



City of Del Mar Staff Report

TO: Honorable Mayor and City Council Members

FROM: Joseph D. Smith, AICP, Director of Planning and Community Development
Prepared by Shaun McMahan, Management Analyst
Via Scott W. Huth, City Manager

DATE: January 13, 2020

SUBJECT: Presentation and Report on the 6th Cycle Housing Element Update

REQUESTED ACTION/RECOMMENDATION:

Staff recommends the City Council receive the report and provide direction to staff as desired.

BACKGROUND:

The Housing Element is a State-mandated policy document within the Del Mar Community Plan that provides direction for the implementation of various programs to meet existing and projected future housing needs for all income levels within the Del Mar community. The Housing Element provides policies, programs, and actions that accommodate growth, produce opportunity for the development of new housing units, preserve existing housing stock, and assist the existing population. The California State Department of Housing and Community Development (HCD) is the agency responsible for tracking and determining compliance with the State Housing Law.

The City's current Housing Element (5th Cycle) was adopted by the City Council in 2013 and certified by HCD. The certified Housing Element covers the planning period from April 2013 through April 2021. Staff is currently implementing the respective actions and programs for the 5th Cycle. The City's next Housing Element update (6th Cycle) will cover the planning period from April 2021 to April 2029.

To comply with State law, the City's Housing Element must be updated to ensure the City's policies and programs can accommodate estimated housing growth need identified in the San Diego County Association of Government's (SANDAG) Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period. Any future changes to Housing Element policy will require environmental review pursuant to the California Environmental Quality Act (CEQA). Once complete, the CEQA document and the 6th Cycle Housing Element Update must be approved locally by the City Council no later than October 30, 2020. All documents will then be reviewed for compliance with

City Council Action:

State law by HCD. Following, final local adoption must occur by the City Council no later than April 15, 2021.

As noted, in order to meet the statutory deadlines, the initial Del Mar approval process will need to be completed by October 30, 2020. An informational fact sheet on the 6th Cycle Housing Element Update (6th Cycle Update) is provided as Attachment A.

The City Council will officially function as Del Mar's Housing Committee so that regularly-scheduled City Council meetings may be used as a public forum throughout the entire process in order to consider associated housing issues, receive public input, receive recommendations from Housing Element Task Force, discuss options, and provide direction to City staff and the consultant. In order to meet the aggressive deadlines set by state law, work on the 6th Update is already underway by staff and the City's housing consultant, Kimley-Horn & Associates.

The local adoption process will occur in five main steps:

1. Assessment of City-wide Housing Needs and Opportunities;
2. Drafting of Goals, Policies, Programs and Objectives (GPPOs);
3. Preparation of CEQA Environmental Review Document;
4. Formal Preparation of the 6th Cycle Update; and
5. Submittal to HCD to Obtain State Certification

Between now and October 2020, the 6th Cycle Update will include several public outreach efforts, including the anticipated formation of an interim Citizens' Housing Task Force (to be decided at the City Council's January 13, 2020 meeting), development of a community-wide survey tool, public workshops, and public hearings with the Planning Commission and City Council to help shape future policy decisions.

Additional information and updates will continue to be published on the City's Housing Element webpage which can be found at www.delmar.ca.us/HousingElement.

DISCUSSION/ANALYSIS:

The City is required by State law to update its Housing Element every eight years. The current certified Housing Element (5th Cycle) is for the eight-year planning period covering 2013 to 2021. Updating the City's Housing Element from 2021 to 2029 ensures the City will comply with State law, but more importantly is a time for the community to development and integrate necessary housing goals, policies, and programs into its Community Plan in order to meet anticipated housing growth. An updated Housing Element also allows the City to become eligible for State housing grants and other funding sources including community assistance programs.

Updating the Housing Element is a community-based process that includes a variety of public engagement activities and information, including:

- Public workshops and meetings (*conducted by an anticipated Citizens' Task Force*);
- Multiple public hearings at the City Council and Planning Commission;
- A comprehensive review of demographics that reflect existing City conditions (*provided within this report*);
- Identification of housing needs, constraints, and resources (*provided within this report*);
- An analysis of adequate sites to meet the City's Regional Housing Needs Assessment (RHNA) (*provided within this report*); and
- Development of goals, policies, programs, and quantified objectives to be carried out within the next eight-year cycle

Housing Needs, Constraints, Resources, Population, and Housing Profile

As required by State law, the City must assess housing needs, constraints, and resources within its 6th Cycle Update. A population and housing profile, which is also required, summarizes population and household characteristics, and analyzes special needs populations within the City. Constraints that must be identified include governmental, non-governmental, and environmental constraints which may have an effect on the opportunity for, or development of housing. Resources include such factors as available vacant land, zoning to meet RHNA growth needs, and maximum capacities of land which has already been developed. An in-depth community profile report, sites analysis, and capacity analysis has been summarized below and is provided in full as Attachments B and C, respectively.

Community Profile

The Community Profile is based upon the most recently available demographic data from County, State and Federal sources. Census data utilizes the most recently available American Community Survey (ACS) estimates. The Community Profile identifies community characteristics that form the basis for future policy decisions in the Housing Element. The Community Profile contains the analysis required by State Housing Element law and will be included in the Draft Housing Element document to be present to the City Council and a later date. The Community Profile contains the following information:

Population Characteristics

These include population growth trends, age characteristics, and race/ethnicity.

Economic Characteristics

These include employment and wage characteristics in Del Mar the region.

Household Characteristics

These include housing type, size, and household income.

Housing Problems

These include incidence of overpayment by tenure, overcrowding, and cost burden (overpayment).

Special Needs Populations

These include number of seniors, persons with disabilities, large households, single-parent households, farmworkers, poverty status, homeless and student populations.

Housing Stock Characteristics

These include housing growth trends, housing types, affordability, tenure, age, condition, current market trends, sales prices and rental market characteristics.

Assisted Housing

This includes project-based rental assistance, and tenant-based rental assistance.

Initial Sites and Capacity Analysis

The 6th Cycle Regional Housing Needs Assessment (RHNA) allocation for the City of Del Mar is 163 total units. An initial assessment of available sites to accommodate RHNA obligations was conducted in December 2019. This initial assessment evaluated current RHNA obligations with sites potentially available to accommodate growth need. These included vacant lands, underutilized lands, infill properties, and commercial zones permitting residential use. The initial site capacity analysis is summarized below:

RHNA Allocations vs. Candidate Sites

Income Category	6 th Cycle RHNA	Initial Candidate Site Yield ¹	ADU (Potential) ²	Net Dwelling Units (+/-)
Very Low (31% - 50% of AMI)	37 units	537 units	--	+436 units
Low (51% - 80% of AMI)	64 units			
Moderate (81% - 120% of AMI)	31 units	44 units	55 units	+68 units
Above Moderate (>120% of AMI)	31 units	41 units	44 units	+54 units
Total	163 units			+558 units

The Housing Element must demonstrate the City's ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. If adequate sites cannot be identified within the existing zoning, the City is required to rezone sites that can accommodate the remaining need. The City is

¹ Candidate site yield is based on gross parcel acreage and does not account for potential constraints such as steep slopes and environmentally sensitive areas that may be an impediment to development. Future analysis will determine the net yield of each candidate parcel. Includes use of commercial land classifications the permit residential uses.

² A number of parcels have the ability to develop with Accessory Dwelling Units, or ADUs. To date the City has not had many applicants for ADUs, however recent State law and efforts by the City to encourage the development of ADUs may increase permit activity in the next planning period. All parcels within the City designated for residential uses may develop 1 ADU in addition to the primary residence, however it is not realistic to expect that all will do so. This analysis assumes that 5% of parcels may develop with ADUs in the 2021-2029 planning period.

not required to build dwelling units in order to meet their RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units.

Above Moderate Income Need (54 Net Dwelling Units)

For this initial analysis, sites designated to meet the City's above moderate income RHNA need to have the appropriate zoning and the potential to yield at least an additional 2 units. The zoning designations R1-10, R1-10B, and R1-40 were considered in this analysis due to their maximum allowable density of under 5 dwelling units per acre (du/ac).

The initial analysis yielded 15 parcels that meet these characteristics. These parcels have the potential to yield approximately 41 dwelling units. These parcels will need to be further analyzed to remove areas with steep slopes or environmentally sensitive factors. These are considered barriers to development and must be netted out of the gross parcel acreage when considering dwelling unit yield.

Additionally, these parcels have the potential to add Accessory Dwelling Units (ADUs). Proposed State housing law geared towards the development of ADUs increases the likelihood that they will be developed within Del Mar. The Housing Element will adopt a methodology based on past performance and other factors such as new State law and local ordinances to estimate a number of ADUs that may be built within these zones during the planning period. Those estimated units may be counted towards meeting the above moderate income RHNA need.

