

5-21-2020

Minutes for the Citizen Task Force on Affordable Housing Meeting

Jas Grewal – Chair

Tracy Martinez – Vice Chair

Karen Lare – Secretary

Dwight Worden and Terry Gaasterland – City Council Liaisons

Shaun McMahan, Joseph Smith, Amanda Lee – City Staff

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

Meeting was held via teleconference only. It was recorded and will be posted to the web-site.

1. CALL TO ORDER (3:00pm)

Tracy kicked off the meeting at 3:07pm

2. ROLL CALL

Staff and Liaisons: Joseph Smith, Shaun McMahan, Amanda Lee, Dwight Worden, Terry Gaasterland all present

Task Force: Don Countryman and Jas absent. Jas joined the meeting at 3:10pm all others present

4. ORAL COMMUNICATIONS (NON-ACTION ITEM)

The red dot communication from Laura DeMarco was read into the record. Her letter concerned the proposed housing for the Fairgrounds.

Before moving on to the Council Liaison comments Jas noted that this was our last meeting and she gave a quick re-cap of the Housing Task Force and our mandate and said a few words thanking the Task Force Members and Staff for their time and thanked the Council Liaisons for sharing their knowledge and supporting the Task Force members.

3. CITY COUNCIL LIAISON COMMENTS

Dwight Worden comments:

He thanked the Task Force members for their work and effort.

He then updated the group on his Community Relations meeting with Fairgrounds. The Fairgrounds are hurting for money and have asked for a \$20M bailout from the State and if they do not receive it, they will be out of money. They have approached companies who do full wrap around service for housing and plan to target serving the homeless veterans on their property (up to 1200 individuals). It would be a one-year pilot program at either the Horse Park or the RV Lot. The challenge is that they will not have

kitchens so they did discuss that with the provider getting kitchens but even as a pilot it will not work for our needs (the City of Del Mar) to meet the RHNA goals.

Lisa Barkett, who is a new member of the Fairboard (this was her first meeting Dwight noted), is supportive of doing something on the RV Lot that would help Del Mar meet its RHNA numbers as is Don Mosier (who was the Mayor of Del Mar and is supportive). Next steps for this item (affordable housing for Del Mar on the Fairgrounds) are that CJ will call a meeting with Solana Beach to start discussions and then set up regular staff meetings with Del Mar, the Fairboard and Solana Beach. Questions were asked about this topic by Shirley and Jas. They (the Fairgrounds) are continuing to look at other providers of this service as well.

The City of Del Mar wants to pursue annexing the RV Lot or to move forward with it as an Memo of Understanding (MOU) to allow the units on the RV Lot to be part of Del Mar even though they took the money out of the budget (as part of the cuts) they still plan to move forward. An MOU is favored as it will be easier to accomplish. The City Staff have the action items on this to get it resolved.

He also noted that SANDAG has an upcoming meeting and they will address the RHNA allocation appeals but he was not sure on the timing.

The City had asked for more time on submitting the housing report and Senator Atkins and Todd Gloria's offices stated that there is some perception that smaller cities are just not getting it done – they however said they did not think Del Mar was one of those. They suggested that the City might get more buy in if others endorsed our request for a delay. He stated that the City is asking that SANDAG support the City's effort for a delay. That will be voted on at tomorrow's meeting.

Jas asked a question on the impact for the City if the appeal is approved with SANDAG tomorrow – there was some discussion on this topic as to whether or not our numbers would go up or down.

Terry Gaasterland comments:

Terry commented on Dwight's update on the Fairgrounds and suggested we look at understanding the cost of putting a kitchen in these units. She stated that it is always possible that the temporary housing is not going to be just a one-year trial. She feels Del Mar would do a great service to support the homeless if there could be kitchens installed as this will really help those just trying to get back on their feet and engaged in cooking for themselves.

Terry thanked the Task Force for their service and made a few comments on participation and engagement.

5. TASK FORCE MEMBER AND STAFF UPDATES

a. Overview of Packet Materials (Staff)

Shaun discussed the action items that will be covered in this meeting,

Shaun reviewed the items provided to the Task Force and gave an update on the SB2 Grant:

- For the SB2 Grant - the City is eligible for up to \$160k in State Housing funds. The City came up with 3 programs:
 - I. The EIR

- II. Work with our City Architect to:
 - i. conduct a feasibility study on city owned PF zoned areas
 - ii. draw up options for housing on the potential sites
 - iii. develop ADU floor plans for the public to use to create their own ADU as follows; a studio at 500 square feet, a one bedroom at 800 square feet and a two bedroom at 1000 square feet. Shaun noted that they had a project kick off meeting today for the plans that will be developed - all plans will be ADA accessible plans so the City could use them if desired,

The City was awarded \$147,300, \$191k for ADU Plans, \$13-15k for the EIR report and the balance on the plan development ideas for the PR Lots. We applied for \$160k total.

Shaun also thanked the Task Force for their time and engagement in all areas of this project.

