

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 26, 2025

John Guertin, City Manager
City of Del Rey Oaks
650 Canyon Del Rey Blvd.
Del Rey Oaks, CA 93940

Dear John Guertin:

RE: City of Del Rey Oaks 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Del Rey Oaks' (City) housing element that was adopted August 7, 2025 and received for review on August 8, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's July 2, 2025 review determined met statutory requirements.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program A.2 (Develop Mixed Use Zoning Designation)
- Program A.3 (Small Lot Residential in New Subdivisions)
- Program A.4 (Monitoring of Residential Capacity (No Net Loss))
- Program B.1 (Develop Inclusionary and Affordable Housing Requirements)
- Program B.2 (Facilitate Affordable Housing for All Income Levels)
- Program B.3 (Utilize Housing Choice Vouchers & Affordable Housing Outreach)
- Program B.5 (Develop a Density Bonus Ordinance Consistent with State Law)
- Program B.7 (Preferential Housing for Local Educational Employees)
- Program B.8 (Home Sharing Program)
- Program C.2 (Encourage the Construction of Accessory Dwelling Units)
- Program C.3 (Mitigating Constraints (City Regulations))
- Program C.4 (Adequate Water Supply)
- Program C.6 (Fees for Development Projects)
- Program C.8 (Require Remediation Prior to Development)
- Program C.9 (Commit to Extension of Needed Infrastructure and Utilities)

- Program C.10 (Work with Developer of Former Fort Ord Sites 1 and 1a)
- Program D.3 (Special Needs Housing for Disabled Persons)
- Program D.4 (Support Programs to Reduce Homelessness)
- Program D.5 (Compliance with AB 101)
- Program D.6 (Compliance with AB 2162)
- Program D.7 (Universal Design)
- Program D.8 (Develop Objective Design and Development Standards)
- Program D.9 (Reasonable Accommodation)
- Program D.10 (Housing for Extremely Low Income (ELI) Households)
- Program E.5 (Affirmatively Further Fair Housing)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, HCD's Prohousing Designation Program, HCD's Prohousing Incentive Program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and dedication that the City provided throughout the course of the housing element update and review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Clare Blackwell, of our staff, at Clare.Blackwell@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager