



CITY OF DEL REY OAKS

650 CANYON DEL REY BLVD., DEL REY OAKS, CALIFORNIA 93940
PHONE (831) 394-8511 FAX (831) 394-6421

DATE: March 24, 2026

TO: Honorable Mayor and Council Members

FROM: Denise Duffy, City Planning Consultant

PURPOSE: **2025 Annual Progress Report on the General Plan and Housing Element - Consent Agenda Item**

Annual Progress Report: Government Code Section 65400(a)(2)(A) requires each City and County to provide an annual progress report to the California Department of Housing and Community Development (HCD) and Governor's Office of Land Use and Climate Innovation (LCI) on the status of the General Plan and progress in implementation of housing policies and programs since the previous reporting year. The primary purpose of this reporting is to detail the progress each jurisdiction has made in meeting the jurisdiction's share of regional housing needs allocation (RHNA) determined pursuant to Government Code Section 65584, as well as updates on local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3) (Id. at § 65400(a)(2)(B)). The timing and general requirements of the General Plan Annual Progress Report (APR) and Housing Element APR are addressed below. The 2025 Annual Progress Report is included as **Attachment 1**.

Requirements and Timing: The annual progress reports must be submitted by April 1st of each year.¹ Jurisdictions report on a calendar-year basis (January 1 through December 31). There is no standardized format for the preparation of an APR for the General Plan. The form and content of the report may vary based on the circumstances, resources, and constraints of each jurisdiction. The City has prepared and submitted these reports annually.

2025 General Plan Annual Progress Report: The APR considers both the City's General Plan and Housing Element, as required by State law. An APR is meant to review progress in implementing programs, and is not meant for a full General Plan review of individual policies or programs, or an assessment of the adequacy of the adopted programs. The assessment notes how or if a policy was implemented during the reporting period (i.e., a description of any current or past year's activities that were completed for implementation of a cited program). The APR notes if any progress or implementation actions were taken related to the General Plan programs. General Plan reporting in past years provided a comprehensive review of progress made on the City General Plan, including comprehensive listings of individual General Plan programs categorized by element, rather than individual details of each General Plan policy or program.

¹ The 2025 APR incorporates the adopted 2024 APR submitted to the Governor's Office of Planning and Research (OPR). Effective July 1, 2024, OPR was renamed the Governor's Office of Land Use and Climate Innovation (LCI).

The most recent General Plan APR, adopted by the City Council in March 2025, continues to be applicable to this current APR reporting period. No changes were significant between the two reporting years in terms of General Plan implementation (other than adoption of the 6th Cycle Housing Element as reported below). The Planning Commission and City Council considered the APR and recommended approval of the APR for submittal to HCD by the April 1, 2025, requirement. No major implementation of policies and programs have been identified for the reporting year 2025 related to General Plan implementation. The City focused efforts on the development of Housing Element Programs, particularly updates to the adopted Housing Element for the City.

2025 Housing Element Annual Progress Report: Each jurisdiction (city council or board of supervisors) must also prepare and submit an APR on the jurisdiction's status and progress in implementing its Housing Element (Government Code Section 65400). Each jurisdiction's Housing Element APR covers the previous calendar year (January 1 to December 31, 2025) and is submitted to HCD and LCI by April 1st of each year.

The purpose of the APR is to provide information regarding local agency progress in meeting its share of RHNA and removing governmental constraints to the development of housing pursuant to Government Code Section 65583(c)(3). The report focuses on progress made since the last reporting period (or calendar year 2025). The City adopted the 6th Cycle Housing Element on August 7, 2025, and State HCD certified the Housing Element on August 26, 2025. This APR considers the certified programs in the adopted 6th Cycle Housing Element Update to report progress in implementation of these programs during 2025.

On February 11, 2026, the Planning Commission convened a public hearing to discuss the Draft 2025 Annual Progress Report. During the meeting, no public comments were received. The Planning Commission emphasized the need to review the current General Plan and update the Zoning Ordinance. There were no requests for comments or changes regarding the Annual Progress Report. The Commission unanimously recommended that the City Council approve the Draft 2025 Annual Progress Report.

Consent Agenda Item for City Council:

Approve attached Resolution 2026-05 and direct submittal of the 2025 Annual Report to HCD/LCI.

Attachments:

1. City of Del Rey Oaks 2025 General Plan Annual Progress Report including Attachment A (Housing Element Progress Table) and Attachment B (No Net Loss Compliance Report)

Resolution No. 2026-05

Resolution of the City Council of the City of Del Rey Oaks, California, Approving the 2025 Annual Progress Report on the Implementation of the General Plan

Whereas, the State of California requires non-charter cities and counties to have adopted a General Plan to provide guidance and direction for development activities; and,

Whereas, the City of Del Rey Oaks current General Plan was adopted in December 1998, Resolution No. 98-20; and updated in August 2025 with the adoption of the 6th Cycle Housing Element Update and Resolution 2025-14;

Whereas, the General Plan contains the seven State-required elements, and one additional element as follows: Land Use Element, Circulation Element, Public Services Element, Parks and Recreation Element, Open Space/Conservation Element, Noise Element, Implementation Element, and Housing Element; and,

Whereas, each element of the General Plan concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives; and,

Whereas, California Government Code Section 65400(a)(2)(A) requires the City to annually prepare a report regarding the status of the City's General Plan and progress in its implementation ("report"); and,

Whereas, California Government Code Section 65400(a)(2)(B) requires the City to include in the report the City's progress in meeting its share of regional housing needs; and

Whereas, California Government Code Section 65400(a)(2)(F) requires the City to include in the report an assessment of the degree to which the General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan; and,

Whereas, California Government Code Section 65400(a)(2) requires the City to submit the report to the Housing and Community Development Department ("HCD") and Governor's Office of Land Use and Climate Innovation ("LCI") by April 1 of each year; and

Whereas, the Planning Commission scheduled a public meeting on the 2025 General Plan and Housing Element Annual Report ("Annual Progress Report") for February 11, 2026, where all interested persons had an opportunity to be heard; and

Whereas, the Planning Commission recommended the City Council forward the Annual Progress Report to the HCD by unanimous vote; and

Whereas, the City Council considered the Annual Progress Report with the entire administrative record, including the staff reports, the contents of the Annual Report, a copy of which is attached hereto as **Attachment A**, and oral and written testimony from interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DEL REY OAKS AS FOLLOWS:

SECTION 1. That the City of Del Rey Oaks has completed the 2025 Annual Progress Report as required by California Government Code section 65400.

SECTION 2. That the 2025 Annual Progress Report provided is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

SECTION 3. That the City Council hereby directs the City Manager is hereby authorized and directed to submit the 2025 Annual Progress Report to HCD and LCI.

APPROVED AND ADOPTED by the City Council of the City of Del Rey Oaks at a regular meeting held on the 24th day of March 2026.

Ayes: Council Members:

Noes: Council Members:

Absent: Council Members:

City of Del Rey Oaks, California

Scott Donaldson, Mayor

Attest:

Karen Minami, City Clerk
City of Del Rey Oaks

Attachment 1

**City of Del Rey Oaks
2025 General Plan Annual Progress Report**



CITY OF DEL REY OAKS

650 CANYON DEL REY BLVD., DEL REY OAKS, CALIFORNIA 93940
PHONE (831) 394-8511 FAX (831) 394-6421

City of Del Rey Oaks 2025 General Plan Annual Progress Report February 11, 2025

Annual Progress Report

1.0 Introduction and Summary

Government Code Section 65400 requires Del Rey Oaks (City) to prepare an annual report on the status of the City's General Plan (Plan) and progress in its implementation (2025 General Plan Annual Progress Report). This Annual Progress Report (APR) must be provided to the Department of Housing and Community Development (HCD) and Office of Land Use and Climate Innovation (LCI), formerly the Governor's Office of Planning and Research (OPR). The APR supplies a means to monitor the success of implementing the General Plan and determine if changes are needed in the Plan or in the implementation of its programs. The APR also provides information on the City's progress in meeting its share of regional housing needs allocation (RHNA) and summarizes the degree to which the General Plan complies with statutory requirement pursuant to Government Code Section 65040.2.

The format and content of this Annual Progress Report was prepared in accordance with the State's submittal requirements under California Government Code Section 65400. This General Plan Annual Progress Report is a reporting document and does not create or alter policy. The content is provided for informational purposes only and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306. The APR is meant as a progress document, with reporting required to be completed each year on the previous calendar-year (January 1 through December 31).

Updates: The City General Plan was last updated in August 2025, with the adoption of the 6th Cycle Housing Element.² The original City General Plan was adopted in 1988. An update to the General Plan was approved in 1997 for lands within the former Fort Ord. This update approved land use designations and policies for the City's lands within City areas of former Fort Ord. The current General Plan contains policies and programs from the original General Plan, as well as policies from the 1997 General Plan Update for the former Fort Ord area. The current General Plan also includes the adopted and State certified 2025 6th Cycle Housing Element Update. The major 2025 General Plan revision was an amendment adopting the 6th Cycle Housing Element Update on August 7, 2025 (Resolution No. 2025-14). The General Plan has had no other updates during this reporting year (2025).

² The General Plan was also updated in 2023 with the 5th Cycle Update to the Housing Element. This included amending the land use designations within the City owned portions of former Fort Ord to allow residential uses to meet regional housing needs.

2.0 APR Reviews

An APR is meant to address the progress the City has made towards implementing the actions of the General Plan. Although no major updates to the City General Plan have occurred over the years, the City has conducted annual reviews of the City's policies in the past – most recently in 2022 and 2023 reporting years.

The Planning Commission and City Council each held a public meeting to consider the implementation and amendments to the City's General Plan updates prior to submitting each APR for the City of Del Rey Oaks to the State. The major 2023 General Plan revision reported in the 2024 APR was amending the land use designations within the City owned portions of former Fort Ord to allow residential uses to meet regional housing needs. The last General Plan APR (2024) was considered by the Planning Commission and City Council in March 2025. At the March 25, 2025, City Council Meeting, the Council authorized submittal of the 2024 APR to OPR (now LCI) and HCD.

3.0 General Plan Implementation Progress

Aside from the adoption of the 6th Cycle Housing Element in August 2025, the General Plan has had no other updates during this reporting year (2025). There has not been any major change in policies to the General Plan nor any substantial change since the 2023 APR was submitted to HCD/OPR (now LCI), other than noted above. Note: the purpose of the APR is a report on progress toward implementation of policies and programs. An APR is not meant as a refinement or revision to the City's General Plan.

However, general discussion on General Plan implementation and previous City comments on the General Plan are highlighted below:

- The General Plan includes several overall concepts/policies that are still current and compatible with the current vision and quality of life values of the City.
- The City has worked to progressively implement some of the policies outlined in each element of the City's General Plan, but the General Plan document needs updating in certain areas.
- In addition, Planning Commissioners and City Council members expressed support for adding policies related to climate change and to further consider those policies related to potential future development, particularly for housing and affordable housing availability. (Many of the affordable housing considerations are now incorporated into the adopted 2025 6th Cycle Housing Element.)
- The City's General Plan policies need a comprehensive update; the Planning Commission and City Council affirm this need in their comments on the APR in previous annual reporting sessions.
- The City has consistently reviewed the policy areas during annual meetings on the APR. In these meetings, the City identified policies that need updating, and noted additional steps would be needed to effectuate the General Plan more fully, or to update policies and programs related to issues facing the City today. Specific policy updates would be able to address current issues related to traffic, water, and land use.
- The Planning Commission expressed support for continuing review of the General Plan policies as part of future efforts to update the General Plan. This is consistent with City Council comments in previous reporting years.

4.0 Housing Element Implementation Progress

The City completed the 6th Cycle Housing Element Update and adopted the 6th Cycle Housing Element Update in August 2025, as required by Government Code Section 65580 et seq. The Housing Element is a multi-year housing plan for the 6th Planning Cycle, 2023-2031 planning period. The City revised the 6th Cycle Housing Element Update to meet HCD requirements. The City held numerous workshops on the Housing Element updates prior to adoption in 2025 and adopted required rezoning and General Plan updates to allow housing in sites considered suitable during 2023. Additional hearings and updates on the Housing Element were conducted in 2024 and 2025 to discuss HCD comments on the 6th Cycle Housing Element and consider revisions to the programs. Although there was activity on many of the programs, no major implementation actions for the City Housing Element occurred in 2025 as the City focused on completion of required program revisions and updates. The City received a letter from State HCD on August 26, 2025, documenting certification of the 6th Cycle Housing Element.