Moderate Income Need (68 Net Dwelling Units)

Similarly, sites designated to meet the City's moderate income RHNA need to have the appropriate zoning and the potential to yield at least an additional 2 units. The zoning designations R1-5B, R2, RMC, RMS, RMW, and RME were considered in this analysis due to their maximum allowable density between 5 and 17.6 du/ac.

The initial analysis yielded 12 parcels that meet these characteristics. These parcels have the potential to yield approximately 44 dwelling units. While a number of other parcels within the City met these characteristics on paper, a parcel-by-parcel analysis eliminated those parcels based on a visual inspection and review. Those sites that had current conditions not conducive to new development were eliminated from initial consideration. These parcels will need to be further analyzed to remove areas with steep slopes or environmentally sensitive factors. These are considered barriers to development and must be netted out of the gross parcel acreage when considering dwelling unit yield.

Additionally, these parcels have the potential to add ADUs. Many of the parcels not considered as viable in the analysis above, are prime candidates to redevelop with and

ADU. The methodology for estimating the number of moderate-income ADUs is the same as shown in the above moderate income section above.

Low & Very-Low Income Need (436 Net Dwelling Units)

Sites designated to meet the City's low and very-low income RHNA need must meet the requirements pursuant to AB 1397. In summary, sites must:

- Be considered "available". Sites must either be vacant (free of any improvement or easements) or have a "realistic and demonstrated potential for redevelopment during the planning period." If more than 50% of the sites identified to meet the very low and low-income RHNA need are non-vacant, HCD will consider it an impediment to development.
- Meet size requirements, with no parcels smaller than .5 acres and no sites larger than 10 acres. HCD may consider adjacent parcels that total >.5 acres as one candidate site with additional justification provided.
- Must be able to be served by water, sewer, and dry utilities.
- Sites may be re-used from previous housing elements but will trigger a provision which requires by-right development and at least 20% of the total units to be affordable to lower income households.

Additionally, once sites are selected there are provisions relating to the unit capacity shown for each parcel. This is determined based on the densities of existing and past low-income development within the City.

Sites designated to meet the very low and low-income need must allow development at what is commonly referred to as a "default density." Del Mar falls into the "Suburban" category (within a Metropolitan Statistical Area with a population greater than 2 million people, but a City population less than 25,000). The Suburban category requires a default minimum density of 20 du/ac. As Del Mar does not currently have a zoning designation that can accommodate this density, the City will need to amend its zoning standards and rezone all sites chosen to meet this need with the new designation.

The initial sites analysis for the very low and low-income need yielded the following candidate sites for consideration of inclusion within the Housing Element:

- Staver Family "estate property". This property contains a large amount of private open space and is located adjacent to areas of existing higher density development. HCD would likely require notification from the property owner indicating their intent to redevelop for residential development at the default density within the planning period. This site would not be considered vacant by HCD in its current condition.
- Camino Del Mar/Border Avenue properties. These six parcels are located adjacent to existing higher density development near the northern boundary of Del

Mar. These parcels are currently unimproved and would likely be considered vacant by HCD.

- Del Mar Fairgrounds property. It is likely that the Housing Element will explore potential housing solutions to meet the very low and low-income RHNA need within a portion of the Del Mar Fairgrounds. The 22nd DAA has a 2008 master plan which aims to improve the existing condition of the housing stock within the property. While it can be considered a potential candidate site, additional discussions with the Del Mar Fairgrounds and HCD are required to determine the viability of the site.

In addition to the identified candidate sites, the City is currently undergoing the process of revising the allowable uses within the North Commercial (NC) and Professional Commercial (PC) zones to allow for residential development to be built up to 20 du/ac. Properties within these zones can develop as solely commercial, solely residential, or a mixture of the two. Given the variable nature of these parcels, the Housing Element will define a strategy to adequately account for the potential of these areas that is acceptable to HCD. Assuming these revisions to the NC and PC zoning designations take place, these properties would not require any rezoning as they would allow development at the default density.

Initial Sites and Capacity Analysis Conclusions

The initial analysis identified a number of viable sites to meet each income category of Del Mar's RHNA. The estimation of Accessory Dwelling Unit production will provide additional capacity beyond that of the identified sites.

Del Mar will be required to rezone some parcels to allow residential development at the default density (20 du/ac) required by State law. The identification of candidate sites and the ultimate selection of sites to accommodate RHNA obligations will be determined prior to the submittal of the Draft Housing Element to HCD.

Additional analysis will now be performed to determine the net usable acreage of the identified parcels to ensure the City has the required area needed to meet its RHNA allocation. In conjunction with City Staff and the necessary parties, Kimley-Horn will work to explore additional solutions to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth.

