

Appendix A - AFFH Assessment

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City of Del Rey Oaks
6th Cycle Housing Element Update – Appendix A
Affirmatively Furthering Fair Housing (AFFH)
Assessment
July 2023

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APPENDIX A - AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) ASSESSMENT**Introduction**

In 2018, Governor Brown signed Assembly Bill (AB 686) requiring all public agencies in the state to Affirmatively Further Fair Housing (AFFH) beginning January 1, 2019. The new requirements went into effect on January 1, 2019 and required all public agencies to “administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation”. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

The County of Monterey Analysis of Impediments to Fair Housing Choice 2019 (2019 AI Report) was developed to provide an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual’s or a household’s access to housing. The AI report covers the City of Del Rey Oaks, and includes the jurisdictions of Monterey, Salinas, and Seaside. Del Rey Oaks is covered under the Monterey Urban County Entitlement Area, which is comprised of the cities of Del Rey Oaks, Gonzales, Greenfield, Sand City (participating cities), and the unincorporated areas of Monterey County¹. The Housing Authority County of Monterey (HACM) was also a collaborating entity in the AI study. HACM is a public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County.

AB 686 also creates new requirements for housing elements due on or after January 2021, including (1) outreach to community stakeholders in the housing element public participation process, (2) an assessment of fair housing practices, (3) an analysis of the relationship between available sites and areas of high or low resources, and (4) concrete actions and programs to affirmatively further fair housing. This

¹<https://files.monterey.org/Document%20Center/CommDev/Housing%20Programs/Plans%20&%20Reports/FINAL-Monterey-County-AI-Report.pdf> (Monterey County 2019 AI Report link).

analysis also considers issues raised through public comments, local knowledge, and an assessment related to the regional history and physical form of the City of Del Rey Oaks. As the City is small in size and population, and thus, local knowledge, history and background provide relevant context for the existing built form and history of growth. The physical setting is key to understanding the character of the city and constraints to development.

Data Sources

This analysis relies on the following data sources: California Department of Housing and Community Development (HCD) AFFH Data Viewer Version 2.0, California Department of Transportation (Caltrans), California Tax Credit Allocation Committee (TCAC), Center for Neighborhood Technology (CNT), 2023 Environmental Protection Agency (EPA) Smart Location Database, Housing Authority of the County of Monterey (HACM), 2019 Monterey County Analysis of Impediments to Fair Housing Choice (2019 AI Report), 2021 Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen Version 4.0, U.S. Department of HUD 2019, 2020 and 2021 AFFH Data, 2020 U.S. Census, 2016-2020 and 2017-2021 American Community Survey (ACS) (5-Year Estimates), HUD Comprehensive Housing Affordability Strategy (CHAS) Data based on the 2015-2019 ACS. Much of the data provided by HUD for the purpose of AFFH analysis is based on this collective information.

As shown in **Figure A1**, the City of Del Rey Oaks is within three 2020 U.S. Census Tracts. The primary and only populated census tract is Tract 134. The other two tracts include unpopulated portions of the city within larger areas. The northeast portion of the City is part of tract 141.09 and includes portions of Seaside and former Fort Ord. A small southern portion of the City is in tract 132 and is shared with the City and County of Monterey. Both of these tracts are unpopulated within the Del Rey Oaks' boundaries.

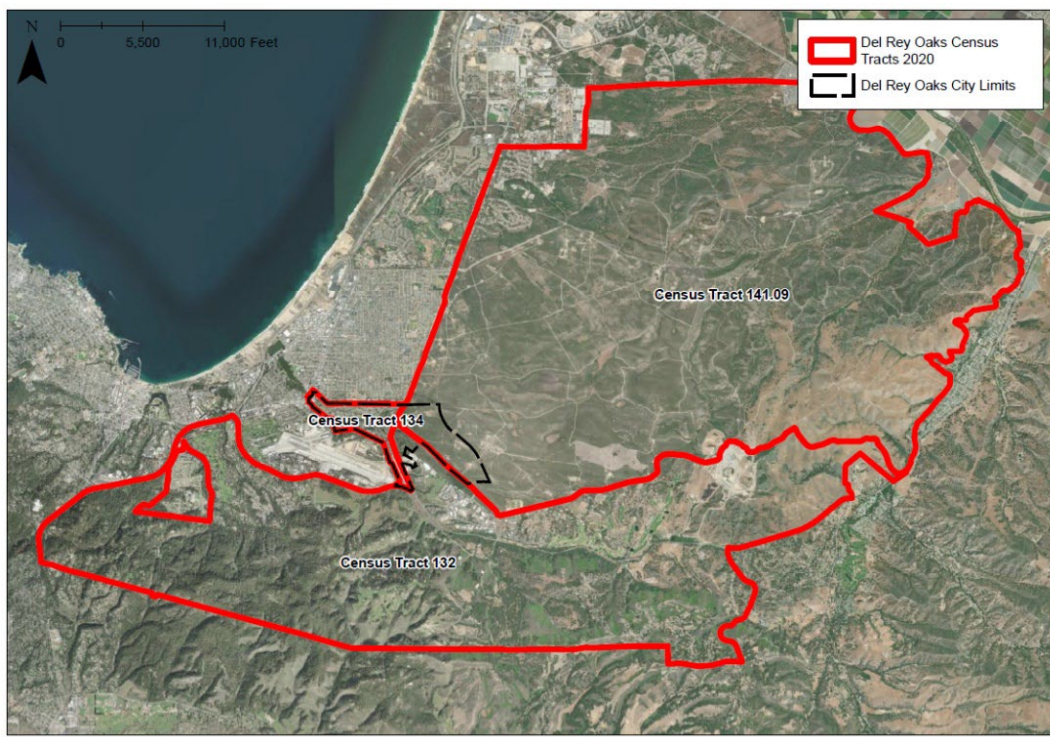


Figure A1 City of Del Rey Oaks Census Tract Boundaries

Report Content and Organization

As guided by HCD, this AFH is organized by the following five topics. This AFH follows the April 2021 California Department of Housing and Community Development Guidance Memorandum for AFFH.

- **Fair Housing Enforcement and Outreach Capacity** reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.
- **Integration and Segregation** identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation.
- **Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)** reviews racially/ethnically concentrated areas of poverty (R/ECAPs) and racially concentrated areas of affluence (RCAAs) as a focus of fair housing policies to ensure housing is integrated.
- **Disparities in Access to Opportunity** examines differences in access to education, transportation, economic development, and healthy environments.
- **Disproportionate Housing Needs and Displacement Risk** identifies which groups have disproportionate housing needs including displacement risk.

Compliance with Fair Housing Laws & Regulations

The City is committed to comply with the Federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA), including FEHA Regulations, protect residents from discrimination on the basis of race, color, religion, national origin, sex/gender, handicap/disability, familial status, marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination, as included in the 2019 AI Report. Additional fair housing laws applicable to California jurisdictions include:

- Unruh Civil Rights Act – Protects residents from discrimination by all business establishments in California, including housing and accommodations.
- Ralph Civil Rights Act (California Civil Code Section 51.7) – forbids acts of violence or threats of violence on the basis of race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.
- Bane Civil Rights Act (California Civil Code Section 52.1) – protects residents from interference by force or threat of force with an individual’s constitutional or statutory rights, including a right to equal access to housing.
- California Civil Code Section 1940.3 – prohibits landlords from questioning potential residents about their immigration or citizenship status.
- Government Code Sections 11135, 65008, and 65580-65589.8 – prohibit discrimination in programs funded by the State and in any land use decisions. 65580-65589.8 was recently changed for the provision of special needs housing through:
 - Housing for persons with disabilities (SB 520);

- Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing (SB 2);
- Housing for extremely low-income households, including single-room occupancy units (AB 2634); and
- Housing for persons with developmental disabilities (SB 812).

FAIR HOUSING ASSESSMENT

A. Fair Housing Enforcement and Outreach Capacity

The first topic of the AFH is an assessment of the jurisdiction’s fair housing enforcement and outreach capacity. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual’s “race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code.”

Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal FHA. In addition to the Federal FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH’s mission is, “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH’s website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions. Fair housing complaints can also be submitted to HUD for investigation.

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Outreach and Capacity

The website for the City of Del Rey Oaks does not provide information about local fair housing resources, entities, or assistance. The website links to the Code of Ordinances, hosted by Municode. Links to the HACM, 2-1-1 Monterey County, HCD, and local non-profit organizations would benefit City residents and improve the effectiveness of the City’s website. The website should also more transparently describe what

steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints by providing links to fair housing resources.

Regional and Local Patterns and Trends

Regional and local patterns and trends are identified through data on public housing buildings and Housing Choice Vouchers in the City, as well as interviews with regional stakeholders whose service areas include the City of Del Rey Oaks. Maps and data tables of public housing buildings and Housing Choice Vouchers in and around the City provide information to identify any areas of concentration of affordable housing in the County.

The HUD Office of Fair Housing and Equal Opportunity (FHEO) records fair housing inquiries and cases for local governments. FHEO inquiries are not official discrimination cases but can be used to identify possible discrimination concerns. The Federal bases for alleged discriminator acts are race, color, national origin, religion, sex, disability, familial status and retaliation for filing a fair housing complaint. A single case may have multiple bases. As seen in **Table A1**, Del Rey Oaks received 0.62 FHEO inquiries per 1,000 people in the area from 2013-2022.

Table A1 FHEO Inquiries for City of Del Rey Oaks (HUD, 2013 - 2022)	
Inquiry Type	# of Inquiries
Total Inquiries	1
No Basis Given	1
Sex Basis	0
Retaliation Basis	0
Religion Basis	0
Race Basis	0
National Origin Basis	0
Color Basis	0
Disability Basis	0
Familial Status Basis	0
Population (ACS, 2021)	1,616
Per 1,000 people quotient	1.62
Number of Inquiries per 1,000 people	0.62
Source: HCD AFFH 2.0 Data Viewer, May 2023	

Table A2 Monterey County FHEO Discrimination Cases 2006-2020		
Basis	Cases	Percent
Race	15	9.9%
Disability	74	48.7%
Familial Status	30	19.7%
Sex	23	15.1%
Religion	6	4.0%
Retaliation	16	10.5%
Total	152	100%
Source: HCD AFFH 2.0 Data Viewer and HUD, 2020.		

Jurisdictions adjacent to Del Rey Oaks, including Seaside and Monterey, had similar proportions of FHEO inquiries. **Table A2** shows fair housing cases filed by FHEO from 2006 to 2020 in the county of Monterey.

Among the cases countywide, most were related to disabilities (74 instances), familial/marital status (30 instances), and sex (23 instances).

The Housing Authority County of Monterey (HACM) provides rental assistance, develops, and manages affordable housing throughout Monterey County. 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. The Housing Choice Voucher is a rent subsidy program that helps lower income (up to 50 percent of area median income, or AMI) families and seniors pay rents in private units. Voucher recipients pay a minimum of 30 percent of their income toward their contract rent, and the local housing authority pays the difference through federal funds up to the payment standard (fair market rent) established by the HACM. The HACM administers the Housing Choice Voucher program on behalf of jurisdictions within Monterey County. The demographics of HACM Waiting Lists are presented below in **Table A3**. According to the 2019 AI Report, as of 2017, 3,077 households in Monterey County were receiving Housing Choice Vouchers (HCV). The racial/ethnic composition of the voucher recipients indicated: 25.8 percent White; 6.7 percent Black; 2.8 percent Asian; and 64.1 percent Hispanic.² In the fiscal year beginning July 2022, HACM has an allocation of 4,771 HCVs.³

Table A3 Demographics of HACM Waiting Lists (2015)		
	Housing Choice Vouchers	Public Housing ²
Number of Families on Waiting List	1,459	6,521
Extremely Low Income (0-30% AMI) ¹	70%	80%
Very Low Income (31-50% AMI)	27%	18%
Low Income (51-80% AMI)	6%	3%
Families with Children	82%	76%
Elderly Families	6%	7%
Families with Disabilities	9%	14%
Race:		
White	82%	77%
Black	13%	8%
Asian	2%	2%
American Indian/Native Hawaiian	3%	13%
Unknown/Multiple	1%	13%
Ethnicity:		
Hispanic	69%	74%
Non-Hispanic	31%	24%
Notes:		
1. Housing Authority income categories are named differently than the CDBH program.		
2. The HACM completed conversion of all public housing units into project-based rental assistance program. Due to lag time in transition the data from public housing, no new data is available at this time.		
Source: Housing Authority County of Monterey, Five-Year and Annual Plan, 2015.		

In addition to the Housing Choice Voucher program, HACM owns and manages over 1,000 units of affordable rental housing throughout the County. Most of these units were originally developed as public housing units. However, beginning in 2015, HACM initiated the process of converting the public housing developments into project-based rental assistance units. That conversion process has been completed.

² Monterey County Analysis of Impediments to Fair Housing Choice, 2019.

³ HACM, 2022. PHA Annual Plan FY July 2022.

As of July 2015, 1,459 households were on the Housing Choice Voucher waiting list and 6,521 households were on the Public Housing waiting list.

Project Based Vouchers (PBV) are a component of HACM's Housing Choice Voucher Program. Under the project-based program, the Housing Authority enters into an assistance contract with the landlord for specified units and for a specified term. The allocation of HACM Project-Based Vouchers is presented below in **Table A4**. The Housing Authority refers families from the waiting list to the project landlord to fill vacancies. The HACM continues to expand its use of Project-Based Vouchers in supporting the development and expansion of affordable housing throughout Monterey County. The agency continues to work in partnership with housing developers by providing project-based vouchers. The following projects have completed their requirements or have entered a Housing Assistance Payment (HAP) contract with the agency or are pending PBV requirements: Villa Del Monte, Catalyst A-E and Casanova Plaza Apartments, East Garrison Apartments and Nuevo Amanecer, Salinas Homekey, Greenfield Commons I, Greenfield Commons II, Lightfighter Village and Magnolia Place Senior Apartments.

Table A4 Project Based Voucher Allocation			
Agency/Property	# of Units	Location	Status
Salinas Homekey	85	Salinas	Pending
Greenfield Commons I	27	Greenfield	Pending
Greenfield Commons II	27	Greenfield	Pending
VTC-Lightfighter Village	17	Marina	Pending
Magnolia Place Senior Apartments	32	Greenfield	Executed AHAP
East Garrison Apartments	15	Marina	Executed AHAP
Nuevo Amanecer	15	Pajaro	Pending HAP
Catalyst A-E	5	Salinas	Executed HAP
Villa del Monte Apartments	39	Seaside	Executed HAP
Casanova Plaza Apartments	17	Monterey	HAP
Note: AHAP: Agreement to Housing Assistance Payment (Contract) HAP: Housing Agreement Payment (Contract)			

The agency continues to actively promote project-based partnerships with community housing developers to promote affordable housing. Vouchers have been made available to new housing developments to increase the supply of affordable housing and to expand housing opportunities to individuals and families in Monterey County.

There are no public housing buildings in Del Rey Oaks or the nearby area. The closest public housing buildings are located approximately 55 miles away in the city of Santa Clara.

Additionally, HACM has provided Fair Housing Goals as part of its Public Housing Agency (PHA) strategies and actions to achieve fair housing goals.⁴

- Ensuring Fair Housing for all Americans
 - HACM has established and ensured equal opportunity in housing for all Americans as a strategic goal. To implement this goal, HACM continues to affirmatively market its housing programs to make them accessible to families with special needs or disabilities. HACM remains strongly committed to meeting reasonable accommodation or modification requests

⁴ HACM, 2022. PHA Annual Plan FY July 2022.

- that support and promote affordable housing opportunities to disabled families or individuals.
- Furthering Fair Housing Opportunities
 - HACM works with the entitlement jurisdictions to integrate outreach and fair housing training opportunities into existing plans which are developed by each jurisdiction. HACM provides landlord workshops and participates in community forums and events to market the HCV Program and to expand further fair housing opportunities for families.
 - Improving Equitable Housing Opportunities for Participants
 - Housing Program Specialists work with families to promote portability and relocation to neighborhoods of opportunity. During briefings, applicants are informed of available units and their location, emphasizing communities that are underutilized. The Housing Program Specialists describe fair housing and discrimination laws and provide information regarding the process of filing complaints. The briefing sessions also contain information regarding areas of the community that have concentrations of minorities, poverty, and crime. This information is given to the voucher holders to allow them to make housing choices that can provide greater social amenities and greater educational and economic opportunities for their families.
 - Ensuring Access to Safe and Sanitary Affordable Housing
 - HACM's Annual and long-range goals will result in greater housing choices for families by allowing families to acquire housing that is of adequate size by reducing overcrowded conditions. All potential rental units must meet Housing Quality Standards and are inspected prior to move-in and are subject to annual inspections to assure these standards are maintained. Participants are assisted in securing housing that meets the needs of their families and are assisted in leasing negotiations with landlords. These factors promote fair housing choices by eliminating blighted properties from federal housing subsidies and improves the wellbeing of the community and its members overall.
 - Furthering Opportunities for Participants in Higher Opportunity Areas
 - The HACM conducts analysis of local fair market conditions in its jurisdiction to help eliminate barriers for applicants of the HCV Program. With approval of the success rate payment standard amounts at the 50th percentile, the HACM is able to increase the number of voucher holders who become participants. Additionally, it affords participants opportunities to secure housing in higher opportunity neighborhoods and areas.

Local Trend

There is no additional discrimination complaint or case data available for the City of Del Rey Oaks.

As stated by HACM, there was one renter receiving HCVs in the City in 2023.⁵

⁵ HACM email correspondence, April 19, 2023.

According to the HCD AFFH Data Viewer, there has been 0.62 inquiries per 1,000 people in Del Rey Oaks since 2013. The FHEO received a total of one inquiry from Del Rey Oaks residents between January 2013 and December 2022. No specific basis of discrimination was given.

Conclusions and Summary of Issues for Fair Housing Enforcement and Outreach Capacity

In conclusion, there are no public housing buildings in Del Rey Oaks and one renter who currently utilizes an HCV. Those using HCVs and PBVs in Monterey County appear to be spread throughout the surrounding areas, despite some clustering in areas where multi-family units are more prevalent. Complaints about housing discrimination in Del Rey Oaks have not been an issue, but the City can be more proactive about adding fair housing programming and resources to its website and working with local organizations who provide these services.

B. SEGREGATION AND INTEGRATION

The second topic of the AFH is an assessment of segregation and integration in the jurisdiction. According to HCD's Affirmatively Furthering Fair Housing Guidance Memo, segregation generally means a condition in which there is a high concentration of people of a particular race, color, religion, sex, familial status, national origin, or disability in a particular geographic area when compared to a broader geographic area.⁶

Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

This section discusses levels of segregation and integration for race and ethnicity, language, familial status, persons with disabilities, and income, and identifies the groups that experience the highest levels of segregation.

Data tables, narrative, local knowledge, and maps are used to illustrate local and regional patterns and trends regarding segregation and integration for race and ethnicity, language, familial status, persons with disabilities, and income.

Regional and Local Patterns and Trends

Race and Ethnicity

Del Rey Oaks was incorporated on September 3, 1953 and currently has over 1,700 residents in a total area of 1.05 square miles. As Post-War development grew in the region, the "Del Rey" community underwent multiple petitions for annexation between the City of Monterey, the future City of Seaside, or for incorporation. Del Rey Oaks became the ninth incorporated city in the county.

The history of nearby Fort Ord and the development of Seaside also played a role in the creation of Del Rey Oaks. According to Carol Lynn McKibben, "...white homeowners in the Del Rey Oaks and Ord Terrace area disputed [Seaside] city boundaries, delaying the vote for [Seaside incorporation] another year. The boundaries were redrawn to exclude Del Rey Oaks, which itself incorporated as a separate city in April 1954. The predominantly white residents of Ord Terrace attempted a counterpetition to create their own city, no doubt realizing that the racially segregated zone they created in the 1940s would not be sustained

⁶ California Department of Housing and Community Development Guidance, 2021

in an incorporated, multiracial Seaside. They failed, but only because of filing irregularities...Their efforts conformed to white responses throughout California during the postwar period when the influx of people of color, especially African Americans, threatened white hegemony.”⁷

Table A5 depicts race and ethnicity composition for Del Rey Oaks in 2020 using data from 2020 U.S. Census Bureau. The ethnic mix of Del Rey Oaks is significantly different from that of Monterey County as a whole. Countywide, the Hispanic population was approximately 59 percent in 2020, and in Del Rey Oaks approximately 10 percent. The ethnic mix of Del Rey Oaks has changed since the previous Housing Element Update. City residents that reported themselves as White declined from 85.3 percent in 2018 to 76.1 in 2020, a 9.2 percent decrease. Del Rey Oaks residents that reported themselves as Asian increased by 1.2 percent, from 5 percent of the Del Rey Oaks population in 2018 to 6.2 percent in 2022. However, percentages of non-Hispanic ethnicities in Del Rey Oaks are similar to Monterey County.

Table A5 Del Rey Oaks Ethnicity and Racial Composition, 2020		
Ethnicity/Race	Number	Percent (%)
White	1,155	76.1%
Black or African American	30	2.0%
American Indian or Alaska Native	-	0.0%
Asian ¹	94	6.2%
Native Hawaiian and Other Pacific Islander	5	0.3%
Some Other Race	-	0.0%
Two or More Races	79	5.2%
TOTAL	1,518	100%
Hispanic or Latino ²	155	10.2%

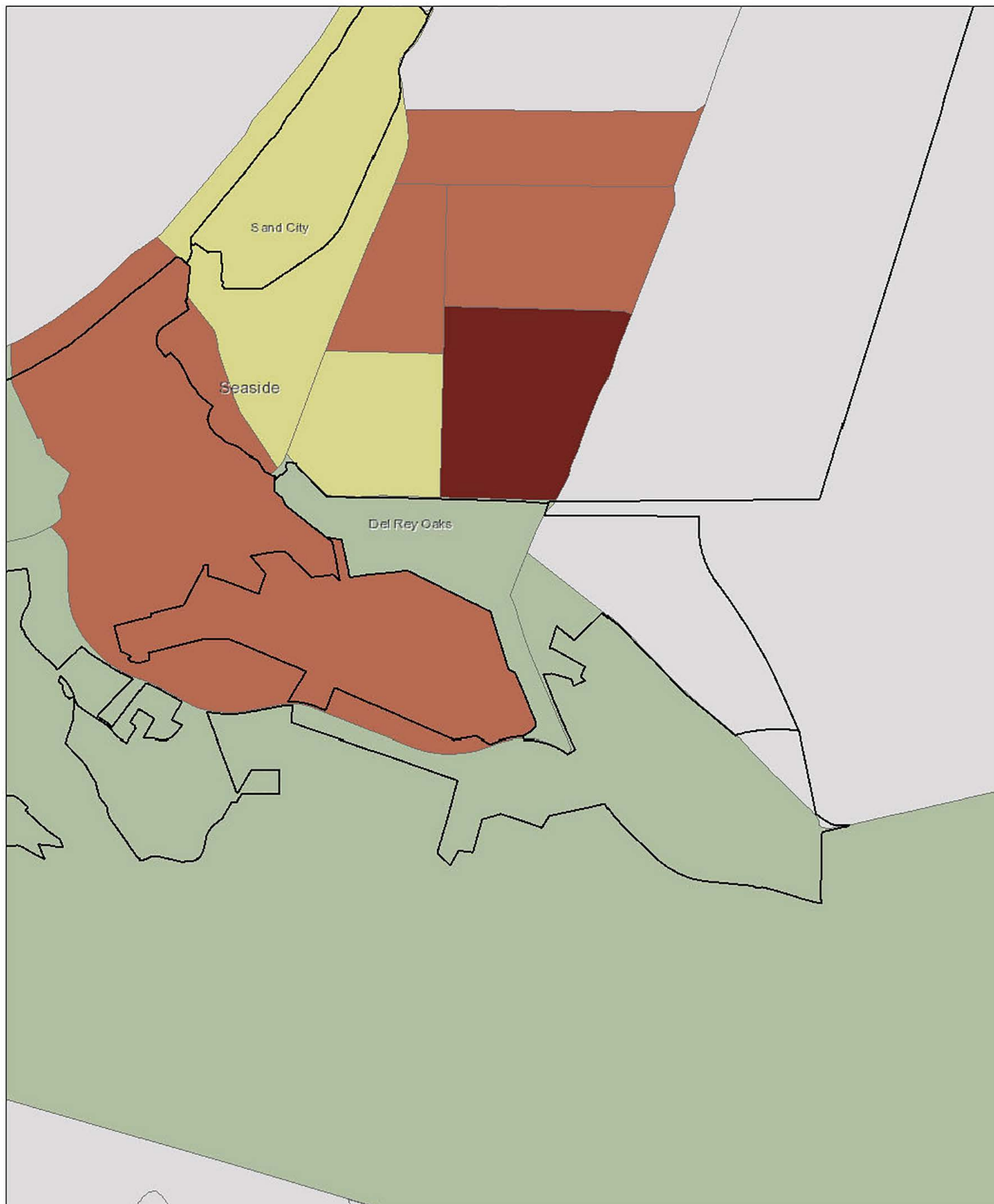
Source: U.S. Census Bureau, 2020
¹ Asian Indian, Chinese, Filipino, Japanese, Korean, Vietnamese, Other Asian.
² Mexican, Puerto Rican, Cuban, Other Hispanic or Latino.

