



Housing Element Workshop

City of Del Rey Oaks

Dino Pick, City Manager

Denise Duffy, Planning and Environmental Consultant

Agenda

- ▶ Introduction and Purpose of Workshop
- ▶ Overview of Housing Element
 - ▶ Historical Overview/Way forward
- ▶ City's Housing Element
 - ▶ Contents of Housing Element
- ▶ Housing Element Review and Adoption
- ▶ Policies, Past and Future
- ▶ Land Availability Assessment
- ▶ City's Regional Housing Needs Assessment
- ▶ Public Comments
- ▶ Summary and Next Steps

Housing Element Overview:

- ▶ The Housing Element is one of the seven mandated elements of a General Plan.
- ▶ The content and process by which a Housing Element is prepared is prescribed in Government Code Section 65583.
- ▶ Housing Element law, enacted in 1969, requires local governments to adequately plan for existing and projected housing needs of all economic segments of the community.
- ▶ The Housing Element must also be reviewed and certified by the State Department of Housing and Community Development (HCD).
- ▶ Public outreach and public review are both required and important components of the Housing Element Process.

Housing Element Historical Overview

- ▶ 1992: Del Rey Oak's Housing Element adopted.
- ▶ 1995: This Housing Element incorporated into the City's General Plan update.
- ▶ 1997: General Plan approved.
- ▶ 2003: Early version of Draft Update of HE was prepared and circulated.
 - ▶ HCD identified additional policies and programs needed for the 2003 housing element to be consistent with State Law; these were incorporated into Draft.
- ▶ 2006: Revised Draft Housing Element update circulated for public review - included HCD revisions.
 - ▶ Draft Housing Element included residential areas in Former Fort Ord to address Regional Housing Needs per HCD.
 - ▶ 2007 City Council Action - Housing Element not adopted; remained on hold while Former Fort Ord actions were held up.
- ▶ 2017: Planning Commission Conducted Annual Review of General Plan Policies
 - ▶ Included Status and progress of Housing Element Policies and Programs.
- ▶ Today: City moving ahead to prepare and adopt Housing Element in 2019.

Components of Housing Element

In general, a housing element must at least include the following components:

- ▶ Existing Needs and Projected Needs Analysis:
 - ▶ Existing needs are the number of households overpaying for housing, living in overcrowded conditions, or special housing needs (such as the elderly or homeless), etc.
 - ▶ Projected needs analysis looks at the city's share of regional housing needs established in the Regional Housing Needs Assessment Plan (RHNA Plan).
- ▶ Sites Inventory and Analysis:
 - ▶ A sites inventory is a detailed land analysis of available sites including
 - ▶ Specific properties, parcel size and existing conditions,
 - ▶ Availability of infrastructure, and
 - ▶ Evaluation of suitability and potential development capacity that can be used in addressing the RHNA Allocation and/or population growth.

Components of Housing Element (con't)

- ▶ Analysis of Constraints:
 - ▶ This includes an evaluation of land use controls, fees and exactions, permits and processing procedures and its impact on housing development;
 - ▶ Projected needs analysis looks at the city's share of regional housing needs established in the RHNA Plan.
- ▶ Housing Programs:
 - ▶ Development of various programs to accommodate the localities share of RHNA including
 - ▶ Remove or mitigate governmental constraints,
 - ▶ Conserve or improve housing stock,
 - ▶ Promote fair and equal housing, etc.
 - ▶ Description of what has been learned based on the analysis of progress and effectiveness of the previous element; and
- ▶ Quantified Objectives:
 - ▶ The estimate of the number of units by income level to be constructed, rehabilitated, and conserved over a planning period.

Housing Element Programs

- ▶ Programs
 - ▶ Program Overview and Quantified Objectives
 - ▶ Address and Remove (or Mitigate) Constraints
 - ▶ Assist in the Development of Housing
 - ▶ Identify Adequate Sites
 - ▶ Improve and Conserve the Existing Housing Stock
 - ▶ Preserve Units at-Risk of Conversion to Market Rates
 - ▶ Provide Equal Housing Opportunities
- ▶ HCD will determine if Housing Element Policies and Programs Meets Requirements

Housing Element Policy Overview

- ▶ Housing Elements are developed to identify and analyze a city's housing needs, establish reasonable goals, objectives and policies based on those needs, and set forth a comprehensive list of actions to achieve the identified goals and objectives.
- ▶ The Housing Element is not an isolated policy plan - it is directed by the policy framework of the General Plan and attempts to balance needs and values of a community while accomplishing the goals of Housing Element legislation.
- ▶ 1992 General Plan/Housing Element Needs Major Revision and Policy Development
 - ▶ Never adopted 2007 so Previous Draft Update not basis of update required by law
- ▶ 2019 Draft Housing Element to City Housing Element Policies and Programs per HCD Requirements
 - ▶ HCD Requires Public Input and Outreach - City Desires Public input

DRO Policy and Program Overview

HOUSING ELEMENT POLICIES AND PROGRAMS	POLICY/PROGRAM	RESPONSIBLE AGENCY	PROGRESS AND EVALUATION THROUGH JUNE, 2006
1992 Policy A: Encourage the development of housing to meet the needs of very-low-income, low-income, and elderly households.			
Program 1	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 City within the Fort Ord Redevelopment Plan incorporate housing requirements of redevelopment and FOR A Policies. Land within city limits and land within Fort Ord Reuse Plan is now for housing. Redevelopment funds can now encourage housing for very-low-income households.
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 Association of Monterey Bay Area Governments).	Del Rey Oaks City Council	During the 7 year timeframe for Housing Element, the Auxiliary (S Ordinance was not proposed or adopted by the City Council. Due to the lack of annual report was not produced by the City Council regarding the number of auxiliary (second) units. In the past 7 years due to the water system for new units managed by Monterey Peninsula Water Management District. The City Council developed a Housing Committee in July 2003 to review and amend the Auxiliary (S Ordinance. A draft ordinance prepared by the City Attorney was reviewed by the Special Housing Commission.
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 City Attorney for the City of Del Rey Oaks has reviewed and proposed an amended auxiliary (second) unit ordinance, but it has not been adopted (and therefore did not mail an information packet to property owners). Once the Auxiliary (S Ordinance is amended, this Housing Element calls for staff to post and mail information to all property owners.
1992 Policy B: Encourage the development of all types of housing units.			
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	Staff have not received any applications for manufactured and mobile homes. According to the U.S. Census, the number of manufactured/mobile homes has decreased, from 10 units in 1990 to 2000. According to this Housing Element, the City shall amend the Municipal Code to allow family residential ordinance to

Example Policy Programs

GOALS, OBJECTIVES, POLICIES,
PROGRAMS

RESPONSIBILITY / FUNDING / TIMING

STRATEGY: To provide an adequate supply of safe, attractive and affordable housing for all persons and needs.

GOAL HG1: To provide a continuing supply of housing to meet the needs of existing and future Del Rey Oak residents in all income categories.

OBJECTIVE HO1: Designate sufficient land at appropriate densities with development standards to accommodate housing for all income groups.

POLICY: HP1: The City shall provide for future (long-term) regional housing needs by maintaining an adequate supply of developable land for all housing types and affordability levels.

PROGRAM H1.1 - Vacant Land Inventory:

The City will maintain an updated inventory of vacant residential parcels in the City. Information on these parcels will be available at City Hall for the public. The Housing Resources section contains an inventory of vacant land sufficient to meet the City's RHNP allocation, particularly high-density property zoned that accommodates multiple family residential development.

Responsibility: Community Development Department.

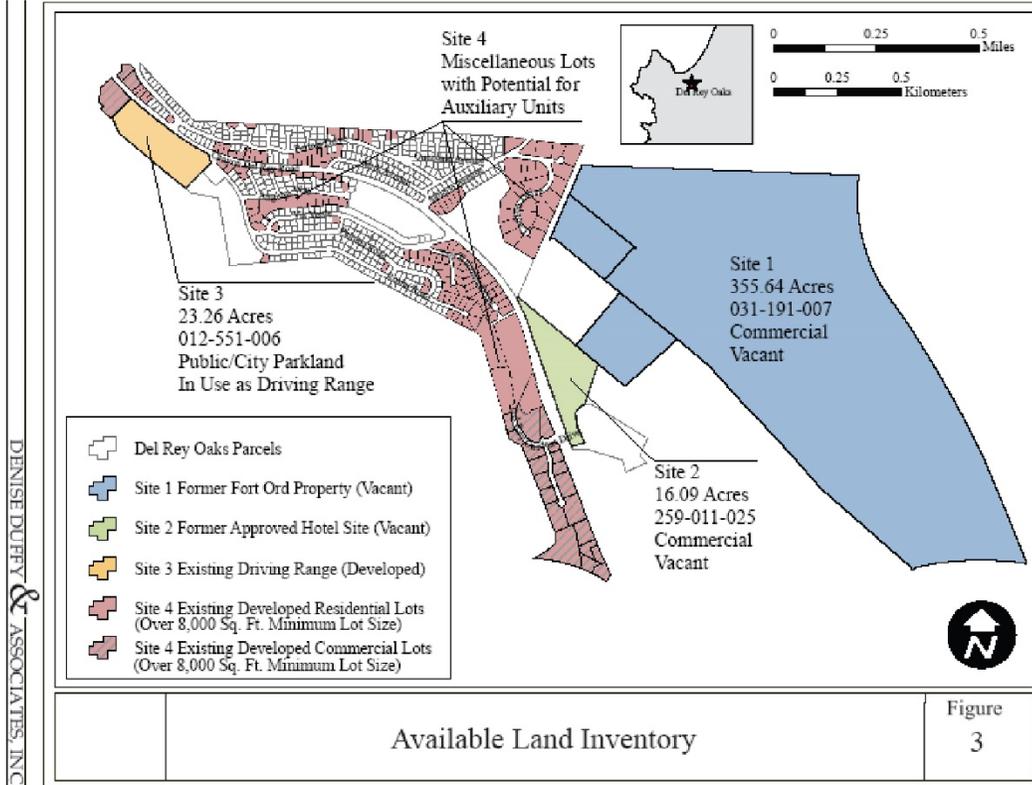
Funding: General Fund.

Timeframe: Updated in 2019 and annually updated.

POLICY H 2: The City shall utilize its land use policies that allow residential growth to be accommodated with a variety of housing types within a range of densities.

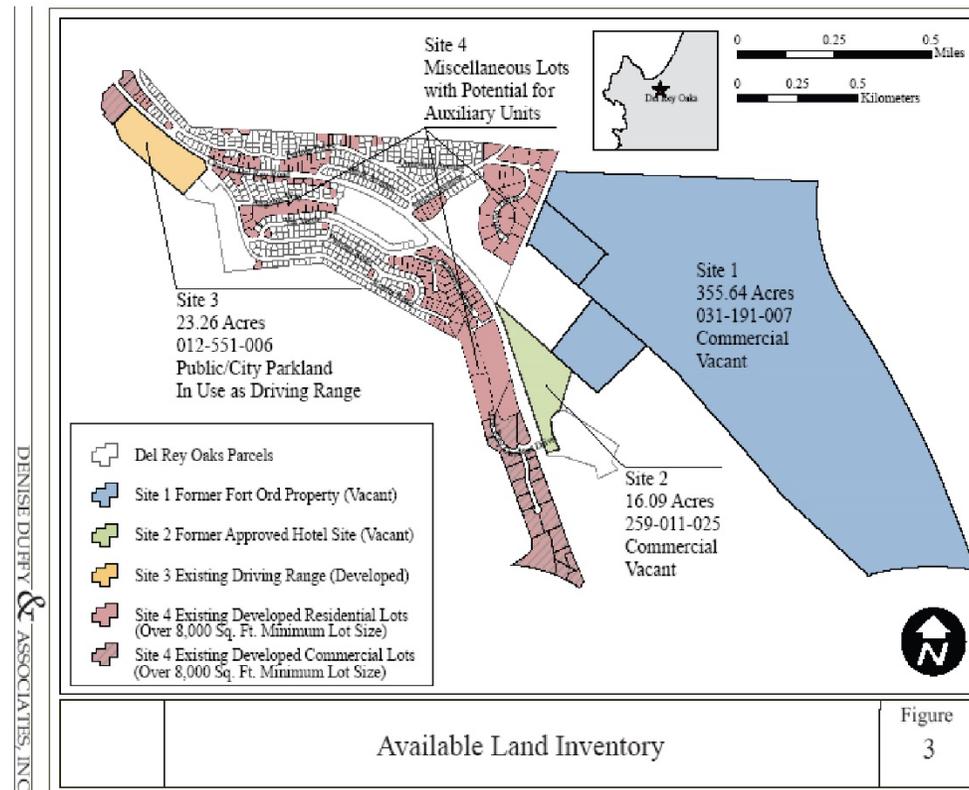
Site Inventory 1997-2007

- ▶ **Site 1:** 320-acre property Former Fort Ord Property; City zoned for residential, in FORA Plan; water and DTSC limitations
- ▶ **Site 2:** 17 acres; Commercial/Visitor development, per City General Plan; water limitations for development of residential
- ▶ **Site 3:** Golf driving range operation; water limitations and regulatory
- ▶ **Site 4:** Available land inventory for 2nd units; water restrictions under MPWMD



Land Inventory of Site Suitability - 2019 Opportunities

- ▶ New analysis of land inventory suitable for residential development by land use district
 - ▶ Former Fort Ord Properties, City Owned Properties
 - ▶ Review other vacant or underutilized properties
- ▶ City lands mostly built out but former Fort Ord Property vacant and planned for development
 - ▶ Possibly 2nd Units on Larger lots
 - ▶ Other Opportunity Sites
- ▶ What Additional Sites Are available in 2019?
 - ▶ Input from City and Public



Available Land Inventory

Figure 3

Regional Housing Needs Assessment (RHNA)

City/County Population and Housing Estimates												
County / City	POPULATION			HOUSING UNITS							Vacancy Rate	Persons per Household
	Total	Household	Group Quarters	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied		
Monterey County												
Carmel-By-The-Sea	3,722	3,722	0	3,417	2,806	173	203	235	0	2,095	38.7%	1.78
Del Rey Oaks	1,665	1,665	0	741	586	25	19	111	0	701	5.4%	2.38
Gonzales	8,383	8,377	6	1,987	1,459	128	21	354	25	1,904	4.2%	4.40
Greenfield	16,919	16,890	29	3,793	2,972	117	261	377	66	3,498	7.8%	4.83
King City	13,211	13,152	59	3,222	1,874	275	298	522	253	3,012	6.5%	4.37
Marina	20,268	19,301	967	7,201	3,295	678	1,088	1,908	252	6,846	4.9%	2.82
Monterey	28,381	25,757	2,624	13,631	5,894	830	2,618	4,240	49	12,201	10.5%	2.11
Pacific Grove	15,431	15,076	355	8,181	4,739	499	1,110	1,682	151	7,030	14.1%	2.15
Salinas	155,205	152,728	2,477	42,948	23,588	2,731	4,197	11,081	1,351	40,668	5.3%	3.76
Sand City	343	300	43	146	72	6	36	30	2	129	11.6%	2.33
Seaside	33,534	32,447	1,087	10,913	6,808	1,271	883	1,388	583	10,122	7.2%	3.21
Soledad	24,997	16,236	8,761	3,927	3,074	81	237	327	208	3,713	5.4%	4.37
Unincorporated	103,697	100,035	3,662	38,710	30,556	2,096	1,543	1,770	2,745	33,770	12.8%	2.96
Incorporated	322,059	305,651	16,408	100,107	57,167	6,814	10,951	22,235	2,940	91,919	8.2%	3.33
Monterey Total	425,756	405,686	20,070	138,817	87,723	8,910	12,494	24,005	5,685	125,689	9.5%	3.23

- ▶ California Government Code §65584 requires AMBAG to distribute the regional housing needs (as determined by HCD) to each jurisdiction in Monterey and Santa Cruz counties.
- ▶ The region's share of the statewide housing need is provided in the form of a regional determination that is divided by income category (very low, low, moderate and above-moderate).
- ▶ AMBAG distributes this number to jurisdictions

Regional Housing Needs Assessment (RHNA)



Regional Housing Need Allocation			
Income Category	AMBAG Region	Monterey County	Del Rey Oaks
Very low (31-50% of area of median-income)	2515	1781	7
Low income (51-80% of area median income)	1640	1160	4
Moderate-income (81-120% of area median income)	1,900	1346	5
Above-moderate (over 120% of area median income)	4,375	3099	11
Total	10430	7386	27

Source: RHNA Determination for total region available at: <http://www.hcd.ca.gov/hpd/hrc/plan/he>

**To calculate the projected housing need for extremely low-income households, jurisdictions may either use available Census data (see the Tab "Overpayment" for the total number of ELI households), or presume 50 percent of the very low-income households qualify as extremely low-income households.*

Housing Element - Process for Review and Adoption

- ▶ Prepare a Draft Housing Element for review by the public and HCD, allowing 60 days for HCD's review.
- ▶ Prepare environmental review.
- ▶ Comments from the public and HCD should be considered and responded to, with modifications to the Draft Housing Element as necessary.
- ▶ Conduct public hearings and adopt the Housing Element.
- ▶ The statutory deadline to adopt the Housing Element is December 31, 2019.
- ▶ The final adopted Housing Element must be prepared and immediately submitted to HCD, which then must issue a written determination within 90 days indicating whether the Housing Element substantially complies with state law.

What does the this all mean?

- ▶ Housing will remain a State priority
 - ▶ Grants and incentives to increase housing stock
 - ▶ Penalties for non-compliance
- ▶ RHNA - Del Rey Oaks' Housing Element must demonstrate how it will accommodate the production of these units
 - ▶ City must show that there is adequate land properly zoned to accommodate its allocation of units and that barriers to the production of dwelling units are minimized or eliminated.
 - ▶ The future housing needs objective must address the City's ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities.
 - ▶ Critical issues include availability of water, and other items including community partnerships and funding assistance to aid development of affordable housing.

Summary and Public Comments

- ▶ The State has made solving the housing crisis a top priority
- ▶ The City is moving forward to comply with State mandates
- ▶ The City has land to help address the crisis while stabilizing the City's financial position
- ▶ Updating the Housing Element is required by law
- ▶ City Desires Update to the Housing Element
- ▶ Public Comments Important and Welcome!!
Tonight is just one of the opportunities for public comment

Public Comments

The background of the slide is white with abstract blue geometric shapes on the right side. These shapes include overlapping triangles and polygons in various shades of blue, ranging from light sky blue to dark navy blue. The shapes are layered, creating a sense of depth and movement.