Attachment A identifies the progress during 2025 on implementation of the Housing Element programs. As shown in **Attachment A**, the City adopted a Housing Element Update in August 2025. This APR uses the adopted programs in the 2025 certified Housing Element to report on progress in implementation of these programs during 2025. **Attachment A** also includes an outline of the 6th Cycle Housing Element Update review and adoption process and progress toward certification conducted in 2025. **Attachment B** provides a report on the City's compliance with State "No Net Loss" Requirements as specified in adopted Housing Element Program A.4: Monitoring of Residential Capacity.

5.0 APR 2025

Public meetings at the Planning Commission and City Council allow for public input into the process prior to the APR report approval and submittal of the APR to the State.

This 2025 APR incorporates this report and the following attachments to be submitted to HCD on Housing Element Program status; these documents collectively represent the APR review as required for the 2025 APR.

Attachment

- A. HCD Housing Element APR Program Implementation
- B. Staff Report – Compliance with State "No Net Loss" Requirements – Program A.4: Monitoring of Residential Capacity

Attachment A
City of Del Rey Oaks 2025 Housing Element Annual Progress Report (HE APR) *

** Note: Programs reflect the City adopted and certified August 2025 Housing Element in effect as of certification by HCD on August 26, 2025.*

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation*

**The City focused on program revisions and updates related to completion of the 6th Cycle Housing Element Update (HEU) for the first 8 months of 2025. The City received a letter from State HCD on August 26, 2025, documenting certification of the HEU and the City now has a compliant 6th Cycle Housing Element.*

Jurisdiction	Del Rey Oaks		
Reporting Year	2025	(Jan. 1 - Dec. 31)	
ATTACHMENT TO DEL REY OAKS ANNUAL PROGRESS REPORT			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program A.1 Accommodate the City's RHNA	Allow residential uses as an allowed use for Site 1 and Site 1a. Confirm adequate area is available for meeting RHNA.	Report to City Council to confirm an adequate area is available for meeting RHNA on a regular basis; report due by end of first quarter yearly.	The City has adequate residentially zoned land with minimum density of 20-25 units per acre to fully address the 6th Cycle RHNA and the unaccommodated need from previous cycles , as reported in the 2024 APR (April 1, 2025) and in the adopted and certified August 2025 HEU, Chapter 3.0. Also see the No Net Loss report documenting adequate area remains for meeting RHNA (See Program A.4 and Attachment B to this APR).
Program A.2 Develop Mixed Use Zoning Designation	Identify potential areas for mixed use, both in the former Fort Ord areas and in commercial sites defined by the City, where a mixed-use designation would be appropriate.	Identify locations and report on Mixed Use areas to Planning Commission and City Council in 2025 for 6th Cycle.	2024 APR (April 1, 2025) and 2025 Certified HEU identified sites for mixed zoning; revised program shows locations of sites. (August 2025, Chapter 3.0). No other formal reports on available sites for mixed use designation or revisions to zoning designation to allow multi-family /mixed use were completed. APR confirms adequate area is available for meeting RHNA.
Program A.3 Small Lot Residential in New Subdivisions	Amend the General Plan and Zoning Ordinance to allow small lot Planned Unit Developments (PUD) consisting of individual lots that utilize	By end of 2025, beginning of 2026 Identify 5 sites for small lot PUD with a capacity of at least 5 total housing units.	Not needed to meet RHNA; APR confirms adequate area is available for meeting RHNA. The 2025 HEU identifies sites and areas for residential development but since the HCD certified the HEU in August 2025, no specific areas for PUDs or adopted amendments have been completed. Although there was activity on many of the programs, no major implementation actions for General Plan amendments or zoning amendment from programs for the City Housing Element occurred in 2025, as the City focused on completion of required program revisions and updates to achieve HCD certification.

	Traditional Neighborhood Design techniques.		
Program A.4 Monitoring of Residential Capacity (No Net Loss)	The City shall monitor the development of residential and mixed-use sites included in the inventory to ensure an adequate inventory continues to be available to meet the City's RHNA obligations by income level, consistent with the No Net Loss requirements in Government Code Section 65863.	By the end of 2025, establish a formal procedure to comply with SB 166 (No Net Loss). If additional sites (such as additional sites in the former Fort Ord identified as buffer areas in the City's Housing Element) are required to replenish the sites inventory, the sites shall be rezoned within 180 days when a shortfall in RHNA capacity is identified. Annually review progress and effectiveness.	See Attachment B for procedural compliance. The City continues to monitor the availability of Sites 1 and 1a to ensure adequate area to accommodate RHNA. Should a project result in a shortfall in sites, the City will address the No Net Loss requirements by identifying additional sites to replenish the candidate sites inventory in accordance with State law within 180 days. Attachment B to this APR describes the City's continued compliance with "No Net Loss" requirements. This report is meant to be provided annually to the City Council, consistent with requirements of this program. No additional sites are needed.
Program B.1 Develop Inclusionary and Affordable Housing Requirements	Ensure affordable housing requirements through adoption of 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.	Assess a variety of inclusionary housing programs in 2024 and report to the City Council by end of 2025, beginning of 2026. By the end of 2025, the City will require development agreements or adopt an inclusionary housing policy to ensure development of affordable housing.	The City worked with a selected developer for former Fort Ord Sites 1 and 1a with a requirement of 20% minimum affordability and reviewed a variety of inclusionary housing programs in 2024/2025, during research and development of the HEU. The City approved an Exclusive Right to Negotiate (ERN) with a developer in 2024. The ERN language addresses development milestones and requirements for the development of parcels, including plans for affordable housing. City Manager and City Economic consultant considered the preferred use of developer agreement over adoption of ordinance or other method for compliance. City programs are on track and continue to meet the City's RHNA requirements. No major implementation actions for General Plan amendments or zoning amendment programs from the City Housing Element occurred in 2025, as the City focused on achieving HEU compliance on approval on individual programs that were needed prior to implementation.
Program B.2 Facilitate Affordable Housing for All Income Levels	Seek funding opportunities to encourage affordable housing during the 6 th	Actively seek funding opportunities to increase the supply of affordable housing for lower income	This program is an ongoing action, consistent with the City recently adopted 6 th Cycle Housing Element. The City worked with AMBAG in 2025 on funding opportunities for potential additional REAP funding for furthering affordable housing; the City work is ongoing to identify funding sources and encouraging developers to apply for available funds; however, funding sources are limited. The City met with