According to the 2020 data from the Othering & Belonging Institute (OBI), tracts in Del Rey Oaks are classified as High White Segregation, as shown in **Figure A2**.⁸ High White Segregation is defined as census tracts with a Divergence Index score or value in the top third nationally, are majority white, and have a white Location Quotient above 1.25.⁹ Areas neighboring Del Rey Oaks, including Seaside and parts of Monterey, are classified as Low-Medium Segregation, High POC (Person of Color) Segregation, and Racially Integrated.

⁷ McKibben, 2011. Racial Beachhead: Diversity and Democracy in a Military Town.





⁸ OBI, 2023. <https://belonging.berkeley.edu/roots-structural-racism>

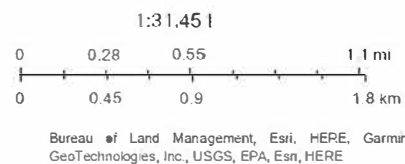
⁹ OBI, 2023. <https://belonging.berkeley.edu/faq-roots-structural-racism>



Source

Racial Segregation/Integration (OBI, 2020) - Tract

-  Racially Integrated
-  Low-Medium Segregation
-  High POC Segregation
-  High White Segregation



Familial Status

Large families are defined by HCD as families containing five or more persons. Income is a major factor that constrains the ability of families to obtain adequate housing. Larger units are more expensive and most of the units with three or more bedrooms are single-family units instead of multi-family rental units. Because of this, many large families are forced to live in overcrowded homes. Large families are recognized as a group with special needs based on the limited availability of adequately sized affordable housing units.

The City Council of Del Rey Oaks amended the Title 17 Zoning Ordinance to revise the definition Family.¹⁰ The previous Zoning Ordinance definition was outdated and in need of amendment. Past views of the “traditional” definition of family consisted of a household composed of people related by blood, marriage or adoption. This excludes a number of households such as long-term partners who have been living together for decades but are not legally married, single parents raising a foster child and others, such as individuals with disabilities who share housing so they can have the support they need to live in the community. Family is defined as “an individual or two or more persons who are related by blood or marriage; or otherwise live together in a dwelling unit”. Revising the definition of Family can help reduce barriers to affirmatively furthering fair housing through the inclusion of a variety of types of familial and household situations.

According to U.S. Census data, in 2020 there were 633 total households within the City. The average 2020 household size in the City was 2.40 persons per household, an increase from 2.32 in 2010 (see **Table A6**, below). Del Rey Oaks’ population is trending towards a younger demographic with larger families. This is important information because a trend towards a younger demographic with larger families means the City should plan for family housing and services such as daycare. Although there is an increase in the average household size, Del Rey Oaks contains an aging population, which is comprised of the post-World War II baby boomer generation. This generation has always had an enormous population compared to other generations, having implications on healthcare and the economy; therefore, the City needs to plan how they should house their senior population. As of now, this age cohort mostly resides in single-family homes, but as they require more assistance as they age, they will need more options for assisted living or universal design to age in their own homes.

Table A6 Del Rey Oaks Households by Type, 2020		
Household Type	Number of Households	Percent of Total Households
Married Couple Households	301	47.6
Female-Headed Households	42	6.7
Non-Family Households*	249	39.3
Total Households	633	100
Average Household Size	2.40	--

Source: U.S. Census Bureau, 2020
 Note: The U.S. Census Bureau defines a Non-Family Household as a household consisting of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related.

Married couple households make up the majority of Del Rey Oaks households (47.6 percent). **Figure A3** shows the percentage of children living in married couple households and can be used as an indicator of families in Del Rey Oaks.

¹⁰ City of Del Rey Oaks Resolution 2022-02, December 2022.

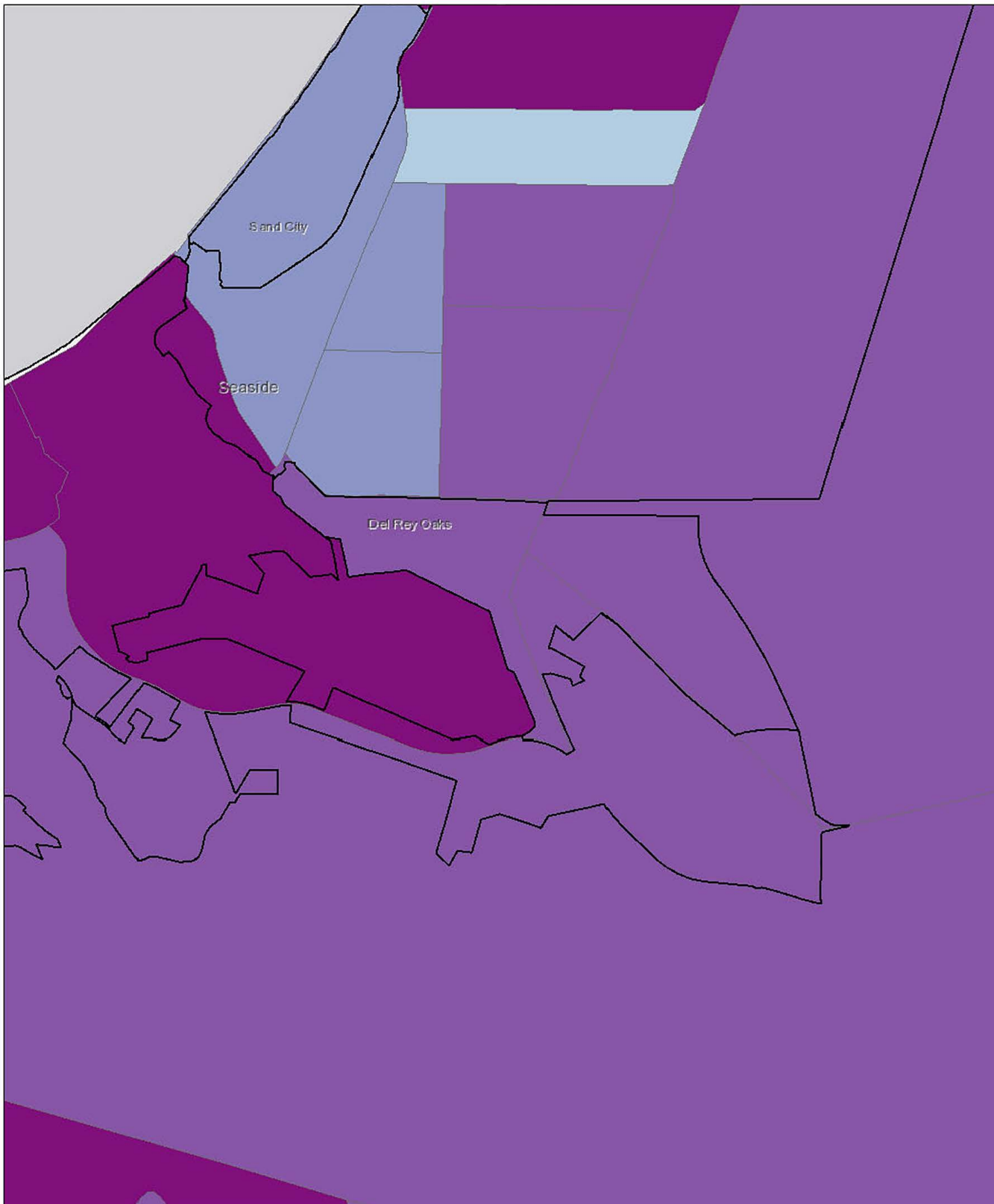
Countywide, data from the 2016-2020 ACS (U.S. Census Bureau, 2020) indicates that large households represented about 6.6 percent of the households, a slight decrease from 8.9 percent from the 2010 U.S. Census. **Table A7** below identifies large households by tenure for Del Rey Oaks for the year 2020. In 2020, 5.4 percent of owner-occupied households in Del Rey Oaks had five persons or more compared to 10.1 percent of renter-occupied households with five persons or more. Overall, 6.6 percent of households have five or more persons. Similar to overcrowding, this issue is not major at the moment, but if no housing is developed in the next 10 years, then large families will have to deal with overcrowding due to the lack of large family affordable housing. An important indicator of housing availability and affordability is based on how many renter-occupied households are overcrowded, compared to owner-occupied households. Households in Del Rey Oaks are mostly made up of 2-4 person households (58 percent) and 1-person households (35 percent). As seen in **Figure A4**, less than 20 percent of the adult population of Del Rey Oaks lives alone.

Table A7 Household Size by Tenure Del Rey Oaks, 2020								
	1 Person		2-4 Persons		5+ Persons		Total	
	Number	%	Number	%	Number	%	Number	%
Owner	168	36.1	272	58.5	25	5.4	465	100
Renter	56	33.3	95	56.6	17	10.1	168	100
Total	224	35.4	367	58.0	42	6.6	633	100
Source: U.S. Census Bureau, 2020								

Single parents often require special consideration or assistance as a result of their lower income, the high cost of childcare, the need for supportive services, and the need for affordable housing. As a result, many single-parent families are faced with limited housing choices. In Del Rey Oaks, there were 30 female-headed family households with children under 18 years of age (4.3 percent of all households) in 2000. In 2020, there were 42 female-headed family households and seventeen (17) of these with children under 18 years of age (2.69 percent of all households). Because of the increased financial and emotional burden that female-headed households carry, they often have difficulty finding adequate and affordable housing for themselves and their children.

The housing needs of a single-parent-headed household range from affordability of a home to availability of nearby services, such as licensed day care to support individual parents who work. Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women.

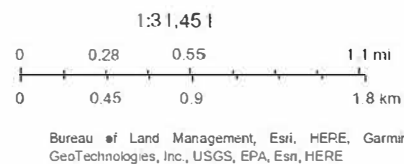
Table A8 shows the comparison between female-headed households in Del Rey Oaks and Monterey County.

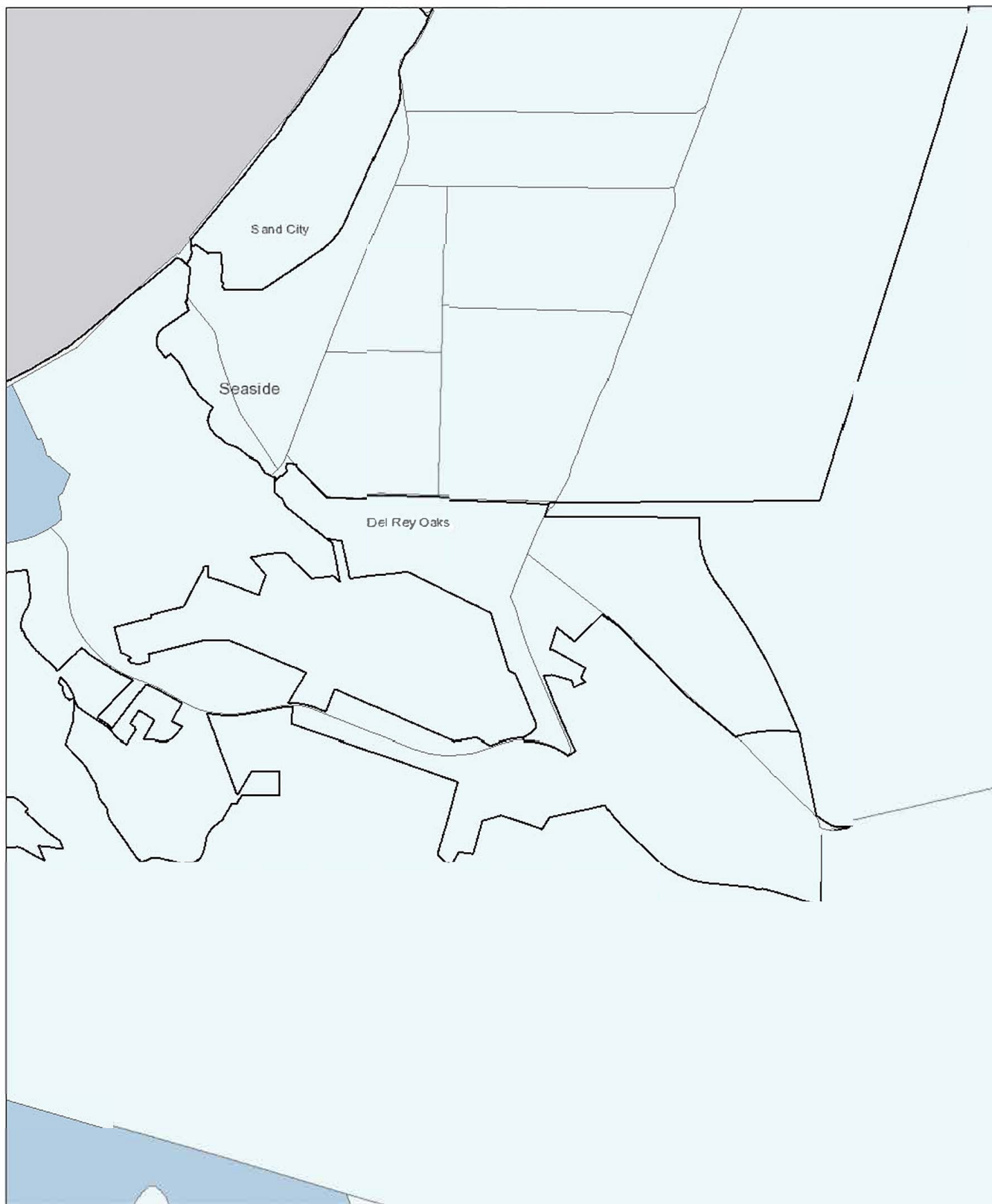


Source

Percent of Children in Married Couple Households (ACS, 2017-2021) - Tract

- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%





Source

Percent of Population Living Alone (ACS, 2017-2021) - Tract

- 0% - 20%
- 20% - 40%

1:31,451

0 0.28 0.55 1.1 mi
0 0.45 0.9 1.8 km

Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE

Table A8 Female Headed Households, 2020				
Householder Type	Monterey County		Del Rey Oaks City	
	Number	Percent	Number	Percent
Female Headed Householders	15,986	17.20%	42	10.94%
<i>Female Heads with Own Children</i>	9,914	10.67%	17	4.43%
<i>Female Heads without Children</i>	6,072	6.53%	25	6.51%
Total Householders	92,948	100.00%	384	100.00%
Female Headed Householders Under the Poverty Level	3,756	4.04%	0	0.0%
Total families Under the Poverty Level	8,196	8.82%	7	1.82%

Source: U.S. Census Bureau, 2020

As seen in **Figure A5**, the percentage of children that live in female-headed households in Del Rey Oaks census tracts is similar to the percentages of children in female-headed households in neighboring areas.

Persons with Disabilities

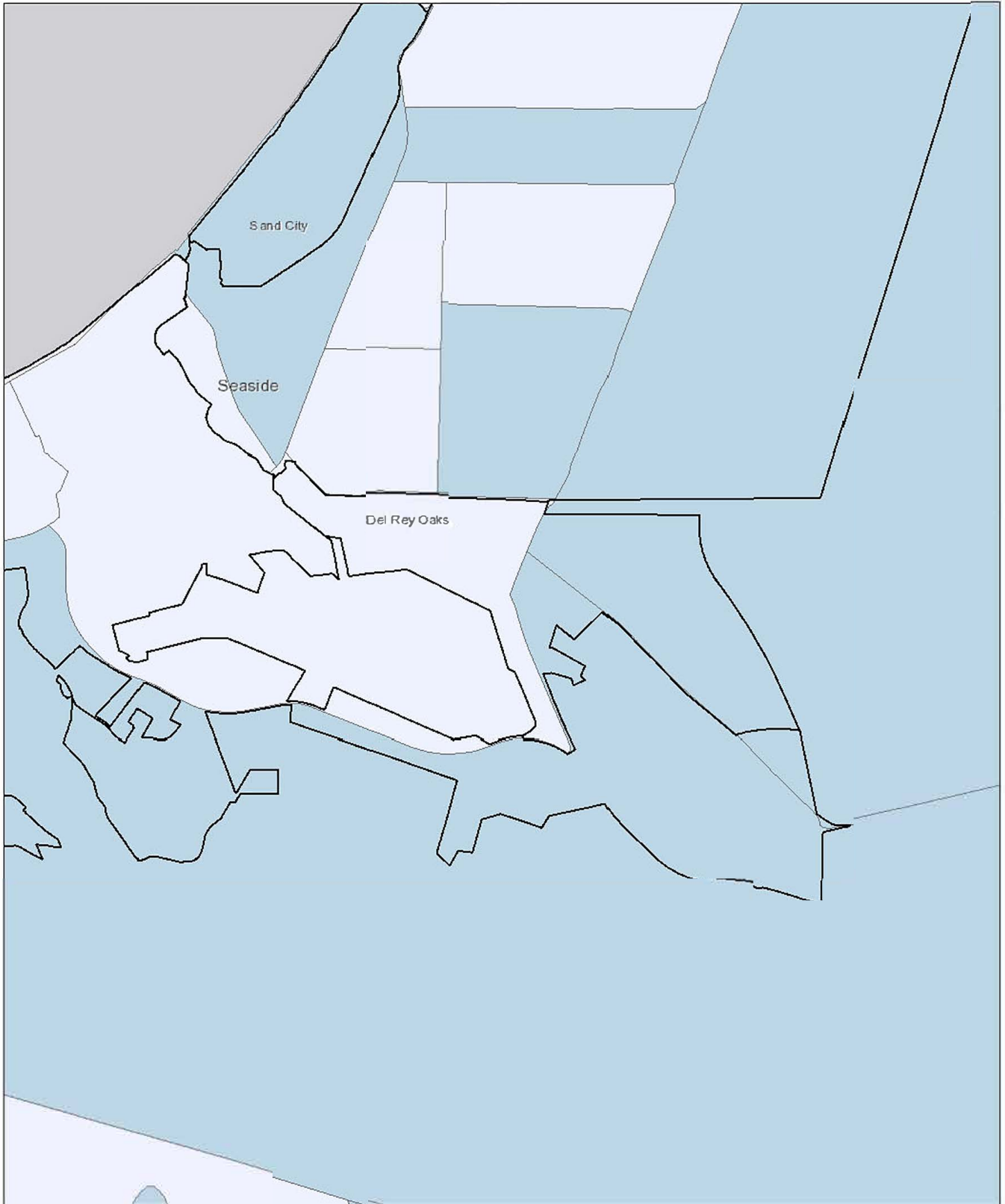
The Americans with Disabilities Act (ADA) defines a disability as a “physical or mental impairment that substantially limits one or more major life activities.” People with disabilities have special needs, meaning that many earn very low incomes, have higher health care costs, and are often dependent on supportive services. To maintain independent living, disabled persons may also need housing assistance. Special housing needs for persons with disabilities fall into two general categories: 1) physical design to address mobility impairments and in-home social, educational, and 2) medical support to address developmental and mental impairments.

As shown in **Table A9**, 19.41 percent of Del Rey Oak’s population had one or more disabilities compared to 8.5 percent of the Monterey County population, and similar proportions in Salinas (7.5 percent), Seaside (11.3 percent), and Monterey (7.7 percent).

Table A9 Persons with Disabilities Profile for Area Cities (2016-2020)								
	Hearing Disability	Vision Disability	Cognitive Disability	Ambulatory Disability	Self-Care Disability	Independent Living Disability	Total Disabilities	Disabilities to Total Population
Monterey	984	336	630	1,156	558	878	2,315	7.66%
Salinas	2,727	2,676	3,689	5,416	2,851	4,056	12,315	7.53%
Seaside	1,106	623	1,410	1,934	866	1,291	3,646	11.26%
Del Rey Oaks	76	22	88	66	15	42	309	19.41%
Sand City	11	3	11	15	0	4	37	11.38%
Monterey County	10,654	6,591	11,196	17,616	7,810	13,188	37,082	8.45

Source: U.S. Census Bureau, 2020

The City had an estimated 309 persons living with a range of disabilities. **Table A10** identifies age of population by disability type within the City. For people with disabilities, specialized needs include certain social services, disabled access throughout the city, and housing units with handicapped access and other modifications. Residents may have more than one type of disability.



Source

Children in Female Householder No Spouse Present (ACS, 2017-2021) - Tract

- Less than 20%
- 20% - 40%

1:31,451

0 0.28 0.55 1.1 mi
0 0.45 0.9 1.8 km

Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE

Table A10 Persons with Disabilities in Del Rey Oaks by Age and Type, 2020				
Disability Type	Under 18 Years	Ages 18 to 64	Ages 65 and Over	Total
With a Hearing Difficulty	22	17	37	76
With a Vision Difficulty	0	17	5	22
With a Cognitive Difficulty	3	59	26	88
With an Ambulatory Difficulty	0	36	30	66
With a Self-Care Difficulty	0	4	11	15
With an Independent Living	--	25	17	42
Total	25	158	126	309

Source: U.S. Census Bureau, 2020

The most common disabilities in Del Rey Oaks are cognitive difficulties (28.5 percent), hearing difficulties (24.6 percent), and ambulatory difficulties (21.4 percent). As shown in **Figure A6**, there are no tracts in Del Rey Oaks with an adult population with a disability above 13 percent.

There are no concentrations of persons with disabilities in Del Rey Oaks.

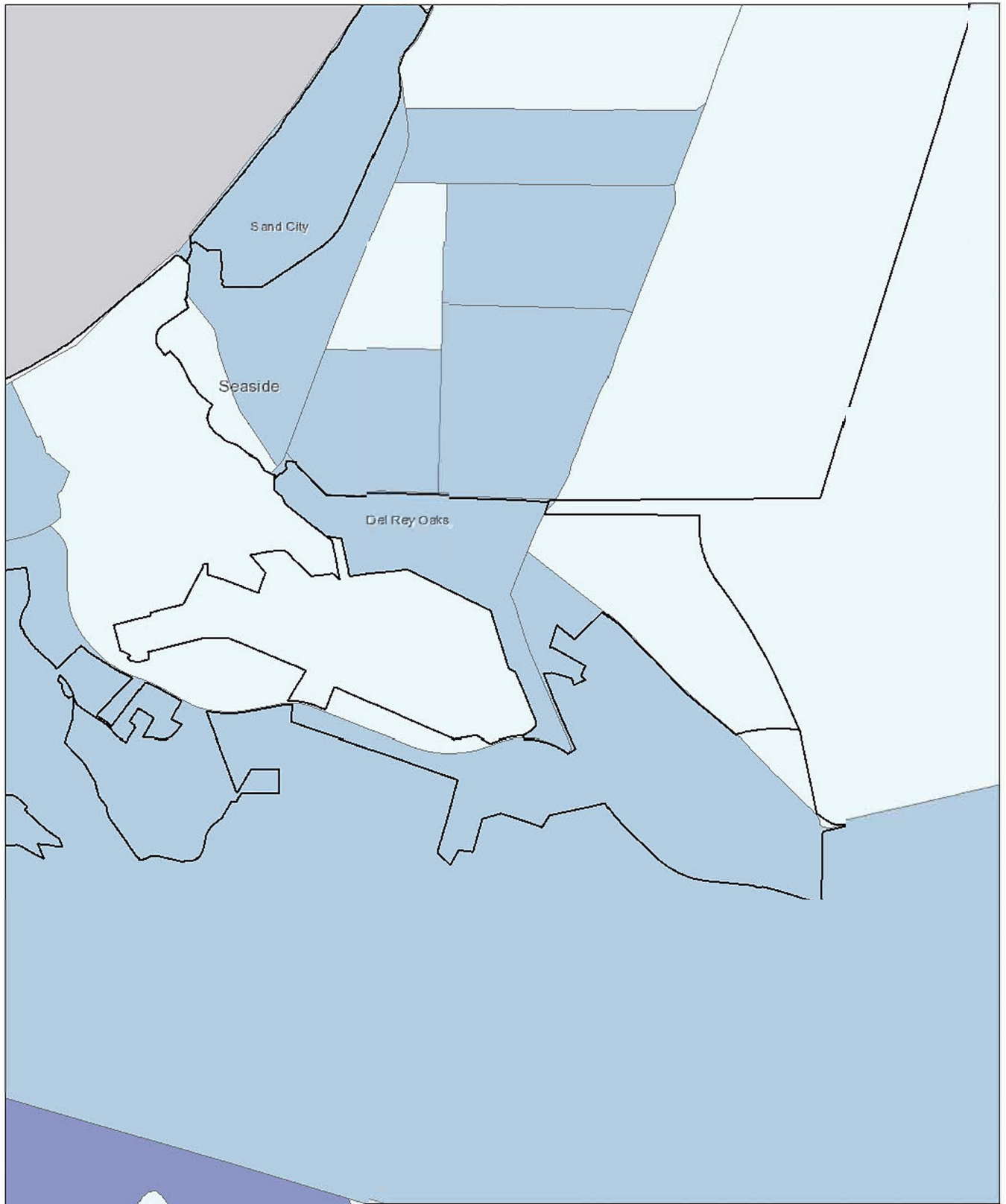
Income

Household income is the principal factor in determining a household’s ability to balance housing costs with other basic life necessities. Households with lower incomes face additional barriers when seeking adequate housing. While economic factors that affect a household’s housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

Identifying geographies and individuals with a low- to moderate- income (LMI) is important to overcome patterns of segregation. HUD defines LMI areas as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the area median income.)

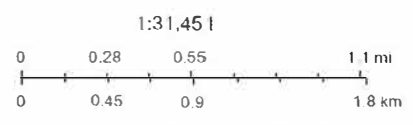
Table A11 Households by Income, 2020		
Household Income	Del Rey Oaks Households	Monterey County Households
Less than \$10,000	16	4,157
\$10,000 to \$14,999	9	3,110
\$15,000 to \$24,999	48	8,795
\$25,000 to \$34,999	7	9,757
\$35,000 to \$49,999	70	14,189
\$50,000 to \$74,999	80	22,415
\$75,000 to \$99,999	83	18,828
\$100,000 to \$149,999	136	21,908
\$150,000 to \$199,999	68	10,688
\$200,000 or more	116	14,156
Total Households	633	128,003
Median Household Income	\$ 101,458	\$ 76,943

Source: U.S. Census Bureau, 2020



Source
Population With a Disability (ACS, 2017-2021) - Tract

Light Blue	< 10%
Medium Blue	10% - 20%
Dark Blue	20% - 30%



Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE

Median household income in Del Rey Oaks is higher than the surrounding area, as shown in **Figure A7**. In addition, the median household income is higher than in Monterey County overall, as shown in **Table A11**. Although median income in Del Rey Oaks census tracts is higher than the neighboring areas of Seaside and Monterey, there is no concentration of income types within Del Rey Oaks. **Figure A8** shows the percent of population whose income in the past 12 months is below the poverty level. Less than 10 percent of the population of Del Rey Oaks is below the poverty level.

Conclusions and Summary of Issues for Segregation and Integration

As discussed previously, White residents represent a large majority of the population in Del Rey Oaks and the City is classified as an area of High White Segregation. Del Rey Oaks differs from the county overall for its relatively high proportion of residents identifying as Non-Hispanic White (76 percent in Del Rey Oaks compared to 29 percent in Monterey County) and small Hispanic population (10 percent in Del Rey Oaks compared to 59 percent in the county).

The majority of households in Del Rey Oaks are Married Couple Households. Families with children are an increasing population group within the city. Large households are not a major issue at this time; however, it is important to prepare for a rising population. There are few single-parent households with children in Del Rey Oaks compared to the overall population of the City. There are no concentrations of familial types within Del Rey Oaks.

The population of Del Rey Oaks with a disability is 12.7 percent, similar or slightly higher than neighboring communities. As the population ages, the City may need to consider future care and services for people with disabilities. People with disabilities in Del Rey Oaks are distributed citywide, and there are no areas in the City with a disproportionate population of people with disabilities.

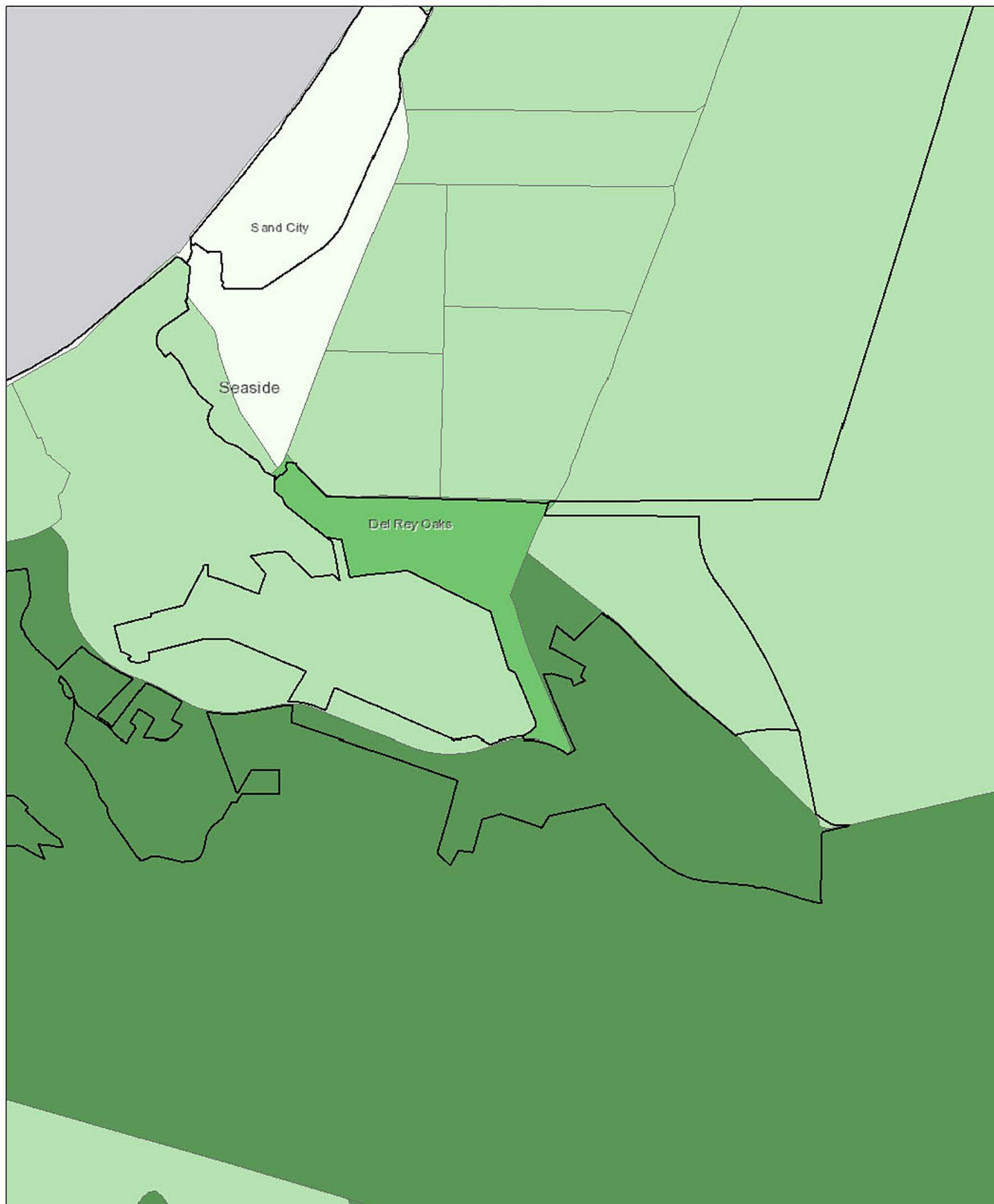
The median household income in Del Rey Oaks is higher than the county as a whole, and there is a low percentage of the population below the poverty level. There are no concentrations of wealth or poverty within Del Rey Oaks.

Population and household growth, combined with moderately rising incomes, in the 2- and 3-mile radius of Del Rey Oaks point to continued growth in demand for new housing, while a growing cohort of seniors in the City points to a potential need for specialized housing types and health and social services to support this population.

C. RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAPs) are defined as racially or ethnically segregated areas with high poverty rates, and Racially Concentrated Areas of Affluence (RCAAs) are typically affluent predominantly White neighborhoods. R/ECAPs and RCAAs represent opposing ends of the segregation spectrum. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. HCD and HUD's definition of an R/ECAP is: A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.¹¹

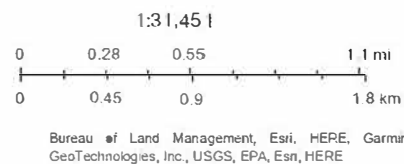
¹¹ California Department of Housing and Community Development Guidance, 2021.

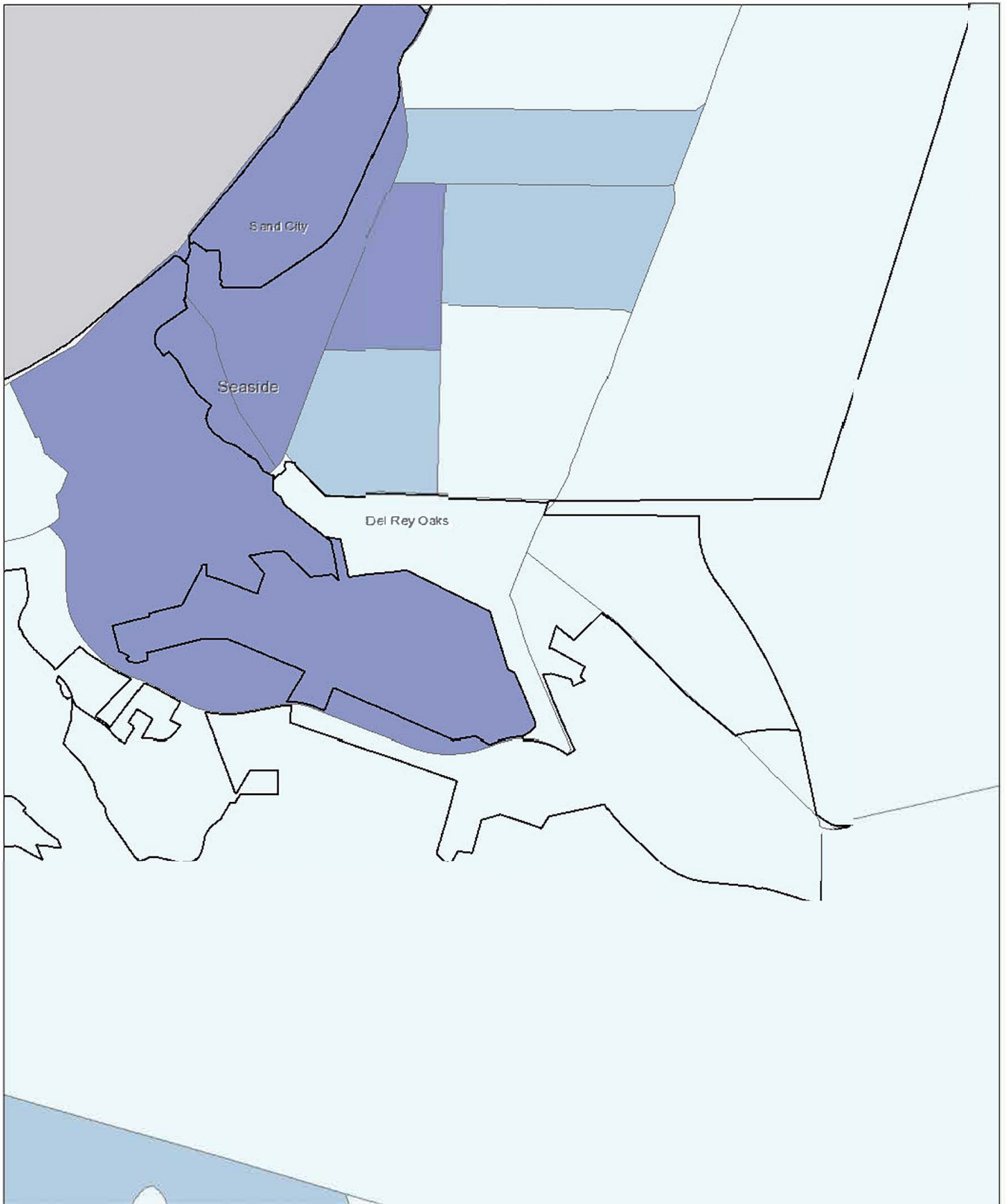


Source

Median Income (ACS, 2017-2021) - Tract




- Less than \$55,000
- \$55,000 - \$90,100
- \$90,100 - \$120,000
- \$120,000 - \$175,000

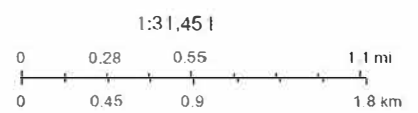




Source

Poverty Status (ACS, 2017-2021) - Tract

-  < 10%
-  10% - 20%
-  20% - 30%



Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE

While R/ECAPs have long been the focus of fair housing policies, RCAAs must also be analyzed to ensure housing is integrated, a key to fair housing choice. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.¹² HCD defines an RCAA as a census tract 1) with a percentage of its total White population that is 1.25 times higher than the average percentage of the Council of Governments (COG) region's White population; and 2) has a median income that is 2 times higher than the COG Area Median Income (AMI).

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This assessment recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

The High Segregation & Poverty category in the TCAC/HCD Opportunity Area Map may also be used in identifying R/ECAPs. Much like the R/ECAP, the High Segregation and Poverty category uses an absolute threshold for poverty. However, instead of a threshold for race, the TCAC/HCD approach uses a location quotient for racial segregation. The poverty threshold is 30 percent of the population living below the poverty line and the location quotient is essentially a measure of the concentration of race in a small area compared to a county level.

Regional and Local

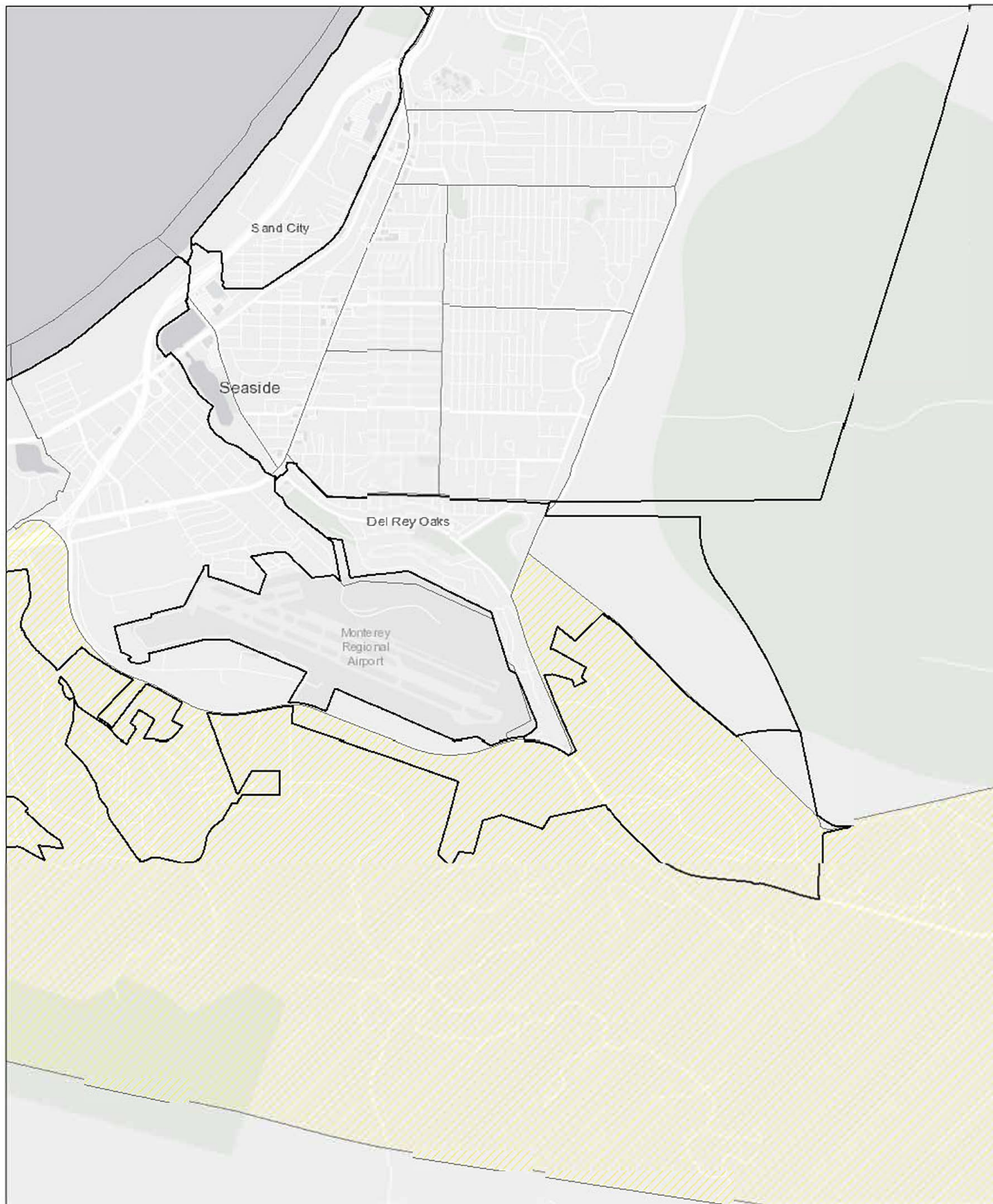
According to HCD, there were five census tracts in the county that qualify as R/ECAPs. All qualifying tracts are located in Salinas. There are no R/ECAPs in Del Rey Oaks. RCAAs in the Monterey Peninsula area include Pebble Beach, areas of Monterey, and unincorporated County land near Carmel and the State Route 68 corridor.

As seen in **Figure A9**, the undeveloped and unpopulated area on the southeast portion of Del Rey Oaks is within a larger tract that qualifies as an RCAA. This larger census tract (132) includes portions of the City of Monterey and unincorporated Monterey County. **Figure A10** shows Del Rey Oaks categorized using a composite index score related to economic, educational, and environmental factors which can be used to designate areas of high segregation and poverty according to the TCAC/HCD Opportunity Map. The Del Rey Oaks Opportunity Category is classified as Moderate Resource and High Resource.

Conclusions and Summary of Issues for Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence (RCAA)



While the population of Del Rey Oaks is predominately white and has a higher median income than surrounding areas, the city does not contain any R/ECAPs. An undeveloped and unpopulated area located on the northeast side of the City, which is part of tract 132 that includes portions of the City of Monterey and unincorporated Monterey County qualifies as an RCAA.

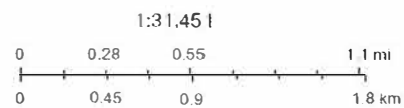
¹² Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124



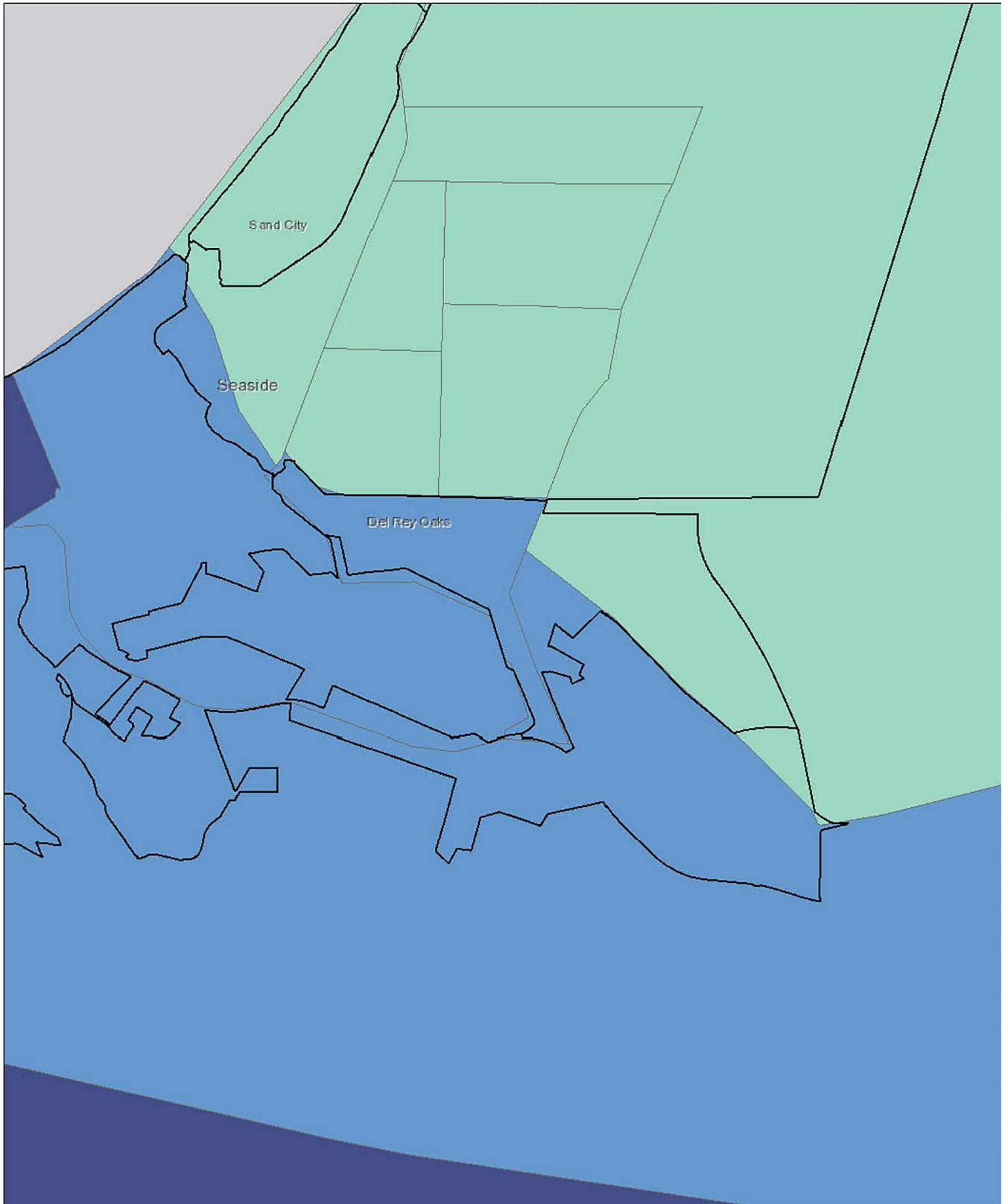
Source

Racially Concentrated Areas of Affluence (HCD, 2019) - Tract

-  Not a RCAA
-  RCAA



Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE



Source
COG Geography TCAC/HCD Opportunity Map - Composite Score (HCD, 2023) - Tract

- Highest Resource
- High Resource
- Moderate Resource

1:31,451

0 0.28 0.55 1.1 mi
0 0.45 0.9 1.8 km

Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE

D. DISPARITIES IN ACCESS TO OPPORTUNITY

Maps, data tables, and narratives are used to analyze local and regional patterns and trends regarding access to opportunity. Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. Measures such as economic, education, environmental scores, job proximity, commuting, and work status are considered.¹³ The California Fair Housing Task Force created an opportunity map to identify regions whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families, particularly long-term outcomes for children. The map provides composite scores for each census tract based on economic scores, education scores, and environmental scores.

This section of the AFH identifies any socioeconomic barriers related to education, environment, employment, and transportation that could negatively impact certain communities in Del Rey Oaks.

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity. Index scores are based on the following opportunity indicators (values range from 0 to 100):

- *Low Poverty Index:* The higher the score, the less exposure to poverty in a neighborhood.
- *School Proficiency Index:* The higher the score, the higher the school system quality is in a neighborhood.
- *Labor Market Engagement Index:* The higher the score, the higher the labor force participation and human capital in a neighborhood.
- *Transit Trips Index:* The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- *Low Transportation Cost Index:* The higher the index, the lower the cost of transportation in that neighborhood.
- *Jobs Proximity Index:* The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- *Environmental Health Index:* The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the HCD and the TCAC convened as the California Fair Housing Task Force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals” (as defined by HCD). The task force created opportunity maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)”. Opportunity maps are made from composite scores of different domains made up of a set of indicators. **Table A12** shows the full list of indicators.

¹³ California Department of Housing and Community Development Guidance, 2021

Table A12 Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult Education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 indicators
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial/Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County
Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, January 2023.	

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. As mentioned above, some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

According to **Figure A10**, the majority of Del Rey Oaks is within a primarily high resource area and only a portion of the City is considered a moderate resource area. High resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. The moderate resource area of the city is an undeveloped and unpopulated area and is within a larger census tract (141.09) comprising of former Fort Ord lands.

Local Patterns and Trends

Racial and economic segregation can lead to unequal access to opportunities within community such as access to high performing schools, good paying jobs, public transportation, parks and playgrounds, clean air and water, public safety, and other resources. A generational lack of access, particularly for people of color and lower income residents, has often resulted in poor life outcomes including lower educational attainment, higher morbidity rates, and higher mortality rates. Consequently, certain residents in Del Rey Oaks may experience higher incidences of housing cost burden, overcrowding or other housing problems.

According to the 2023 HCD and the TCAC Opportunity Area Map shown in **Figure A10**, a majority of Del Rey Oaks is considered a high resource area. As noted above, the moderate resource portion of Del Rey Oaks located on the northeastern portion of the City is undeveloped, unpopulated, and part of tract 141.09 that includes former Fort Ord.

Employment/Job Access

Future housing needs depend in part on the trajectory of the local workforce. Changes in the types and pay levels of jobs available in Del Rey Oaks and the surrounding region will impact the type and cost of

housing that current and future residents can afford. Employment trends indicate a need for a range of housing types that support Del Rey Oaks residents who are employed in various industries.

AMBAG’s 2022 Regional Growth Forecast reported that there were 748 jobs in Del Rey Oaks in 2020. Over the course of the next 25 years AMBAG estimates a 12 percent increase in jobs in Del Rey Oaks. See **Table A13** for a full employment forecast for Del Rey Oaks up to 2040. Because of the increase in available jobs in Del Rey Oaks, there will be an increase in the population leading to a need for more housing. Although Del Rey Oaks is one of the smaller cities in Monterey County, AMBAG is predicting there will be a higher percentage of available jobs in its jurisdiction compared to the rest of the County. While many people in Monterey County live and work in different cities, it is important that Del Rey Oaks or other cities in the County consider the connection between housing and employment within their jurisdictions. This is why AMBAG completed its RHNA, which allocates each City’s need for housing of various income levels. Each city in Monterey County must do its fair share to accommodate the anticipated rise in population for the community to develop, while ensuring no groups are left out based on income, age, race, or any protected classes.