Joseph Smith also wanted to say thank you to the Task Force and update us on the work he is doing to update our report to be able to get it done timely. He thanked everyone for their participation

7. ACTION ITEMS

a Discussion Regarding Online Community Survey Results – Shaun went through a prepared presentation on the survey results (296 participants answered the survey). Shaun went through the process of the development of the survey and the sections of the survey. Links to all are posted on-line for all to access. There are no recommendations from the survey rather they have just posted the data. Karen asked if there would be recommendations and Shaun answered that a memo would be prepared as requested at the last City Council meeting for the City council to consider. Jas asked what type of analysis was being contemplated and Shaun covered several items. Jas noted some of the difficulties that were reported by residents in taking the survey. Terry agreed with her comments and assessment of the data that had been reported thus far. Jill asked if it (the survey) had been a waste of time? Shaun answered no that it was one more point of data that the City would use and it gave residents another way to be able to be heard (versus coming to a City Council meeting or workshop). It was noted that there were several gems of information included in the results:

- all areas in the City were of interest to residents for affordable housing
- making data publicly available
- having some type of support for Seniors to be able to age in place

6. SUBCOMMITTEE REPORT OUTS

a. Communications

i. Discussion on Provided Research and Reports (part of agenda package)

Jill noted that there was an article in the Sandpiper this month and there will be one more coming up was well (from Jill) about what type of communication has taken place about this and there will be a simple blurb in the Del mar Times on the EIR as well.

The Staff was asked about the EIR Press Release and Joseph noted that it was being worked on but not ready for publishing yet.

b. Community Assistance

i. Discussion on Provided Research and Reports (part of agenda package)

Shirley – noted that VP Biden has put forth some interesting information and ideas about how the National Housing Trust Fund could be used to further the cause of housing homeless.

Dwight spoke up and wanted to add a few things to his earlier points – he wanted to be sure everyone was aware that the City Council had taken action to introduce the ordinance amending the ADU rules and also approved expansion of the ADU pilot program. Bud asked if other incentives were being considered and Dwight said yes and gave some examples.

The group took a quick break in advance of the 4:00 time certain item.

ACTION ITEMS

b. Status Update on AB1397 (TIME CERTAIN 4:00 PM)

Report from consultants Kimley Horn. There were some technical challenges and the time for this item was postponed until at least 4:20.

6. SUBCOMMITTEE REPORT OUTS

c. Preservation / Production of Housing Stock

i. Discussion on Provided Research and Reports (part of the agenda package)

Tracy brought up the plan for how we would do the presentation to the City Council and discussed how it would be handled.

It was decided that the best way was to have everyone give feedback on the outline that was provided to the Task Force as a part of the Agenda package.

Discussion ensued about what might be included in the report out. Each member was asked if they were ok with the outline as presented. All had no comments except Bud who had a concern on a comment made (recommendation) in the actual report submitted by this sub-committee on the state requirement for zoning changes. Shaun clarified the matter about requirements and suggested some ways to update the report to alleviate Buds concern. Jill also noted that she had a concern in the report about Tiny homes being put in Public Facilities zones and wondered if this was a re-zone? Jas answered no that it was just an amendment.

A vote was taken to approve the following:

Motion taken: Bud moved and Jill seconded that the presentation to City Council will be made by Karen Lare, Tracy Martinez and Julie Kawasaki.

Unanimously approved

The Task Force then moved to discuss approval of the outline to City Council.

Motion taken: Jill moves, that the report to the City Council is ok presentation outline as presented to the City Council – Bud proposes a friendly amendment to include what is required by State Law. Bud seconds the motion. A lot of discussion ensued and then the motion was made (with amendments) as follows (Jill / Bud):

The Task Force is ok with the Presentation as reviewed in the Presentation Outline of the Report to the City Council from the 6th Element Ad-Hoc Task Force it was further stated that the Committee understands what is required by State Law by the City and using these methods to address RHNA, we recommend these following programs to achieve Del Mar's RHNA numbers.

Shaun commented that this language and the next report that we will hear will help the sub-committee build upon the presentation to the City Council.

Once the motions were concluded the consultants began their report on Assembly Bill 1397 (AB1397).

7. ACTION ITEMS

b. Status Update on AB1397 (TIME CERTAIN 4:00 PM)

Report from consultants Nick Chen and David Barquist at Kimley Horn. This item was delayed from its time certain due to technical issues.

The consultants went through a presentation slide show on AB1397 to update the Task Force on this Assembly Bill that impacts the City's 6th Cycle Housing Element Report. Following the presentation, the Task Force members and Council Liaisons asked questions and made comments about the impacts of this on the City and some specific lots and parcels. Questions were addressed by City Staff Shaun, Amanda and Joseph as well as the Consultants.

7. ACTION ITEMS:

Due to the lateness of the hour the Staff and Task Force discussed the option of continuing the current meeting or setting up another meeting. It was noted by several Task Force members that they wished this presentation had been given to the Task Force earlier as it has implications on the work completed.

A motion was taken to reconvene next week to conclude the Action Items noted below. Karen put forth the motion: at 5:30 pm we end the meeting for today and we will convene a week from today at 3:00 pm to complete the work on the remaining agenda items. Bud seconded the motion and it was unanimously approved.

d. Review of Concluding Task Force Presentation to City Council

Not discussed

e. Discussion on the Future of the Ad-Hoc Citizens' Task Force

Not discussed

c. Review and Recommendations on 5th Cycle Housing Element Programs

Review and Recommendations on 5th Cycle Housing Element Programs to include in 6th Cycle Housing Element

Not discussed

8. Approval of Minutes

Approval of minutes was brought up by Shaun. Bud put forth the motion and Tracy seconded it.
Approved by unanimous vote.

9. ADJOURNMENT

Meeting adjourned at 5:33 pm