	Cycle planning period.	<p>households, analyze sites owned by the City to identify those that could be suitable to support affordable housing by 2025.</p> <p>Work with developers and encourage application to funding programs and use of other creative mechanisms.</p> <p>Ongoing work with developers; report on funding annually to City Council.</p>	developers in 2025 and regularly works with an Economic consultant on funding opportunities.
Program B.3 Utilize Housing Choice Vouchers and Affordable Housing Outreach	Expand HVC usage by three renters or property owners per year, with the first full active year being 2026.	<p>The City, working with the HAMC, shall provide information and incentives to property owners to encourage them to sign HCV agreements with the HAMC. In 2025, the City Manager will work with HAMC to develop a list of developers and outreach to applicable property owners and developers to increase participation in the HCV program.</p> <p>First full active year 2026.</p>	The City provided information at City Hall and worked to further implement this program in 2025; City created a new website page to disseminate information (Housing Resources Page), which links to HAMC and websites on the HCV program.
Program B.4 Preferential Housing for Del Rey Oaks Residents and Workers	Adopt a Preferential Housing Ordinance	<p>Confirm if policy can be legally implemented by end of 2025.</p> <p>Adopt a Preferential Housing Ordinance by fourth quarter 2025.</p>	No determination in 2025 in reference to legal adequacy of this program. City Attorney/City Manager to evaluate in 2026. The City adopted the 6 th Cycle Housing Element and received certification from State HCD in August 2025, and has would need to consider if implementation is feasible prior to considering adoption of a Preferential Housing Ordinance.

Program B.5 Develop a Density Bonus Ordinance Consistent with State Law	Adopt a City Density Bonus Ordinance, consistent with Government Code and State Density Bonus Law	4th quarter 2025.	The City currently follows State requirement for Density Bonus law. The City considers requests (including requests for incentives, concessions, waivers, and parking reductions) as they are received. Current State program and law is considered adequate as opposed to a specific ordinance for local governments.
Program B.6 Facilitate Affordable Rental Units	Research available funds to assist in the construction of affordable units (and accessory dwelling units) to low-income and very low-income households annually.	Seek funding opportunities beginning 2024.	The City sought and received REAP 2.0 grant funding in 2024 and 2025, for use in updating the Housing Element in the 6th Cycle planning period. The City continues to pursue available funding to assist in the construction of affordable units, including 2025 request for additional REAP funding.
Program B.7 Preferential Housing for Teachers and Local Educational Employees	Adopt a Preferential Housing Ordinance if a local educational agency identifies a qualifying parcel on which they intend to develop housing.	If a local educational agency identifies a qualifying parcel within the City on which they intend to develop housing, City will adopt a Preferential Housing Ordinance consistent with AB 2295 by end of 2025. Annually communicate with school district to assess interest in pursuing housing per 2295.	The City conducted continued outreach to local school district MPUSD to confirm site and interest in 2025. An updated program was included in 2025 in the HEU. The City adopted and received certification from State HCD in August 2025.
Program B.8 Home Sharing Program	Work with home sharing non-profits and provide information to the public.	Proactively meet at least one non-profit home-sharing service (Home Match Monterey) in 2025 to discuss shared opportunities in the City. Provide an article in the Acorn Newsletter in 2025 and post on the City's website.	The City Newsletter will provide this information during the next published City newsletter in 2026. The City created a new website to disseminate information on City website (Housing Resources Page), which links to HAMC and websites on the Housing Sharing program. The Program is ongoing with the goal to have at least four households participating in non-profit home sharing program by 2030 within the City.
Program C.1 Support efforts of public and private groups providing housing for the elderly and disabled, including	Review, and as needed, revise the site improvement standards and development procedures to meet the	Review and Draft City Zoning Ordinance revisions by end of 4th quarter 2025.	The City will continue to provide assistance to permit housing consistent with State law. The City did not make revisions to the Zoning Ordinance in 2024 and 2025 while the Housing Element Update was ongoing. However, the HEU contains a comprehensive review of the Zoning Ordinance per Housing Element requirements, partially meeting this program. The City will continue to review the Zoning Ordinance as needed.

<p>assistance with obtaining permits and permit streamlining consistent with SB 35, or where appropriate, waiving City fees or regulatory requirements.</p>	<p>program objective.</p>	<p>Implement program by 1st quarter 2026.</p>	
<p>Program C.2 Encourage the Construction of Accessory Dwelling Units</p>	<p>Encourage the construction of ADUs by providing incentives such as waiver or reduction of development fees and expedited permit processing for applications. Provide information concerning the City's amended ordinance at City Hall.</p>	<p>Provide annual reports on the number of new ADUs that are being built each year by April 1st of each year, starting in 2025.</p> <p>Revise ADU Zoning Ordinance by third quarter 2025.</p> <p>Prioritize ADU applications and provide expedited permit processing for ADU applications by end of 2025.</p> <p>Provide information detailing requirements of City's ADU Ordinance and incentives for developing ADUs at City Hall and in the City newsletter by second quarter 2025.</p>	<p>The City facilitated the development of ADUs in 2025, updated the City programs for ADUs, and worked with HCD on refining programs. The City provided assistance to permit ADUs and encouraged ADU housing consistent with State law. The City researched other jurisdiction's pre-approved ADU plans in anticipation of providing this information on the City website. The City directs applicants to other area's websites with standard ADU plans as requested.</p> <p>The City regularly reviews ADU and Junior ADU development progress to evaluate if production estimates are being achieved. City provides updates on the number of new ADUs that are being built each year in the APR and in building permit reports.</p> <p>The City previously adopted an ADU ordinance and follows State ADU requirements as they are updated at the State level. The City will continue to assist in permit processing and tracking of all ADUs.</p> <p>The City will work to include information on ADUs in the City newsletter in 2026.</p>
<p>Program C.3 Mitigating Constraints (City Regulations)</p>	<p>Review Zoning Ordinance amendments to mitigate constraints on housing.</p>	<p>Adopt required parking amendments to the Zoning Ordinance (e.g., parking, transitional and supportive housing, conditional permitting of SRO housing in C-1 district, consistency with California Employee Housing Act).</p>	<p>The City regularly reviews City Zoning Ordinance to ensure regulatory constraints do not constrain housing development. As part of the Housing Element updates ongoing, zoning ordinance amendments and housing constraints have been reviewed. 2025 HEU identifies areas for revisions and standards (Chapter 4.0).</p> <p>Additionally, the City adopted ordinances and amendments concerning the definition of "Family", emergency shelters, density bonuses, zoning for affordable housing in 2023 but had no revisions in 2024 and 2025 while the Housing Element Update was ongoing. The City will continue to review and update the Zoning Ordinance as needed.</p>

		If revisions are needed per the direction and review, amend the Zoning Ordinance definition of "Family" as needed to remove limitations and ensure that the definition is in compliance with State law and inclusive in its definition by the end of 2025.	
Program C.4 Ensure the Availability of an Adequate Water Supply to Serve the Long-Term Housing Needs of the City	Continue to work with the MPWMD, MCWD, and other appropriate agencies through meetings and consultation to seek securement of sufficient water resources to meet the expected needs of projected housing development.	Formalize MCWD agreement and priority for water for former Fort Ord to secure water entitlement by end of 2024 in order to facilitate development of 270 new housing units by 2031 to meet RHNA.	The City staff has ongoing discussions with MPWMD, MCWD, and AMBAG regarding Del Rey Oaks' water supply and RHNA. The City met with MPWMD and is working with the MPWMD to increase water allocated to affordable units, subject to State approval due to the existing water moratorium and State Cease and Desist Order. The City conducted outreach with MPWMD and MCWD on water availability for housing development. The City has an agreement with MCWD for water service and water supply for former Fort Ord development within City limits.
Program C.5 Adopt Safety Element Update and Environmental Justice Element	Update the Safety Element and adopt an Environmental Justice Element.	No action required in 2025. As funds are available, adopt a Safety Element and Environmental Justice Element by fourth quarter 2026.	No action required during 2025. The City adopted the 6 th Cycle Housing Element Update in August 2025, and received certification from State HCD in August 2025. No major implementation actions for General Plan amendments or zoning amendment from programs in the City Housing Element occurred in 2025, as the City focused on completion of required program revisions and update prior to receiving certification at the end of August 2025.
Program C.6 Evaluate Fees for Development Projects	Evaluate and review Fee Schedule, revise and adopt, as necessary.	Evaluate and review by mid-2024. Adopt fee update by 4th quarter 2025.	The City regularly reviews fee schedules, and the City Manager reports on development fees and City fees. The City recently reported on fees and updated fee schedules to the City Council.
Program C.7 Development of Large Lots	Provide technical assistance materials and post information. Adopt and implement the program.	Provide materials by 3rd quarter 2026. Adopt and implement program by end of 2027.	City has been working on developing large parcels of former Fort Ord. The City approved an ERN on large lots/sites in anticipation of future development. The ERN includes requirements for the development of parcels, including plans for affordable housing.

<p>Program C.8 Require Remediation Prior to Development</p>	<p>Continue to meet with Army and DTSC. Develop updated Remedial Action Plan. Require property owners to comply with requirements for site remediation as a condition for redevelopment.</p>	<p>Hire a remediation and clearance consultant by Quarter 4 2025.</p> <p>Annually, meet with environmental agencies to address remediation and clean up.</p>	<p>The City consulted with a remediation and clearance consultant in 2024/25. Ongoing; the City conducted research, developed a complete record of background information, hired a technical consultant for assistance, and conducted outreach to agencies. City also communicated regularly with the local agencies involved with the former Fort Ord and the technical consultant.</p>
<p>Program C.9 Commit to Extension of Needed Infrastructure and Utilities.</p>	<p>Ensure adequate provision of infrastructure to affordable housing sites, Sites 1 and 1a in the Former Fort Ord.</p>	<p>By end of Quarter 3 2025: Develop draft funding options for water, wastewater service provision extension.</p> <p>By end of 2025: Formalize required agreement and water entitlements to ensure priority for water for former Fort Ord to secure water entitlement to facilitate development of 270 new housing units by 2031 to meet RHNA.</p>	<p>The City met with developers in 2025 and regularly works with an Economic consultant on funding opportunities for infrastructure extension.</p> <p>Subject to development funding, federal or other available funding, the City will look to provide services extended to the former Fort Ord to meet development of the RHNA by 2030.</p> <p>Please see Program C.4 above, the City has an agreement with MCWD for water service and water supply for former Fort Ord development within City limits.</p>
<p>Program C.10 Work with Developer of Former Fort Ord Sites 1 and 1a.</p>	<p>Conduct outreach with and regularly meet with a selected the developer for Sites 1 and 1a.</p>	<p>Meet regularly with developers to achieve a comprehensive development plan and explore methods of financing for the development of Sites 1 and 1a in the former Fort Ord.</p> <p>The City will hire an economic consultant by 2026.</p>	<p>This program is an ongoing action, consistent with the City recently adopted Housing Element, 6th Cycle. The City continues to work on development of the former Fort Ord site and meets and communicates with developers on residential development.</p> <p>Please also refer to Program C.9 and B.2. Additionally, the City hired an Economic consultant. Please refer to Programs B.1, C.4 and C.9</p>
<p>Program D.1 Promote Fair Housing by Providing Educational and Referral Materials</p>	<p>Provide Fair housing education materials at City Hall in English and Spanish, post information on the City website and provide information in City newsletter annually. Promote fair housing</p>	<p>1st quarter 2024 and ongoing</p>	<p>The City researched housing resources in anticipation of providing an updated webpage and launched this webpage in 2025; the site is dedicated to housing resources in the area, including information links for resources on homelessness, home share, housing vouchers, and affordable housing links. The City posted Fair Housing resources in English to the City website. The 2025 City Newsletter did not contain this information but is planned in 2026. The City commits to provide housing resources information in both English and Spanish.</p>

	practices.		
Program D.2 Provide Opportunity for and Encourage the Development of Adequate Housing for the City's Special Needs Groups	Update the Zoning Ordinance to remove constraints for special needs groups, and support efforts to provide housing for the elderly and disabled.	Update the Zoning Ordinance by the end of 2025. Aim to identify at least one residential project by 2026 that is targeted for seniors and/or persons with mobility impairments. Monitor and report annually.	The City adopted ordinances and amendments concerning the definition of "Family", emergency shelters, density bonuses, zoning for affordable housing in 2023 but had no revisions in 2024 and 2025 while the Housing Element Update is ongoing. The City will continue to identify projects and provide annual reports to the City Council. No major implementation actions for General Plan amendments or zoning amendment occurred in 2025, as the City focused on completion of required program revisions and update prior to receiving certification at the end of August 2025. In 2026, the City will identify whether residential projects will be in progress or targeted for seniors and/or persons with mobility impairments.
Program D.3 Special Needs Housing for Disabled Persons	Amend the Zoning Ordinance to ensure future projects incorporate accessible design.	Review zoning code and report to City Council on needed updates to address State law by third quarter 2025. Amendments to Zoning Code and the updated Housing Element shall be adopted by end of 2026.	See above. The City will continue to review the Zoning Ordinance to identify and remove additional constraints and amend the Zoning Ordinance to ensure that future projects incorporate accessible design.
Program D.4 Support Programs to Reduce Homelessness	Report annually on homeless count and provision of adequate area for homeless shelters in the City. Amend the Zoning Ordinance.	By end of 2025 and Ongoing.	The City previously amended its Zoning Ordinance to allow emergency shelters in C-1 zoning, and has proven capacity and suitability for provision of emergency shelters, consistent with AB 2339. The City Housing Element reports homeless count and shelter resources, and the City provide homeless counts information as requested annually. However, the City needs to update the Zoning Ordinance definition of Emergency Shelters to include 'other interim interventions including navigation centers, bridge housing, and respite/recuperative care.' The City had no revisions to the Zoning Ordinance in 2025 while the Housing Element Update was ongoing. The City will continue to review and revise the Zoning Ordinance as needed.
Program D.5 Develop Written Process for Continued Compliance with AB 101	Continue to comply with the requirements of AB 101 and develop a written compliance process to adhere to the statutory requirements in	Ongoing AB 101 compliance. Written AB 101 compliance process by the end of 3rd quarter 2025.	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 access to permanent housing, use of a coordinated entry system, use of Housing First according to Welfare and Institutions Code Section 8255. The City complies with the requirements of AB 101.

	accordance with State law.		
Program D.6 Develop Written Process for Continued Compliance with AB 2162	Continue to comply with the requirements of AB 2162 and develop a written compliance process to adhere to the statutory requirements in accordance with State law.	Ongoing AB 2162 compliance. Written AB 2162 compliance process by the end of 4th quarter 2025.	AB 2162 streamlines and expedites the approval of supportive housing to better address the need of Californians experiencing homelessness. Specifically, AB 2162 requires supportive housing to be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. 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 until a new process is developed.
Program D.7 Adopt Universal Design Element for New Development	Research and provide written report. Develop written process for Universal Design and adopt Universal Design Element Guidelines and Ordinance.	Written report by end of 2nd quarter 2026. Written process and adoption by end of 2026.	The City researched elements of Universal Design as part of the Housing Element Update process in 2025.
Program D.8 Develop Objective Design and Development Standards	Research and provide written report. Develop Objective Design and Development Standards and amend the Zoning Code.	Report by the end of 4th quarter 2025. Develop and amend the Zoning Code by 2nd quarter 2026.	The City researched elements of Objective Design and Development Standards in 2025. The City has not created a written report. No major implementation actions for General Plan amendments or zoning amendment from programs for the City Housing Element occurred in 2025, as the City focused on completion of required program revisions and update prior to receiving certification at the end of August 2025.
Program D.9 Reasonable Accommodation	Draft and adopt a Reasonable Accommodation Ordinance.	By the end of 2025.	The City drafted a Reasonable Accommodation Ordinance; The City is in the process of completing.
Program D.10 Assist in the Development of Housing for Extremely Low Income (ELI) Households	Conduct outreach to assist in development of housing for ELI Households.	Conduct outreach by January 2025 and biannually thereafter. Annually review and report in April 2025 and report biannually by April 1st during Annual Progress Report evaluation thereafter.	The City has initiated outreach, and complies with reporting through the APR. The General Plan and Housing Element Annual Reports detail progress in meeting the County's RHNA at all levels. Also, see Program B.2 and Program D.2.
Program E.1 Assist in Rehabilitating Housing	Investigate available low-interest loans, subsidies, and grants from federal and State agencies to provide rehabilitation funds. As funding becomes	Apply for funding by 2027 and access funding by 2028. Assist two households by the end of 2030.	Subject to federal funding, the City will look to assist an average of one to two households (ranging from single-family, multi-family, and mobile homes), dependent on need. The City is continuing to investigate available low-interest loans, subsidies, and grants from federal and State agencies. No deliverables required in 2025.

	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.		
Program E.2 Continue Code Enforcement	Continue to perform code enforcement for areas or homes with building code violations posing life and/or safety risks to occupants and/or significant property maintenance concerns and ensure that such violations are adequately abated.	Ongoing.	No code violations have been identified. If code violations are cited, enforcement officers will provide a list of potential funding sources to homeowners. No timeline as this is an ongoing action.
Program E.3 Energy Conservation and Energy Efficient Opportunities	Provide information detailing energy conservation programs at City Hall and on the City's website and updated at least once per year. Promote energy conservation programs targeting low- income households and provide outreach.	Annually by December.	Information detailing energy conservation programs is included in the updated HEU adopted in 2025 available on the City's website. The City works with Central Coast Community Energy (3CE) and other sources such as PG&E which provide outreach on alternative energy and conservation programs targeted for all citizens.
Program E.4 Annual Report	Information detailing housing needs and progress shall be included on the City's website and updated at least once per year prior to submittal to HCD. Complete annually by April 1 of each year.	Annually by April 1 st .	The City complies with reporting through the APR. The General Plan and Housing Element Annual Reports detail progress in meeting the County's RHNA and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The Housing Element APR is prepared using standards, forms, and definitions adopted by HCD.