Jurisdiction	2015	2020	2025	2030	2035	2040	Change 2015-2040	
							Numeric	Percent
Del Rey Oaks	705	748	753	774	794	815	129	18%
Monterey County	225,268	243,015	245,054	249,613	253,918	258,553	38,169	17%

Source: AMBAG, 2022

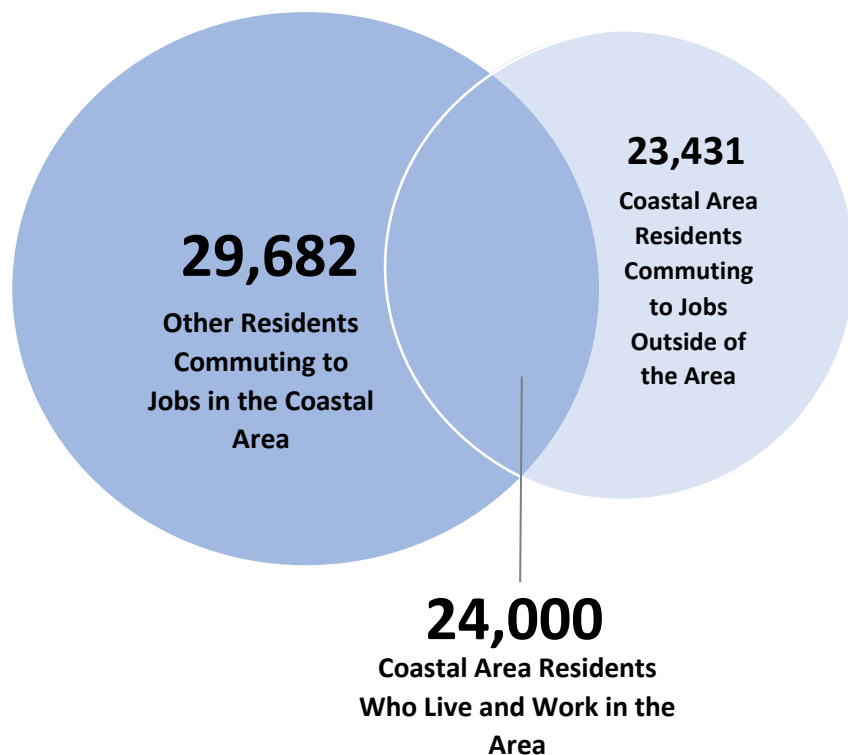
There is no agricultural land use in the general vicinity of the Del Rey Oaks. According to the 2016-2020 ACS 5-year estimates (U.S. Census Bureau, 2020), no one identified themselves as working in the “Agriculture, Forestry, Fishing and Hunting and Mining” industry within the City of Del Rey Oaks. The majority of residents are employed not by agricultural interests, but by arts, entertainment, recreation, accommodation and food services (12 percent); professional, scientific, management, administrative, and waste management services (15 percent), and education, health, and social services (30 percent) industries. Salinas and other valley communities in Monterey County are occupied by the majority of farm workers.

In other Monterey Bay cities, accommodation and food services, which make up more than a quarter of all jobs, experienced 37.3 percent growth between 2010 and 2018, highlighting the recovery of the tourism industry following the recession. Retail trade jobs also experienced stronger growth in this geography compared to the City and immediate surroundings. Nearby areas of employment include Monterey Regional Airport, Ryan Ranch Office Park, WeatherTech Raceway Laguna Seca, Naval Postgraduate School (NPS), Presidio of Monterey, and California State University Monterey Bay (CSUMB).

Access to high-quality reliable transit can also impact access to opportunities in regard to fair housing and employment. As seen below in **Figure A11**, more than half of the employees in the coastal cities live outside the area, and many are likely living in a “drive until you qualify” market that offers housing opportunities more accessible to low-income earners. Disparities in transportation patterns are addressed in the subsequent Transportation subsection of this assessment.

Based on the employment data and **Figures A10** and **A11**, there are no disparities in access to jobs by protected groups.

Figure A11 Monterey County Coastal Cities Inflow/Outflow Commute Patterns



Source: U.S. Census OnTheMap 2019; EPS.

Health/Environmental

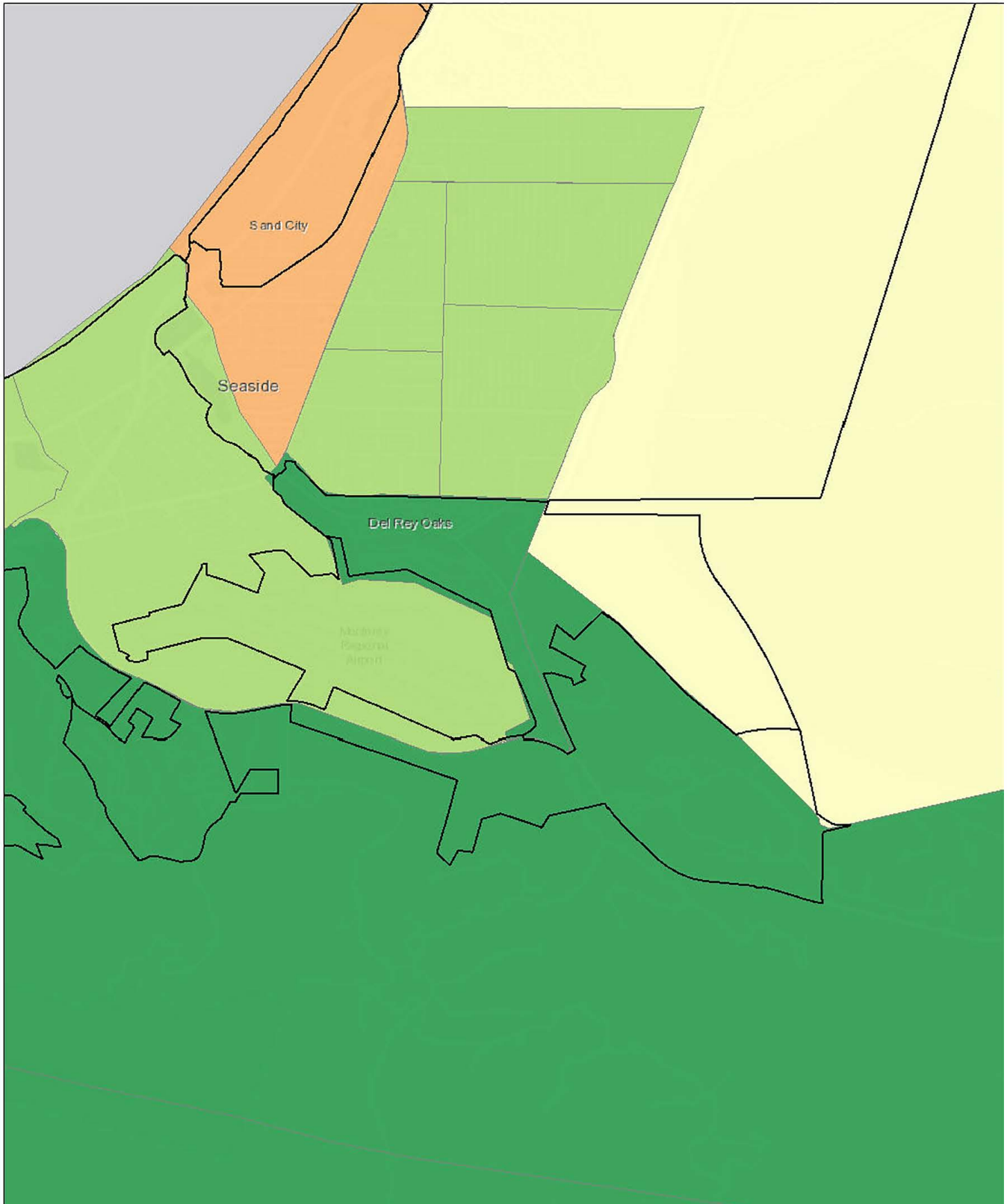
The Fair Housing Task Force uses CalEnviroScreen 4.0 pollution indicators and values to establish environmental scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, housing-burdened low-income households, linguistic isolation, poverty, and unemployment.

Regional and Local

Regional

CalEnviroScreen 4.0 is the OEHHA’s most updated California Communities Environmental Health Screening Tool used to identify communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen 4.0 scores are based on percentiles (the percentage of all ordered CalEnviroScreen scores that fall below the score for that area). TCAC’s opportunity areas environmental scores are based on the CalEnviroScreen 4.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM_{2.5}, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

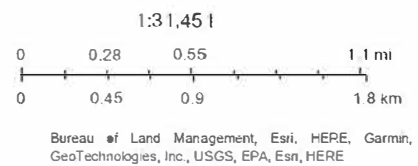
Figure A12 shows the environmental pollution estimates based on the CalEnviroScreen 4.0 map.



Source

CalEnviroScreen 4.0 (OEHHA, 2021) - Tract

- 0 - 20 (More positive environmental factors)
- > 20 - 40
- > 40 - 60
- > 60 - 80



In general, the Monterey Peninsula and tracts in the southern region of the Monterey Bay Area received composite score percentiles of 38 or higher for environmental conditions. The north and eastern County areas, including Marina, Seaside and the former Fort Ord areas have received higher environmental scores, representing less favorable environmental conditions. Sand City had the highest scoring; this small City scored in the 66th percentile according to the CalEnviroScreen 4.0 environmental indicators, reflecting a moderate to high pollution burden.

Local

As shown in **Figure A12**, tracts in Del Rey Oaks received composite score percentiles ranging from 5 to 51. The populated area of Del Rey Oaks scored within the lower percentile, representing more favorable environmental conditions. The former Fort Ord area of Del Rey Oaks to the east shows a higher percentile (over 50) representing a moderate potential pollution burden. This area in the northeastern portion of Del Rey Oaks is undeveloped, unpopulated, and part of the larger tract 141.09 that includes former Fort Ord, a former active military training base.

Education

The Fair Housing Task Force uses math and reading proficiency, high school graduation rates, and student poverty rates to determine education scores for census tracts. Refer to **Table A12** for the complete list of TCAC Opportunity Map domains and indicators.

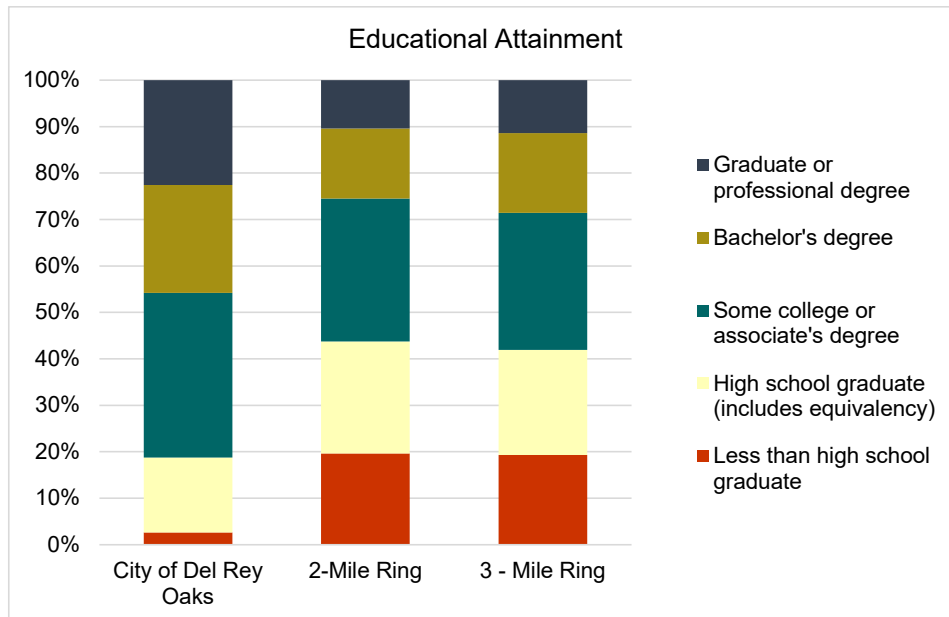
Regional and Local Patterns and Trends

Approximately 14 percent of Del Rey Oaks' citizens were under 19 years old according to the 2020 data from the U.S. Census Bureau. Monterey Peninsula Unified School District provides public education between Kindergarten and 12th Grade to residents of Del Rey Oaks. There are no schools within the boundaries of Del Rey Oaks, therefore educational opportunities and resources within the city are limited.

Although there are no schools within Del Rey Oaks, residents have While only 24.7 percent of adults in Monterey County have a bachelor's degree or higher,¹⁴ 55.9 percent of Del Rey Oaks residents have a bachelor's degree, including the 22.6 percent of the City's population that has a graduate or professional degree. Similarly, the share of residents who have not graduated high school is much lower in the City (2.4 percent) than the area within 2 miles of the City (18.0 percent). **Figure A13**, below, compares educational attainment of Del Rey Oaks and areas within a 2-mile and 3-mile radius.

¹⁴ Public Policy Institute of California, 2019. <https://www.ppic.org/blog/geography-of-educational-attainment-in-california/>

Figure A13 Educational Attainment in Del Rey Oaks and Surrounding Areas



Transportation

Regional and Local Patterns and Trends

Affordable and reliable transportation is of paramount importance to households affected by low incomes and rising housing prices. Public transit provides connections between residents to employment opportunities and services, in particular for low-income residents who often depend on transit. Affordable and reliable access to employment via public transportation can reduce the need for public assistance and increase housing mobility, which enables residents to locate housing outside of traditionally lower- and moderate-income neighborhoods. The lack of a robust public transit system, employment opportunities, and affordable housing may impede fair housing choice by limiting housing choice. In addition, elderly and disabled persons also often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities.

Regional

Monterey-Salinas Transit (MST) is the primary public transportation agency in Monterey County. The MST service area includes 954 transit stops and spans 159 miles from Watsonville in the north to Paso Robles in the south.¹⁵ MST offers a taxi voucher program to assist seniors, persons with disabilities, and veterans in accessing important locations within their community. The Taxi Voucher Program has three (3) categories of taxi vouchers: senior, persons with disabilities, and veterans, each with their own eligibility requirements.¹⁶

- Senior Voucher: Must be 65 years or older, and be a resident in one of the following communities: Carmel, Carmel Valley, Del Rey Oaks, Marina, Monterey, Pebble Beach, Pacific Grove, Sand City, Salinas, or Seaside. Vouchers can be obtained in the city in which the senior resides.

¹⁵ Monterey-Salinas Transit (MST), 2022. https://mst.org/wp-content/media/MST_2022_Annual_Report.pdf

¹⁶ MST, 2023. <https://www.mstmobility.org/taxi-vouchers.htm>

- **Disabilities Voucher:** Must be certified in the MST RIDES ADA paratransit program. A limited number of vouchers are available to persons with disabilities who are not RIDES certified. Vouchers are issued on a quarterly basis, and will be mailed when requested.
- **Veterans Voucher:** A qualified veteran is an individual who served active duty in one of the branches of the U.S. Military. Vouchers are provided on a monthly basis and can be obtained at one of veterans' resources locations.

Paratransit service is available for people with disabilities or health conditions that prevent them from independently navigating the public bus system for some or all trips. MST provides ADA paratransit through the RIDES Program. MST RIDES is a shared-ride program that provides curb-to-curb service. An MST RIDES customer needing assistance to or from a RIDES vehicle to the first door of their destination may request last-door-to-first-door assistance. MST RIDES service is provided within a 3/4-mile corridor on either side of MST's fixed-route bus service during the same days and times the bus operates. MST's regular fixed-route buses are fully accessible and equipped with wheelchair lifts. Individuals must apply and be certified as ADA eligible before using the service. The RIDES Program is not part of the Taxi Voucher Program or Courtesy Card Program.

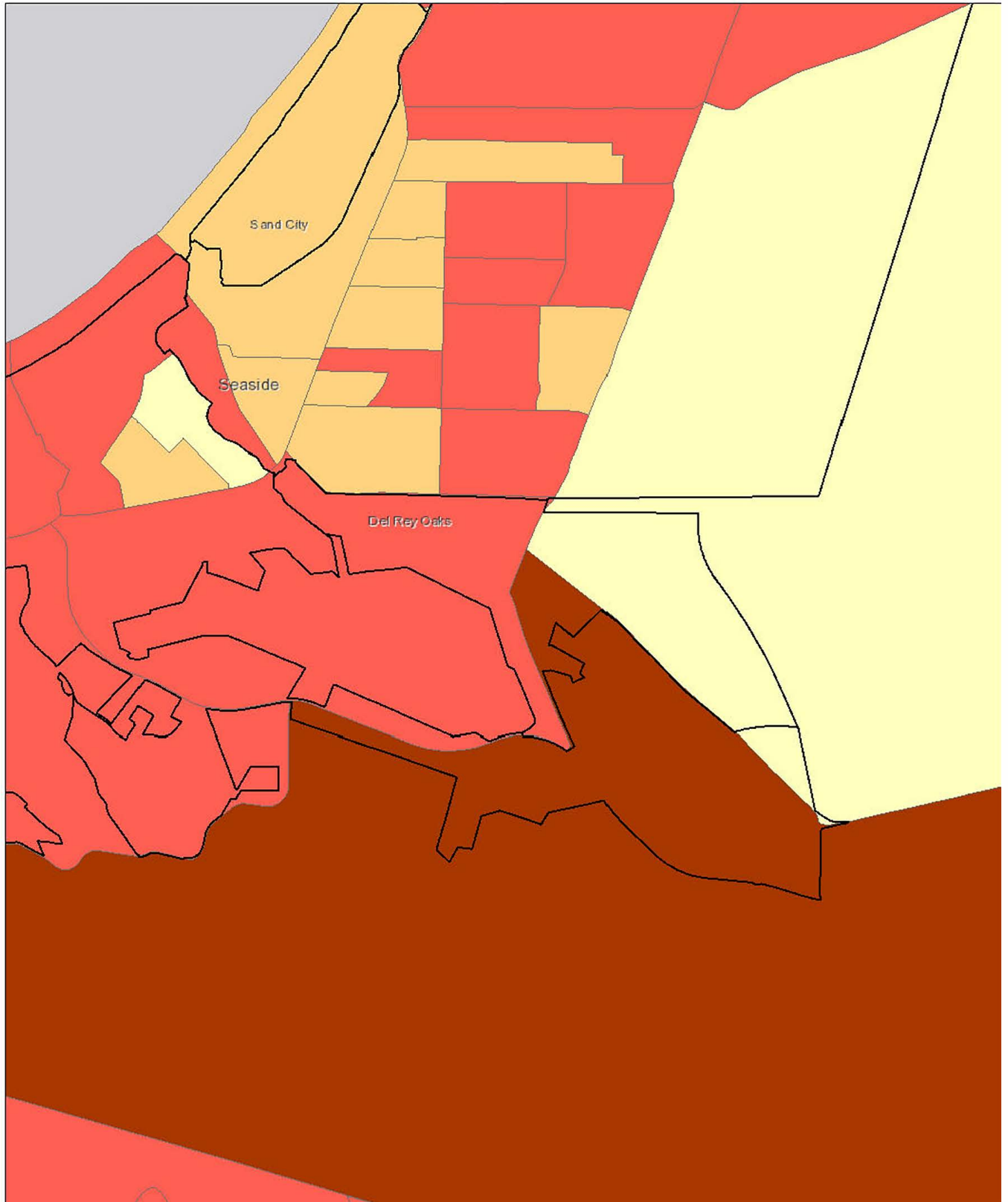
MST also provides a Courtesy Card Program for seniors and people with disabilities who do not meet the criteria for the MST RIDES Program but who may still receive discounted fares for fixed-route services. Courtesy Cards are available free of charge to all disabled individuals with a physician's written verification, Medicare Card holders, youth 18 years and younger, individuals 65 years and older, MST RIDES Paratransit Eligibility card holders, veterans, and veteran's spouse/caregiver.

As described earlier in Employment/Job Access, more than 55 percent of employees in the coastal cities in Monterey County live outside the area, commuting in for work and residing in communities that are more affordable.

Local

The traditional measure of affordability recommends that housing cost no more than 30 percent of household income. Under this view, a little over half (55 percent) of US neighborhoods are considered "affordable" for the typical household. However, that benchmark fails to take into account transportation costs, which are typically a household's second-largest expenditure.¹⁷ The Center for Neighborhood Technology's (CNT) Housing and Transportation Index can be used to measure housing and transportation affordability and uses a benchmark of 45 percent of household income. As shown in **Figure A14**, over 50 percent of household income is expended on housing and transportation costs. Cities in the vicinity of Del Rey Oaks including Monterey and portions of Seaside have similar Housing and Transportation Index scores, reflecting a high cost of housing and transportation that reduces affordability in the region. Other areas in the region with more opportunities for affordable housing and access to transit results in lower combined housing and transportation costs as a portion of household income.

¹⁷ Center for Neighborhood Technology, 2023. <https://cnt.org/tools/housing-and-transportation-affordability-index>



Source
Housing and Transportation Index (CNT, 2022) - Block

- Group
- 30% - 50%
 - 30% or less
 - 50% - 75%
 - More than 75%



According to Public Resources Code 21155, 21064.3, and 21060.2, Caltrans defines High Quality Transit Stops as a major transit stop with fixed route bus service or intersection of two or more major bus routes, with service intervals no longer than 15 minutes during peak commute hours. As seen in **Figure A15**, Del Rey Oaks has zero High Quality Transit Stops in the city and only a small area of the western portion of the city is within 1/2 mile of a High Quality Transit Area. As seen in **Figure A15**, a lack of high-quality transit options may reduce access to fair housing and job opportunities in the region.

MST provides one service line specific to Del Rey Oaks, the MST Del Rey Oaks Shuttle line. The MST Del Rey Oaks Shuttle line provides a limited number of trips between Del Rey Oaks and Monterey Transit Plaza on weekdays during peak hours. MST offers a taxi voucher program to assist elderly residents in accessing important locations and resources. To obtain a senior voucher, an individual must be 65 years or older, and be a resident of Del Rey Oaks. Vouchers can be obtained at Del Rey Oaks City Hall.

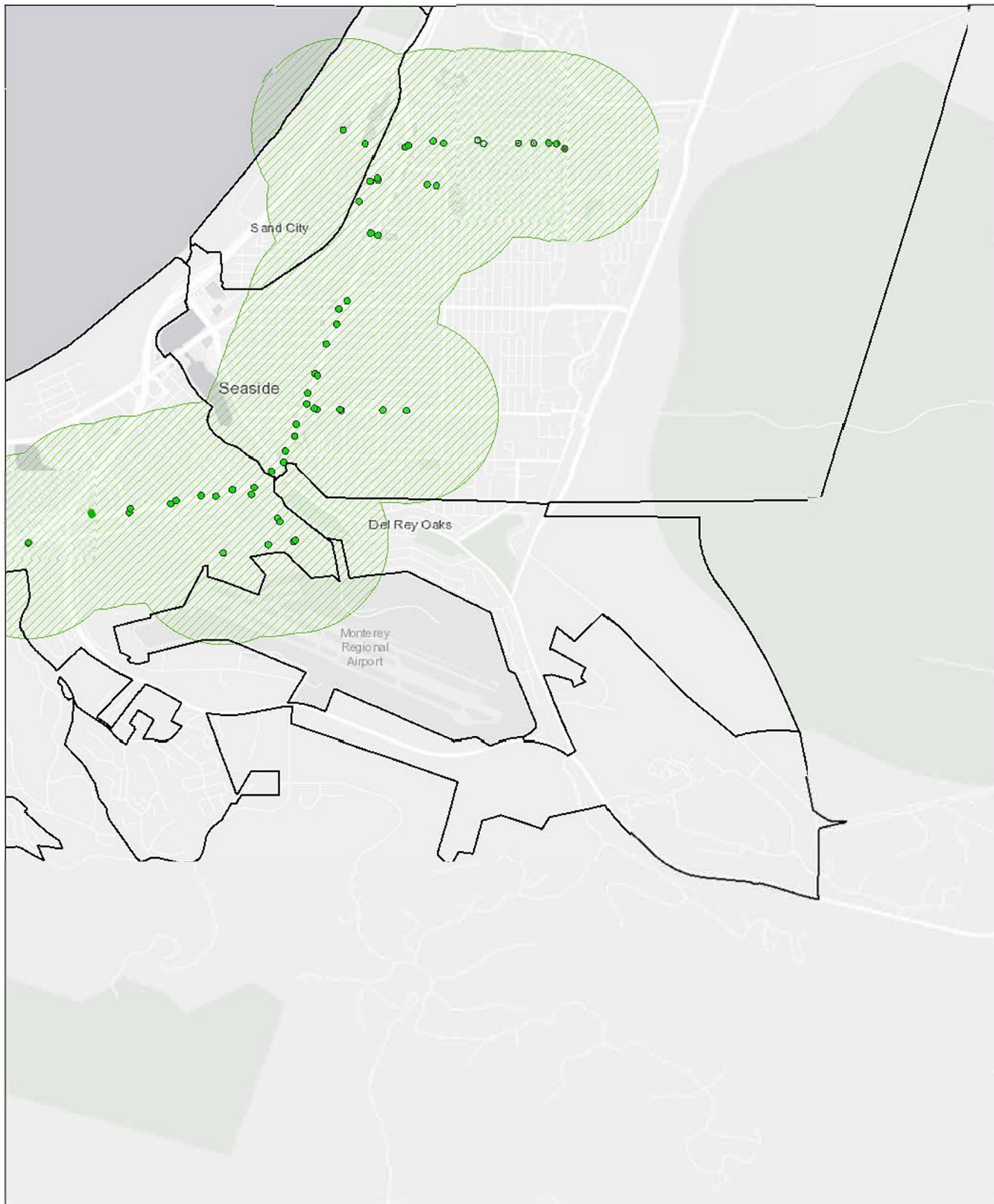
Disparities in Access to Opportunity for Persons with Disabilities

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" is defined as a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature.

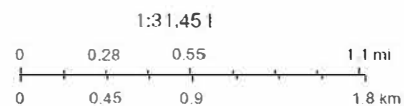
Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Andreas Regional Center is one of 21 regional centers in the State that provides point of entry to services for people with developmental disabilities and serves Monterey County. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.



Source

- High Quality Transit Stops (CalTrans, 2022)
- ▨ 1/2 Mile from High Quality Transit Area



Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE

Patterns in Disparities in Access to Opportunity

According to HCD AFFH Guidelines, “Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Del Rey Oaks has high resource opportunity neighborhoods and residents have access to a high-quality healthy environment. There is one line operated by MST which includes transit stops within the City but only during peak hours. As there is only one major route (Highway 218) that travels the length of the City, there does not appear to be notable disparities in access to nearby transportation, jobs, or education by protected classes.

Del Rey Oaks residents are less likely to be exposed to poverty, and most likely to have the highest school proficiency, most labor market participation, closest employment opportunities, and best environmental quality. However, the disparities in access to opportunities do not result in R/ECAPs in Del Rey Oaks, and the undeveloped and unpopulated northeastern area of Del Rey Oaks which is part of tract 132 that includes portions of the City of Monterey and unincorporated Monterey County qualifies as an RCAA.

Increases in rents in recent years have placed a disproportionate burden on and, in some cases, have displaced lower income residents. Costs of residential housing have increased considerably for all residents of the region and the City, as discussed further below.

E. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

The fifth and final topic of this assessment is disproportionate housing needs and displacement risk. According to HCD, “Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

Cost Burden and Severe Cost Burden

Housing cost burden is commonly measured as the percentage of gross income spent on housing, with 30 percent threshold for “cost burden” and 50 percent the threshold for “severe cost burden”. A lower-income household spending the same percent of income on housing as a higher-income household is therefore more likely to experience a “cost burden”. Some of the implications of high-cost burden can include housing-induced poverty, where overspending on housing leaves households little financial resources for other expenditures, and reduced savings which can impact asset accumulation. According to HCD, higher share of rent-burdened tenants and over-burdened owners is associated with a higher risk of displacement.

Table A14 Households by Income, 2020 Data Estimates					
Income Level	Cost Burdened > 30%	Cost Burdened > 50%	Total Households	Cost Burdened > 30% Percent	Cost Burdened > 50% Percent
Extremely Low-Income (0-30%)	24	20	39	61.5%	51.3%
Very Low-Income (31-50%)	19	15	35	55.3%	42.9%
Low-Income (51-80%)	14	10	45	31.1%	22.2%
Moderate-Income (>80%)	20	10	45	44.4%	22.2%

Source: HUD, 2022

As seen above in **Table A14**, 57 households in Del Rey Oaks were paying 30 percent or more per month for housing (cost burdened) in the year 2020. Additionally, 6.9 percent of households were paying 50 percent or more per month for housing (severely cost burdened). These statistics are reflective of the lack of affordable housing in Del Rey Oaks, but the issue is not specific to the City itself. According to the 2020 data from the 2016-2020 ACS 5-year estimates (U.S. Census Bureau, 2020), 26 percent of California's 5.8 million renter households paid more than half of their income on rent.

Del Rey Oaks previously provided a middle-ground alternative to the very affluent Monterey Peninsula communities of Monterey, Pacific Grove, and Pebble Beach and the less affluent cities of Marina, Seaside, and Sand City, with somewhat moderate housing prices overall compared with the region. However, the average home price in Del Rey Oaks has increased significantly and is only affordable to above moderate-income households. The lack of inventory and new housing production throughout the region suggests that housing prices, both regionally and in the City, will continue to rise. Due to rising housing prices and rent levels, lower income households, many of whom work and provide critical services in the City, may be forced to leave the City to seek affordable housing in communities outside the Peninsula.

Overcrowding

A household is considered overcrowded if there is more than one person per room, and severely overcrowded if there is over 1.5 persons per room. Overcrowded households are usually a reflection of the lack of affordable housing available. Families that cannot afford suitably sized housing units are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit.

Overcrowding is generally less of an issue in Del Rey Oaks compared to the County. Del Rey Oaks' average household size of approximately 2.3 people is notably lower than the surrounding area, with average household sizes of 2.8 to 2.9 persons. Del Rey Oaks has experienced a decades long trend of stable to declining population. This trend as well as the smaller average household size are projected to continue through 2026. The City's lower average household size is driven by a large share of 1- and 2-person households compared to the surrounding area.

Table A15 below shows overcrowding by tenure for the City of Del Rey Oaks in 2020. Owner-Occupied overcrowding (OO) is less than Renter-Occupied overcrowding (RO), with OO overcrowding at 0 percent and RO overcrowding at 5.4 percent. This table shows that overcrowding does not currently seem to be a

major issue for the City of Del Rey Oaks. However, AMBAG is projecting a large population increase for Del Rey Oaks in the next 10 years. If these projections are accurate, overcrowding could become a more pressing issue unless more housing is developed. As seen in **Table A15** and **Table A7**, the rate of overcrowded RO households is larger than that of OO households being overcrowded meaning there is a lack of affordable housing available in Del Rey Oaks.

Table A15 Overcrowding by Tenure Del Rey Oaks, 2020				
	OO Number	OO Percent	RO Number	RO Percent
Occupied Housing Units	465	73.5%	168	26.5%
<i>Occupants per room</i>				
0.50 or Less	370	79.6%	115	68.5%
0.51 to 1.00	95	20.4%	44	26.2%
1.01 to 1.50	0	0%	9	5.4%
1.51 to 2.00	0	0%	0	0%
Source: U.S. Census Bureau, 2022				

Substandard Housing

As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. There are no units that lack complete plumbing and three units that lack a complete kitchen facility in Del Rey Oaks. Del Rey Oaks has fewer substandard housing issues compared to other cities in the region.

In addition to lacking complete plumbing or kitchen facilities, the age of housing stock can also be used as an indicator of overall housing conditions. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. State and federal housing programs typically consider the age of a community's housing stock when estimating rehabilitation needs. In general, most homes begin to require major repairs or have significant rehabilitation needs at 30 or 40 years of age.

Table A16 Del Rey Oaks Housing Stock by Year Constructed						
	Before 1960	1960-69	1970-79	1980-89	1990-99	2000 to Present
Number of Units	464	69	56	113	9	3
Percent of Total	65%	9.7%	7.8%	15.8%	1.2%	0.4%
Source: U.S. Census Bureau, 2020						
*The U.S. Census Bureau defines a housing unit as a house, apartment, mobile home, a group of rooms, or a single room that is occupied or intended for occupancy as separate living quarters. Condominiums fall under the definition of apartment according to the U.S. Census Bureau.						

Table A17 Age of Housing Stock (2016-2020)			
Area	Total Housing Units	% Built After 1979	% Built After 1969
Monterey	13,615	27.1%	49.8%
Salinas	42,675	41.2%	58.9%
Seaside	11,594	28.0%	43.2%
Del Rey Oaks	714	17.5%	25.4%
Sand City	197	64.0%	70.1%
Monterey County	141,910	38.5%	56.8%
Source: U.S. Census Bureau, 2020			
Note: Percent built prior to 1969 is inclusive of all built prior to 1979.			

While the majority of housing in Del Rey Oaks is in good condition despite the age of the stock, the housing was constructed decades ago. **Table A16** and **Table A17** indicate that the proportion of older housing units in Del Rey Oaks, Monterey and Seaside is higher than in the County as a whole. The majority of the housing in Del Rey Oaks is over forty years old. There are also few housing units constructed in the City due to the lack of vacant residentially zoned land and limitation of water availability within the City.

Homelessness

Those experiencing homelessness include individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime residence, or who have a primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. People experiencing homelessness have the most immediate housing needs of any population group and are most vulnerable to violence and criminalization due to their unhoused status.

The 2022 Monterey County Homeless Report recently published provides the homeless population by jurisdiction and area¹⁸.

The Point-in-Time Census (PIT) was conducted on two consecutive days in January, 2022. The PIT count identifies homeless persons by shelter status (sheltered or unsheltered). A Homeless Survey was conducted in the weeks following the PIT homeless count to collect basic demographic details and information including service needs and utilization¹⁹. **Table A18** below identifies homeless persons by shelter status in Del Rey Oaks and Monterey County from 2015, 2017, 2019, and 2022. The Department of Housing and Urban Development defines unsheltered homeless persons as those with a primary nighttime residence that is a public or private place, not designed for, or ordinarily used, as a regular sleeping accommodation for human beings, including a car park, abandoned building, bus or train station, airport, or camping ground. All persons identified as homeless in Del Rey Oaks would be considered unsheltered by this definition within the City, as the City does not have a publicly or privately operated homeless shelter.

Within Monterey County, 66 percent of homeless individuals were unsheltered and 34 percent resided in shelters (emergency shelters or transitional housing).

¹⁸ The count of homeless individuals staying at a shelter was conducted the night of January 27th, 2022, and the count of unsheltered individuals was conducted in the early morning of January 27th and 28th, 2022. The 2021 unsheltered count was postponed to the end of January 2022 due to COVID-19 safety concerns. The 2022 count was also conducted during the Omicron COVID-19 surge which challenged outreach efforts. The count identifies homeless persons by shelter status (sheltered or unsheltered).

¹⁹ Surveys were administered between January 29th and March 31st, 2022, to a randomized sample of individuals and families currently experiencing homelessness.

Table A18 Homeless Persons by Shelter Status, 2022										
Jurisdiction	Unsheltered					Sheltered				
	2015	2017	2019	2022	Net Change	2015	2017	2019	2022	Net Change
Del Rey Oaks	55	111	0	2	-96%	0	0	0	0	--
Monterey County Total	1,630	2,113	1,830	1,357	-17%	678	724	592	690	2%

Source: Applied Survey Research 2015, 2017, 2019, and 2022.
Note: The 2017 Monterey County Homeless Census was conducted as a "blitz count." Those who appeared to be homeless were included in the count, followed by an in-person survey.

Three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing, as described below.

- **Emergency Shelter:** housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.
- **Transitional Housing:** a residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services.
- **Permanent Supportive Housing:** refers to housing that is affordable, service-enriched, and allows formerly homeless clients to live at the facility on an indefinite basis.

The primary cause of a person's inability to obtain or retain housing can be difficult to pinpoint, as it is often the result of multiple compounding causes. An inability to secure adequate housing can also lead to an inability to address or obtain other basic needs, such as healthcare and adequate nutrition. In Monterey County, 50 percent of survey respondents reported financial issues such as job loss and eviction as the primary cause of their homelessness.

Individuals experiencing homelessness can face significant barriers to obtaining permanent housing. These barriers can range from housing affordability and availability to accessing the economic and social supports (e.g., increased income, rental assistance, and case management) needed to secure and maintain permanent housing. The most common response (71 percent) was "can't afford rent" when asked what prevented them from obtaining housing, suggesting housing affordability and poverty issues as key obstacles. The second most common response (56 percent) reported a lack of job or not enough income, and 35 percent said they had no money for moving costs. Survey respondents were asked if they have received a housing voucher of any kind in the last 12 months, 10 percent of all respondents revealed they had, although only 21 percent of those respondents reported that they were able to successfully use the housing voucher.

As reported by Applied Survey Research (ASR), the biggest obstacles to obtaining permanent housing for the homeless in Monterey County were inability to afford rent (71 percent), lack of a job/income (56 percent), and lack of money for moving costs (35 percent). An increase in affordable housing for lower-income individuals and access to employment may remove some of the obstacles to permanent housing and reduce some of the factors that contribute to homelessness in the County.

Del Rey Oaks amended their municipal code (Chapter 17.80 Emergency Shelters) to allow emergency shelters by right in accordance with State Housing Laws. The adoption of emergency shelter ordinances reduces zoning and land use barriers that prevent the development of housing and supportive services for homeless persons in Del Rey Oaks.

The City has not updated their ordinance for supportive and transitional housing other than the emergency shelter ordinance. The City proposes to amend their Zoning Development Code to ensure that transitional and supportive housing are allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.

Displacement

Displacement is used to describe any involuntary household move caused by landlord action or market changes (investment- and divestment-driven), including disaster-driven displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production.²⁰ The Urban Displacement Project (UDP) Estimated Displacement Risk (EDR) identifies census tracts with low-income renter households; all areas within Del Rey Oaks are identified as Lower Displacement Risk. The nearest areas identified as At Risk of Displacement are within an area of the City of Seaside. Lower Displacement Risk estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries, and may be majority low-income experiencing small to significant growth in this population while in other cases they may be high-income and exclusive (and therefore have few low-income residents to begin with). UDP defines displacement risk as a census tract with characteristics which, according to the model, are strongly correlated with more low-income population loss than gain. In other words, the model estimates that more low-income households are leaving these neighborhoods than moving in.

The risk of displacement due to economic pressures is an important factor contributing to fair housing issues in Del Rey Oaks. Although the model shows that all areas within City are identified as Lower Displacement Risk, displacement is of interest to ensure affirmatively furthering fair housing for those most vulnerable in the City. Del Rey Oaks' elderly and lower-income residents would be most vulnerable to displacement out of the City, particularly in cost-burdened households. The rising cost of housing in Del Rey Oaks, Monterey County, and across the Monterey Bay and Central Coast region is a major contributor to displacement of the most vulnerable populations.

F. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS

The April 2021 Affirmatively Furthering Fair Housing Guidance published by HCD identifies examples of contributing factors by each fair housing issue area: outreach; fair housing enforcement and outreach capacity; segregation and integration; racially and ethnically concentrated areas of poverty; disparities in access to opportunity; disparities in access to opportunities for persons with disabilities; disproportionate housing needs, including displacement risks; and sites inventory. Using the analysis included in the AFH and the 2019 AI Report, the City has identified potential contributing factors to fair housing issues in Del Rey Oaks and outlines the meaningful actions to be taken.

The City of Del Rey Oaks remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to help overcome patterns of segregation

²⁰ Chapple, K., & Thomas, T., and Zuk, M. University of California, Berkeley Urban Displacement Project, 2021.

and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The City's Housing Programs designed to address fair housing will be implemented on an ongoing basis to ensure they are achieving the City's objectives. The 2019 Monterey County AI Report indicated the City needed to address ADUs, definition of family and emergency shelters. Zoning Ordinances updates completed these items during 2021 and 2023.

The population of Del Rey Oaks includes special needs groups, which require a variety of unit sizes to serve needs that are not currently addressed within the City. These issues include:

- Accessory dwelling units (ADUs). Encourage development and use of ADUs as a strategy to encourage affordable housing within the City. ADU's can serve the aging population of the City and reduce displacement.
- Seniors. A growing cohort of seniors in the City indicates a potential need for specialized housing types and social services dedicated to seniors. According to the ACS (U.S. Census Bureau, 2020), as shown in **Table 2-15**, the number of households with householders 65 years and over in Del Rey Oaks has grown from 167 in 2012 (25.3 percent) to 249 (39.3 percent) in 2020. Monterey County's households with householders 65 years and over in 2020 was 33,939 (26.5 percent).
- People with Disabilities. The population of Del Rey Oaks with a disability is 12.7 percent, similar or slightly higher than neighboring communities. As the population ages, the City may need to consider future care and services for the aging population and people with disabilities. It is generally understood that the need for housing for people with disabilities outweighs the availability of adequate housing units. Outreach, and the adoption and implementation of universal design methods can increase the number of units available to people with disabilities and aging populations, provide housing mobility and reduce displacement.
- Large Households. In 2020, 5.4 percent of owner-occupied households in Del Rey Oaks had five persons or more compared to 10.1 percent of renter-occupied households with five persons or more. This issue is not major at the moment, but with limited new housing development and increasing pricing, large families will have to deal with overcrowding due to the lack of large family affordable housing. Rental unit sizes available for rent in Del Rey Oaks do not currently serve large families. In order to better serve this population, it is important to develop affordable housing that can accommodate large families three (3) or more bedrooms and reduce barriers to affordable housing construction, and to consider incentives to encourage units suitable for larger households.
- Female-Headed Households. As of 2020, female-headed households represent approximately 6.7 percent of total households in Del Rey Oaks. As a goal of affirmatively furthering fair housing, methods to prioritize the inclusion of female-headed households and female-headed households with children to find adequate and affordable housing will be sought.
- Homelessness. Although Del Rey Oaks contains a small unhoused/homeless population compared to Monterey County, it is important to consider allowing types of facilities to provide shelter for homeless individuals and families including emergency shelter, transitional housing, and permanent supportive housing.

The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing and implement Monterey County AI's remaining recommendations:

- Programs A.1, B.1, and B.2 ensure very low, low, moderate, above moderate income, and inclusionary housing opportunities are made available in the city and to accommodate the City's RHNA.
- Program A.2 develops a Mixed-Use Zoning Designation to reduce constraints on types of land use in commercial areas.
- Program A.3 reduces lot size constraints and promotes opportunities for smaller housing at higher densities.
- Program B.3 reduces constraints for very low-income and elderly cost-burden households.
- Program B.4 incentivizes housing opportunities for Del Rey Oaks residents and workers.
- Program B.5 promotes opportunities for density bonus provisions.
- Program B.6 facilitates affordable rental units through funding opportunities.
- Program B.7 promotes housing opportunities for teachers and local educational employees.
- Programs C.1 and C.3 reduce mitigating constraints, remove barriers, and streamline permitting processes on housing development in the Zoning Ordinance.
- Program C.2 encourages the construction of accessory dwelling units as a source of affordable housing.
- Program C.4 ensures the availability of adequate water supply to serve the long-term housing needs of the City.
- Program C.5 adopts a separate Environmental Justice Element of the General Plan to reduce disparities in environmental factors in the City.
- Program C.6 evaluates fees for development projects to reduce potential constraints on the development of higher-density housing.
- Program D.1 provides fair housing education and outreach information publicly.
- Programs D.2, D.3, D.4, and D.6 accommodate housing for special needs groups, including supportive housing, consideration of single room occupancy units, and to encourage or support emergency shelter facilities.
- Program D.7 develops a process for universal design in order to assist residents to age in their homes and reduce the risk of displacement.
- Program D.8 commits the City to evaluate the Zoning Code and to design guidelines to establish and adopt objective design standards for multifamily and mixed use residential development.
- Program E.1 assists in rehabilitating housing for low-income homeowners and to owners of rental units that will rent to low-income households.
- Program E.4 provides annual reports to ensure the housing programs are achieving the City's goals.
- Program E.5 addresses fair housing issues and affirmatively further fair housing in Del Rey Oaks.

To the extent that these programs represent ongoing work efforts, or are proposed, these programs are evaluated for effectiveness in **Chapter 5** and **Chapter 7** of the Housing Element. A number of the programs identified above propose to create, amend, and/or adopt specific ordinances that will affirmatively further fair housing practices. The City has undertaken a series of proactive amendments to its Zoning Ordinance to address new requirements related to emergency shelters and accessory dwelling units, and other Zoning Ordinance changes are in process for 2023 and 2024. The City will continue to partner with local and regional stakeholders to affirmatively further fair housing.

Appendix B - Public Outreach

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City of Del Rey Oaks Housing Element Documents and Meetings

6th Cycle

The following links to workshops, meetings and public documents provide background on public outreach for the 6th Cycle Housing Element Update for the City:

- 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](#)
- May 3, 2023, Virtual Workshop: Housing Element Workshop
- May 9, 2023, In-Person Workshop: [Housing Element Workshop and Joint Meeting of City Council and Planning Commission Agenda Packet](#)
- May 17, 2023, Planning Commission Meeting: [Special Planning Commission Meeting Agenda Packet](#)
- May 26, 2023, 30-Day Public Review Draft Posted and Comment Period Begins: [6th Cycle Public Review Draft Housing Element Update](#)
- June 26, 2023, 30-Day Public Comment Period Concludes: [Comment Letters 6th Cycle](#)
- July 12, 2023, Planning Commission Meeting: [Planning Commission Meeting Agenda Packet](#)

Public Comment Period for Local Draft Housing Element Update

The public review local draft of the 6th Cycle Housing Element was available for public review for 30 days starting on May 26, 2023 on the City's webpage: [6th Cycle Public Review Draft Housing Element Update](#).

This HCD Review Draft Housing Element reflects the changes made after the close of the 30-day review period. The changes include revisions to clarify water supply and deed restriction for residential use in the former Fort Ord, and the inclusion of four additional programs:

- Program B.7 Preferential Housing for Teachers and Local Educational Employees
- Program C.5 Adopt Safety Element Update and Environmental Justice Element
- Program C.6 Evaluate Fees for Development Projects
- Program D.8 Develop Objective Design and Development Standards

Additionally, program revisions and additions were made to implementation and timing based on comments provided and input from Planning Commission hearing on July 12, 2023.

The HCD Review Draft July 2023 Housing Element Update also updated certain chapters of the Housing Element in response to the public comments raised in the two comment letters received and public testimony on July 12, 2023:

- Chapter 1, Introduction, details the meetings and public outreach conducted for this Update.
- Chapter 3 provides additional information on the previous assessment of potential sites identified outside of former Fort Ord and clarifies the water availability, infrastructure extensions, and constraints of the updated sites inventory.
- Chapter 4 includes information on areas adequate for residential use in Site 1, and details deed restriction for water supply for the former Fort Ord.
- Chapter 7 incorporates the four additional programs listed above, and updates and revises specific programs.
- Appendix C includes supplemental maps to provide context on residential use constraints on former Fort Ord and also adds a map showing school district property as a candidate site outside of the former Fort Ord, consistent with Program B.7.

The public comment letters received during the 30-Day Public Comment Period were published on the City website and also presented to the Planning Commission during their July 12, 2023 public meeting, and located here: [Comment Letters 6th Cycle](#).

City Public Outreach List Housing Element Update

Group	Contact Person	Address	City	State	ZIP
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

Group	Contact Person	Address	City	State	ZIP
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

Group	Contact Person	Address	City	State	ZIP
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

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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

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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

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

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

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

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Appendix C - Compiled Inventory and Supplemental Maps

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Appendix C

C-1 Site Inventory Tables

C-1A Additional Areas Outside of Former Fort Ord

C-2 Supplemental Mapping

C-3 Additional Information Airport Safety Zones

C-4 Del Rey Oaks Munitions Response Area

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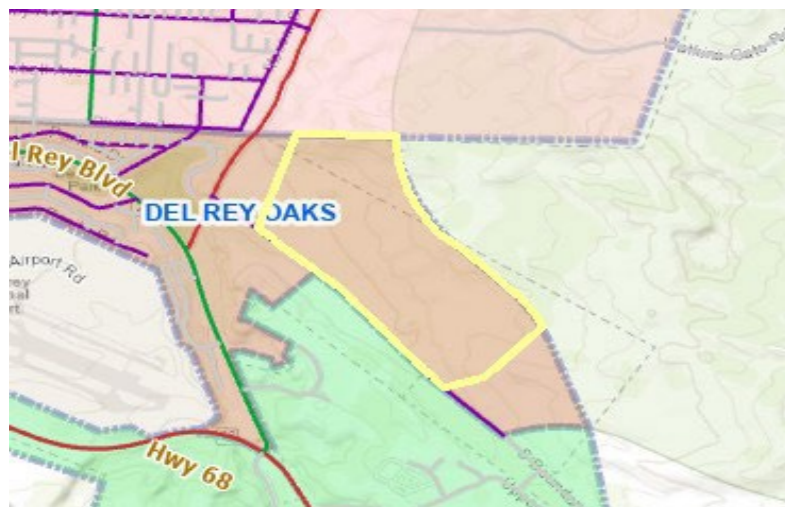
Appendix C-1

Site Inventory Tables

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Land Inventory/Summary of Key Sites

Location	1
Map Designation	Figure 4, Site 1
APN	031-191-026-000
Acreage	232.03
Description of Existing Use	The site is currently undeveloped, and a part of former Fort Ord.
General Plan Designation	General Commercial – Neighborhood Commercial with Visitor overlay – (GC (C-1-V))
Zoning	Neighborhood Commercial with Visitor Overlay – (C-1-V)
Realistic Capacity	200 units, conservative estimate, assuming an area or areas would be subdivided of up to ten acres at 20 units/acre density.
Proposed for Rezoning	This area is proposed for rezoning through an overlay zone to allow for residential to meet RHNA 6th Cycle, including shortfall from 5th Cycle.



Summary Description	The site is approximately 232 acres of vacant, undeveloped land with gradual slopes dominated by chaparral and oak trees/oak woodland in the interior of the site. Currently, the City's adopted Redevelopment Plan identifies up to 200 residential units onsite. The City would need to complete a general plan amendment or specific plan and rezoning to specifically allow residential development. The parcel is bordered by the City of Seaside to the north, Fort Ord National Monument to the east, and City of Monterey to the south along South Boundary Road. The site is partially level towards South Boundary Road. Through the Fort Ord Base Reuse Plan Capital Improvement Program, water and sewer is available adjacent to the site along General Jim Moore Blvd. Infrastructure for non-potable water is currently not available; proposed developments relying on the use of non-potable water would be responsible for obtaining delivery of the non-potable water to the development site. Supplemental water sources are considered unlikely in the foreseeable future.
Surrounding Land Uses	No developed land uses surround the site. The site is bound by South Boundary Road to the south. An approved RV Resort is planned for the area located directly east of the site. The site is bound on the west by vacant land, South Boundary Road to the southwest, and Fort Ord National Monument to the north and northeast.
Access/Circulation	The site has current access via a dirt road on the south side of the parcel on South Boundary Road, a two-lane road. Future site access could also be served by General Jim Moore Boulevard, an arterial two-lane road.
Infrastructure	<u>Water/Sewer:</u> The site is vacant and has no infrastructure onsite. Underground water, recycled water and wastewater pipeline improvements are located along General Jim Moore Boulevard and are planned to continue on South Boundary Road. Water service is provided by the Marina Coast Water District (MCWD). Sanitary sewer is to be provided by the Seaside Sanitation District with connection to regional system. <u>Other Utilities:</u> There are no visible above-ground power lines on site. Energy would be provided by Pacific Gas & Electric (PG&E). Cable, Internet & Phone would be provided by Comcast or AT&T.
Development constraints (environmental, floodplains, etc.)	The site was previously used by former Fort Ord Military Base and portions of the property were found to have Unexploded Ordnances (UXO). Removal of UXO was conducted by the Army. However, in accordance with regulatory restrictions, additional environmental insurance and clearance by Department of Toxic Substances Control (DTSC) regulatory agencies as well as restrictive covenants on use of the site are required consistent with the State requirements. The site is within the regional Airport Influence Area but not within a Airport Safety Zone in Exhibit 4C of the Monterey Regional Airport Land Use Compatibility Plan.
Development Restrictions (easements/covenants)	Covenants and restrictions required per DTSC requirements for residential use in portions of the site. Approximately 80-90 acres within the eastern portion of the site does not have a residential restriction and would not require DTSC lifting of covenants.
Monterey County GIS Data/Potential Concerns	Moderate to High Erosion Hazard, within the 660' buffer of Active/Potentially Active Faults, Moderate Archaeological Sensitivity, and Monterey Spineflower Critical Habitat.
Ownership	City of Del Rey Oaks
Surplus Land Act	Yes, the City noticed for Surplus Land Act in 2023 and received three responses for this property, one from a developer of affordable housing and two from public non-profit agencies related to open space conservation.

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Land Inventory/Summary of Key Sites

Location	1a
Map Designation	Figure 4, Site 1a
APNs	031-191-027-000, 031-191-028-000
Acreage	Approximately 18 (6.03, 11.84)
Description of Existing Use	The site is currently undeveloped, and a part of former Fort Ord.
General Plan Designation	General Commercial – Neighborhood Commercial with Visitor overlay – (GC (C-1-V))
Zoning	Neighborhood Commercial with Visitor Overlay – (C-1-V)
Realistic Capacity	72 units
Proposed for Rezoning	Yes



Summary Description	The entire site is approximately 18 acres of undeveloped land with rolling slopes dominated by chaparral and oaks near South Boundary Road. The site is steep along a trail near the City of Monterey storage yard to the south and slopes downward to South Boundary Road to the north. The City of Del Rey Oaks would need to rezone this site to allow residential use. There are no water or sewer lines serving the site. The site is partially level near South Boundary Road, sloping upward to the hillside visible from the roadway to the south. The southern portion of the site is extremely steep (the area visible from Highway 218). The site is near a former Fort Ord property owned by the City of Monterey and adjacent to the City of Monterey storage yard.
Surrounding Land Uses	An undeveloped open space/habitat is to the northwest between the site and General Jim Moore Boulevard. On the western boundary of General Jim Moore Boulevard is the Monterey Peninsula Regional Park District (MPRPD) Frog Pond Wetland Preserve. Development near the site includes a City of Monterey storage yard to the southeast on Ryan Ranch Road. <u>There is undeveloped land to the north, west, and east of the site.</u>
Access/Circulation	Existing access to the site is available via South Boundary Road on the northern side of the site. There is no direct access to the southern portion of the site from Highway 218.
Infrastructure	Water/Sewer: The site is vacant and has no infrastructure onsite. Underground water, recycled water and wastewater pipeline improvements are located along General Jim Moore Boulevard and are planned to continue on South Boundary Road. The Water Allocation for the site is 10 acre-feet per year. Water service is provided by the Marina Coast Water District (MCWD). Other Utilities: There are no visible above-ground power lines on site. Energy would be provided by Pacific Gas & Electric (PG&E). Cable, Internet & Phone would be provided by Comcast or AT&T.
Development constraints (environmental, floodplains, etc.)	The primary developmental constraint to the site is its steep grade on the southern portion of the site closest to Highway 218. Freshwater Emergent Wetland Habitat exists onsite according to the National Wetlands Inventory. The site is within the regional Airport Influence Area but not within a Airport Safety Zone in Exhibit 4C of the Monterey Regional Airport
Development Restrictions (easements/covenants)	Covenants and restrictions required per DTSC requirements for residential use.
Monterey County GIS Data/Potential Concerns	Moderate to High Erosion Hazard, within the 660' buffer of Active/Potentially Active Faults, possessing Slopes Greater Than 25%, Moderate Archaeological Sensitivity, and Monterey Spineflower Critical Habitat.
Ownership	City of Del Rey Oaks
Surplus Land Act	Yes, the City noticed for Surplus Land Act in 2023 and received three responses for this property, one from a developer of affordable housing and two from public non-profit agencies related to open space conservation.

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Land Inventory/Summary of Key Sites

Location	K1
Map Designation	Figure 4, Site K1
APN	031-191-024-000
Acreage	20
Description of Existing Use	The site is currently undeveloped, and a part of former Fort Ord.
General Plan Designation	General Commercial – Neighborhood Commercial with Visitor overlay – (GC (C-1-V))
Zoning	Neighborhood Commercial – (C-1) and Neighborhood Commercial with Visitor Overlay – (C-1-V)
Realistic Capacity	Conservatively assuming 60 units, with mixed use with commercial, and density at 20 units/acre.
Proposed for Rezoning	If needed to meet RHNA, rezoning for mixed-use residential would be required. The City will meet RHNA with Sites 1 and 1a but this site provides additional capacity.



Source: Denise Duffy & Associates, Inc.

Summary Description	The site is approximately 20 acres of vacant, undeveloped land with gradual slopes dominated by chaparral and oak trees/oak woodland in the interior of the site. The site is currently owned by Monterey Peninsula Partners. The City would need to complete a general plan amendment or specific plan and rezoning to specifically allow residential development. The parcel is bordered by the City of Seaside to the north, Fort Ord National Monument to the east, and City of Monterey to the south along South Boundary Road. Through the Fort Ord Base Reuse Plan Capital Improvement Program, water and sewer is available adjacent to the site along General Jim Moore Boulevard. Infrastructure for non-potable water is currently not available; proposed developments relying on the use of non-potable water will be responsible for obtaining delivery of the non-potable water to the development site. Supplemental water sources are considered unlikely in the foreseeable future.
Surrounding Land Uses	There are residential land uses to the west and northwest of the site on the west side of General Jim Moore Boulevard. The site is bound by General Jim Moore Boulevard to the west, South Boundary Road to the south, vacant property owned by the City of Del Rey Oaks to the east, and Fort Ord National Monument to the north.
Access/Circulation	The site has current access via a dirt road on the west side of the parcel on General Jim Moore Boulevard, an arterial two-lane road. South Boundary Road to the south can also provide future access to the site.
Infrastructure	<u>Water/Sewer:</u> The site is vacant and has no infrastructure onsite. Underground water, recycled water and wastewater pipeline improvements are located along General Jim Moore Boulevard and are planned to continue on South Boundary Road. Water service is provided by the Marina Coast Water District (MCWD). Sanitary sewer is to be provided by the Seaside Sanitation District with connection to regional system. <u>Other Utilities:</u> There are no visible above-ground power lines on site. Energy would be provided by Pacific Gas & Electric (PG&E). Cable, Internet & Phone would be provided by Comcast or AT&T.
Development constraints (environmental, floodplains, etc.)	The site was previously used by former Fort Ord Military Base and portions of the property were found to have Unexploded Ordnances (UXO). Removal of UXO was conducted by the Army. However, in accordance with regulatory restrictions, additional environmental insurance and clearance by Department of Toxic Substances Control (DTSC) regulatory agencies as well as restrictive covenants on use of the site are required consistent with the State requirements. The site is within the regional Airport Influence Area but not within a Airport Safety Zone in Exhibit 4C of the Monterey Regional Airport Land Use Compatibility Plan.
Development Restrictions (easements/covenants)	Covenants and restrictions required per DTSC requirements for residential use.
Monterey County GIS Data/Potential Concerns	Moderate Erosion Hazard, within the 660' buffer of Active/Potentially Active Faults, Moderate Archaeological Sensitivity.
Ownership	Private Ownership

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Land Inventory/Summary of Key Sites

Location	K2
Map Designation	Figure 4, Site K2
APN	031-191-025-000
Acreeage	Approximately 54 acres (53.81)
Description of Existing Use	The site is currently undeveloped, and a part of former Fort Ord.
General Plan Designation	General Commercial – Neighborhood Commercial with Visitor overlay – (GC (C-1-V))
Zoning	Neighborhood Commercial with Visitor Overlay – (C-1-V)
Realistic Capacity	Up to 40 units, based upon use of a portion of the approved project area for small lot, park model or cottage residential.
Proposed for Rezoning	If needed to meet RHNA, rezoning for residential would be required. The City will meet RHNA with Sites 1 and 1a but this site provides additional opportunity and capacity.



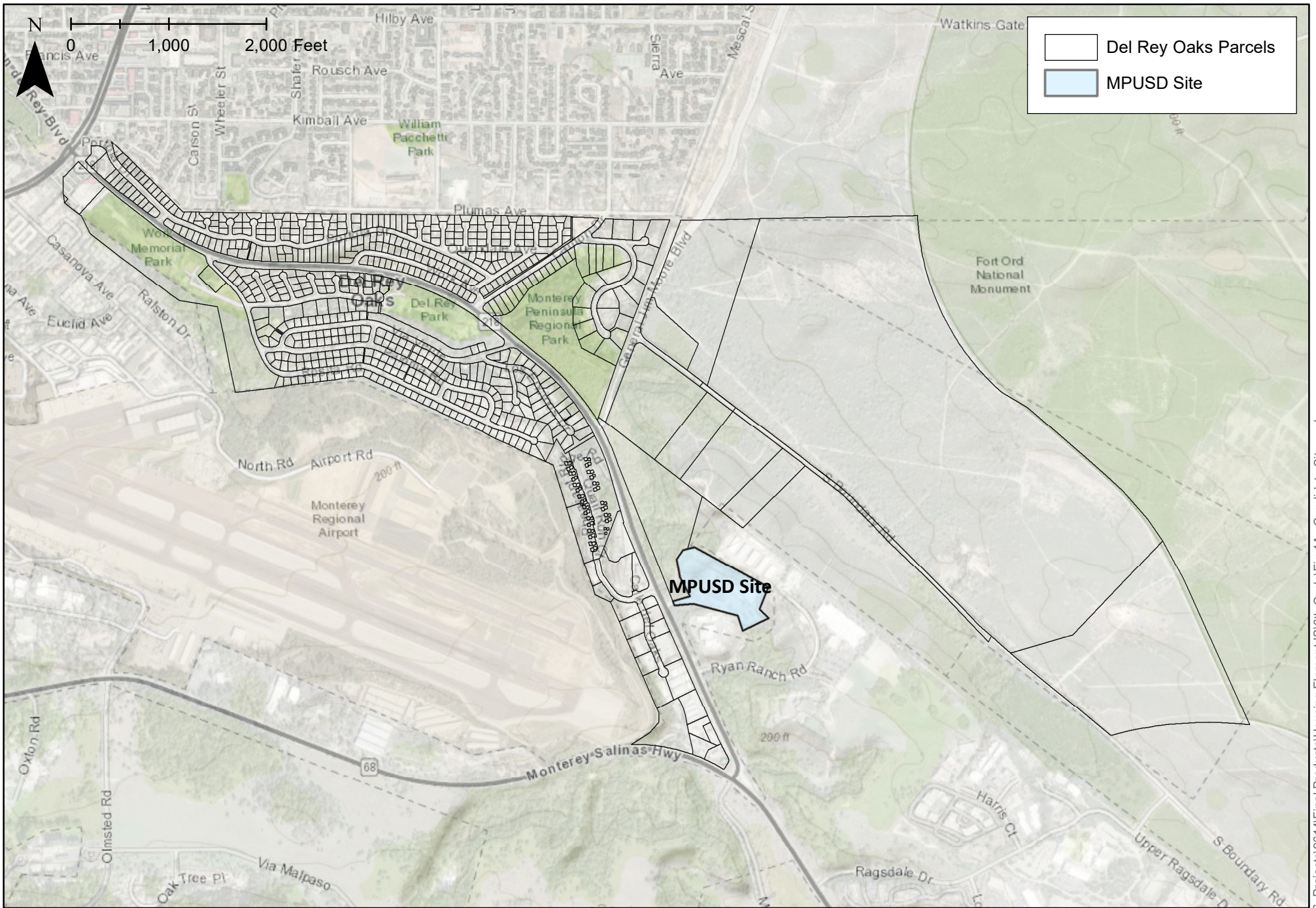
Summary Description	The site is approximately 53.81 acres of vacant, undeveloped land with gradual slopes dominated by chaparral and oak trees/oak woodland in the interior of the site. The site is currently owned by Monterey Peninsula Partners. In May 2016, the City Council adopted an Initiative Measure amending the City's General Plan and Zoning Ordinance Chapter 17.32, Visitor Commercial Overlay recreational uses, to include recreational vehicle (RV) parks, within the former Fort Ord, within the designated area of the Initiative Measure. The Initiative Measure allows for the construction of an RV park (Monument RV Resort) of up to 210 total guest sites, including accessory and auxiliary uses, on 53.81 acres on the south side of the former Fort Ord lands. The Initiative included an amendment to the City's General Plan allowing RV development and the project is now fully entitled. The Draft Housing Element proposes this site as an additional site for meeting RHNA. If needed, rezoning to specifically allow residential development would be required for a portion of the approved development. Current development site plans indicate RV spaces at 4,000 square feet. The parcel is bordered by Fort Ord National Monument to the north and east, and the City of Monterey to the south along South Boundary Road. Per the Marina Coast Water District Capital Improvement Program (MCWD CIP), water lines are currently extended to General Jim Moore Boulevard; water line extension is planned in the MCWD CIP. Development of this site is subject to DTSC residential covenant removals, as described below and approval by the Army, DTSC, and property
Surrounding Land Uses	No developed land uses surround the site. The site is bound by vacant property owned by the City of Del Rey Oaks to the north and west, vacant property owned by the City of Monterey to the south, and Fort Ord National Monument to the east.
Access/Circulation	The site has current access via a dirt road on the south side of the parcel on South Boundary Road, a two-lane road.
Infrastructure	Water/Sewer: The site is vacant and has no infrastructure onsite. Underground water, recycled water and wastewater pipeline improvements are located along General Jim Moore Blvd and are planned to continue on South Boundary Road. The property is within the water service provider Marina Coast Water District (MCWD). Sanitary sewer is to be provided by the Seaside Sanitation District with connection to their regional system. Other Utilities: There are no visible above-ground power lines on site. Energy would be provided by Pacific Gas & Electric (PG&E). Cable, Internet & Phone would be provided by Comcast or AT&T.
Development constraints (environmental, floodplains, etc.)	The site was previously used by former Fort Ord Military Base and portions of the property were found to have Unexploded Ordnances (UXO). Removal of UXO was conducted by the Army. However, in accordance with regulatory restrictions, additional environmental insurance and clearance by Department of Toxic Substances Control (DTSC) regulatory agencies as well as restrictive covenants on use of the site are required consistent with the State requirements. The site is within the regional Airport Influence Area but not within a Airport Safety Zone in Exhibit 4C of the Monterey Regional Airport Land Use Compatibility Plan.
Development Restrictions (easements/covenants)	Covenants and restrictions required per DTSC requirements for residential use.
Monterey County GIS Data/Potential Concerns	Moderate to High Erosion Hazard, Moderate Archaeological Sensitivity, and Monterey Spineflower Critical Habitat.
Ownership	Private Ownership under Monterey Peninsula Partners

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Appendix C-1A

Potential Additional Areas for
Candidate Sites Outside of
Former Fort Ord

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Location of Potential Additional Candidate Site - Outside Former Fort Ord, HCD Housing Element Draft July 2023

Date
7/14/2023
Scale
1 in = 1,000 ft



Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

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N



Source: County of Monterey, Google

Additional Areas for Candidate Sites Outside of Former Fort Ord

Date
7/14/2023

Scale
N/A



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Planning and Environmental Consulting

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Appendix C-2

Supplemental Mapping

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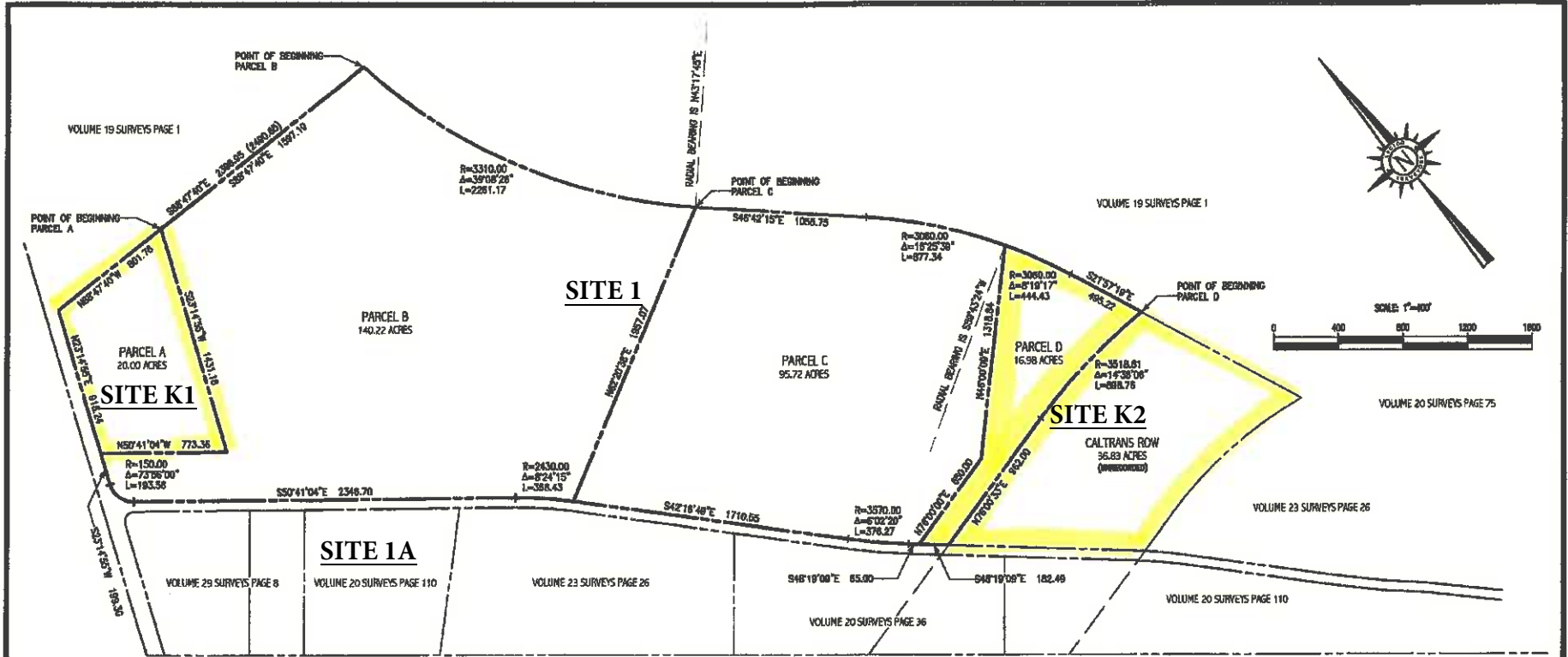


EXHIBIT "A"

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 SAUCIRO AVENUE
DEL REY OAKS, CALIFORNIA 95040
email: info@lucidosurveyors.com

FIELD OFFICE
245 FOAM STREET, SUITE 210
MONTEREY, CALIFORNIA 93940
telephone: 831-432-5323

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

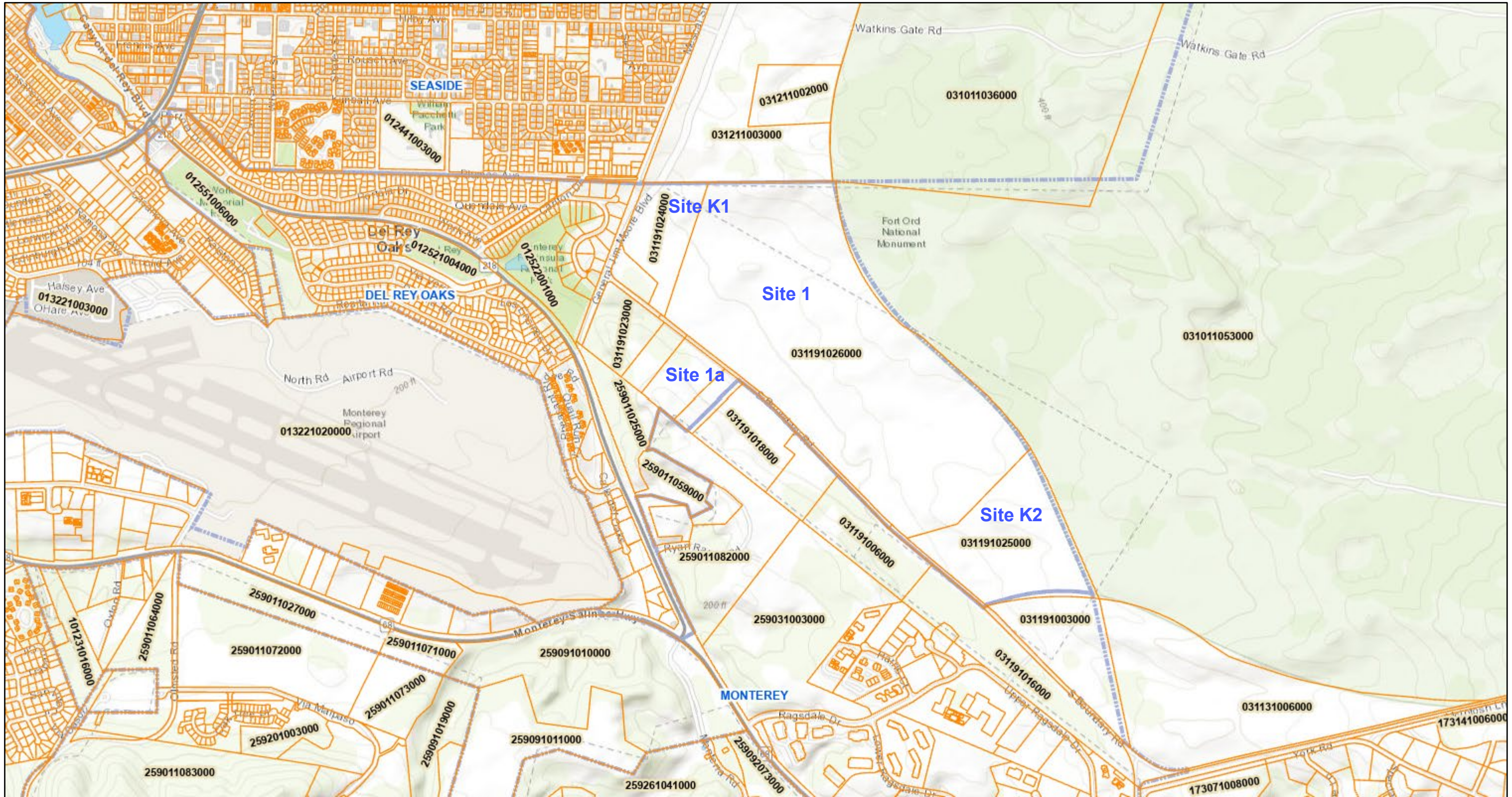
Parcel A of Tentative Parcel Map dated May 14, 2014, consisting of 20.00 acres

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

Del Rey Oaks

6th Cycle Housing Element Update



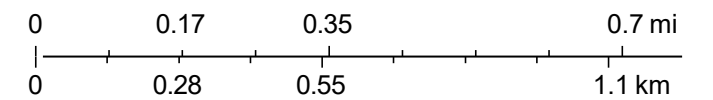
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- MONTEREY CO
- Incorporated Cities_1
- Rivers and Water Bodies
- Parcels

Supplemental Mapping Sites Inventory

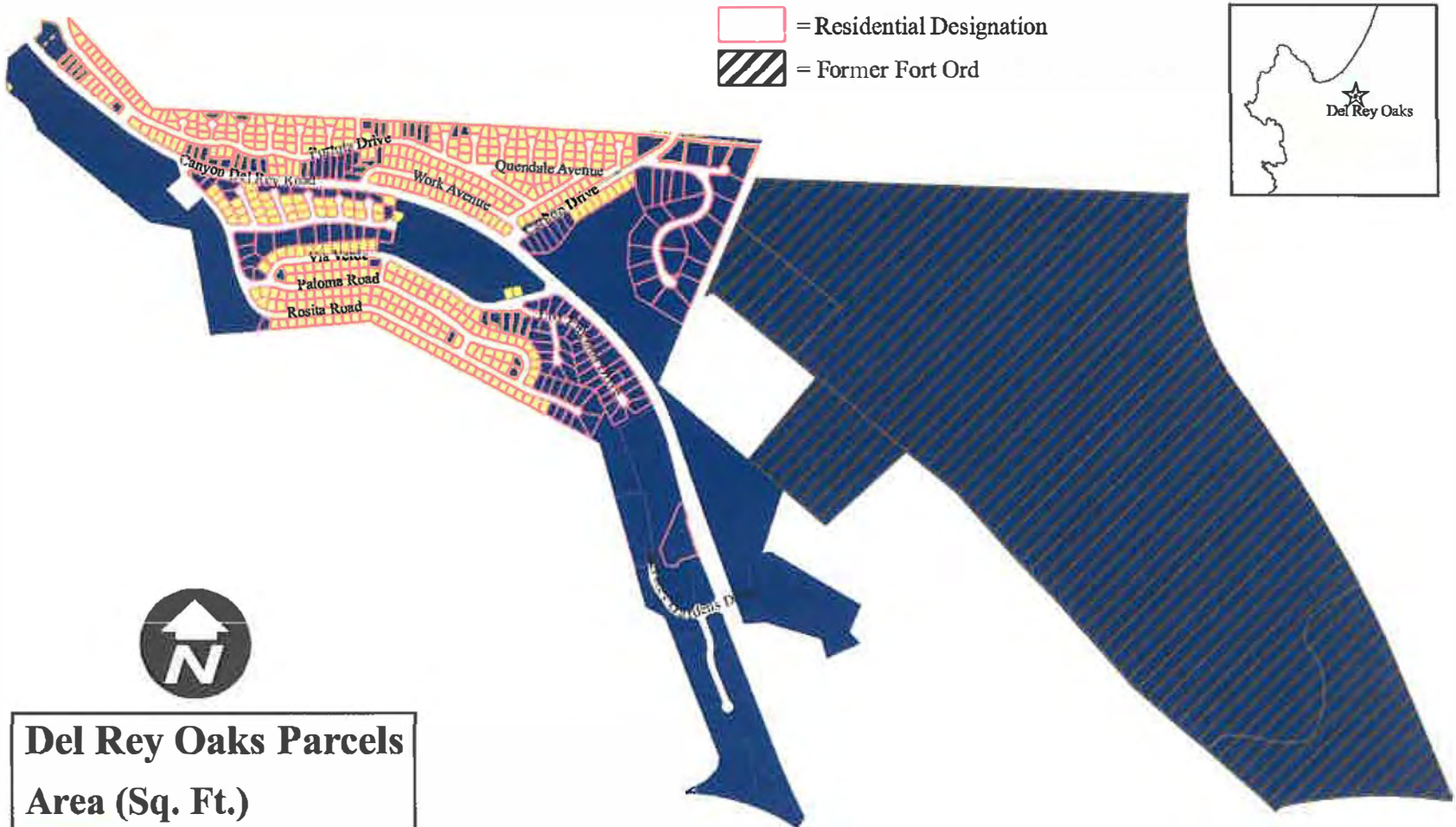
6th Cycle Housing Element Update APPENDIX C

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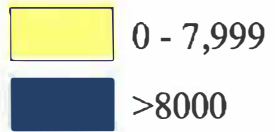
Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

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Del Rey Oaks Parcels

Area (Sq. Ft.)



Lots Over 8000 Sq. Ft.



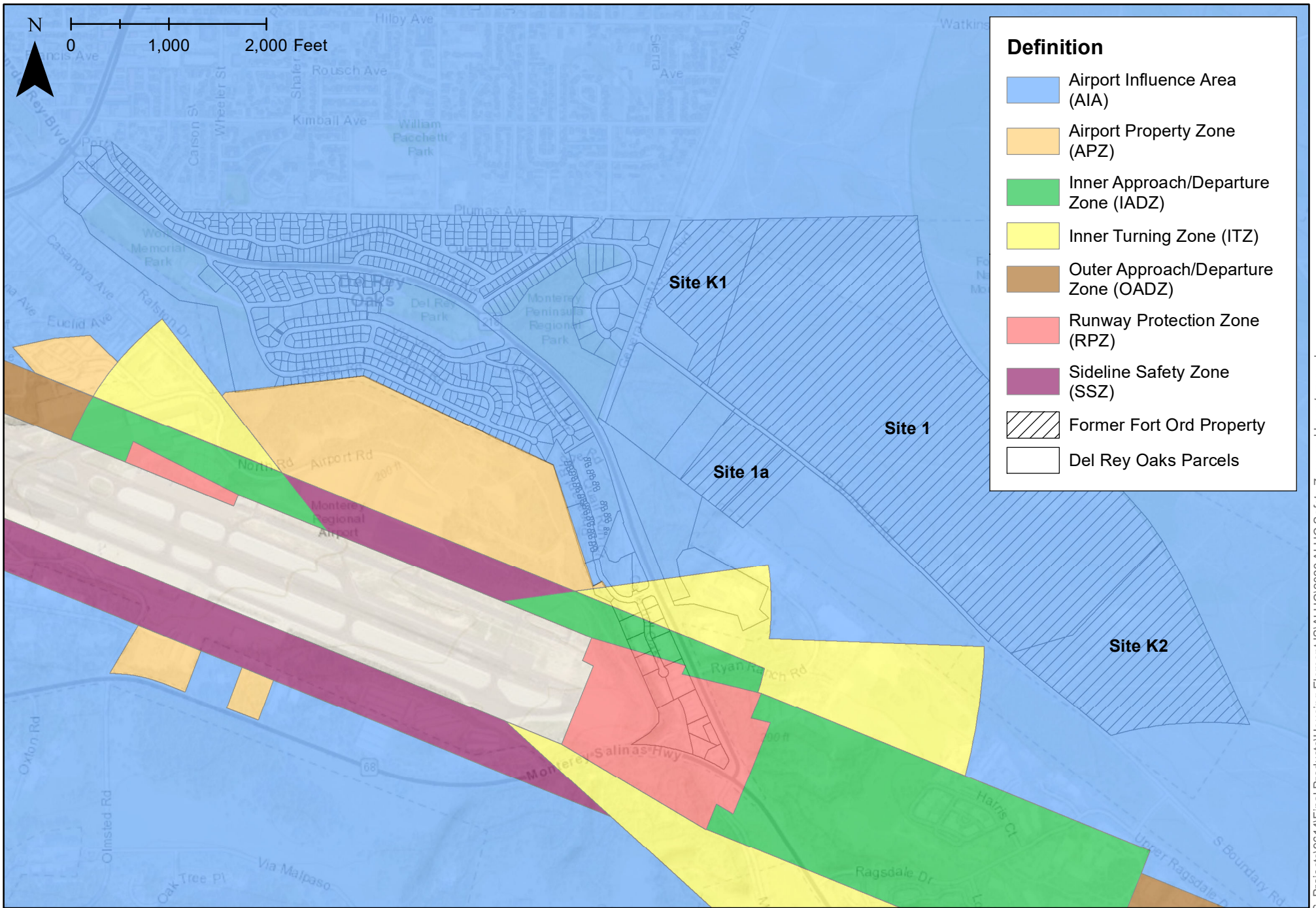
Del Rey Oaks Parcel Map
Land Use Inventory Parcels

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Appendix C-3
Additional Information

Airport Safety Zones

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Airport Safety Zones and Updated Available Land Inventory
City of Dey Rel Oaks, May 2023

Date
5/22/2023

Scale
1 in = 1,000 ft



Denise Duffy & Associates, Inc.
 Planning and Environmental Consulting

Source:
Monterey
County
ALUC

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Del Rey Oaks – Monterey Airport Safety Zones
Airport Land Use Compatibility Plan for the Monterey Regional Airport

Airport Safety Zone Designation Note: Attached map shows safety zone locations.	Maximum Densities/Intensities/ Required Open Land			Additional Criteria	
	Dwelling Units per Acre ¹	Maximum Non-residential Intensity ²	Required Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
Airport Influence Area (AIA)	No Limit	300 persons per acre	10%	<ul style="list-style-type: none"> Hazards to flight⁶ Outdoor stadiums and similar uses with very high intensity uses 	<ul style="list-style-type: none"> Airport disclosure notice required. Airspace review required for objects >100 ft tall.⁹ New structures are prohibited on existing terrain that penetrates 14 CFR Part 77 Surfaces.⁹ New structures require additional airspace analysis required within the 50-ft terrain penetration buffer.⁹ Proposed uses involve vulnerable occupants¹² within 6,000 ft from the side of the runway and 10,000 ft from the end of the runway shall require ALUC review. In addition to the prohibited uses listed within Table 4B, any use involving vulnerable occupants in the area described above is strongly discouraged. Areas designated as Urban on Exhibit 4C are exempt from the density and intensity criteria.¹³

Del Rey Oaks – Monterey Airport Safety Zones
Airport Land Use Compatibility Plan for the Monterey Regional Airport

Airport Safety Zone Designation	Maximum Densities/Intensities/ Required Open Land			Additional Criteria	
	Dwelling Units per Acre ¹	Maximum Non-residential Intensity ²	Required Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
<p>Note: Attached map shows safety zone locations.</p> <p>Inner Turning Zone (ITZ)</p>	1 d.u. per 2 acres	100 persons per acre	20%	<ul style="list-style-type: none"> • Residential, except for low residential and infill in developed areas¹¹ • Hazardous uses (e.g., aboveground bulk fuel storage) • Natural gas & petroleum pipelines¹⁰ • Buildings with more than 3 above-ground habitable floors • Children’s schools, day care centers, libraries • Hospitals, nursing homes • Places of worship • Schools • Gas stations • Recreational uses, athletic fields, playgrounds, & riding stables • Theaters, auditoriums, & stadiums • Dumps and landfills • Waterways that create a bird hazard • Hazards to flight⁶ 	<ul style="list-style-type: none"> • Airport disclosure notice required. • Locate structures maximum distance from extended runway centerline. • Airspace review required for objects >35 ft tall.⁸ • Clustering is not allowed.

Del Rey Oaks – Monterey Airport Safety Zones
Airport Land Use Compatibility Plan for the Monterey Regional Airport

Airport Safety Zone Designation	Maximum Densities/Intensities/ Required Open Land			Additional Criteria	
	Dwelling Units per Acre ¹	Maximum Non-residential Intensity ²	Required Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
<p>Note: Attached map shows safety zone locations.</p> <p style="text-align: center;">Inner Approach/ Departure Zone (IADZ)</p>	1 d.u. per 10 acres	60 persons per acre	30%	<ul style="list-style-type: none"> • Residential, except for very low residential and infill in developed areas¹¹ • Hazardous uses (e.g., aboveground bulk fuel storage) • Natural gas & petroleum pipelines¹⁰ • Office buildings greater than 3 stories • Labor-intensive industrial uses • Children’s schools, day care centers, libraries • Hospitals, nursing homes • Places of worship • Schools • Gas stations • Recreational uses, athletic fields, playgrounds, & riding stables • Theaters, auditoriums, & stadiums • Dumps and landfills • Waterways that create a bird hazard • Hazards to flight⁶ 	<ul style="list-style-type: none"> • Airport disclosure notice required. • Locate structures maximum distance from extended runway centerline. • Airspace review required for objects >35 ft tall.⁸ • Clustering is not allowed.

Del Rey Oaks – Monterey Airport Safety Zones
Airport Land Use Compatibility Plan for the Monterey Regional Airport

Airport Safety Zone Designation Note: Attached map shows safety zone locations.	Maximum Densities/Intensities/ Required Open Land			Additional Criteria	
	Dwelling Units per Acre ¹	Maximum Non-residential Intensity ²	Required Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
Runway Protection Zone (RPZ)	None	None	All unused	<ul style="list-style-type: none"> • All structures except ones with location set by aeronautical function • All assemblages of people • Objects exceeding FAR Part 77 height limits • Natural gas & petroleum pipelines¹⁰ • Dumps and landfills • Hazards to flight⁶ 	<ul style="list-style-type: none"> • Airport disclosure notice required. • Clustering is not allowed.

1. Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre (d.u./ac). Clustering of units is encouraged. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands associated with the property.
2. Usage intensity calculations shall include the maximum number of people (e.g., employees, customers/visitors, etc.) who may be on the parcels or site at a single point in time, whether indoors or outside.
3. Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects.
4. The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria. Also see Section 4.1.6 for policies on similar uses.
5. As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed. This requirement is set by state law.
6. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development, such as golf courses and certain types of crops as outlined in FAA's Advisory Circular 150/5200-33B, *Hazardous Wildlife Attractants on or Near Airports*, that may cause the attraction of birds to increase is also prohibited.
7. Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheatres and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
8. Objects up to 35 feet in height are permitted. However, the FAA may require Form 7460-1, marking, and lighting of certain objects.
9. This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport (See examples 1, 2 & 3 on Exhibit 4D). Taller objects may be acceptable if determined not to be obstructions. Developers proposing structures that could penetrate 14 CFR Part 77 elevations must file Form 7460 with the FAA.
10. Natural gas & petroleum pipelines less than 36 inches below the surface.
11. The definition of infill can be found in Section 4.2.2.3.
Residential infill development is defined in the Airport Land Use Plan as development of a parcel of 10 acres or less that is at least 65 percent bounded by existing similar uses (or more intensive uses) and where development would occur entirely within the area defined by the surrounding, already developed, incompatible uses. To be considered infill development, further increases in the residential density, nonresidential usage intensity, and/or other incompatible design or usage characteristics of a parcel are prohibited, and the parcel cannot have previously been set aside as open land unless replacement open land is provided within the same compatibility zone. In addition, the average development density of a site shall not exceed the average density represented existing lots that lie within a distance of 300 feet from the boundary of the parcel to be divided.
12. Vulnerable occupants include children, the elderly, and people with disabilities.
13. These urban areas are the "mixed used use areas" identified in the City of Monterey General Plan dated August 2013.

NOTE: Refer to attached map for locations of Airport Safety Zones. Source: Monterey County Airport Land Use Commission, February 2019. Airport Land Use Compatibility Plan for the Monterey Regional Airport

4.2.2.3 Infill Development

Where development that already exists is not in conformance with the criteria set forth in this compatibility plan analysis, additional infill development of similar land uses may be allowed to occur even if such land uses are to be prohibited elsewhere in the zone.

This exception does not apply within RPZ zones.

(a) A parcel can be considered for infill development if it meets all of the following criteria, plus the applicable provisions of either Sub-policy (b) or (c) below:

(1) The parcel size is no larger than 10.0 acres.

(2) At least 65 percent of the site's perimeter is bounded (disregarding roads) by existing uses similar to, or more intensive than, those proposed. For projects adjacent to an undeveloped parcel, the closest developed lot may be used.

(3) The proposed project would not extend the perimeter of the area defined by the surrounding, already developed, incompatible uses.

(4) Further increases in the residential density, nonresidential usage intensity, and/or other incompatible design or usage characteristics (e.g., through use permits, density transfers, addition of second units on the same parcel, height variances, or other strategy) are prohibited.

(5) The area to be developed cannot previously have been set aside as open land in accordance with policies contained in this compatibility plan analysis unless replacement open land is provided within the same compatibility zone.

(b) For residential development, the average development density (dwelling units per gross acre) of the project site shall not exceed the average density represented by all existing lots that lie fully or partially within a distance of 300 feet from the boundary of the parcel to be divided.

(c) For nonresidential development, the average land use intensity (the number of people per gross acre) of the site's proposed use shall not exceed the lesser of:

(1) The average intensity of all existing uses that lie fully or partially within a distance of 300 feet from the boundary of the proposed development; or

(2) Double the intensity permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 4B.

(d) Infill development on some parcels should not enable additional parcels to then meet the qualifications for infill. The Airport Land Use Commission's intent is that parcels eligible for infill be determined just once. Thus, in order for the Airport Land Use Commission to consider proposed development under these infill criteria, the entity having land use authority (Monterey County or affected cities) must first identify the qualifying locations in its general plan or other adopted planning document approved by the Airport Land Use Commission. This action may take place in conjunction with the process of amending a general plan for consistency with the compatibility plan analysis or may be submitted by the local agency for consideration by the Airport Land Use Commission at the time of initial adoption of this compatibility plan analysis. In either case, the burden for demonstrating that a proposed development qualifies as infill rests with the affected land use jurisdiction and/or project proponent.

Source: Monterey County Airport Land Use Commission, February 2019. Airport Land Use Compatibility Plan for the Monterey Regional Airport.

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Appendix C-4

Del Rey Oaks
Munitions Response Area

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Appendix C-4

Del Rey Oaks

Munitions Response Area

Fort Ord served primarily as a training and staging facility for infantry troops beginning in 1917 until its deactivation in 1994. During its active history, up to 40,000 military and civilians worked or lived on Fort Ord. Activities conducted throughout the base, including industrial activities and military munitions training, have resulted in the identification of numerous sites where hazardous substances have been detected in soil and groundwater. Munitions and explosives of concern (MEC) have been detected in former munitions training areas. Investigation and cleanup recommendations and monitoring are addressed in a series of documents, reports and overseen by numerous local, state and federal agencies.

The Army has been conducting investigation and cleanup actions at the former Fort Ord since 1986. Initially, the studies concentrated on identifying chemical contaminants in soil and groundwater, generally as a result of industrial and waste disposal activities. In 1993, the Army also began investigating sites where munitions and explosives of concern (MEC) were suspected to be present. Sites were characterized during Remedial Investigations (RI) and the cleanup alternatives were evaluated in a Feasibility Study (FS). These documents have received regulatory agency and public review. Cleanup remedy decisions are documented in the Records of Decisions (RODs).

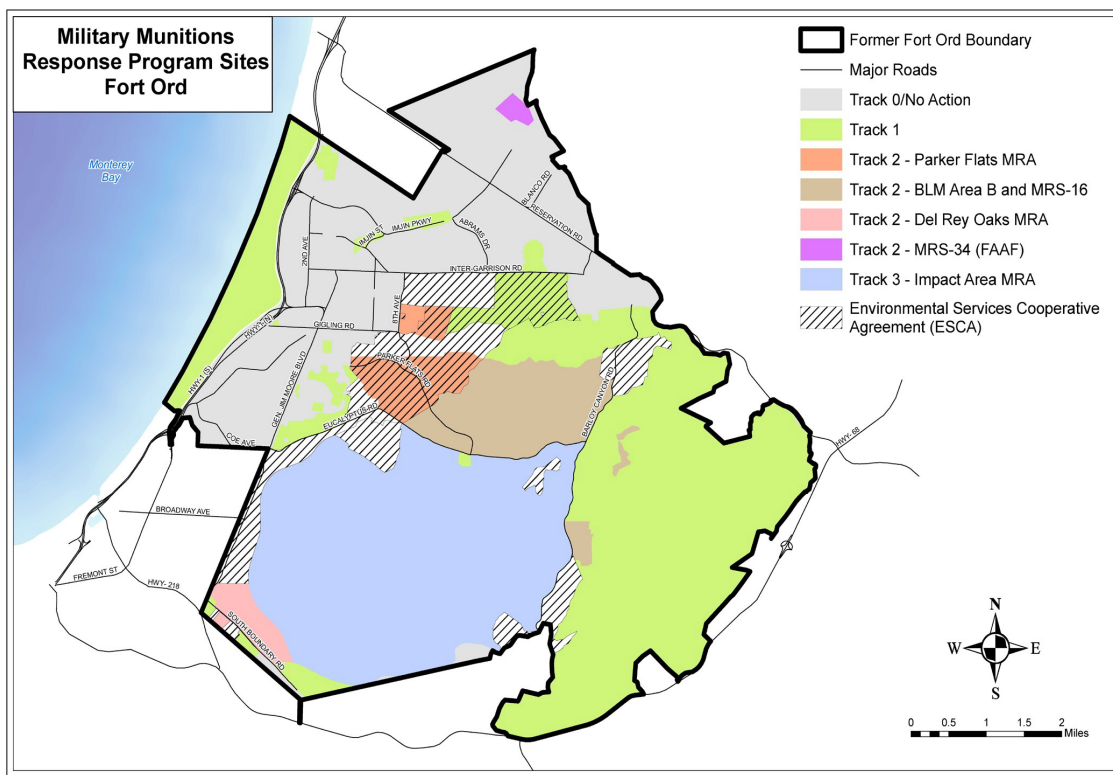
The Army has completed formal review of all in-place cleanup remedies for the Fort Ord and documents results of the base wide reviews every five years since 2002. For the former Fort Ord, the most recent Five-Year Review was conducted in 2022; four previous Five-Year Reviews were conducted in 2002, 2007, 2012 and 2017. The Army is the lead agency and is responsible for conducting the Five-Year Reviews. The U.S. Environmental Protection Agency (EPA) reviews and comment on the report in cooperation with the California Department of Toxic Substances Control (DTSC), and the Central Coast Regional Water Quality Control Board (RWQCB). Regulatory agencies overseeing the Fort Ord cleanup include: The EPA, the DTSC, and the RWQCB. Remedial actions are being or have been implemented at the former Fort Ord sites in accordance with the RODs.

With the closure of Fort Ord, federal responsibility for the remaining Army activities were transferred to the Office of Assistant Chief of Staff for Installation Management (ACSIM), Base Realignment and Closure (BRAC) Division. The cleanup of the former Fort Ord is managed under contracts through the U.S. Army Corps of Engineers.

In connection with the early transfer of a portion of the former Fort Ord, in 2007 the Fort Ord Reuse Authority (FORA) assumed some of the Army's cleanup obligations under an Environmental Services Cooperative Agreement (ESCA) grant. Pursuant to the ESCA, FORA agreed to conduct the evaluation of MEC hazards on approximately 3,300 acres of the former Fort Ord and conduct remedial actions deemed necessary to protect human health and the environment under future uses.

FORA completed its ESCA remediation program in five groups defined as Group 1, Group 2, Group 3, Group 4, and the Interim Action Ranges MRA (see ESCA sites figure below). The Group 1 MRAs are comprised of the Seaside MRA and Parker Flats MRA Phase II. Group 2 includes the CSUMB Off- Campus MRA. The

Group 3 MRAs comprises the Del Rey Oaks/Monterey MRA, the Laguna Seca Parking MRA, and the Military Operations in Urban Terrain (MOUT) Site MRA. Group 4 includes the Future East Garrison MRA. The Interim Action Ranges MRA was evaluated as a separate site. The selected remedies for the Group 1, Group 2, Group 3, Group 4, and Interim Action Ranges MRAs consist of land use controls that include munitions recognition and safety training for people engaged in ground-disturbing or intrusive activities, construction support, restriction on residential use in specified areas, and access management and restriction against inconsistent uses (applicable to some habitat reserve areas). The County North MRA was documented as a Track 1 plug-in site (no further action). Track 2 sites are areas where MEC items were present and where MEC removal actions have been conducted. Four RODs have been signed for Track 2 sites, including the Parker Flats MRA ROD and the Del Rey Oaks MRA ROD, which implemented land use controls to include MEC safety education programs for site users, construction support, and restrictions on residential use for specified areas.



Map above shows munitions response sites at the former Fort Ord¹.

Initial implementation of selected remedies (land use controls) was completed by FORA, and in April 2020 the EPA provided a site-wide remedial action completion letter for the ESCA project. The underlying properties have been transferred from FORA to the designated recipients. In June 2020 FORA ceased to exist, and the City of Seaside became the ESCA successor. As the successor, the City of Seaside coordinates and manages the long-term implementation of the land use controls on the ESCA properties and oversees the local land use controls and requirements for use of the properties.

A RI/FS for the Del Rey Oaks MRA has been prepared by the U.S. Army detailing actions to address residual MEC hazards within the project area. The RI/FS for the Del Rey Oaks MRA was prepared to identify the

¹ Source: U. S. Department of Army (Army) Five-Year Reviews: www.fortordcleanup.com

physical and explosive risks associated with residual MEC hazards located within portions of the project site and to identify a series of alternatives to address these hazards. According to the RI/FS, risks associated with MEC remaining on the project site are considered very low and limited to receptors causing intrusive activities. The RI/FS, however, noted that the detection efficiency of the MEC-clearance equipment is less than 100%; therefore, there is the potential that MEC and munitions debris are still present within specified areas of the project site².

Due to the presence of potential residual MEC hazards, the RI/FS indicates that residential use restrictions are warranted for the northern and southern portions of the MRA due to the type of munitions that may be present in the subsurface. The central portion of the project site, however, was determined to be suitable for residential uses. In order to permit residential uses on the remaining portions of the site, the deed restricting residential uses would need to be modified. The attached figures illustrate areas of the former Fort Ord that would be subject to future residential restrictions, as well as areas that are considered suitable for residential uses. RI/FS indicated that the DTSC Residential Protocol, once approved by DTSC, would be considered an adequate mechanism to verify that the site is safe for human health and the environment, and, upon successful implementation of the DTSC Residential Protocol, the regulatory agencies would allow for the removal of the residential use restriction on the remainder of the project site.

