



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 25, 2025
TO: Honorable Chair and Council Members
FROM: Denise Duffy & Associates, City Planning Consultants
PURPOSE: 2024 General Plan Annual Progress Report

Consent Agenda Item: Annual Progress Report on the General Plan and Housing Element

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 general requirements to the General Plan Annual Progress Report (APR) and Housing Element APR are addressed below.

Requirements and Timing: The annual progress reports must be provided to HCD and LCI on or before 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.

2024 General Plan Annual Progress Report: The purpose of an APR is to review progress made in implementing programs; it is not a review of adequacy of the adopted programs. The previous reporting in past years provided a comprehensive review of progress made on the City General Plan, including comprehensive listings of general plan policies, categorized by element.

As noted above, 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 were completed for implementation of a cited policy). The APR notes if any progress or implementation actions were taken related to the General Plan programs. Rather than individually detail each General Plan policy or program, as in past years, the General Plan APR is included, as noted below.

¹ The 2024 APR incorporates the adopted 2023 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 APR, adopted by the City Council in March 2024, continues to be applicable to this current APR reporting period. No changes were significant between the two reporting years in General Plan implementation. The Planning Commission and City Council considered the APR and recommended approval of the APR in 2024. No major implementation of policies and programs were identified for the reporting year 2024 related to General Plan implementation; the City focused efforts on development of Housing Element Programs, particularly updates to the adopted Housing Element for the City.

2024 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 must be submitted to HCD and LCI by April 1st of each year and it covers the previous calendar year (January 1 to December 31, 2024).

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 focus of the report is progress made since the last reporting period (or calendar year 2024). As the City adopted a new Housing Element in December 2023, this APR considers the adopted programs in the 2023 Updated Housing Element to report progress in implementation of these programs during 2024. The 2024 APR incorporates the 2024 General Plan Annual Progress Report and the 2024 Housing Element Annual Progress Report; these documents collectively represent the APR review as required for the 2024 APR. The 2024 APR is attached to this Staff Report as **Attachment A**.

The Planning Commission held a public hearing on March 12, 2025 to consider the Draft 2024 Annual Progress Report. No comments from the public were made during the meeting and no changes to the documents were required as a result of the meeting. Planning Commission unanimously recommended approval of the Draft 2024 Annual Progress Report to the City Council.

Consent Agenda Item for City Council:

Approve attached Resolution 2025-02 and direct submittal of the 2024 Annual Progress Report to HCD/LCI.

Attachment

A. City of Del Rey Oaks 2024 General Plan Annual Progress Report

Respectfully submitted,



Denise Duffy

Resolution No. 2025-02

Resolution of the City Council of the City of Del Rey Oaks, California Approving the 2024 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 develop activities; and,

Whereas, the City of Del Rey Oaks current General Plan was adopted in December 1998, Resolution No. 98-20; and updated in December 2023 with the adoption of the City Housing Element;

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)(C) 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 2024 General Plan Annual Report ("Annual Progress Report") for March 12, 2025 where all interested persons had an opportunity to be heard; and

Whereas, the City Council considered the entire administrative record, including the staff report, 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 2024 Annual Progress Report as required by California Government Code section 65400.

SECTION 2. That the 2024 Annual Progress Report provided is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

SECTION 3. That Denise Duffy and Associates, on behalf of the City as the City's Planning Consultant, is hereby authorized and directed to submit the 2024 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 25th day of March, 2025.

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



CITY OF DEL REY OAKS

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

Draft City of Del Rey Oaks

2024 General Plan Annual Progress Report

March 25, 2025

Annual Progress Report

1.0 Introduction and Summary

Government Code Section 65400 requires the City to prepare an annual report on the status of the City's General Plan (Plan) and progress in its implementation (2024 General Plan Progress Annual Report). This Annual Progress Report (APR) must be provided to 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 Del Rey Oaks (City) General Plan was last updated in December 2023, with the adoption of the 6th Cycle Housing Element.¹ 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 updated 2023 Housing Element. The major 2023 General Plan revision 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 General Plan has had no other updates during this reporting year (2024).

¹ The General Plan was also updated in 2023 with the 5th Cycle Update to the Housing Element.

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 comprehensive reviews of the City's policies in the past – most recently in 2022, 2023, and 2024 reporting years. The Planning Commission and City Council each held several public meetings to comprehensively review the implementation progress and status of each of the City's General Plan updates prior to submitting each APR for the City of Del Rey Oaks. During these meetings, individual policies of the General Plan were reviewed, and progress on the implementation was discussed. The last General Plan APR (the 2023 APR) was considered by the Planning Commission and City Council in March 2024. At the March 26, 2024, City Council Meeting, the Council authorized submittal of the 2023 APR to OPR (now LCI) and HCD.

