. The City does not have any remaining water allocation for accessory units within the City other than the former Fort Ord area. There were no accessory units approved due to the existing Cease and Desist Order (CDO) on new hookups for water from the State Board. The CDO will not be lifted by the end of the 5 <sup>th</sup> Planning Cycle and will not be lifted unless a new water source becomes available. The adopted Housing Element 2019 inventory included the potential for accessory dwelling units (ADU) within the City, and noted future planned water supply projects, (such as the Monterey Peninsula Water Supply Project and the Pure Water Monterey Groundwater Replenishment project). However, HCD disallowed us of ADUs to satisfy RHNA without a history of ADU development within the City and water to serve them.

Map of sites	See <b>Figure 4</b> and attachments to Appendix C, Site 4
Realistic capacity	Assuming water becomes available in the future, a realistic assumption for a future housing cycle would be development up to 8-10 ADUs of these parcels.
Affordability Level of Units	Very low- and low-income and moderate income.
Suitability and availability of non-vacant lands	Per ADU State law, residential zoning allows for ADUs and the City Zoning Code has also been updated to include ADUs per State law. Properties included on <b>Figure 4</b> and this Appendix C, Site 4 illustrate lots of 8,000 sq. ft and other sites; per ADU state law, other parcels may be available for ADU development.

**Site 4: Additional Discussion of Available Residential Development via Accessory Dwelling Units**

- Site 4 recognizes the parcels where ADU’s units may be developed. These parcels are on lots where single-family residences already exist, as identified on **Figure 4**. For this Land Use Inventory, in order to address a more robust approach to available land, both residential and commercial lots were identified. A survey of existing parcels identified approximately 185 existing lots (zoned residential and commercial) for a potential ADU.
- Annual records of ADU’s within the City indicate few ADU’s have been constructed or approved in the last four years. HCD requires a history of successful ADU development to use ADU’s for RHNA.
- The City’s allocation under the Monterey Peninsula Water Management District (MPWMD) prevents property owners the development of ADUs, even as demand for these units rises.<sup>2</sup>
- The MPWMD has a stringent allocation program that prohibits the addition of new unit fixtures or new units without an available City allocation for such expansion of uses or fixtures. The City does not have any remaining allocation for the development and construction of residential units or accessory units within the City other than the former Fort Ord area.
- Until an additional water source is identified by regional efforts and/or additional allocation is available to the City, ADU development is severely constrained. These water supply constraints are severely limiting; production of additional housing on developable land in the City within the MPWMD boundaries is constrained.

Upon further consideration, Site 4 was eliminated from the Land Inventory based upon HCD requirements to inclusion of ADU’s to satisfy RHNA and water restrictions identified above.

<sup>2</sup> MPWMD has established criteria by which water credits are allocated for new development. Residential water credits are based on the number of plumbing fixtures. To build an accessory unit on an existing lot, the number of plumbing fixtures must be maintained for both the main and subordinate accessory units, making the addition of a full functioning unit difficult. To build housing in commercial zones, the existing commercial use must be reduced in size to provide water credits for the units.

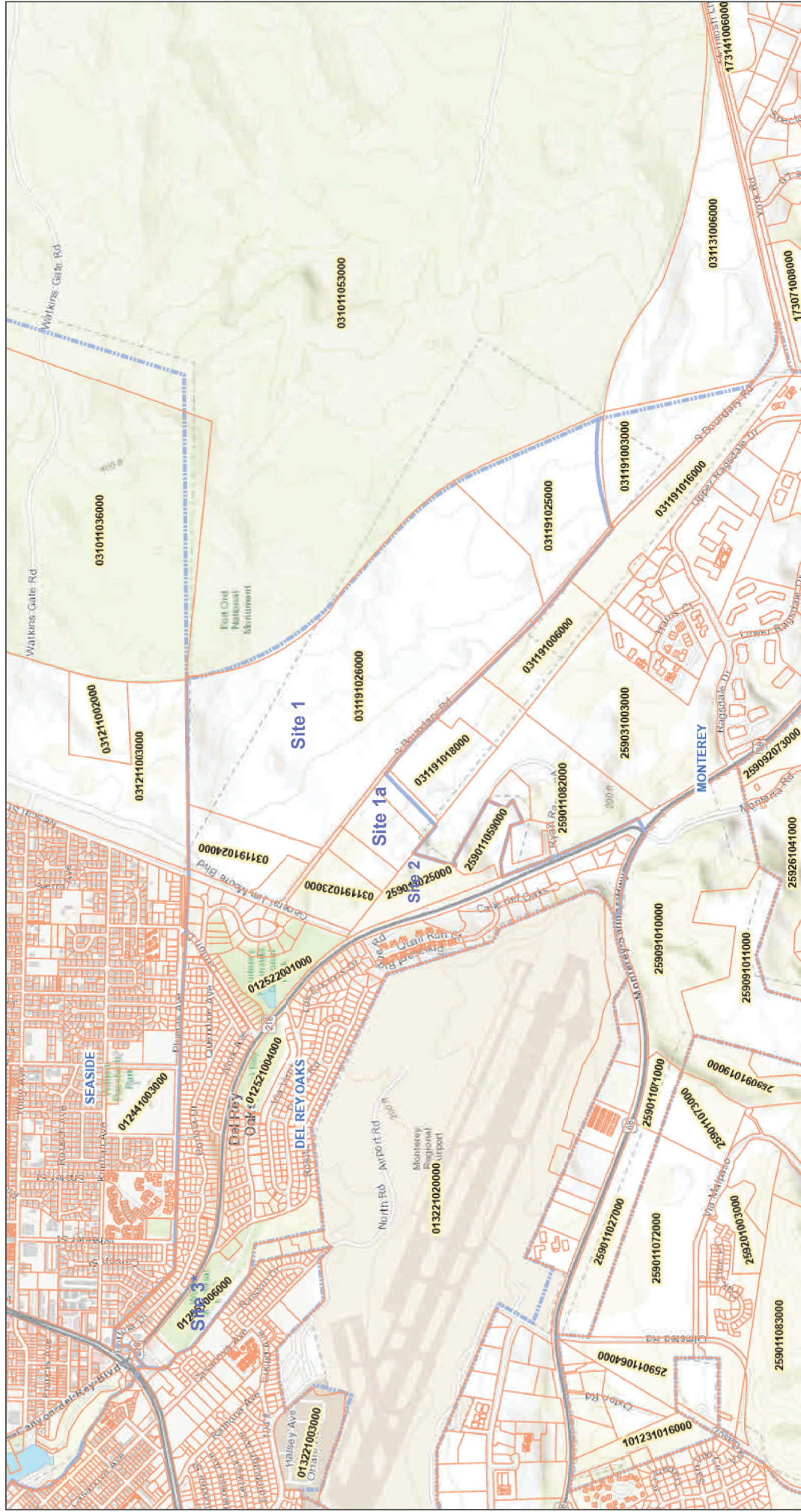
## **Supplemental Maps**

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# Del Rey Oaks

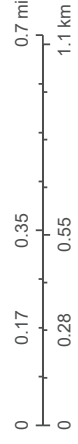
5th Cycle Housing Element Update APPENDIX C - Added Figure



4/13/2023, 11:04:12 AM

- MONTEREY CO
- Incorporated Cities\_1
- Rivers and Water Bodies
- Parcels

1:18,056



Sites 2 and 3 eliminated from Land Inventory in 2023 Housing Element Update

See Analysis in Chapter 3.0 and Appendix C

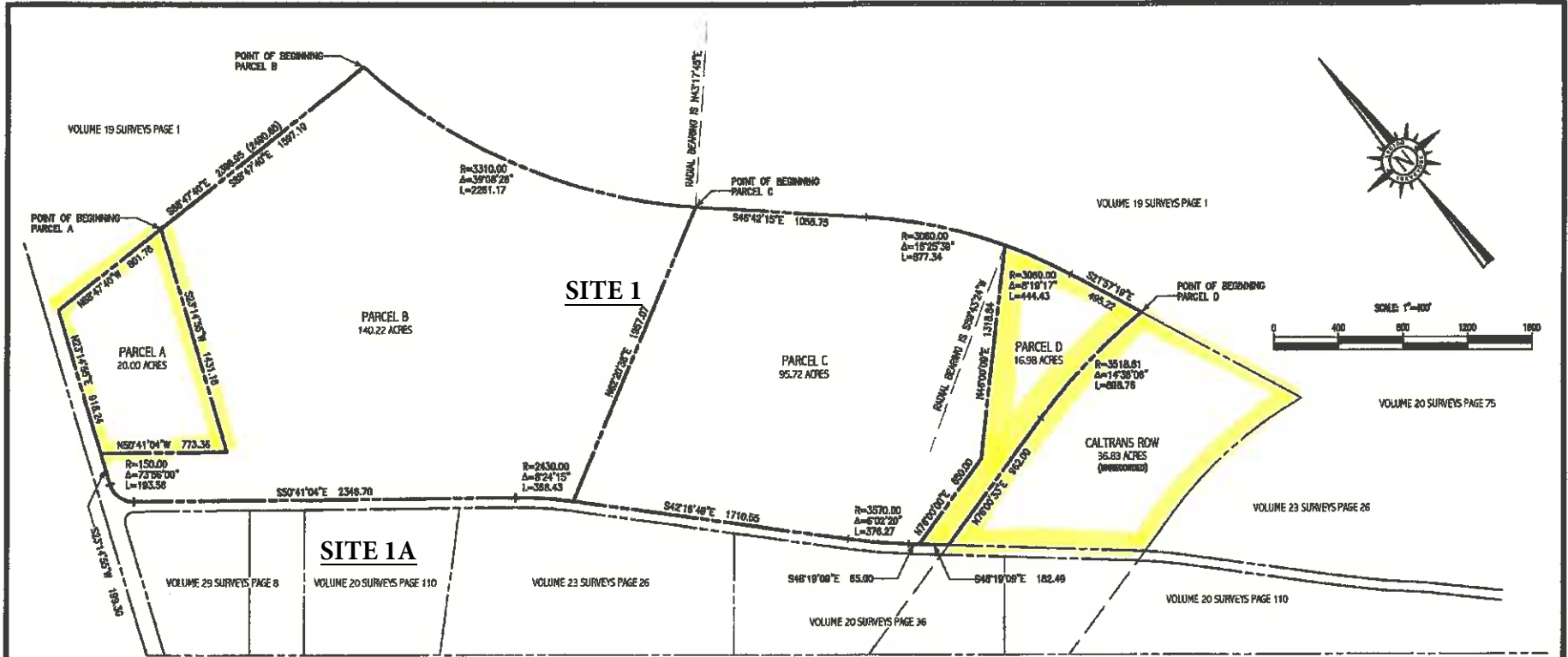
Note: Sites 1 and 1a found to meet RHNA

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

5th Cycle Housing Element Update APPENDIX C

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | County of Monterey | ArcGIS Web AppBuilder

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# EXHIBIT "A"

FOR THE LEGAL DESCRIPTIONS OF PARCEL A, PARCEL B, PARCEL C, PARCEL D

PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY  
NOT FOR CONSTRUCTION



DATE: MAY 15, 2014

**BASIS OF BEARINGS:**

THE BEARING OF SOUTH 46°42'15" EAST AS SHOWN ON THE MAP FILED IN VOLUME 23 OF SURVEYS AT PAGE 103, AS FOUND BUT NOT MENTIONED AND SHOWN ON HEREON IS THE BASIS OF BEARINGS FOR THIS SURVEY.

ONE SHEET ONLY

## TENTATIVE PARCEL MAP

FOR THE  
CITY OF DEL REY OAKS COMMUNITY DEVELOPMENT  
LOT 36, BLOCK 4 IN VOLUME 5 OF CITIES & TOWNS AT PAGE 22  
RECORDS OF MONTEREY COUNTY  
APN 012-491-010-000 PER DOCUMENT: 2011035428

CITY OF DEL REY OAKS COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
Monterey Peninsula Partners

BY  
**LUCIDO SURVEYORS**

Boundary and Construction Surveys · Topographic and Planimetric Mapping  
ALTA Surveys and GIS Database Management · Land Planning and Consulting

HOME OFFICE  
2 SAUCILO AVENUE  
DEL REY OAKS, CALIFORNIA 95040  
email: info@lucidosurveyors.com



FIELD OFFICE  
245 FOAM STREET, SUITE 210  
MONTEREY, CALIFORNIA 93940  
telephone: 831-462-5023

SCALE: 1"=400'

PROJECT No. 1280

MAY 2014

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

Parcel A of Tentative Parcel Map dated May 14, 2014, consisting of 20.00 acres

Parcel B of Tentative Parcel Map dated May 14, 2014, consisting of 140.22 acres

Parcel C of Tentative Parcel Map dated May 14, 2014, consisting of 95.72 acres

Parcel D of Tentative Parcel Map dated May 14, 2014, consisting of 16.98 acres

The parcel identified as Volume 20 Surveys Page 110 in Tentative Parcel Map dated May 14, 2014, consisting of 18.00 acres, and containing Parcels E31a (5 acres), E31b (3 acres), E31c (4 acres), and E36 (6 acres)

The parcel identified as the Cal Trans Right of Way parcel, identified in Tentative Parcel Map dated May 14, 2014, consisting of 36.83 acres

Disposition Parcels

Parcel A of Tentative Parcel Map dated May 14, 2014, consisting of 20.00 acres

Parcel D of Tentative Parcel Map dated May 14, 2014, consisting of 16.98 acres


The parcel identified as the Cal Trans Right of Way parcel, identified in Tentative Parcel Map dated May 14, 2014, consisting of 36.83 acres



Site 2

259011025000

**Site 2 - Aerial**

 Parcel Boundaries

0 125 250 500 750 1,000 Feet



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Site 3

012551006000

012551007000

012551011000

Rosita Road

Casanova Avenue

218

0 125 250 500 750 1,000 Feet

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**Floodplain Hazard**



Zone A

Site 3

012551006000

218

Rosita Road

Casanova Avenue

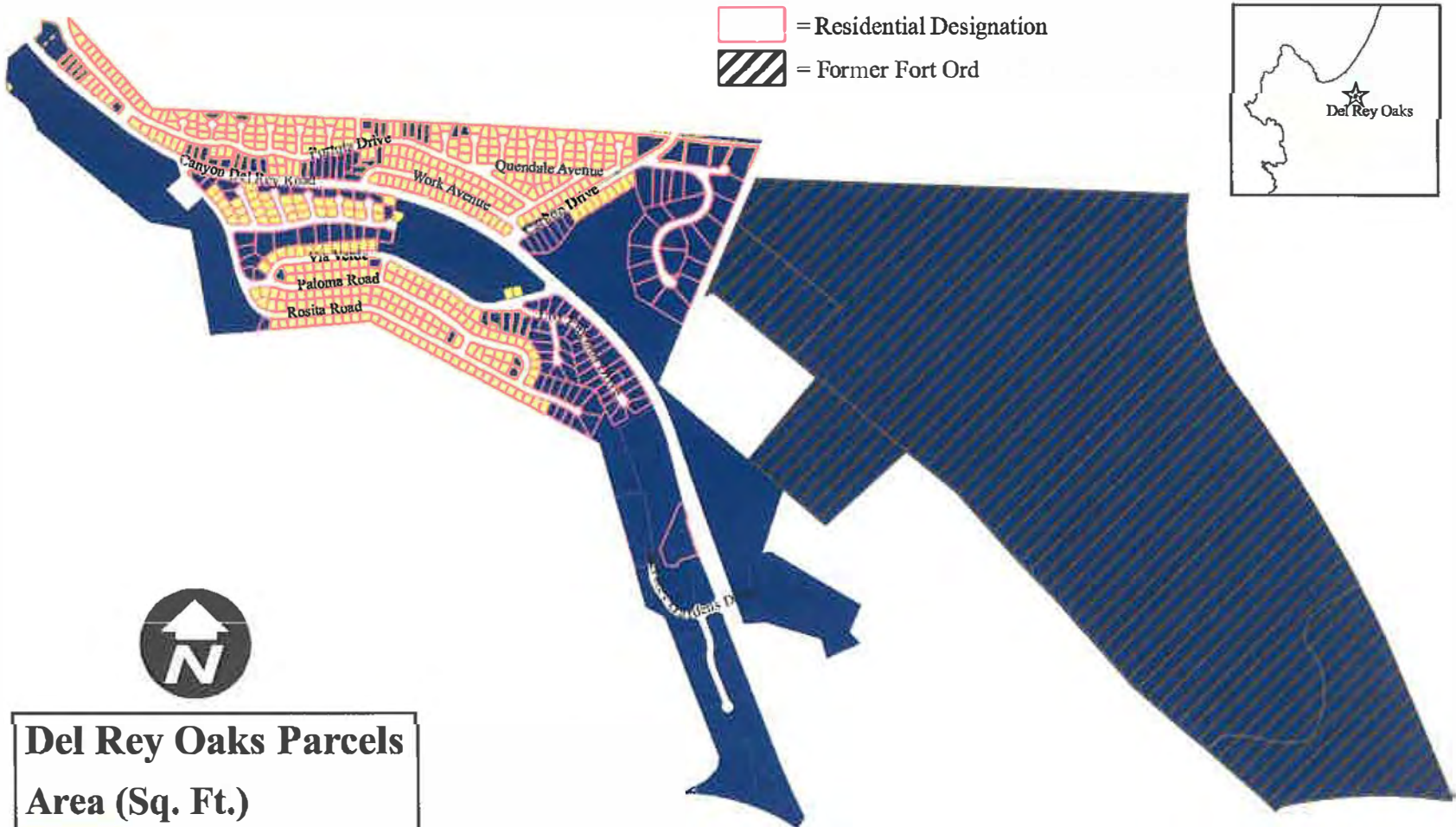
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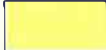



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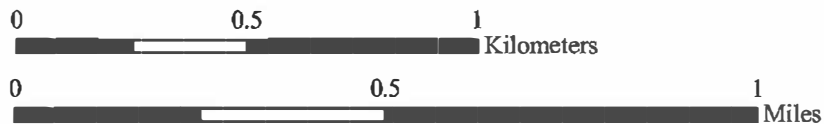


**Del Rey Oaks Parcels**

**Area (Sq. Ft.)**

	0 - 7,999
	>8000

Lots Over 8000 Sq. Ft. Potential to Accommodate Accessory Dwelling Unit



**Del Rey Oaks Parcel Map  
Land Use Inventory Parcels**

**ADU  
Areas  
Site 4**

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**Appendix D**  
**Funding Resources**

## **Funding and Administrative Resources**

### **Overview**

A variety of resources are available to landowners and developers seeking to provide housing within the City and vicinity. The information below identifies several of the major programs and resources available within the region for use with residential developments. Resources are grouped under local providers, private nonprofit agencies, and state or federal programs.

### **Housing Authority of the County of Monterey**

The Housing Authority of the County of Monterey (HACM or Housing Authority) provides administration of housing programs for residents of the City and the County. The Housing Authority located in nearby Salinas has been helping the residents of Monterey County and the City of Del Rey Oaks for over 75 years. Programs administered by the Housing Authority include Section 8 Housing Choice Vouchers and other affordable housing programs to address the housing shortage, including provision and assistance in providing public housing, farm labor housing and providing information and assistance on tax credit and other affordable housing programs. The Housing Authority partners with a broad spectrum of community non-profits, city and county agencies, and state organizations to address affordable housing and housing shortage issues. See HACM information at <https://hamonterey.org/>.

### **Community Development Block Grant (CDBG) Program**

The CDBG program provides funds for a range of community development activities. CDBG funds are administered by the State Department of Housing and Community Development (HCD) through a variety of competitive and non-competitive programs. These programs can provide funding for a range of activities. The eligible activities include, but are not limited to acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by the City based on potential projects and competitive factors. Currently Del Rey Oaks is not eligible to participate in CDBG program but is working to rectify this.

### **HOME Investment Partnership Program Funds (HOME)**

Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower-income households. HOME funds are administered by HCD, through a variety of competitive and non-competitive programs. Activities eligible to receive HOME funds include building acquisition, new construction, reconstruction, moderate/substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is preservation of the at-risk housing stock. As with CDBG funds, funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by the City based on potential projects and competitive factors.

### **Mortgage Credit Certificate (MCC) Program**

Federally funded program administered by the State offers MCCs through an annual application process, which provides first-time homebuyers a credit on their federal income taxes up to 20 percent of the mortgage interest

paid for the year. The credit can be deducted from the income tax owed, while the remaining 80 percent of the interest paid on the mortgage remains available as an income tax deduction.

### **Cal Home Program**

Authorized by SB 1656 in 2002, the Cal Home Program offers financial assistance to cities and non-profits for first-time homebuyer assistance, rehabilitation programs, or homeownership development projects. Specialized components of the Program assist owners of manufactured housing units and shared housing operators.

### **Project-Based Section 8**

Project-Based Section 8 is a rent subsidy program in which tenants pay no more than 30% of their income for rent with HUD paying the difference up to the contract rent amount. Project- Based Section 8 provides for contracts that have terms of up to 20 years, except for those financed by the California Housing Finance Agency, which have terms of 30 years.

### **Section 202 Supportive Housing for the Elderly**

This section helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment, that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

### **Section 811 Supportive Housing for Persons with Disabilities**

This program allows persons with disabilities the opportunity to live as independently as possible by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD approved operating costs of the project and the tenants' contribution toward rent. The program is similar to Supportive Housing for the Elderly (Section 202).

### **Low Income Housing Tax Credits**

This program (LIHTC) encourages the construction and rehabilitation of low-income rental housing by providing a federal income tax credit as an incentive to investors. Investors receive tax credits for a specified number of years in return for investing equity capital. This program requires a 55-year affordability period.

**APPENDIX D TO THE HOUSING ELEMENT**

**Appendix D -Table 1  
Financial and Program Resources Availability**

<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
<b>1. Federal Programs</b>		
HOME	Grant program available to the City on a competitive basis for housing activities. City competes for funds through the State's allocation process.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Home Buyer Assistance</li> <li>• Rental Assistance</li> </ul>
Low-income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Acquisition</li> <li>• Rehabilitation</li> </ul>
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>
Housing Choice Voucher Program	Rental assistance payments from Monterey County Housing Authority to owners of private market rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Home Buyer Assistance</li> </ul>
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	<ul style="list-style-type: none"> <li>• Land Acquisition</li> <li>• Rehabilitation</li> <li>• Relocation of Unit</li> <li>• Refinance Existing Indebtedness</li> </ul>
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> </ul>
U.S. Department of Agriculture (USDA) Housing Programs	Below market-rate loans and grants for farmworker rental housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> </ul>
<b>2. State Programs</b>		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>
California Housing Assistance Program	Provides 3 percent silent second loans in conjunction with 97 percent CHFA first loans to give eligible buyers 100 percent financing.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> <li>• New Construction</li> </ul>
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	<ul style="list-style-type: none"> <li>• Shelters &amp; Transitional Housing</li> </ul>



**APPENDIX D TO THE HOUSING ELEMENT**

**Appendix D -Table 1  
Financial and Program Resources Availability**

<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	<ul style="list-style-type: none"> <li>• Support Services</li> </ul>
Senate Bill 2 – Building Homes and Jobs Act <sup>1</sup>	<p>Provides funding to eligible applicants<sup>2</sup> for a range of housing activities at the local government level including:</p> <ul style="list-style-type: none"> <li>• Updates to general plans, community plans, specific plans, local planning related to the implementation of sustainable communities strategies, and/or local coastal plans.</li> <li>• Updates to local zoning ordinances.</li> <li>• Environmental analyses that eliminate the need for project-specific review.</li> <li>• Local process improvements that expedite local planning and permitting.</li> </ul>	<ul style="list-style-type: none"> <li>• Public Services</li> <li>• Economic Development</li> </ul>
<b>3. Federal/State/Local Programs</b> (See Footnote 2)		
Community Development Block Grant (CDBG)	Grants could be available to a City on a competitive basis for a variety of housing and community development activities.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Home Buyer Assistance</li> <li>• Economic Development</li> <li>• Homeless Assistance</li> <li>• Public Services</li> </ul>
CDBG Revolving Loan Funds	This program rehabilitation loans that are administered by jurisdictions locally; also offers low-income families to obtain low interest loans for down payment assistance when purchasing a home.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Home Buyer Assistance</li> </ul>
<b>4. Private Resources/Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>
	Mortgages, which fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> <li>• Rehabilitation</li> </ul>
	Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>

<sup>1</sup> <http://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml>

<sup>2</sup> Eligible applicants as defined by the California Department of Housing and Community Development must have an HCD-compliant housing element, have submitted a recent annual progress report, demonstrate a nexus to accelerating housing production, and demonstrate consistency with State Planning Priorities (Government Code Section 65041.1) or other planning priorities. The City previously was able to offer housing rehabilitation loans using program income from CDBG grants. The City no longer has eligibility for this program but is moving to compliance working with HCD.

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## **Appendix E**

### **Matrix of Existing Housing Element Programs**

**Appendix E-1: 1992 Program Review (as included in December 2019 Housing Element)**

**Appendix E-2: 2019 Program Review (addressing programs adopted by the City Council  
December 2019)**

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## APPENDIX E-1: MATRIX OF EXISTING HOUSING POLICIES IN THE 1992 HOUSING ELEMENT

### 1992 Housing Element Background & Summary

Del Rey Oaks' Housing Element was adopted in January 1992. The 1992 Housing Element was the last HCD-certified Housing Element for Del Rey Oaks. Del Rey Oaks' 1992 Housing Element sets forth goals, policy statements, and housing programs to implement those policies. The goals in the 1992 Housing Element are:

- To promote the development of housing to meet the needs of all segments of the population of Del Rey Oaks.
- To increase the availability of affordable housing units.
- To encourage the rehabilitation or redevelopment of aging sections of the community's housing stock.
- To discourage discrimination in all segments of the community housing market.
- To promote cooperation between the City and public and private organizations concerned with housing cost, availability, and quality.
- In order to meet these goals, the City implemented the following goals and objectives, with a target implementation date of July 1, 1996:
  - Promote the construction of at least 11 new housing units that are affordable to very low-income households.
  - Through the use of various federal and State funding sources, facilitate the construction of housing units that are affordable to lower-income households, thus ensuring that an equitable proportion of the City's housing stock is affordable to these households.
  - Conserve the existing affordable rental units.
  - Encourage the rehabilitation of 25 substandard units.

The housing policies and programs identified below were outlined with specific timeframes to implement the above listed goals and objectives. The following table (**Table E-1**) identifies each policy and program from the 1992 Housing Element, analyzes the progress of these programs, and whether revisions and/or updates to the policy/program or additional actions should be made.

Although a number of policy areas do not show significant achievements since 1992, the City did adopt a redevelopment plan for approximately 320-acres of former Fort Ord land. Under redevelopment law, 15 percent of all housing must be affordable to very low-income, low-income, and moderate-income households. In addition to these requirements, FORA policy requires that 20 percent of the housing units be affordable, with the additional 5 percent included in the FORA policy to be affordable at "workforce" levels (i.e., affordable to households with incomes between 120 percent and 150 percent of medium income).

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Table E-1  
1992 Housing Element Policies and Analysis

Housing Element Policies and Programs	Policy/Program	Responsible Agency	Progress and Evaluation Through August, 2019	Revise/ Update Policy?
<b>1992 Policy A: Encourage the development of housing to meet the needs of very low-income, low-income, and elderly households.</b>				
Program 1	Provide incentives such as density bonuses and fee waivers to encourage development of housing for very low-income and low-income households.	Del Rey Oaks City Council	Adoption of the Redevelopment Plan for the City within the Fort Ord Redevelopment Plan. Redevelopment Plan incorporates affordable housing requirements of redevelopment law and FORA policies. Land within city limits and land outside but within the BRP, is now designated for housing. Redevelopment funds can now be used to encourage housing for very low-income and low-income households. This 2019 Draft Housing Element identifies Program B.5 which includes adoption a local Density Bonus Ordinance consistent with State law.	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No
Program 2	Encourage the construction of affordable auxiliary (second) or “granny” units by relaxing the standards of the City’s second-unit ordinance for homeowners who promise to build auxiliary (second) units that are affordable to very-low-income households. The existing second unit ordinance shall be amended to allow City fee waivers and relaxed standards (e.g., smaller minimum lot size, waiving the off-street parking requirement) in cases where it is guaranteed that the new auxiliary (second) unit to be built will be affordable to a person or household of very low income. The standards should be relaxed to the point where at least an average of three new second units that are affordable to very low-income households will be built each year between 1992 and 1996. (The definition of what income level constitutes “very low-income” changes from year to year and varies depending on how many persons are in the household. These income figures can be obtained from the AMBAG).	Del Rey Oaks City Council	No auxiliary (second) units have been built due to the severe water constraints related to the SWRCB’s CDO and the MPWMD’s water allocation system for new units. The City Council developed a Special Housing Committee in July 2003 in order to review and amend the Auxiliary (Second) Unit Ordinance. The ordinance was adopted and auxiliary units are permitted under the R-1 designation of the City’s municipal code. This 2019 Draft Housing Element includes Program C.2 to update the City’s ADU Ordinance (also known as auxiliary housing) to be compliant with updated State regulations that promote the development of ADUs.	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No

**Table E-1  
1992 Housing Element Policies and Analysis**

Housing Element Policies and Programs	Policy/Program	Responsible Agency	Progress and Evaluation Through August, 2019	Revise/ Update Policy?
Program 3	Encourage the construction of affordable auxiliary (second) or “granny” units by providing information to all eligible property owners concerning the City’s amended second unit ordinance	Del Rey Oaks City Council	The auxiliary (second) unit ordinance was adopted, see Program 2 above.	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No
<b>1992 Policy B: Encourage the development of all types of housing units.</b>				
Program 4	Allow the placement of mobile homes, modular, and manufactured housing on permanent foundations in all residentially zoned areas.	Del Rey Oaks City Council	According to estimates from the 2017 ACS, there are 9 mobile home units currently within the City. This program was not specifically carried over into the 2019 Draft Housing Element, however Program A.1 identifies updating the General Plan and Zoning Ordinance for the former Fort Ord area to facilitate a variety of housing types to meet the RHNA.	<input checked="" type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No <input checked="" type="checkbox"/> Other
<b>1992 Policy C: Increase the availability of rental units in Del Rey Oaks.</b>				
Program 5	Protect the currently available rental units.	Del Rey Oaks City Council  Del Rey Oaks Planning Commission	The City did not adopt a condominium conversion ordinance; the City has only 5 apartment units within the City limits. Rather than identify a condominium conversion ordinance, as there are limited condominiums in the City, Program B.6 in this 2019 Draft Housing Element facilitates affordable rentals by researching and where appropriate applying for low interest loans, grants, and rent subsidies. In addition, Program E.1 states the City will investigate available rehabilitation funds, to preserve the existing housing stock.	<input checked="" type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No <input checked="" type="checkbox"/> Other
<b>1992 Policy D: The City shall identify and solicit federal and State financial assistance for the construction of rental housing units and for rent subsidies for very low-income and low-income households.</b>				
Program 6	The City shall apply for low-interest loans, grants, and rent subsidies through the U.S. Department of Housing and Urban Development, the California Housing Finance Agency, the Farmers Home Administration, and the HCD on a yearly basis or as often as such funds are available.	Del Rey Oaks City Council	Due to the lack of staff to apply and administer grants, the City did not apply for funds and/or use Community Development Block Grant (CDBG) funds to assist in the construction of units affordable to very low-income households. This 2019 Draft Housing Element identifies Program B.6 which facilitates affordable rentals by	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No



**Table E-1  
1992 Housing Element Policies and Analysis**

Housing Element Policies and Programs	Policy/Program	Responsible Agency	Progress and Evaluation Through August, 2019	Revise/ Update Policy?
			researching and where appropriate applying for low interest loans, grants, and rent subsidies.	
Program 7	Identify and solicit low-interest loans, subsidies, and grants available from federal and State agencies to continue and expand the housing rehabilitation program.	Del Rey Oaks City Council	See Program 6, above.	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No
<b>1992 Policy F: Encourage the redevelopment of presently underutilized commercial or residential properties.</b>				
Program 8	Amend the Land Use Element of the General Plan to identify areas suitable for redevelopment.	Del Rey Oaks City Council  Del Rey Oaks Planning Commission	The Land Use Element of the General Plan was amended in 1997. The redevelopment at Fort Ord within the City was zoned for commercial/hotel development consistent with the BRP; however, the City zoning ordinance allows residential use in this district. In addition, the adoption of the Redevelopment Plan by the City provides for residential development of up to 200 units. The 2019 Draft Housing Element also identifies additional policies to promote housing and specify residential use in this area to provide additional areas of suitable land for affordable housing that were not available in previous years.	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No
Program 9	Amend the zoning ordinance to allow densities of at least 25 units per acre in redeveloped areas.	Del Rey Oaks City Council	The City did not amend the Zoning Ordinance to allow densities of at least 25 units per acre in redevelopment areas. The City adopted a Redevelopment Plan for the former Fort Ord area. This 2019 Draft Housing Element Update identifies Programs A.1 which seeks to meet the City's share of the RHNA by and General Plan and Zoning Ordinance update to provide a range of housing on former Fort Ord lands (or the redevelopment area).	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No
Program 10	Allow a 25 percent density bonus and fee waiver (where feasible) for residential redevelopment which incorporates units for very low-income and low-income households.	Del Rey Oaks City Council	The City did not adopt a Density Bonus Ordinance. Programs in the 2019 Draft Housing Element have been identified to adopt a local Density Bonus Ordinance consistent with State law.	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No
<b>1992 Policy G: Regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.</b>				

Table E-1  
1992 Housing Element Policies and Analysis

Housing Element Policies and Programs	Policy/Program	Responsible Agency	Progress and Evaluation Through August, 2019	Revise/ Update Policy?
Program 11	Consider waiving setback and street orientation requirements to increase solar efficiency of new and redeveloped housing units.	Del Rey Oaks City Council  Del Rey Oaks Planning Commission	The City has a zoning category similar to a PUD that allows varying street orientation and setback requirements that would help to minimize energy consumption. Although the 2019 Draft Housing Element does not identify specifically removing governmental constraints to facilitate solar power installation in the City, Program E.3 of the 2019 Draft Housing Element promote subsidy and incentive programs for energy conservation where available to residents. In addition, Program C.1 seeks to remove governmental constraints to ensure that site improvement standards and procedures do not unnecessarily constrain the development, conservation, and rehabilitation of affordable housing.	<input checked="" type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No <input checked="" type="checkbox"/> Other
Program 12	Cooperate with utilities that provide energy audits and information on energy conservation measures to residents of Del Rey Oaks.	Del Rey Oaks City Council	The City has forwarded information about energy consumption measures and refers interested residents to PG&E. This 2019 Draft Housing Element identifies Program E.3 to promote subsidy and incentive programs for energy conservation where available to residents.	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No
<b>1992 Policy H: The City will support efforts to minimize and prevent housing discrimination on the basis of race, color, sex, religion, age, marital status, sexual orientation, offspring, or disability.</b>				
Program 13	The City shall encourage the efforts of the Mediation Center of Monterey County by publicizing its existence through flyers available at City Hall and in the City’s annual newsletter, and shall refer all alleged cases of discrimination to the Center. The City shall also encourage efforts by the Monterey County Housing Authority to investigate discrimination whenever alleged cases of discrimination are reported.	Del Rey Oaks City Council	The City has publicized the Mediation Center’s existence on flyers available at City Hall. This 2019 Draft Housing Element includes policies and programs to promote equal housing opportunities, including Program D.1 to “Promote Fair Housing by Providing Educational and Referral Materials.”	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No
<b>1992 Policy I: The City will actively seek to participate in and promote housing assistance service provided by such agencies as the Monterey County Housing Authority, the State Department of Housing and Community Development, and the U.S. Department of Housing and Urban Development.</b>				

**Table E-1  
1992 Housing Element Policies and Analysis**

Housing Element Policies and Programs	Policy/Program	Responsible Agency	Progress and Evaluation Through August, 2019	Revise/ Update Policy?
Program 14	The City will participate in public and private programs that promote development of affordable housing.	Del Rey Oaks City Council	Due to the lack of staff, the City has not participated in housing assistance programs to promote development of affordable housing. Program B.2 “Facilitate Affordable Housing for All Income Levels” in this 2019 Draft Housing Element states that the City will actively participate in and promote housing assistance programs.	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No
<b>1992 Policy J: The City will ensure that State Housing Element Law provisions regarding the development of emergency shelters are followed.</b>				
Program 15	The City shall amend its Zoning Ordinance to make emergency shelters an allowed use in one or more of the City’s zoning districts.	Del Rey Oaks City Council  Del Rey Oaks Planning Commission	The City has not amended its Zoning Ordinance to make emergency shelters an allowed use in one or more of the City’s zoning districts. This 2019 Housing Element recommends that the City amend the Municipal Code to allow emergency shelters as an allowed use in at least one of the zoning districts (Program D.4).	<input type="checkbox"/> Revise Policy <input checked="" type="checkbox"/> Update Policy <input type="checkbox"/> No

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**Appendix E -2**  
**Matrix of Existing Housing Element Programs**

March 2023

**Appendix E-2: 2019 Program Review (addressing programs adopted by the City  
Council**

**Progress in Implementing Programs from the 2019 Housing Element - Background & Summary**

Del Rey Oaks’ Housing Element was adopted in December 2019. The 1992 Housing Element was the last HCD-certified Housing Element for Del Rey Oaks. Del Rey Oaks’ 2019 Housing Element also sets forth goals, policy statements, and housing programs to implement those policies. The following provides progress on programs since City Council adoption of the 2019 Housing Element.

**Goals and Policies of 2019 Housing Element**

<b>2019 Goal A: The City will provide adequate sites to build new housing units for all income levels and to meet the City’s fair share of housing needs.</b>	
Policy A.1	Development of Underutilized Sites: The City shall ensure adequate vacant land and underutilized sites suitably zoned and prepared for residential development and/or redevelopment are available to meet the City’s housing need as identified by AMBAG.
Policy A.2	Diversity of Housing Types that Meet City and Regional Housing Needs: The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, live-work units, and units in mixed-use developments.
Policy A.3	Affordable Housing: The City shall promote the development of housing affordable to lower- and moderate-income households by pursuing State and federal funding sources for affordable housing projects. Where possible, the City shall partner with existing non-profit and for-profit corporations that are interested and able to construct and manage very low- and low-income households in the City.
Policy A.4	New Sources of Infrastructure Financing: The City shall continue to seek new sources of financing for necessary infrastructure improvements for new development to facilitate new housing development.
<b>2019 Goal B: The City will encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in the City.</b>	
Policy B.1	Adoption of Inclusionary Housing Ordinance: The City shall safeguard availability of affordable housing to moderate-, low-, very low-, and extremely low-income households through the adoption of Inclusionary and Affordable Housing Requirements.
Policy B.2	Homeownership Housing: The City shall encourage the development of ownership housing and assist tenants to become homeowners within the parameters of federal and state housing laws.
Policy B.3	Provide Incentives for Affordable Housing: The City shall promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low-, very low-, and low-income households.
Policy B.4	Affordable Rentals: The City shall identify and solicit redevelopment funds as well as federal and State financial assistance for the construction of rental housing units and for rent subsidies for very-low-income and low-income households.
<b>2019 Goal C: The City will work to remove governmental and non-governmental constraints to housing development.</b>	
Policy C.1	Flexible Development Standards: The City shall continue to improve and streamline the project review process by periodically evaluating and ensuring that zoning provision, City site improvement standards, development review procedures, entitlements procedures, and development fees do not unreasonably constrain the development, conservation, and rehabilitation of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints.
Policy C.2	Reduce or Eliminate Non-Governmental Constraints: The City shall monitor non-governmental constraints, such as interest rates, construction costs, water availability, and others, through consultation with developers, lenders and other entities directly involved in the provision of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints.

<b>2019 Goal D: The City will promote equal housing opportunities for all persons.</b>	
Policy D.1	Fair Housing Services: The City shall support efforts to eliminate housing discrimination on the basis of race, gender, color, religion, age, marital status, offspring, or disability. The City shall ensure compliance with federal, State, and local Fair Housing and anti-discrimination laws and ordinances. Federal, State, and local Fair Housing laws make it illegal to discriminate against any person because of race, color, religion, gender, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income, or age in the rental or sale, financing, advertising, appraisal, provision of real estate brokerage services, etc., and land-use practices.
Policy D.2	Reasonable Accommodation: The City shall encourage provision of an adequate supply of suitable housing to meet the needs of people with disabilities. The City will continue to implement a reasonable accommodation process for persons with disabilities to request exceptions or modifications of zoning, permit processing, and building regulations to ensure housing is accessible. The City will require incorporation of ADA and California Title 24 Disabled Access Regulations into new construction.
Policy D.3	Housing for Seniors: The City shall support housing programs that increase the ability of senior households to remain in their homes or neighborhoods, and if necessary, to locate other suitable affordable housing to rent or purchase.
Policy D.4	Family Housing: The City shall facilitate and encourage the development of larger rental and ownership units for families with children, including lower- and moderate-income families, and the provision of services such as childcare and after-school care when feasible.
Policy D.5	Student and Single-Room Occupancy Housing: The City shall facilitate and encourage the development of rental and ownership units for families with children, including lower- and moderate-income families, and the provision of services such as childcare and after-school care when feasible.
Policy D.6	Support Organizations Serving the Homeless Community: The City shall support the efforts of non-profit and community organizations that provide emergency shelter and other assistance for the homeless population, including alcohol and drug recovery programs.
<b>2019 Goal E: The City will continue to conserve and improve the condition of the existing housing stock to ensure the safety, welfare, and affordability of residents.</b>	
Policy E.1	Residential Rehabilitation: The City shall assist lower-income households whose housing units are in need of rehabilitation to ensure the safety and habitability of housing units and the quality of residential neighborhoods.
Policy E.2	Code Enforcement: The City shall promote the continued maintenance of the City’s existing housing stock and residential neighborhoods through enforcement of adopted code requirements that set forth the acceptable health and safety standards for the occupancy of housing units.
Policy E.3	Preserve Quality Single Family Housing and Rental Stock: As single family and rental stocks deteriorate, the City shall preserve the existing single-family housing, especially those single-family and rental units occupied by lower-income households.
Policy E.4	Sustainable Housing Design: The City shall improve affordability by promoting the incorporation of energy efficient practices into residential design.

**Progress in Implementing Programs from the 2019 Housing Element**

The housing programs identified below were outlined with specific timeframes to implement the goals and objectives. **Table E-2** identifies each program from the 2019 Housing Element, analyzes the progress of the programs, and whether revisions and/or updates to the program or additional actions should be made. While some progress has been made since the adoption of the 5<sup>th</sup> Cycle Housing Element by the City Council in December 2019, progress on additional work on the progress was hampered by the COVID-19 pandemic and resultant shelter in place orders, as well as available staff time.

**Table D-1  
2019 Housing Element Progress Analysis**

Housing Element Programs	2019 Policy/Program	Responsibility	Progress and Evaluation	5 <sup>th</sup> Cycle Program Revision or Update
<b>Provide adequate sites to build new housing units for all income levels and to meet the City’s fair share of housing needs.</b>				
Program A.1	Accommodate the City’s RHNA  According to the RHNA, the City has an affordable housing shortfall of 59 units for the 4 <sup>th</sup> Planning Cycle and an allocation of 11 units for the 5 <sup>th</sup> Planning Cycle for low and very low-income categories. Rezoning will meet the requirements of Government Code section 65583.2(h) and (i). The City must also accommodate its moderate and above moderate RHNA. The City has described 4 sites under consideration to meet the City’s RHNA, see Chapter 3 and Appendix C. All sites must have access to dry utilities, sewer, and water.	City Council  Planning Commission	Program A.1 has been updated and revised language identifying Sites 1 and 1a only and adding requirement for rezoning and general plan amendment to allow for residential uses to accommodate the City’s RHNA for 5 <sup>th</sup> cycle and 4 <sup>th</sup> cycle shortfall.  Upon adoption of the 5 <sup>th</sup> Cycle update, this updated program will be approved and the action of rezoning and general plan amendment will occur either concurrently or within 90 days of submittal of the 5 <sup>th</sup> cycle update to HCD, and prior to HCD final review for compliance.	Revised Program as shown in Section 7
Program A.2	Develop written process for continued compliance with AB 2162 <sup>1</sup>  The City shall continue to comply with the requirements of state law AB 2162 (Chapter 753, statutes of 2018) and will	City Council  Planning Commission	The City Council approved a zoning ordinance amendment adopting an emergency shelter ordinance in March 2023. The City staff has not developed a written process for compliance with AB 2162 but will use the HCD-approved form for streamlined application processing for qualified projects as applicable.	Updated status noted.

<sup>1</sup> AB 2162 (2018) – Supportive Housing Use "By Right" requires supportive housing to be considered a use "by right" in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. Supportive housing is housing linked to an onsite or offsite service that assists the resident in retaining the housing, improving his or her health status and ability to live and work in the community. Qualifying criteria relates to affordability, long-term deed restrictions, nonresidential floor use providing supportive services and other design requirements. The law requires a local government to approve, within specified periods, supportive housing developments that comply with these requirements. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within a half-mile of a public transit stop.



	develop a written process to adhere to the statutory requirements in accordance with state law <sup>2</sup> . AB 2162 streamlines and expedites the approval of supportive housing to better address the need of Californians experiencing homelessness. The legislation requires a local government to approve, within statutory timelines, a supportive housing development that complies with specified criteria.			
<b>Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in the City.</b>				
Program B.1	<p>Develop Inclusionary and Affordable Housing Requirements</p> <p>The City will adopt an Inclusionary and Affordable Housing Ordinance that will require new residential development or redevelopment in the City to meet the City's RHNA requirements as identified in the AMBAG RHNA. The City's RHNA requirement are identified in the 5<sup>th</sup> Cycle Housing Element.</p>	<p>City Council</p> <p>Planning Commission</p> <p>Planning Department</p>	The City has not developed an Inclusionary Housing Ordinance.	No change
Program B.2	<p>Facilitate Affordable Housing for All Income Levels</p> <p>The City will support housing for low-income, extremely low-income, and moderate-income households and persons with disabilities (including developmental disabilities). The City will actively seek to participate in and promote housing assistance service provided by such agencies as the Monterey County Housing Authority and the U.S. Department of Housing and Urban Development. As opportunities arise, new funding sources for lower-income housing will be sought from available non-profit, local, State, and federal programs. Planning and entitlements should consider how to position an affordable project to qualify for future grant applications.</p> <p>The City will also work with developers to facilitate affordable housing development. Specifically, as funding permits, the City will provide gap financing to leverage State, federal, and other public affordable funding sources. Gap financing will focus on rental housing units affordable to lower-income households and households with special needs (such as seniors and disabled, including people with</p>	<p>City Hall</p> <p>City Manager's Office</p>	<p>The City continues to support housing for low-income, extremely low-income, and moderate-income households and persons with disabilities (including developmental disabilities).</p> <p>The City has revised programs to accommodate the RHNA. See Program A-1 above. The City Council and Planning Commission workshops indicate Sites 1 and 1a are suitable for rezoning to residential to provide for affordable housing to meet RHNA.</p> <p>The City continues to communicate with developers to facilitate affordable housing development on Sites 1 and 1a.</p>	No change

<sup>2</sup> [https://www.hcd.ca.gov/community-development/accountability-enforcement/docs/SB%20330%20Preliminary%20Application%20%20Form\\_Final.pdf](https://www.hcd.ca.gov/community-development/accountability-enforcement/docs/SB%20330%20Preliminary%20Application%20%20Form_Final.pdf)

	developmental disabilities). To the extent feasible, the City will also ensure a portion of the affordable housing units created will be available to extremely low-income households.			
Program B.3	<p>Utilize Section 8 Housing Choice Vouchers</p> <p>The Housing Authority of Monterey County (HAMC) which administers the Section 8 Certificate/Voucher Program for Del Rey Oaks and throughout Monterey County provides rental subsidies to very low-income families and elderly households that spend more than 30 percent of their gross income on housing.</p> <p>To help overcome the reluctance of many landlords to sign Section 8 agreements, the City shall work with the Housing Authority to offer incentives to property owners that sign Section 8 agreements.</p>	<p>City Hall</p> <p>City Manager's Office</p>	<p>The Housing Choice Voucher Program (HCV), formerly known as "Section 8", provides assistance for very low-income households (single or family), the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market, administered through the HAMC.</p> <p>Effective January 1, 2020, it is illegal in California for landlords to refuse to rent to prospective tenants solely because they have a Housing Choice Voucher (formally known as Section 8).</p> <p>The City currently does not offer incentive programs. The City is supportive of the Housing Authority and HCV's.</p>	No change
Program B.4	<p>Preferential Housing for Del Rey Oaks Residents and Workers</p> <p>To the extent that such policy can be legally implemented, the City shall consider adoption of a new ordinance in compliance with the Fair Housing Law, requiring that all newly constructed inclusionary dwelling units for below-market-rate income, moderate-income, and lower-income households within the City, and all first-time homebuyer programs, be provided on a preferential basis to Del Rey Oaks residents and workers.</p>	<p>City Council</p> <p>Planning Commission</p> <p>Planning Department</p>	No action to date.	No change
Program B.5	<p>Develop a Density Bonus Ordinance consistent with State law</p> <p>Government Code section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with State law. State Density Bonus Law requires a local jurisdiction to grant an increase in density, if requested by a developer, for providing affordable housing as part of a development project. Key provisions of the law include incremental density bonuses that correspond to the percentage of housing set aside as affordable units. The City shall develop and adopt a Density Bonus Ordinance consistent with the current Government Code and State Density Bonus Law. Once passed, the City will review any future amendments to State Density Bonus law to ensure that its local ordinance remains consistent with State law. Once passed the City shall commit to consider requests under State Density Bonus Law (including requests for incentives, concessions, waivers, and parking reductions)</p>	<p>City Council</p> <p>Planning Commission</p> <p>Planning Department</p>	The City has not developed a Density Bonus Ordinance but complies with current State law requirements for density bonuses.	No change

	so that projects that qualify are not prevented from developing at the densities to which they are entitled.			
Program B.6	<p>Facilitate Affordable Rental Units</p> <p>The City will apply for low interest loans, grants, and rent subsidies through the U.S. Department of Housing and Urban Development, the California Housing Finance Agency, Farmers Home Administration, and the HCD. The City will apply for at least one funding opportunity per year within the 5<sup>th</sup> Cycle Planning period. In addition, the City will provide funding through use of tax increment funding for a housing fund as such funds are available.</p>	City Council and City Manager	No action to date.	No change
<b>Work to remove governmental and non-governmental constraints to housing development.</b>				
Program C.1	<p>Support efforts of public and private groups providing housing for the elderly and disabled, including assistance with obtaining permits and permit streamlining consistent with SB 35, or where appropriate, waiving City fees or regulatory requirements.</p> <p>The City will continue to find opportunities to streamline the permitting process to remove unnecessary barriers, without compromising public health, safety and community character. In order to do this, as part of the City's Zoning Ordinance update, site improvement standards and development procedures will be reviewed and, as needed, revised to ensure that such standards and procedures do not unnecessarily constrain the development, conservation, and rehabilitation of affordable housing. This Zoning Ordinance update will ensure compliance with SB 35 which allows streamlined approval processes in municipalities not meeting the RHNA.</p>	City Council  Planning Commission  Planning Department	No action to date.	No change
Program C.2	<p>Update the Accessory Dwelling Unit Ordinance to Existing Standards</p> <p>A major constraint to housing in the City is affordability. ADUs help meet the City's needs for housing that is affordable by providing a housing resource for seniors and low- and moderate-income households. State ADU law has been updated since the passage of the City ADU ordinance. The City will update their ADU Ordinance (also known as auxiliary housing) to be compliant with updated State regulations that promote the development of ADUs. The City will encourage the construction of ADUs by providing incentives such as waiver or reduction of</p>	City Council, Planning Commission, and Planning Department	<p>Update the Accessory Dwelling Unit Ordinance to Existing Standards</p> <p>The City adopted an ADU compliant with updated State regulations that promote the development of ADUs.</p> <p>The City provides information regularly to eligible property owners concerning the City's amended ordinance.</p>	Updated; see Section 7.

	development fees and expedited permit processing for ADU applications. Further, information to all eligible property owners concerning the City's amended ordinance will be provided at City Hall.			
Program C.3	<p>Mitigating Constraints</p> <p>Based upon this review of the City's standards, the following additional Zoning Ordinance amendments will be considered:</p> <ul style="list-style-type: none"> <li>Amend the Zoning Ordinance to eliminate limits on number of persons allowed to live in housing unit under definition of "Family."</li> <li>Amend the Zoning Ordinance to include language on density bonuses to comply with State requirements.</li> <li>Review Zoning Ordinance to ensure that transitional and supportive housing is allowed in the same way other residential uses are allowed in all zoning districts allowing residential uses.</li> <li>Review and amend the Zoning Ordinance to conditionally permit SRO housing in the C-1 (Commercial) zone.</li> <li>Consistent with the California Employee Housing Act, amend the Zoning Ordinance to update standard that requires that housing for six or fewer employees be treated as a regular residential use.</li> </ul>	City Council, Planning Commission, City Hall, and Planning Department	<p>The City updated the zoning ordinance to allow year-round emergency shelters-by-right and amend the definition of family in March 2023.</p> <p>Per requirements, the City will provide the Emergency Shelter Ordinance to HCD. HCD will review and issue correspondence identifying the updated status of the City's 2019 Housing Element compliance or required amendments.</p> <p>See discussion in Program A.2, B.5 and C.2 above.</p> <p>The City will be updating the Zoning Ordinance for Transitional and Supportive Housing and SRO housing, as well as housing for employees.</p>	No change
Program C.4	<p>Ensure the Availability of an Adequate Water Supply to Serve the Long-Term Housing Needs of the City</p> <p>A major constraint to development within the City is water supply. The City will continue to work with the MPWMD, MCWD, <del>FORA</del>, and other appropriate agencies through meetings and consultation to seek securement of sufficient water resources to meet the expected needs of projected housing development</p>	City Council City Manager Planning	The City continues to work with the MPWMD, MCWD, M1W and other appropriate agencies through meetings and consultation to seek securement of sufficient water resources to meet the expected needs of projected housing development. MCWD and MPWMD provided updates to the City Council in a public forum in 2021. The City Manager meets regularly with MCWD management on water issues.	Minor update to delete reference to FORA. See Section 7.
<b>Promote equal housing opportunities for all persons.</b>				
Program D.1	<p>Promote Fair Housing by Providing Educational and Referral Materials</p> <p>The City will continue to provide Fair Housing education and outreach, making information available in multiple languages, and refer persons with fair housing questions to the Housing Authority, Department of Equal Housing and Employment, and California Rural Legal Assistance on an as-needed basis. The City will make information about fair</p>	City Hall, Planning and Building Departments	No action to date.	No change

	housing services available at City offices and on the City's website.			
Program D.2	<p>Provide Opportunity for and Encourage the Development of Adequate Housing for the City's Special Needs Groups.</p> <p>The City shall facilitate the provision of housing for the elderly and disabled, including developmental disabilities, and other special needs housing by modifying the Zoning Ordinance to define licensed residential care facilities, to explicitly allow small residential care homes by right in all residential zone districts, allow group homes of six or fewer to be allowed in all zones allowing single-family uses (not limited to residential uses), and to permit larger residential care homes (seven or more) in the City's R-2 and C-1 districts consistent with the standards of these districts.</p> <p>The City shall also support the efforts of public and private groups to provide housing for the elderly and disabled. Such support may include staff assistance in obtaining permits or financing, or, where appropriate, the waiver of City fees or regulatory requirements, some combination of these, or other tangible measures of support.</p>	City Council, Planning Commission, and Planning Department	The City did not update the Zoning Ordinance.	No change
Program D.3	<p>Special Needs Housing for Disabled Persons</p> <p>The City shall amend the Zoning Ordinance to ensure that future projects incorporate accessible design. Specifically, the zoning ordinance will be amended to:</p> <ol style="list-style-type: none"> <li>1) Require new multi-family development to be in compliance with Title 24 of the California Code of Regulations,</li> <li>2) Eliminate restrictions on occupancy standards for group homes by amending the definition of family to comply with section 801(c) and 801(k) of the Fair Housing Act; and</li> <li>3) Allow reduced parking standards for all transitional housing and homeless shelters, for age-restricted housing (regardless of affordability), and for persons with disabilities.</li> </ol> <p>The zoning code will be further reviewed to identify and remove any additional constraints and ensure that reasonable accommodations are provided with regard to housing designed for persons with disabilities. This update will expressly allow exceptions to zoning and development standards including, but not limited to, ramps as a</p>	City Council, Planning Commission, and Planning Department	<p>The City updated the Zoning Ordinance to include amendment to the definition of family.</p> <p>The City adopted an Emergency Shelter Ordinance with required reduced parking standards.</p> <p>The City continues to allow and provide for accommodation for persons with disabilities as identified in the program.</p> <p>The zoning code also continue to identify and remove any additional constraints and ensure that reasonable accommodations are provided for persons with disabilities.</p>	No change

	permitted encroachment into required front and rear yards in order to ensure accessibility for persons with disabilities.			
Program D.4	<p>Support Programs to Reduce Homelessness</p> <p>The City shall identify adequate sites for emergency shelters and then amend its Zoning Ordinance to make appropriate zone changes, if needed, to provide for the zoning for the site to allow for the emergency shelters in the City's zoning districts consistent with State law. Zoning changes may not be necessary as certain zones may allow emergency shelters currently. Adequate sites for these housing types are available throughout the City in C zones outside of the former Fort Ord that allow residential use with a permit (acreages and vacant sites in these zones are shown in <b>Figure 4</b>). Although the City has constraints due to lack of water and available land sites, the C zone outside could be developed into emergency shelters, most of the City is within a mile of transit stops and community services. Specifically, the City has adequate capacity on vacant and underutilized parcels (approximately 12 acres) within the C-1 zoning districts outside of former Fort Ord near Canyon Del Rey (see Figure 4), which are suitable for the development of emergency shelters due to their proximity to public transit lines, social services, and personal services.</p> <p>To the extent that funds are available, the City will provide financial support to sponsor or assist emergency shelter facilities, inside City limits or outside within a reasonable proximity to the City, as well as encourage or support facilities by providing grants, or low-cost loans, to operating agencies.</p>	City Council and Planning Commission	Pursuant to Government Code Section 65583 subdivision (a) (4) (A), the City is currently in the process of amending the Zoning Ordinance to permit year-round emergency shelters without discretionary action within the city limits in the C.1 zone.	Revised D.4 Program as shown in Section 7.
Program D.5	<p>Develop written process for continued compliance with AB 101</p> <p>The City shall continue to comply with the requirements of AB 101 and develop a written process to adhere to the statutory requirements in accordance with state law. AB 101 requires a Low Barrier Navigation Center (LBNC) be a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including:</p> <ul style="list-style-type: none"> <li>• Access to permanent housing.</li> <li>• Use of a coordinated entry system (i.e., Homeless Management Information System).</li> </ul>	City Council, Planning Commission		No change

	<ul style="list-style-type: none"> <li>Use of Housing First according to Welfare and Institutions Code section 8255. (Gov. Code section 65662.)</li> </ul> <p>A LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy. (Gov. Code section 65660).</p>			
<b>Conserve and improve the condition of the existing housing stock to ensure the safety, welfare, and affordability of residents.</b>				
Program E.1	<p>Assist in Rehabilitating Housing</p> <p>The City will investigate available low-interest loans, subsidies, and grants from federal and State agencies to provide rehabilitation funds. As funding becomes available, the City shall provide grants and/or low interest, deferred, and/or forgivable loans for building code violations, health and safety issues, essential repairs, upgrades of major component systems, and modifications to accommodate disabilities. Rehabilitation funds will be available to low-income homeowners and to owners of rental units that will rent to low-income households. Subject to federal funding the City will look to assist an average of one to two households (ranging from single-family, multi-family, and mobile homes), dependent on need.</p>	City Council and City Manager		No change
Program E.2	<p>Continue Code Enforcement</p> <p>The City will continue to perform code enforcement for areas or homes with building code violations posing life and/or safety to occupants and/or significant property maintenance concerns and ensure that such violations are adequately abated. When violations are cited, enforcement officers will provide a list of potential funding sources to homeowners.</p>	Police Department	The City continues code enforcement however, there are no known areas where code violations pose a threat to life or safety.	No change
Program E.3	<p>Energy Conservation and Energy Efficient Opportunities</p> <p>The City will promote subsidy and incentive programs for energy conservation available to residents. Some of these programs include PG&amp;E's rebates, Energy Watch Partnerships, and Energy Savings Assistance Program; CARE/FERA program, and the CaliforniaFIRST program. The City will promote these programs in their newsletter and on their website.</p>	Police Department	No action to date.	No change