The purpose of the Protocol is to document what constitutes acceptable munitions and explosives of concern (MEC) clearance for portions of the former Fort Ord site of Del Rey Oaks at the former Fort Ord, such that once the portions of the former Fort Ord site have been cleared using this agreed upon process, those portions are suitable for residential reuse. Prior to approval of residential development plans on the project site, environmental agencies, including the state lead regulatory agency, DTSC, shall confirm that the clearances conducted to date together with approved remedial actions, as required, will be sufficient to allow the Former Fort Ord site to be developed for residential reuse.

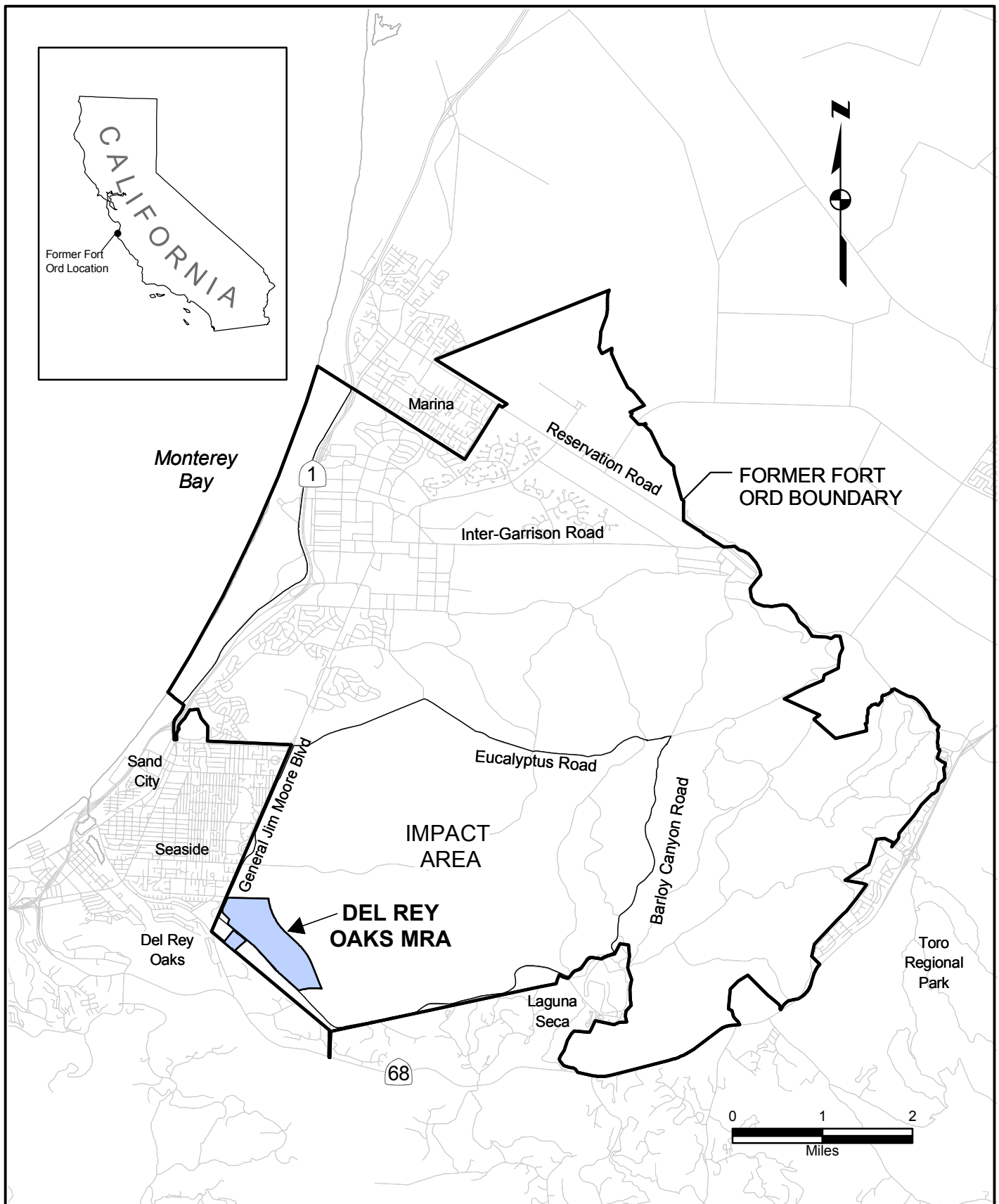
The redevelopment area within the City limits at Fort Ord was designated for commercial/hotel development consistent with the Fort Ord Reuse Plan. The additional assignment of residential designation in this particular area is constrained by the former use as a military range and related unexploded ordnance issues. A deed restriction or "Covenant to Restrict Use of the Property (CRUP)" was placed onto the former Fort Ord site that provides in pertinent part that residential use of the property is not currently authorized and would require additional approvals prior to authorization of this area. Per the Protocol, the Former Fort Ord site regulators, DTSC and US EPA, must confirm that the risk of exposure to hazardous materials can be reduced through active MEC removal actions in concert with public education, continuing land use controls (such as the grading and excavation ordinance under DRO Municipal Code Chapter 15.48) and continued active agency oversight and involvement in any MEC actions at the Former Fort Ord site.

² Army reports document that the Former Fort Ord site that has received geophysical surveys of 100% of the property using the Best Available Detection Technology (BADT) and all confirmed significant anomalies have been removed to the depth at which they were detected. Based on this work, the Department of Toxic Substance Control (DTSC) and U.S. Environmental Protection Agency (U.S. EPA), the federal regulatory agencies for the Former Fort Ord site concluded that the parcel was safe for redevelopment and reuse for most purposes (e.g., hotel, time-share, recreation, commercial). However, the state lead regulatory agency, DTSC, did not agree that the clearances conducted to date were sufficient to allow the Former Fort Ord site to be developed for residential reuse. Hence, a Covenant to Restrict Use of the Property (CRUP) was placed onto the Former Fort Ord site that provides in pertinent part that residential use of the property is not currently authorized.

As summarized in **Chapter 4.0 Housing Constraints** and shown on maps on the following pages, a large area of the former Fort Ord is not currently restricted by deed restriction for residential uses. The City of Del Rey Oaks grading and excavation ordinance also addresses ground disturbance activities located within the former Fort Ord. This ordinance, in addition to other agreements with DTSC and the Army, provide measures, including munitions identification training for construction workers, and other protocols in the event that munitions are uncovered during the course of construction. DTSC has indicated that these measures are adequate in order to ensure that the public health and the environment are safeguarded from munitions related hazards in the area unrestricted by covenants against residential use.

For properties under the covenant/deed, prior to approval of residential development plans on the project site, environmental agencies, including the state lead regulatory agency, DTSC, shall confirm that the clearances conducted to date together with the approved remedial actions required will be sufficient to allow the former Fort Ord site to be developed for residential uses.

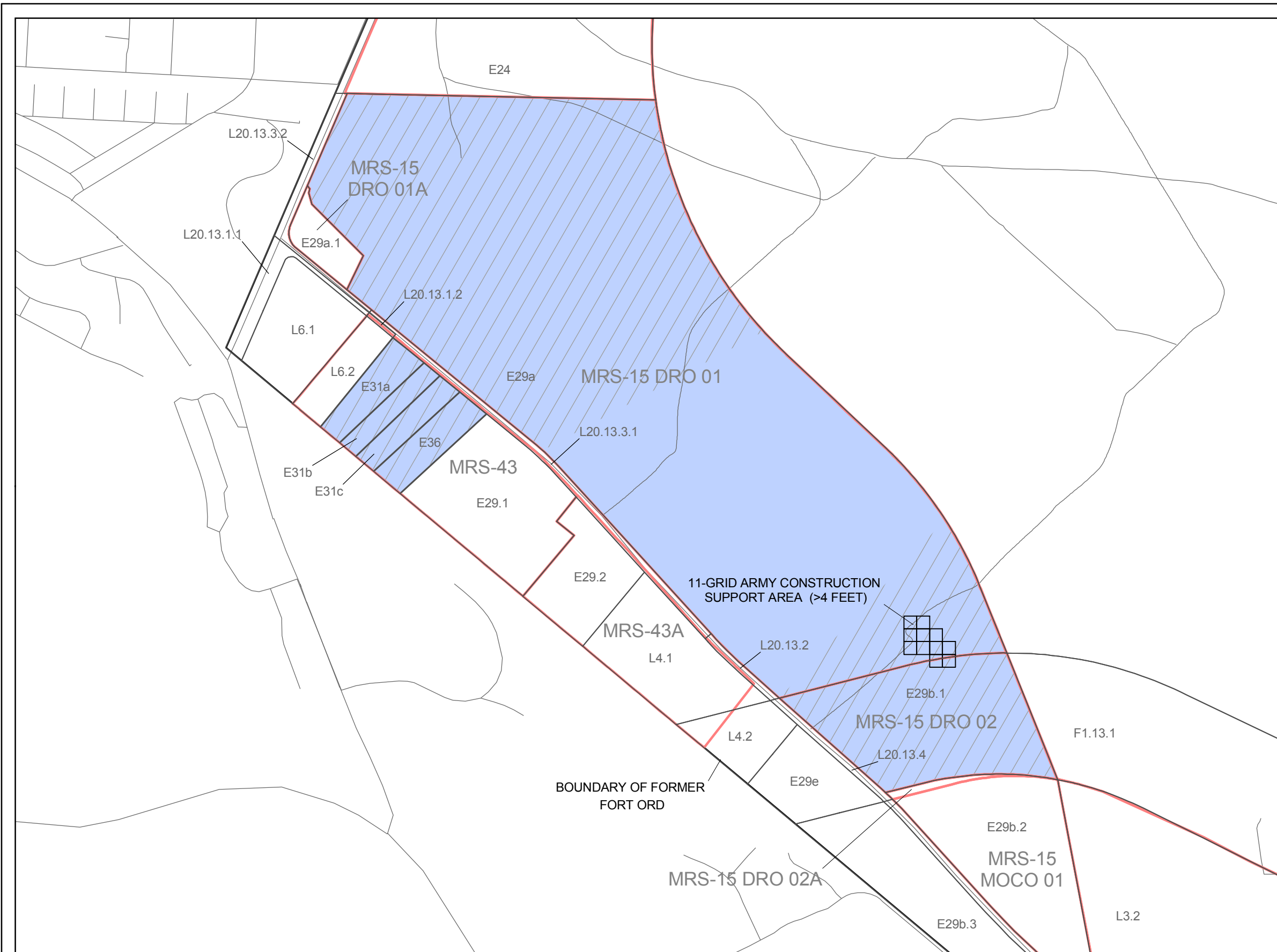
Future development of residential uses shall be in accordance with the requirements of DTSC and specific MEC actions shall be conducted including implementation of the Protocol prepared for the California Environmental Protection Agency and DTSC prior to the construction activities on the former Fort Ord property within the City of Del Rey Oaks.



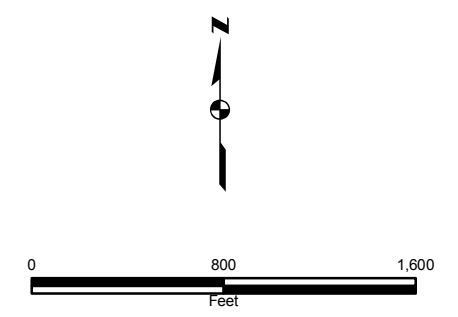
<p align="center">UNITED STATES DEPARTMENT OF THE ARMY</p>	<p>Del Rey Oaks MRA and Fort Ord Location Map Record of Decision Del Rey Oaks Munitions Response Area Track 2 Munitions Response Site Former Fort Ord, California</p>	<p>PLATE</p> <p align="center">1</p>	
<p>DRAWN TJH</p>	<p>JOB NUMBER 4088074345 12</p>	<p>CHECKED CHECKED DATE 8/2007</p>	<p>APPROVED APPROVED DATE</p>

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- EXPLANATION**
- Reuse Areas Evaluated in the Risk Assessment and Feasibility Study
 - Areas Requiring Residential Use Restriction
 - MRS Site Boundary



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DEPARTMENT OF THE ARMY**

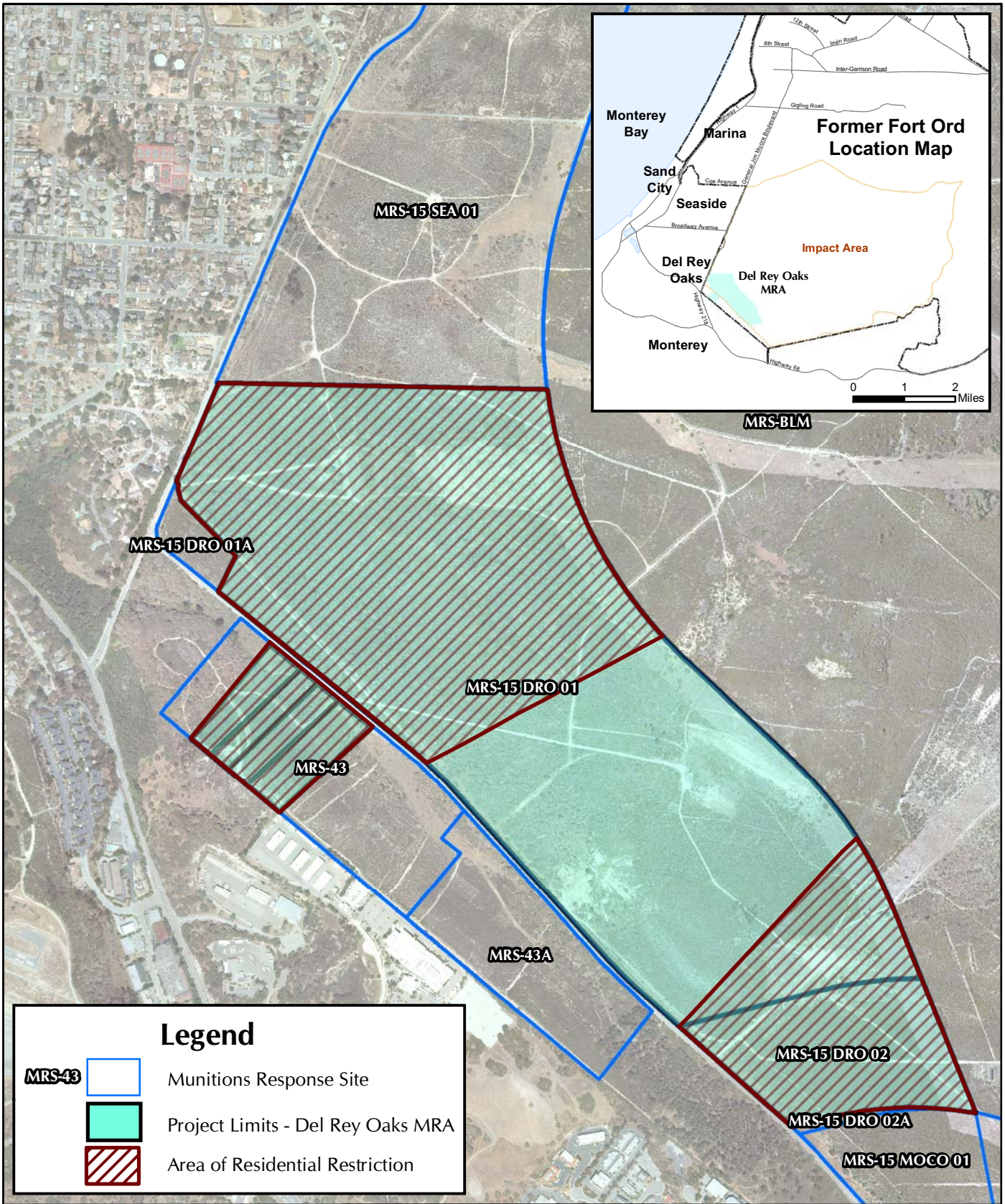
Record of Decision
Del Rey Oaks Munitions Response Area
Track 2 Munitions Response Site
Former Fort Ord, California




Del Rey Oaks Munitions Response
Areas and Munitions Response Sites

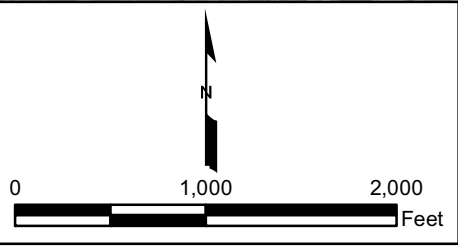
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Legend	
MRS-43 	Munitions Response Site
	Project Limits - Del Rey Oaks MRA
	Area of Residential Restriction




Areas of Residential Restriction

Del Rey Oaks MRA, Del Rey Oaks, California

Figure 3

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Appendix D - Funding Resources

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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**

Program Name	Description	Eligible Activities
1. Federal Programs		
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"> • Acquisition • Rehabilitation • Home Buyer Assistance • Rental Assistance
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"> • New Construction • Acquisition • Rehabilitation
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"> • Home Buyer Assistance
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"> • Rental Assistance • Home Buyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction
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"> • Land Acquisition • Rehabilitation • Relocation of Unit • Refinance Existing Indebtedness
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"> • Acquisition • Rehabilitation • New Construction • Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs	Below market-rate loans and grants for farmworker rental housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	<ul style="list-style-type: none"> • Home Buyer Assistance
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"> • Home Buyer Assistance • Rehabilitation • New Construction
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"> • Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	<ul style="list-style-type: none"> • Home Buyer Assistance • New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	<ul style="list-style-type: none"> • Shelters & Transitional Housing

APPENDIX D TO THE HOUSING ELEMENT

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

Program Name	Description	Eligible Activities
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	<ul style="list-style-type: none"> • Support Services
Senate Bill 2 – Building Homes and Jobs Act ¹	Provides funding to eligible applicants ² for a range of housing activities at the local government level including: <ul style="list-style-type: none"> • Updates to general plans, community plans, specific plans, local planning related to the implementation of sustainable communities strategies, and/or local coastal plans. • Updates to local zoning ordinances. • Environmental analyses that eliminate the need for project-specific review. • Local process improvements that expedite local planning and permitting. 	<ul style="list-style-type: none"> • Public Services • Economic Development
3. Federal/State/Local Programs (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"> • Acquisition • Rehabilitation • Home Buyer Assistance • Economic Development • Homeless Assistance • Public Services
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"> • Rehabilitation • Home Buyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> • Home Buyer Assistance
	Mortgages, which fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> • Home Buyer Assistance • Rehabilitation
	Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> • Home Buyer Assistance
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"> • Home Buyer Assistance

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

² 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.

Appendix E - Review of Previous Housing Element

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

The following provides an assessment of progress in achieving the objectives of the adopted programs from 5th Cycle Update. The City of Del Rey Oaks’ 5th Cycle Housing Element was initially adopted in December 2019, with minor changes approved in 2023 to respond to HCD compliance letter for rezoning and emergency shelter adoption. The 5th Cycle Housing Element sets forth goals, policy statements, and housing programs to implement those policies. **Table E.1** provides an overview of progress on program implementation since City Council adoption of the 5th Cycle Housing Element in 2019 and submittal of the Update to 5th Cycle.

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6 th Cycle
A. Provide adequate sites to build new housing units for all income levels and to meet the City’s fair share of housing needs.				
2019 Adopted 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 th Planning Cycle and an allocation of 11 units for the 5 th 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	2023 Update: Program A.1 was 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 th cycle and 4 th cycle shortfall. The City drafted a rezoning overlay zone for RHNA in Sites 1 and 1a. City submitted revised 2023 Housing Element for approval by HCD with overlay zoning. Rezoning will occur with final adoption of the 5 th Cycle update.	Revised Program to ref Section 7
Program A.2	Develop written process for continued compliance with AB 2162The City shall continue to comply with the requirements of state law AB 2162 (Chapter 753, statutes of 2018) and will develop a written process to adhere to the statutory requirements in	City Council Planning Commission	The City Council approved a zoning ordinance amendment adopting an emergency shelter ordinance in March 2023. The City complies with all requirements of state law but has not developed a written process for compliance with AB 2162. No applications have been requested, however, if so, the City uses the HCD-approved form for streamlined application processing for qualified projects as applicable.	Updated status noted. Update for 6 th Cycle and continue program.

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6 th Cycle
	accordance with state law ¹ . 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.				
Program B.1	Develop Inclusionary and Affordable Housing Requirements 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 th Cycle Housing Element.	City Council Planning Commission Planning Department	The City has not developed an Inclusionary Housing Ordinance and has not received any development applications for residential development.	Updated status noted. Update status for 6 th Cycle and continue program.
Program B.2	Facilitate Affordable Housing for All Income Levels The City will support housing for low-income, extremely low-income, and moderate-income households and persons with disabilities (including developmental disabilities). The City	City Hall City Manager’s Office	The City continues to support housing for low-income, extremely low-income, and moderate-income households and persons with disabilities (including developmental disabilities). The City has revised programs to accommodate the RHNA. See Program A-1 above. The City Council and Planning	Updated status noted. Update for 6 th Cycle and

¹ https://www.hcd.ca.gov/community-development/accountability-enforcement/docs/SB%20330%20Preliminary%20Application%20%20Form_Final.pdf

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6th Cycle
	<p>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.</p> <p>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 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.</p>		<p>Commission workshops indicate City-owned 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. Additional sites that are vacant are being considered for 6th Cycle.</p>	continue program.
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</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</p>	Updated status noted. Update for 6 th Cycle and

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6th Cycle
	and elderly households that spend more than 30 percent of their gross income on housing. 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.		because they have a Housing Choice Voucher (formally known as Section 8). The City currently does not offer incentive programs. The City is supportive of the Housing Authority and HCV's.	continue program.
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.	Updated status noted. Update for 6 th Cycle and continue program.
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</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.	Updated status noted. Update for 6 th Cycle and continue program.

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6th Cycle
	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) 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 5th 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.	Updated status noted. Update for 6 th Cycle and continue program.
C. Work to remove governmental and non-governmental constraints to housing development.				
Program C.1	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.	City Council Planning Commission	No action to date.	Updated status noted. Update for 6 th Cycle

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6th Cycle
	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.	Planning Department		and continue program.
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.</p> <p>The City will encourage the construction of ADUs by providing incentives such as waiver or reduction of development fees and expedited</p>	City Council, Planning Commission, and Planning Department	<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 status noted. Continue and expand program (revised to show monitor results annually)

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6 th Cycle
	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"> Amend the Zoning Ordinance to eliminate limits on number of persons allowed to live in housing unit under definition of “Family.” Amend the Zoning Ordinance to include language on density bonuses to comply with State requirements. 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. Review and amend the Zoning Ordinance to conditionally permit SRO housing in the C-1 (Commercial) zone. 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. 	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 hosing for employees.</p>	<p>Updated status noted.</p> <p>Update for 6th Cycle and continue program.</p> <p>Update timeframe for 2024.</p>
Program C.4	Ensure the Availability of an Adequate Water Supply to Serve the Long-Term Housing Needs of the City	City Council City Manager Planning	The City continues to work with the MPWMD, MCWD, M1W and other appropriate agencies through meetings and	Minor update to

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6th Cycle
	A major constraint to development within the City is water supply. The City will continue to work with the MPWMD, MCWD, FORA , and other appropriate agencies through meetings and consultation to seek securement of sufficient water resources to meet the expected needs of projected housing development.		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.	delete reference to FORA. See Section 7.
D. Promote equal housing opportunities for all persons.				
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 housing services available at City offices and on the City’s website.</p>	City Hall, Planning and Building Departments	No action to date.	Updated status noted. Update for 6 th Cycle and continue program.
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</p>	City Council, Planning Commission, and Planning Department	The City did not update the Zoning Ordinance.	Updated status noted. Update for 6 th Cycle and continue program.

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6 th Cycle
	<p>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>			
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"> 1) Require new multi-family development to be in compliance with Title 24 of the California Code of Regulations, 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 	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 continues to identify and remove any additional constraints and ensure that reasonable accommodations are provided for persons with disabilities.</p>	Updated status noted. Update for 6 th Cycle and continue program.

Table E.1- Assessment of Programs from 5th Cycle Update				
Housing Element Program	2019 Policy/Program	Responsibility	Progress	Program Assessment for 6 th Cycle
	<p>3) Allow reduced parking standards for all transitional housing and homeless shelters, for age-restricted housing (regardless of affordability), and for persons with disabilities.</p> <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 permitted encroachment into required front and rear yards in order to ensure accessibility for persons with disabilities.</p>			
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 Figure 4). Although the City has constraints due to lack of water and available land sites, the C zone</p>	City Council and Planning Commission	Pursuant to Government Code Section 65583 subdivision (a) (4) (A), the City amended 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.

Table E.1- Assessment of Programs from 5th Cycle Update				
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	<p>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>			
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"> • Access to permanent housing. 	City Council, Planning Commission	No action to date.	Updated status noted. Update for 6 th Cycle and continue program.

Table E.1- Assessment of Programs from 5th Cycle Update				
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	<ul style="list-style-type: none"> Use of a coordinated entry system (i.e., Homeless Management Information System). Use of Housing First according to Welfare and Institutions Code section 8255. (Gov. Code section 65662.) <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>			
D. Conserve and improve the condition of the existing housing stock to ensure the safety, welfare, and affordability of residents.				
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</p>	City Council and City Manager	No action to date.	No change; continue program.

Table E.1- Assessment of Programs from 5th Cycle Update				
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	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.			
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; continue program.
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&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; continue program