<p>Program E.5 Affirmatively Further Fair Housing By Providing Equal Housing Opportunities For All Existing And Future Del Rey Oaks Residents</p>	<p>Enhance housing mobility strategies. Protect existing residents from displacement. Encourage new housing choices and affordability in high and medium resource areas. Improve place-based strategies to encourage community conservation and revitalization including preservation of existing housing.</p>	<p>Ongoing.</p>	<p>Programs that Affirmatively Further Fair Housing are evaluated annually and included in the Housing Element; these include the below programs, among others:</p> <ul style="list-style-type: none"> B.6 Facilitate Affordable Rental Units B.7 Preferential Housing for Teachers and Local Educational Employees B.8 Home Sharing Program D.3 Special Needs Housing for Disabled Persons D.4 Support Programs to Reduce Homelessness <p>Progress on these programs is identified above.</p>
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Attachment A-1
2025 Progress Report and Timeline Regarding the City of Del Rey Oaks
2025 Revised 6th Cycle Draft Housing Element

Attachment A-1
2025 Progress Report and Timeline Regarding the City of Del Rey Oaks
2025 Revised 6th Cycle Draft Housing Element

The City focused on program revisions and updates related to adoption and certification of the 6th Cycle Housing Element Update. This is supplemental material provided to the APR to document the work during 2025 for Housing Element program development, document public review, HCD revisions and process, City adoption, and HCD certification. The following provides progress toward the certification of the City of Del Rey Oaks 6th Cycle Housing Element Update¹.

- January 16, 2025. HCD conducted an informal review of the 2024 Revised Housing Element Update and provided preliminary review comments on January 16, 2025.
- March 25, 2025. City Council held a public hearing on the status and review of the 2025 Housing Element Update. City staff provided the HCD letter and identified proposed changes as requested in the HCD Letter.
- The City completed a draft of the 2025 Revised 6th Cycle Draft Housing Element identifying HCD and public comment revisions in a track-changes document. This draft was made available for public review from May 20, 2025, through July 31, 2025. The City submitted the Draft 2025 Revised 6th Cycle Housing Element to HCD on May 28, 2025, for review.
- On July 2, 2025, the City of Del Rey Oaks received a letter from HCD stating that the 2025 Revised 6th Cycle Housing Element was in substantial compliance with State Housing Element Law and would comply with State Housing Element Law upon City adoption.
- On July 23, 2025, the City noticed the August 7, 2025 public hearing to consider the required actions to adopt the Housing Element in compliance with State housing laws. The notice included information on the location and availability of the 2025 Revised 6th Cycle (2023-2031) Housing Element on the City's website.
- On July 31, 2025, the City published the meeting packet for August 7, 2025, and provided notification of the availability of the Final Draft of the 2025 Revised 6th Cycle (2023-2031) Housing Element on the City's website and in the meeting packet. (The Final Draft 2025 Revised 6th Cycle (2023-2031) Housing Element was a clean version of the track-changes document that was available on the City's website beginning on May 20, 2025.) The Final Draft 2025 Revised 6th Cycle (2023-2031) Housing Element and all related documents have been consistently posted on the City's Housing Element webpage.
- On August 7, 2025, the Planning Commission and City Council held a joint public hearing to consider a recommendation from City staff to adopt the 2025 Revised 6th Cycle Housing Element.
- The City received a letter from State HCD on August 26, 2025, documenting certification of the HEU and City compliance with the 6th Cycle Housing Element.

¹ This work occurred January 1, 2025 through August 31, 2025. Specific program implementation is summarized in Attachment A of the 2025 Annual Progress Report.

Attachment B
Staff Report
Compliance with State "No Net Loss" Requirements – Program A.4: Monitoring of Residential Capacity



CITY OF DEL REY OAKS

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Attachment B, City of Del Rey Oaks 2025 APR

Compliance Report - State "No Net Loss" Requirements

The following provides documentation on the City's continued compliance with the "No Net Loss" Law (Government Code §65863), as addressed in Housing Element **Program A.4**.

Background & State Requirement: The State of California requires all local jurisdictions to maintain an adequate inventory of residentially zoned land throughout each eight-year Housing Element planning period. This is known as the "No Net Loss Law".

The core objective is to ensure that the City can always accommodate its full **Regional Housing Needs Allocation (RHNA)**, which for the 6th Cycle (2023–2031) is 184 units across all income categories. The law requires adequate area be preserved to meet RHNA and prevents the loss of potential housing capacity, particularly for lower-income households, without a concurrent replacement plan.

City of Del Rey Oaks Requirement: The following sections provide the regulatory language from the 6th Cycle Housing Element (2023–2031) and the specific implementation timeline for **Program A.4**.

Program Language – Program A.4: In accordance with the City's certified Housing Element, the exact operational language for **Program A.4** is as follows :

"The City shall continue to use the Sites 1 and 1a appropriate zoning to ensure adequate sites are available (as defined by Government Code section 65583) to accommodate the City's RHNA for all income categories throughout the planning period.

The City shall also monitor housing development city-wide on an ongoing basis to ensure the sites identified are developed at densities appropriate for fulfilling its RHNA requirement for the 6th Cycle. Should a project be approved on a site with a lower density than that identified in the 6th Cycle Housing Element, the City will assess its continued ability to accommodate the RHNA. Should a project result in a shortfall in sites, the City will address the No Net Loss requirements by identifying additional sites to replenish the candidate sites inventory in accordance with State law within 180 days.

Program A.4 requires the City to monitor the development of residential capacity to ensure the City contains an adequate site inventory to meet the City's RHNA obligations throughout the planning cycle."