Regional Housing Needs Assessment (RHNA)

The Regional Housing Needs Assessment (RHNA) is mandated by State law to quantify the need for housing throughout the State and each city in the San Diego Region. This informs the local planning process to address existing and future housing need resulting from projected state-wide growth in population, employment, and households.

As the Council of Governments (or regional planning agency), SANDAG is responsible for determining the methodology for the allocation of housing units in the 2021-2029 planning period and overseeing the RHNA process for the San Diego region. On November 1, 2019, HCD approved the methodology developed by SANDAG for the 6th Cycle RHNA. The Final 6th Cycle RHNA is tentatively scheduled to be heard by SANDAG at the end of the public comment period in April 2020. The methodology can be found on the SANDAG website at: www.sandag.org/uploads/projectid/projectid_189_26874.pdf

For the 6th Cycle planning period, the City of Del Mar is allocated 163 units to accommodate the estimated growth need at various income levels, of which 101 units are allocated for very-low and low income categories. As part of the 6th Cycle Update, the City must provide a sufficient amount of adequate sites to accommodate the 6th Cycle RHNA allocation.

The 6th Cycle RHNA allocation for Del Mar is shown below. For reference, the current 5th Cycle allocation covering 2013-2021 is provided as well.

6th Cycle RHNA Allocation by Income Category				
Income Category	Income Range*		RHNA Allocation (Housing Units)	
	Min	Max	6th Cycle	5th Cycle
Very Low (31% to 50%)	\$26,753	\$43,150	37 units	7 units
Low (51% to 80%)	\$43,151	\$69,040	64 units	15 units
Moderate (81% to 120%)	\$69,041	\$103,560	31 units	20 units
Above Moderate (120% or more)	\$103,560	> \$103,560	31 units	34 units
TOTAL			163 units	76 units

*Income range is a percentage based on the 2019 HUD Area Median Income (AMI) for San Diego County of \$86,300.

The growth in 6th Cycle RHNA allocation is attributable to a variety of factors such as:

Increase in 6th Cycle RHNA Determination

HCD had provided a RHNA Determination for the 5th Cycle of 161,980 units. The 6th Cycle RHNA Determination has increased to 171,685 units. This has effectively increased the growth need across most jurisdictions in the County.

Equity Adjustment Calculations

The City of Del Mar's percentage of households in the Very -Low, Low and Moderate income categories are less than the average for the San Diego region. If the jurisdiction has a smaller share of households in that category than that of the region, it has the effect of increasing the equity adjustment upward. Because the SANDAG 6th Cycle methodology seeks to increase a jurisdiction's mix of housing for each income category, Del Mar has seen significant comparative increases in RHNA allocations for the Very-Low, Low and Moderate income categories from the 5th Cycle.

Weighting Factors

The Draft RHNA allocations distributes the regional housing need according to weighting factors including the availability of Transit and total regional share of jobs. 65 percent of total regional allocations is attributed to cities with transit availability and 35 percent of the regional allocation is related to the number of jobs in the particular jurisdiction.

SANDAG Board of Directors Consideration

The SANDAG Board of Directors indicated several factors to be considered in the distribution of housing units across jurisdictions in the County. These include assuming built out cities should take housing growth so distant areas do not need more housing, locations close to job centers should see a higher proportion of RHNA allocations and jurisdictions should not be given a lower allocation of housing units even if they exclude areas for development. Additionally, different from the 5th Cycle methodology, the 6th Cycle does not rely on existing capacity in a jurisdiction as a starting point when determining RHNA allocations.

Projected Timeline & Upcoming Public Engagement Opportunities

A detailed timeline outlining the 6th Cycle Update process is included as Attachment D. Staff will continue to refine the schedule as the 6th Cycle Update process continues, and keep the timeline posted in real-time on the Housing Element webpage (www.delmar.ca.us/HousingElement).

Key upcoming dates over the next two months, in addition to regular City Council meetings scheduled for February 3, February 18, and March 9, include the following:

<i>Anticipated</i> Housing Element Citizens' Task Force First Meeting (bi-weekly from 3-5pm)	Thursday, February 6, 2020
CEQA Document – Circulation of Notice of Preparation (30-date review period)	Wednesday, February 19, 2020
<i>Anticipated</i> Housing Element Citizens' Task Force Meeting #2 (bi-weekly from 3-5pm)	Thursday, February 20, 2020
<i>Anticipated</i> Housing Element Citizens' Task Force Public Workshop and CEQA Document Scoping Meeting	Saturday, February 29, 2020
<i>Anticipated</i> