

Housing Element Update

Status Report Planning Commission

July 12, 2023

Housing Element Update Agenda

- **Introduction and Purpose**
- **Progress to Date**
- **Sites Inventory Overview**
- **Letters Received on Programs and Strategies**
- **Next Steps**

Must have adequate sites to meet RHNA, and policies and programs to support housing affordable to all income levels

Housing Allocation for the City

- The State mandate for City's 6th Cycle Regional Housing Needs Allocation (RHNA) is 184 total units, including 98 units affordable to lower-income households.

6th Cycle Regional Housing Needs Allocation for Del Rey Oaks

Jurisdiction	Income Group				
	Very Low	Low	Moderate	Above Moderate	Total
Del Rey Oaks	60	38	24	62	184
Unincorporated Monterey County	1,070	700	420	1,136	3,326
Monterey County Total					20,495

HOUSING ELEMENT – 6th Cycle Update



Progress and Meetings to Date

Milestone	Timeline
Joint Meeting of CC and PC Update	March 16, 2023
City Council Contract Approval 6 th Cycle	March 28, 2023
Housing Element Public Workshop via Zoom	May 3, 2023
Submittal of AB 52 Tribal Consultation Request	May 5, 2023
Planning Commission/City Council Workshop	May 9, 2023
Planning Commission Special Meeting	May 17, 2023
Published Housing Element for 30-day public review	May 26, 2023
HCD Meeting on Housing Element	June 20, 2023
HCD Call on Sites Inventory	June 23, 2023
Completion of 30-day public review period	June 26, 2023
HCD Field Trip & City Manager Report at Council	June 27, 2023
Submitted Consistency Application to ALUC	June 30, 2023
Planning Commission Regular Meeting Update	July 12, 2023
NEXT STEP: Prepare HCD Submittal of Draft Housing Element 6th Cycle	July 2023

Public Review Draft 6th Cycle Housing Element Update

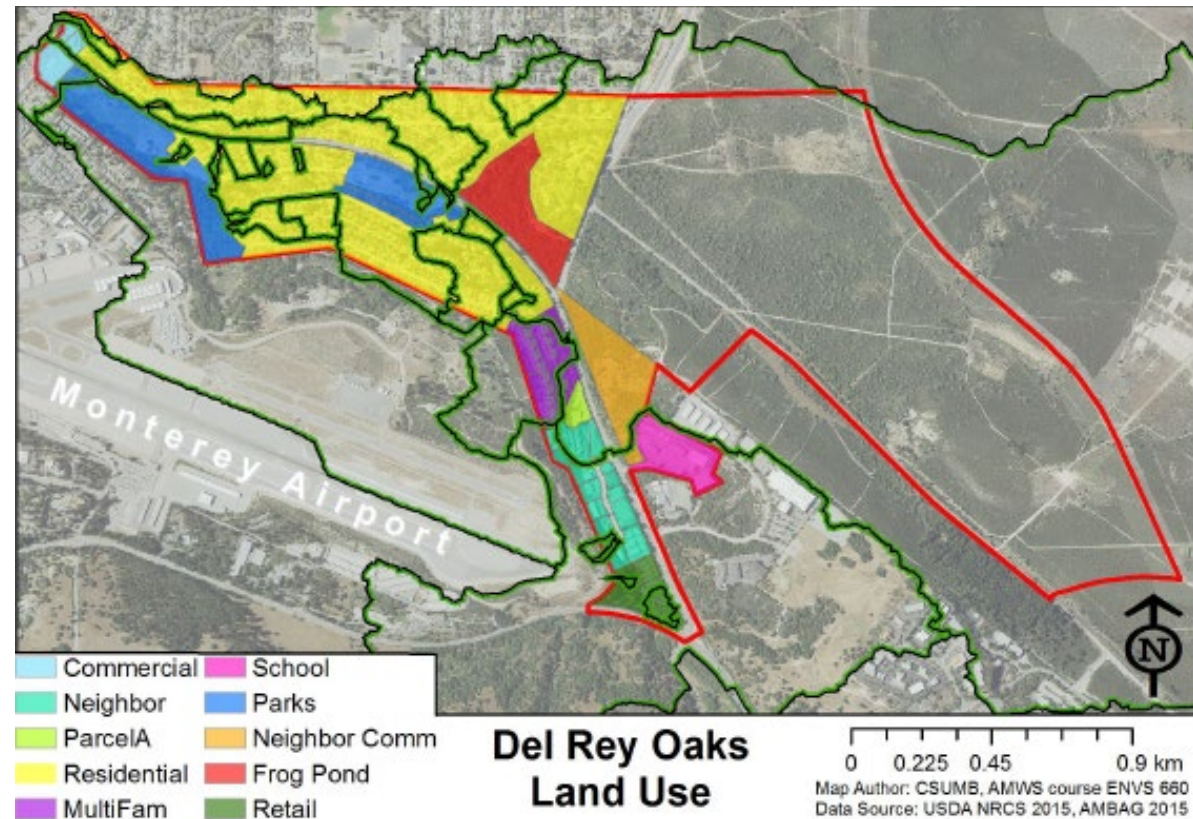
- ▶ Local Draft Public Review
 - ▶ 6th Cycle Housing Element Update published on May 26, 2023.
 - ▶ Wide notification via direct mail, email blast and City website
 - ▶ 30-day review period close of June 26, 2023.

Public Review Draft 6th Cycle Housing Element Update

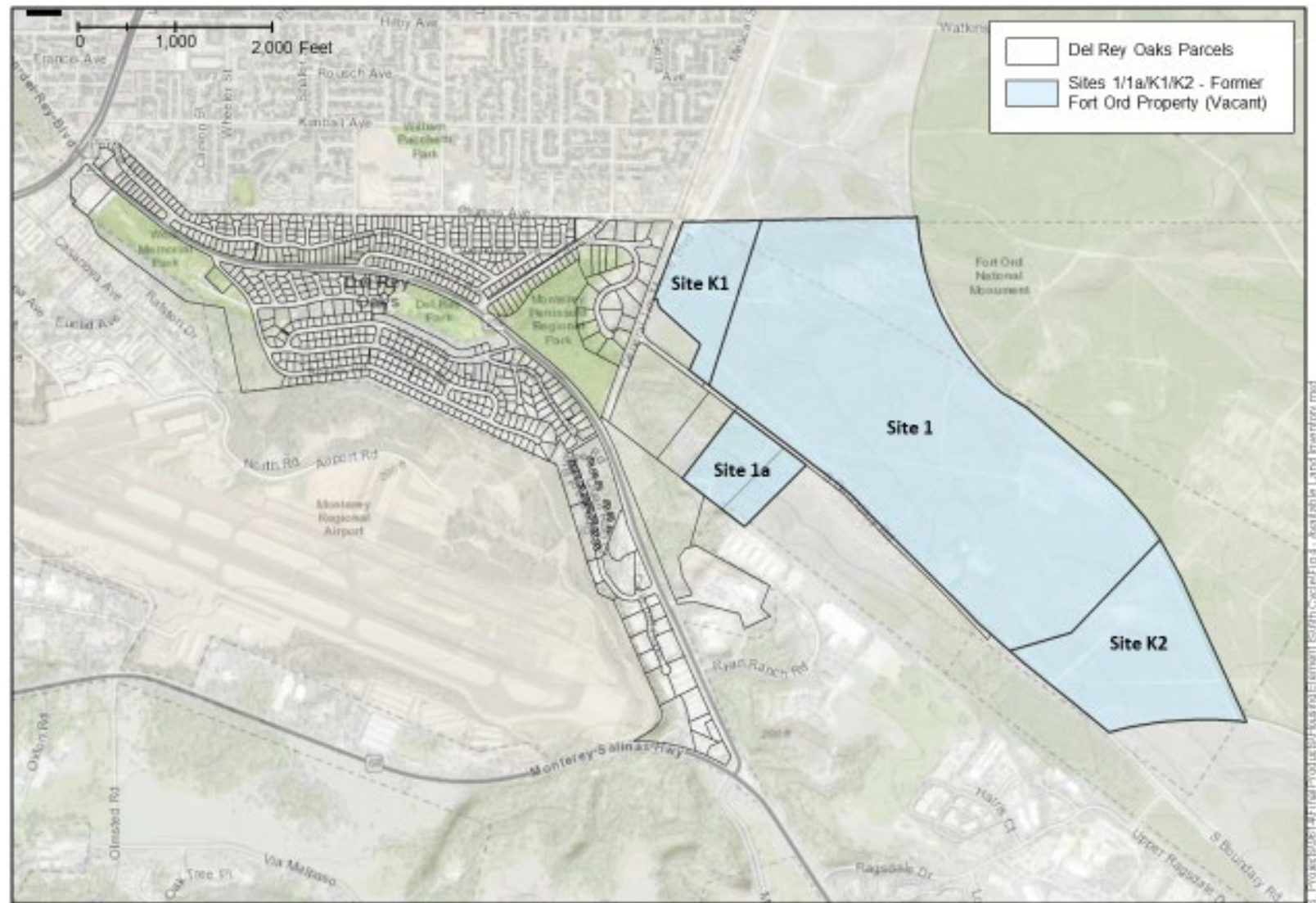
- ▶ Public Review Comments
 - ▶ Two comment letters received
 - ▶ Review period closed June 26, 2023.
- ▶ Letters from:
 - Monterey Peninsula Unified School District (MPUSD)
 - LandWatch
 - Letters in Planning Commission Packet, and published on City's website

Housing Element Sites Inventory Review

- **Del Rey Oaks** is bounded by jurisdictions and is mostly built out. Limited areas for housing without environmental and other constraints.



Housing Element Site Inventory Review



Updated Available Land Inventory
City of Del Rey Oaks Housing Element Update, May 2023

Date
5/16/2023
Scale
1 in = 1,000 ft

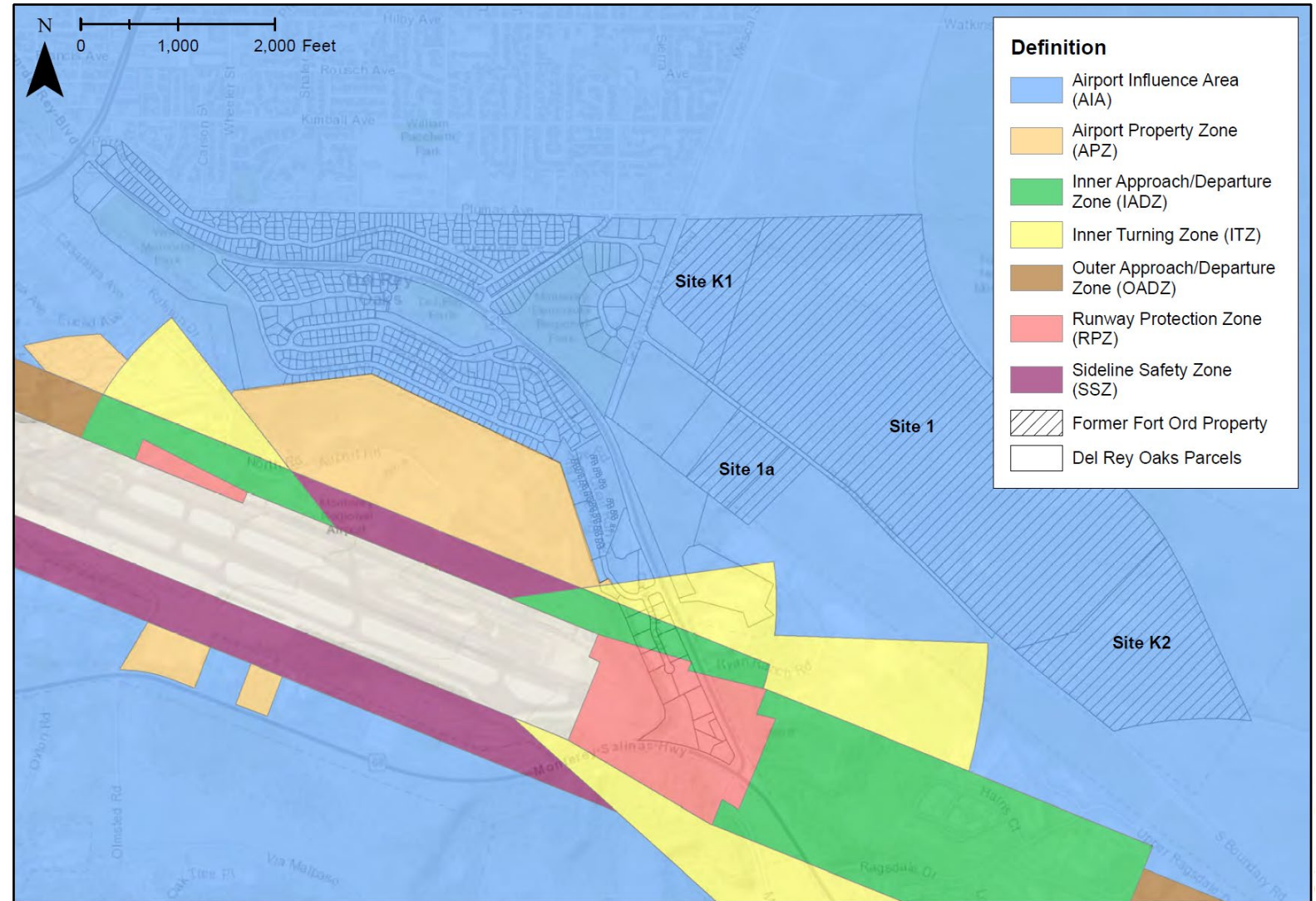
 **Denise Duffy & Associates, Inc.**
Planning and Environmental Consulting

Figure
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Path: D:\GIS\GIS\Projects\2021\HousingElement\2023\cycle\Fig 4 - Available Land Inventory.mxd

Housing Element Site Inventory Review

Airport Safety Zones - Del Rey Oaks



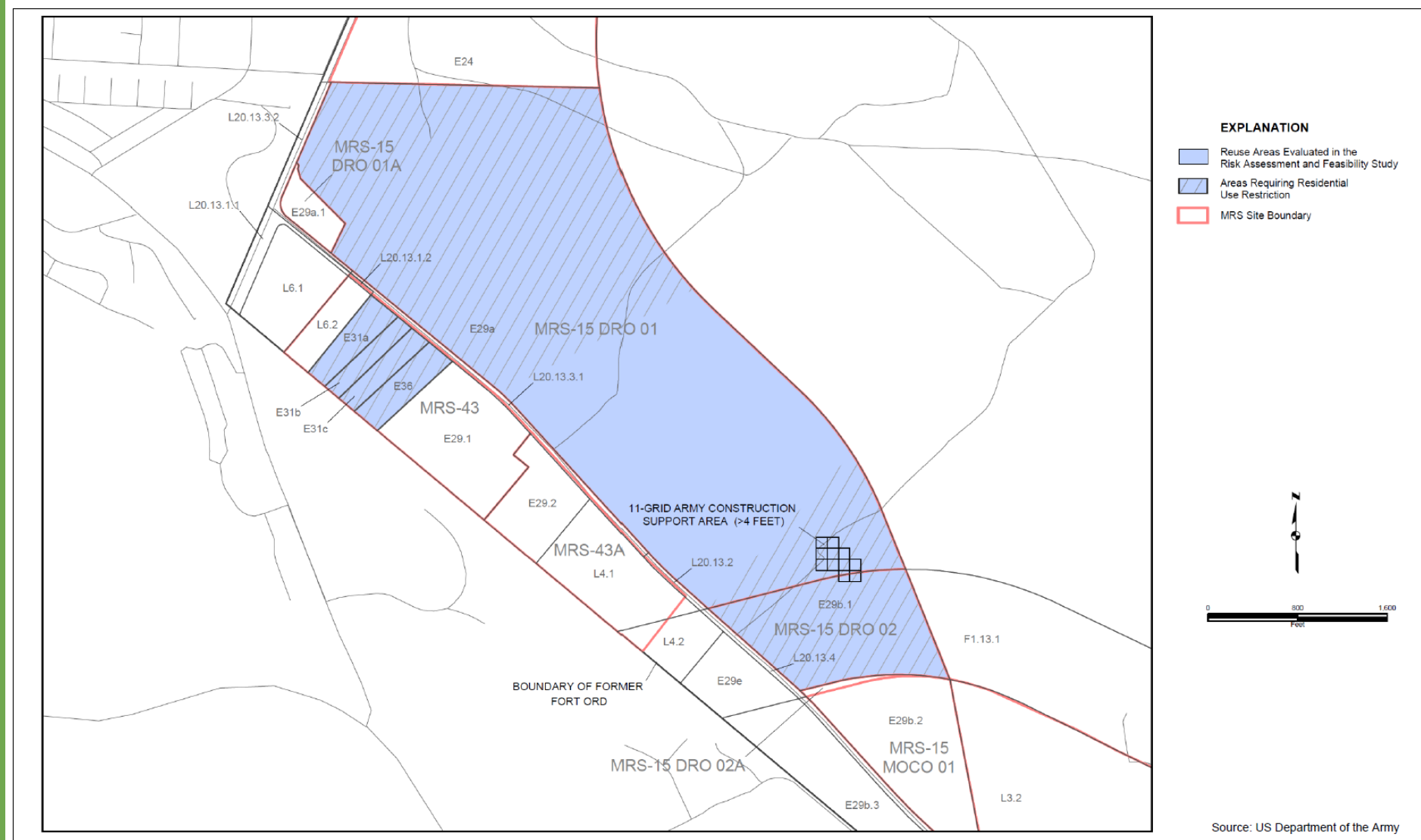
Airport Safety Zones and Updated Available Land Inventory
City of Del Rey Oaks, May 2023

