



**DEL MAR CITY COUNCIL
SPECIAL MEETING MINUTES
JUNE 13, 2022**

Via Teleconference
1050 Camino del Mar, Del Mar, California

CALL TO ORDER

Mayor Worden called the meeting to order at 2:00P.M.

ROLL CALL

Present: Mayor Dwight Worden; Deputy Mayor Tracy Martinez; Councilmembers Dave Druker, Terry Gaasterland and Dan Quirk

CITY COUNCIL OTHER BUSINESS

ITEM 1: PRESENTATION OF THE FINDINGS FROM PHASE I PLANNING STUDIES TO IMPLEMENT THE CITY'S HOUSING ELEMENT (CLERK'S FILE NO. 304-7, 1601-8)

An introduction to the item was provided by City Manager Ashley Jones. A presentation was provided by Planning and Community Development Director Karen Brindley and Principal Planner Amanda Lee. Additionally, presentations were provided by consultants Steven Dalton and Hannah Williams with Steven Dalton Architects (SDA) and Paul Marra and Linnie Gavino with Keyser Marston Associates (KMA).

Council questions focused on the basis and rationale for affordable housing applications projects to be awarded local, state or federal funding at the different tax credit levels; whether Del Mar may be disadvantaged when applying for funding due to being a wealthy community; frequency developers can apply for tax credits and whether developers can reapply if they are not awarded tax credits for their project; allocations of affordable housing tax credits based on affordable housing type such as senior or family housing; whether soft costs were included in the financing gap analysis; whether a land value was assigned to the Fairground land; whether area median Income (AMI) is median versus average income and the variation from the median and average income; property tax exemptions; whether assumptions were made regarding who would own the project; relationship of funding sources to project unit sizes and amenities; whether projects with studio apartments qualify for tax credits; whether consultants considered various project options for the smaller City owned sites; and clarification on the developer fees and other information included in the financial pro-formas developed by KMA.

There were no public speakers for the item.

Council discussion focused on appreciation for the work presented by staff and consultants; potential for the City to receive adequate funding for the project; desire to place as many affordable units as possible at the Fairgrounds; desire for any projects at the 28th Street or 10th Street sites to fit in with the neighborhood and community charter; desire to look at a two-acre option in addition to the 1- and 1.5-acre options at the Fairgrounds; need for the City to develop a gap financing plan for affordable housing; desire to focus on a stand-alone affordable housing project rather than a mixed-use project at the Fairgrounds; and a desire to engage the community on the City's affordable housing programs.

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ITEM 2: LETTER OF SUPPORT FOR SENATE BILL 1105 (HUESO): SAN DIEGO REGIONAL EQUITABLE AND ENVIRONMENTALLY FRIENDLY HOUSING ACT (CLERK'S FILE NO. 303-1, 401-7)

A presentation was provided by Councilmembers Druker and Gaasterland.

Council questions and discussion focused on funding for Senate Bill 1105; concerns about potential special taxes included in the bill and need for voter approval; and concerns about the makeup of the board included in the bill and potential for weighted voting that could pose a disadvantage for Del Mar.

Council discussed the proposed letter and no action was taken.

ADJOURNMENT

Mayor Worden adjourned the meeting at 5:18 P.M.



Sarah Krietor, Administrative Services Manager/
City Clerk