Timing of Implementation: The implementation of **Program A.4** is not a one-time event but a continuous regulatory obligation through **2031**. Key milestones include:

- **Ongoing (2023–2031):** Monitoring of all residential development applications. Staff must evaluate every proposed project against the Housing Element Site Inventory at the time of application submittal.
- **Immediate (Project Approval Phase):** If a project is proposed at a lower density than identified in the Housing Element, the City must make written findings **at the time of approval** that the remaining inventory is sufficient.
- **The 180-Day Window:** If an approval creates a shortfall in RHNA capacity, the City is legally mandated to identify and rezone replacement sites within **180 days** of that approval to remain in compliance with Government Code Section 65863.
- **Annual Verification:** The City must report on the status of this program every **April 1st** via the Annual Progress Report (APR) submitted to the California Department of Housing and Community Development (HCD).
- **Evidence:** Use of the APR for verification and reporting to the City Council provides the required formal procedure to comply with SB 166 (No Net Loss).

Program A.4 – Monitoring of Residential Capacity: The City of Del Rey Oaks ensures compliance through **Program A.4**, as detailed in the certified 6th Cycle Housing Element. This program establishes a clear process for monitoring and maintaining the required residential capacity:

- **Continuous Monitoring:** City staff continuously monitors housing development city-wide on an ongoing basis. This review ensures that sites identified in the Housing Element are developed at densities appropriate for fulfilling the City's RHNA.
- **Site Inventory Reliance:** The City will continue to use the identified Sites 1 and 1a with appropriate zoning to ensure adequate sites are available (as defined by Government Code section 65583) to accommodate the City's RHNA for all income categories throughout the planning period.
- **Corrective Action ("180-Day Rule"):** Should a project be approved on a site with a lower density than that identified in the 6th Cycle Housing Element, staff will assess the impact. If the project results in a shortfall in sites, the City will address the No Net Loss requirements by identifying additional sites to replenish the candidate sites inventory in accordance with State law **within 180 days** of that approval.

Compliance Assurance & Buffers: The City has taken proactive measures to ensure a robust inventory and guarantee compliance.

- **Adequate Inventory:** Tables 3-4, 3-6, and 3-7 of the Housing Element indicate that the City will have more than adequate inventory of sites available to continue to accommodate its lower-income RHNA obligation during the 6th cycle planning period.
- **Conservative Capacity:** Table 3-6 specifically underscores that there is more than adequate acreage of residentially zoned land with a conservative realistic capacity assigned to ensure land is available throughout the planning cycle.
- **Buffer Sites:** Additional sites (K1, K2, the Monterey Peninsula Unified School District [MPUSD] site) and the ongoing Accessory Dwelling Unit (ADU) program have been identified as buffers. These serve as a safety net to accommodate the RHNA and ensure compliance with Government Code section 65863, providing flexibility should primary sites not yield expected unit counts.

Strategic Buffers for Compliance

To avoid triggering the 180-day rezoning requirement, the City has integrated "buffer" capacity as shown below:

- **Identified Buffer Sites:** Additional sites **K1, K2**, the **MPUSD site**, and projected **ADUs** provide a surplus beyond the RHNA requirement.
- **Density Assurance:** Sites 1 and 1a have been designated with an **Affordable Housing Overlay**, allowing for densities of **20 to 25 dwelling units per acre (du/ac)**, ensuring these "preferred sites" exceed the minimum thresholds for lower-income housing.
- To ensure adequate land is available throughout the planning cycle, and per the requirements of "No Net Loss," additional buffer sites were included in the site inventory; these are Sites K1 and K2, the MPUSD site, and ADU opportunities. Site K1 is currently zoned Neighborhood Commercial (C-1) and Neighborhood Commercial with Visitor Overlay (C-1-V), and Site K2 is currently zoned Neighborhood Commercial with Visitor Overlay (C-1-V). The MPUSD-owned site is zoned as Monterey Schools Service Center (C-1-V).

Conclusion

Programs and continued availability of sites identified in the inventory provide a clear, state-compliant framework for the City of Del Rey Oaks to meet its housing obligations.

Use of the APR for verification and reporting to the City Council provides the required formal procedure to comply with SB 166 (No Net Loss).

Staff evaluation as evidenced above confirms that the City's current inventory and monitoring procedures are sufficient to maintain the "No Net Loss" requirement throughout the 6th Cycle planning period.

Attachment 1

**Excerpt from the Certified 6th Cycle Housing Element – Goal A,
Program A.4**

Program A.4 Monitoring of Residential Capacity (No Net Loss)

The City shall monitor the development of residential and mixed-use sites included in the inventory to ensure an adequate inventory continues to be available to meet the City’s RHNA obligations by income level, consistent with the No Net Loss requirements in Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining RHNA by income level, the City will ensure adequate capacity is provided in existing City limits to accommodate the RHNA.

The City shall work with applicants of development of Sites 1 and 1a identified in the Sites Inventory to meet RHNA. The City shall coordinate with applicants on a monthly basis to process and approve entitlements and support funding applications for needed infrastructure. The City Manager will monitor the progress made on these sites in the inventory and if entitlements are extended such that development would not occur within the planning period, or other conditions are found that will preclude development in the planning period, the City shall recalculate the capacity on the sites according to the methodology used in the sites inventory chapter. If determined that the City no longer has sufficient capacity to meet the RHNA by the end of 2027, the City will identify additional sites identified as buffer areas in this Housing Element within 180 days, including Sites K1 and K2.

Responsible Agency	City Manager, Planning Department
Timeline and Objective	<ul style="list-style-type: none"> • By the end of 2025, establish a formal procedure to comply with SB 166 (No Net Loss). If additional sites (such as additional sites in the former Fort Ord identified as buffer areas in the City’s Housing Element) are required to replenish the sites inventory, the sites shall be rezoned within 180 days when a shortfall in RHNA capacity is identified. • Annually review overall progress and effectiveness in April and include information in annual report to HCD. If the City is not on track to meet its 270 affordable housing unit goal for the 8-year RHNA cycle by 2027 (i.e., 270 affordable units built or in process by 2027), the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, within six months, if sufficient progress toward this quantified objective is not being met. <p>Quantified Objective: Maintain 270 units through entire RHNA Cycle (101 very low, 67 low, 29 moderate, 73 above moderate income) and provide 270 housing opportunities affordable to lower income households by January 2031.</p> <p>Geographic Target: Former Fort Ord sites K1 and K2 and Citywide.</p>
Source of Funding	General Fund