Date
5/22/2023
Scale
1 in = 1,000 ft



Housing Element Site Inventory Review

Former Fort Ord Munitions Response Area - Del Rey Oaks



Source: US Department of the Army

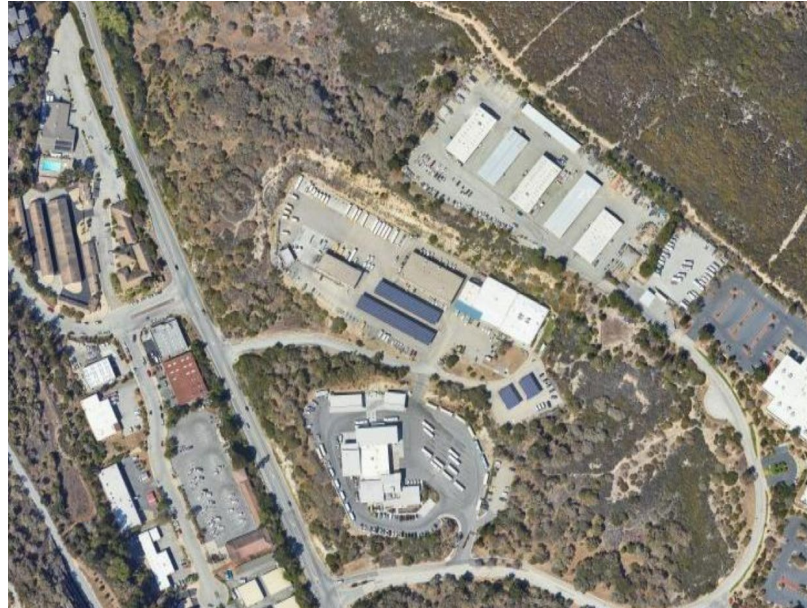
Requested Additional Housing Element Programs

Policies and Programs Considerations

- ▶ MPUSD Letter
- ▶ New Program Requested:
 - ▶ Preferential Housing for Teachers and Local Educational Employees

Housing Element Site Inventory Review

Monterey Peninsula Unified School District (MPUSD) Site Del Rey Oaks



Additional Policies and Programs

- ▶ Revisions to Programs, including ADU and Inclusionary Housing Programs per Comments
- ▶ NEW Program to Adopt Safety Element Update and Environmental Justice Element
- ▶ NEW Program to Develop Objective Design and Development Standards

Timeline for Completion of the Housing Element

Milestone	Timeline
Final Adoption of RHNA by AMBAG	October 2022
Initiate Housing Element Background Materials	Winter 2022
PC and CC Workshops and Updates for Housing Element Continue Outreach - Policies/Programs/Schedule	March - May 2023
Draft Element - Background Materials Complete	April - May 2023
Study Session with Planning Commission and City Council, Draft Policy and Site Inventory Guidance	May 3, 2023 May 9, 2023 May 17, 2023
Planning Commission and City Council Meeting(s)	May-June 2023
Required 30-day review	May-June 2023
State Agency Review (90-day)	July - September 2023
Revisions and review	October-November 2023
Planning Commission Hearings on Draft Element	November 2023
City Council Hearing PC Draft Element	November - December 2023
Housing Element Due Date (Certification)	December 15, 2023

Questions & Answers