

## Citizen Housing Task Force Meeting 2-20-2020

Jas Grewal – Chair  
Tracy Martinez – Vice Chair  
Karen Lare – Secretary

Dwight Worden and Terry Gaasterland – City Council Liaisons

Shaun McMahon, Joseph Smith, Amanda Lee – City Staff

Jas Grewal, Tracy Martinez, Karen Lare, Julie Kawasaki, Shirley King, Jill Gartman, Bud Emerson, Don Countryman – Task Force Members

### 1. CALL TO ORDER (3:00pm)

### 2. ROLL CALL

- All present except Don Countryman
- Jas reviewed our Mission Statement
- Joseph, Shaun, Amanda and Tianna de la Paz present for the City
- Terry and Dwight present for City Council
- No public attendees

### 3. APPROVAL OF MINUTES

One correction to the minutes is the spelling of Tracy's name. It should be Tracy not Tracey. With this change, Bud motioned for approval and Karen seconded it - all approved.

### 4. CITY COUNCIL LIAISON COMMENTS

Dwight:

- Mayor Haviland and Dwight are working with the Fairgrounds to coordinate our efforts to use some of the land on the Fairgrounds to help solve the affordable housing for the city.
- He was pleased to note that with Jill's appointment we now have a full task force.
- There is a Tiny House Symposium being held at the fairgrounds on the February 28th from 1-4. It will focus on how they are being implemented in different communities. It is for 3 hours and includes the opportunity to visit the houses on exhibit. There will also be two exhibit halls on Saturday and Sunday. Several of the committee members expressed interest in attending. Shaun will put us on the list of attendees.
- He reminded us that there is a welcome to CJ (new City Manager) at 5:00pm tonight at the Powerhouse

### 5. OVERVIEW OF NEW BINDER MATERIALS (STAFF)

- Shaun reviewed the binder and focused on the new materials - specifically the copy of the PowerPoint presentation from 2-6-20. He called our attention to 30-day review period that will be up on March 20th. This is to comment on the scoping of the draft EIR.
- A scoping meeting has been added to the upcoming community workshop - there is a requirement that it be held and this is the perfect opportunity.

- Jas commented that the one week notice for the workshop may not be enough for some people. Shaun suggested they could schedule the next notice a month out.
- The group reviewed each of the tabs in the binder for the benefit of the new members.
- Shaun suggested that we go back to the recording of the City Council Meeting on January 13<sup>th</sup>, 2019. He felt it would help us understand the report he has provided to us. Viewing the presentation and discussion will give us a good view of the issues and process.
- The group provided some feedback on the program description and Shaun made changes - document is now posted on-line.
- Terry asked about the list of the Coastal Cities outside Del Mar that we could look at. The team sent us several e-mails containing either the documents or a link to the documents such as; submission of annual housing reports etc. and they should be helpful tools for us to be able to see if things the other cities have used have actually worked for them. Shaun will add the list of cities to the binder, with the addition of Half Moon Bay.

#### 6. ORAL COMMUNICATIONS (NON-ACTION ITEM)

- There were no members of the public present.

#### 7. TASK FORCE MEMBER UPDATES a. Individual thoughts on housing & vision for housing in Del Mar

- Each member of the Task Force expressed their opinions on the housing element:
  - Bud - he starts with people and the mix of people in the town - he feels a rich mix is healthy and good for the town. Kids and young families with kids, we used to have a lot of students being close to UCSD, we don't have as many now and should see if we can welcome more back to town. He thinks a strategic relationship with professors, scientists and professionals would be good. He also thinks we should try to keep Seniors here longer. We double the population in town if you count all the workers. We should try to accommodate more of the workers in town. He likes the idea of spreading housing throughout the community. Not separate. But protect our character - he likes the idea of mixed use. Even on City Property - maybe for people who work there.
  - Shirley - our community is too monochromatic - our homeless population is 50% Sr's who are caregivers, some have had medical issues that caused them to lose their housing. Thinks we have neglected veterans and have not paid enough attention to them especially with the VA hospital nearby. 20% Mira Costa Students are living in cars and are food insecure - she thinks this is a great opportunity to help them and they will be good residents.
  - Julie - we do have a homeless population here and many are Sr.'s they come here because it is safe and they are frail and vulnerable. We could work with them and she is also interested in seeing more diversity here and in keeping Sr's here as they age.
  - Tracy - Families are quite a tough issue in Del Mar as they want to live in homes with yards and most low-income housing will not be homes. Would like to see diverse developments around town. Del Mar is walkable, agrees affordable housing should be throughout the town not just in one area. Work with developers and stay true to our Community Plan. How much have we looked at what we have here in downtown? Could we incentivize them (property owners) in some way to convert places into apartments? Thinks the fairgrounds is an opportunity and that they should be at the table.
  - Jill - Climate change is here and we need to develop houses close to people's work - we are 27% above other cities in vehicle miles traveled so doing our part would be good. Agrees with aging population issues - other opportunities? How do we evacuate an

aging population easily. Diversity of thought, ages, some families would live in smaller spaces if they have some community spaces.

- Karen - while I agree with much of what is being said, there is a reality in Del Mar with the high cost of land and housing as well as the scarcity of land. I am not saying that we cannot come up with some creative solutions it just that we need to be realistic.
- Terry - where we all live influences some of our thoughts. In the area where she lives there are a lot of expensive houses and condominiums and apartments. Living in them we have, Senior's, kids, and high density along with college kids. We need a grocery store in town. We can mix the affordable housing in many areas.
- Dwight - he has lots of background in housing (the legal perspective) however wanted to be sure we all understood that his role is to support our efforts and give us advice.
- Jas - believes in diversity and that we need to spread the affordable housing throughout town so we don't isolate people and put everyone of one type in just one place. We need to make room for everyone throughout all the stages of their lives.

#### 8.ACTION ITEMS:

a. Input on format and info on the Housing Element webpage ([www.delmar.ca.us/HousingElement](http://www.delmar.ca.us/HousingElement)) .

Reviewed the web site. He has broken it up into sections as they find one long page does not work well. Reviewed the tabs and links and discussed some of the reports available. Reviewed the table on what is "affordable" and why it is important to understand this information. Decided to replace the table he is using with one the County of San Diego uses (more info) and add the monthly rent numbers as suggested by Shirley. Jas suggests that Shaun add affordable to the description. Group worked on a list of searchable words that Shaun will add as key word searches on the website.

Looked at the ease of searching on the web-site and to look at making the title more user friendly and put it as "Affordable Housing" first then Sixth Cycle later as most people will not be familiar with CEQA or RHNA or Sixth Cycle. Also want to be sure the public knows that they can attend. Shaun will see if he has opportunities to make it more helpful.

Add a button to easily sign people up - make it obvious as well on the weekly update?

Jas asked us all to look at it on our own as well. Get comments to Shaun - it was requested that we look at it on a mobile device and our computer. Joseph mentioned that if we want we can link to this information we post as it will help it move up in search results.

b. Review of DRAFT Agenda for Public Workshop #1 (2-29-20 at 9:30AM) and Task Force Meeting. It will start at 9:30am on the 29th and at least 7 staff will be here to support us to run the meeting.

Reviewed the agenda that Shaun had sent to us. Staff and consultants will give the presentation (they are the subject experts) Amanda, Joseph and Shaun are here to answer questions (Terry and Dwight will not be present). For the interactive exercise they will have stations for people to ask questions on various topics.

Bud thinks it would be good to have an earlier opportunity for people to speak up - maybe a written card? Or a sheet of paper on each chair with some questions and where they could take notes? A one page handout with a second page for notes? Yes, all agreed to that. Amanda thinks that it also might be

good to have each of us participate in the interactive sessions? Something like what we said today on sheets where we could all add stickers.

Will all be there? Yes, we will all be present. Our roll will be like a normal meeting with the Chair opening it and doing intros of the teams but consultants and staff will do the heavy lifting of the presentation and the interactive sessions. We can also help with the questions people have and help those that need support. Flow is probably 3 hours total with presentations about 1 hour only. Jas suggested that we break up the presentations - Bud thought maybe we could let everyone come up with their best great idea. Jill thought we could add something to the Friday update of "click here" to do some pre-reading.

Dwight - stations are not video able - at the end do a report-out via a scribe so all could hear about it. Joseph encouraged that the Task Force give us feedback on how we want the meeting to run - dialog from all on this topic. Suggested that we put together a list of the things we have done to date as a city as well. Everyone wants to be sure the community knows they are being listed to - Jas will make some welcoming comments.

Flow:

1. Welcome - Jas
2. Oral Communications
3. Task Force Input
4. Presentations - tone down presentations to be 10-15 min overview not so formal
5. CEQA - how it plays into it?
6. Break into groups for interactive session - 30 minutes duration then a report out
7. Public Comments
8. Close

c. Overview and initial feedback on City-wide Survey

The plan is to send out the survey go out the second week of March - open for 3 weeks. Is this enough time? It is done by our consultant Kimberly Horn. It is planning centric (5 slides total).

1. Intro
2. The bulk of the housing element - all 5 buckets - production of units, preservation of existing units, community assistance programs, RHNA, Strategy slide allows them to rank, then on the areas that they would like to select where to put the housing (we have 18 zones) how many should we give them then investment slide on removing governmental constraints - we need to come up with 8 different ones then they can come up with their favorite.
3. It takes about 3 business days to get it up and running and consultants suggest that it is up for 3 weeks.

Feedback from the Task Force - lots of discussion on this topic and it was agreed that the Task Force would form a sub-committee to help work with the staff on this.

Timeline for the survey is:

- Initial feedback today (survey is 60-70% done)
- Take in info on the 29<sup>th</sup> from the workshop
- Present final version on the 5<sup>th</sup>

- Send to consultants on the 6th
- Post Survey on March 13th
- Close survey on April 3<sup>rd</sup>
- Discuss results at the April 20th City Council Meeting

How do we get the word out? Send a mailer out? They are very open to feedback. The survey is only on-line not on paper. All agree we should send out a flyer in the mail letting people know about the survey - with options on how to do it (Library, City hall, your own computer, etc.)

A few thoughts from the group; should we have the characteristics of places to put housing versus just areas we would want housing, be sure we don't use jargon.

#### d. Formation of Task Force Subcommittees

Does the group want to have subcommittees - yes - the Task force all agree. What sub-committee's do we want to have? Discussion by the group on potential sub-committees. Tracy makes a motion to for the formation of the 4 sub-committees (listed below) and it was seconded by Bud and approved by all. Discussion of who wants to be on each of the sub-committees. The motion to approve is made by Bud and seconded by Jill and approved by all.

1. Communications and City Wide Survey-Julie, Bud, Jill
2. Community Assistance - Julie, Shirley
3. Production of housing stock - Tracy, Jas, Karen
4. Preserving existing housing stock-Karen, Jas, Tracy

It is agreed that we will open it up to Don Countryman to have him participate in sub-committees - he is not present today.

#### 9. ITEMS FOR NEXT AGENDA (3-5-20)

- a. Discussion and Takeaways from Public Workshop
- b. Final review of City-wide survey
- c. Add updates from the various sub-committees and 5th cycle re-cap

Meeting adjourned at 5:11pm