3.0 General Plan Implementation Progress

The major 2023 General Plan revision 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 General Plan has had no other updates during this reporting year (2024). 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, 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, previous City comments on the General Plan are highlighted below:

- The General Plan includes a number of 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.
- The City's General Plan policies need a comprehensive update, and the City Council affirmed 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 in December 2023, 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 is working on revising the 6th Cycle Housing Element Update to meet HCD requirements. The City held numerous workshops on the Housing Element updates prior to adoption in 2023 and adopted required rezoning and general plan update to allow housing in sites considered suitable during 2023. Additional hearings and updates on the Housing Element were conducted in 2024 to discuss HCD comments on the adopted 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 2024, as the City focused on completion of required program revisions and updates to the 2023 December adopted Housing Element. The City continues to work with HCD on program revisions to the current Housing Element.

Attachment A identifies the progress during 2024 on implementation of the Housing Element programs. As shown in Attachment A, as the City adopted a Housing Element Update in December, 2023, this APR uses the adopted programs in the 2023 Updated Housing Element to report on progress in implementation of these programs during 2024.

5.0 APR 2024

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 2024 APR incorporates this report and the following attachment submitted to HCD on Housing Element Program status; these documents collectively represent the APR review as required for the 2024 APR.

Attachment

- A. HCD Housing Element APR Program Implementation

Attachment A

City of Del Rey Oaks 2024 Housing Element Annual Progress Report (HE APR) *

** Note: Programs reflect the City adopted December 2023 Housing Element in effect during the 2024 year.*

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Del Rey Oaks	
Reporting Year		2024	(Jan. 1 - Dec. 31)
ATTACHMENT TO DEL REY OAKS ANNUAL PROGRESS REPORT			
Program Implementation Status pursuant to GC Section 65583			
<p style="text-align: center;">Housing Programs Progress Report</p> <p>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.</p>			
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 by end of 2024 for 6th Cycle. 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 amended the General Plan and adopted the Zoning Ordinance on October 24, 2023. The City has adequate area zoned for residential to meet RHNA, as reported in this APR and in HEU October 2024, Chapter 3.0.
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 for Zoning Overlay to Planning Commission and City Council in 2024 for 6th Cycle.	2024 HEU identifies sites for mixed zoning; revised program also shows updated locations of sites. (October 2024, Chapter 3.0).
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 Traditional Neighborhood design.	No timeline or action until 2025, Beginning of 2026	No action. Not needed to meet RHNA; APR confirms adequate area is available for meeting RHNA.

<p>Program B.1 Develop Inclusionary and Affordable Housing Requirements</p>	<p>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.</p>	<p>Assess a variety of inclusionary housing programs in 2024 and report to the City Council by end of 2025.</p> <p>By the end of 2025, the City will require development agreements or adopt an inclusionary housing policy to ensure development of affordable housing.</p>	<p>The City worked with selected developer for former Fort Ord Sites 1 and 1a with a requirement of 20% minimum affordability in 2024. On June 25, 2024, the City approved an Exclusive Right to Negotiate (ERN) with the selected developer. The ERN includes development milestones and requirements for the development of parcels, including plans for affordable housing.</p> <p>City assessment ongoing of use of developer agreement, adoption of ordinance or other method to comply.</p> <p>City programs are on track to meet the City's RHNA requirements as identified in the AMBAG RHNA.</p>
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Program B.2 Facilitate Affordable Housing for All Income Levels	<p>Actively seek funding opportunities to increase the supply of affordable housing for lower income households, analyze sites owned by the City to identify those that could be suitable to support affordable housing. Seek to leverage these funds with federal, state, and County HOME funds to increase the amount of affordable housing on housing strategy sites. Work with developers of housing strategy sites and non-profit developers to identify opportunities to increase the percentage of affordable housing by encouraging developers to apply for available funds and utilize other creative mechanisms.</p>	Ongoing work with developers; report on funding annually to City Council	This program is an ongoing action, consistent with the City recently adopted Housing Element, 6th Cycle. The City is also working with a developer for the former Fort Ord site. See also above item.
Program B.3 Utilize Section 8 Housing Choice Vouchers	<p>Working with the Housing Authority of Monterey County (HAMC), provide information and incentives to property owners to encourage them to sign Section 8 agreements with the HAMC. The number of applications received will depend upon how many property owners apply for Section 8 agreements with the HAMC and City. This program could provide rental assistance to at least two or three renters per year.</p>	First full active year 2024-25	The City provided information at City Hall but did not fully implement this program in 2024; City is now providing information on City website (Housing Resources Page) through 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>Legal counsel to confirm policy by end of 2024. Adopt ordinance by Q4 2025.</p>	City Attorney/City Manager to evaluate in 2025.

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. No action in 2025 or requests received.
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 used REAP 2.0 grant funding in 2024, 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.
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.	By end of 2025	MPUSD and City in communication; 2024 conducted outreach to MPUSD to confirm site and interest. Updated program in 2024 HEU.
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.	Review, and as needed, revise the site improvement standards and development procedures to meet the program objective.	By end of 4th quarter 2025. Implement program by 1st quarter 2026.	The City will continue to provide assistance to permit housing consistent with State law. The City will finalize written procedures to streamline affordable housing pursuant to SB 35 (Affordable Housing Streamlined Approval) in 2025, per the program.
Program C.2 Encourage the construction of Accessory Dwelling Units	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.	Provide annual reports on the number of new ADUs that are being built each year by April 1st of each year, starting in 2024.	<p>The City facilitated the development of ADUs in 2024, updated the City programs for ADUs and is currently working with HCD on refined programs. The City will continue to provide assistance to permit 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.</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>See above. The City adopted an ADU ordinance and will continue to expedite permit processing for ADUs.</p>

Program C.3 Mitigating Constraints	Review Zoning Ordinance amendments to mitigate constraints on housing.	Comprehensive review of zoning ordinance amendments related to design review standards and findings, use permit requirements for housing and parking requirements by end of 2024. Adopt required amendments by end of 2025.	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. 2024 HEU identifies areas for revisions and standards (Chapter 4.0). The City will review amendments after completion of HEU in 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 been in discussion 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.	Within 12 months of final adoption of a compliant Housing Element.	The City is currently working with HCD on refined programs of the HEU. The City will work towards elements adoption after the HEU has been deemed compliant by HCD.
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 to evaluate in 2025. 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.
Program C.8 Require Remediation Prior to Development	Continue to meet with Army and DTSC. Develop updated Remedial Action Plan.	By 2026 and ongoing.	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 attended meetings and communicated regularly with the remediation technical consultant.

Program D.1 Promote Fair Housing by Providing Educational and Referral Materials	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.	1st quarter 2024 and ongoing	In 2024, the City researched housing resources in anticipation of providing an updated webpage. Recently, the City launched this webpage 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 2024 City Newsletter did not contain this information but is scheduled for next published City newsletter in 2025. The City commits to provide housing resources information in both English and Spanish.
Program D.2 Provide Opportunity for and Encourage the Development of Adequate Housing for the City's Special Needs Groups	Update the Zoning Ordinance by the end of 2025. Identify at least one residential project by 2026 that is targeted for seniors and/or persons with mobility impairments. Monitor these programs through annual reports to the City Council, with the first annual report by the end of 2025.	Zoning Ordinance by end of 2025. Special Needs Group residential development by 2026. Annual Reporting by end of 2025.	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 while the Housing Element Update is ongoing. The City will continue to identify projects and provide annual reports to the City Council.
Program D.3 Special Needs Housing for Disabled Persons	Review zoning code and report to City Council on needed updates to address State law by third quarter 2024 Amendments to Zoning Code and the updated Housing Element shall be adopted by end of 2023.	By the third quarter 2024	See above. The City adopted a definition of "Family" and an emergency shelter ordinance in 2023, and reported on HCD review of the adopted ADU ordinance in 2024. The City will continue to review the zoning code 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.	Ongoing	The City adopted an emergency shelter ordinance in 2023. The City 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.

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 accordance with state law.	Ongoing AB 101 compliance. Written AB 101 compliance process by the end of 3rd quarter 2024.	The City complies with the requirements of AB 101. Written compliance process was not completed.
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 2024.	The City Council adopted a supportive housing ordinance in 2023. The City complies with all requirements of state law but has not developed a written process for compliance with AB 2162.
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 is researching Universal Design as part of the Housing Element Update process. The City has not created a written report or process and will defer this work until the Housing Element is updated and approved by HCD.
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 is researching Objective Design and Development Standards. The City has not created a written report; no anticipated action until the Housing Element is updated and approved by HCD.
Program D.9 Reasonable Accommodation	Draft and adopt a Reasonable Accommodation Ordinance.	By the end of 2024.	The City has prepared a draft Reasonable Accommodation Ordinance in 2024. The City will update and provide to City Council by end of 2025.
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. The City will review and report.	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.

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 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.	Assist two households by the end of 2025.	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.
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. When code violations are cited, enforcement officers 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.	Every year, annually by December of each year	The City continues to research alternative energy 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.	Ongoing	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: 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> <p>Progress on these programs is identified above. Also, the City is currently working with HCD on refined programs of the HEU, including programs that Affirmatively Further Fair Housing.</p>
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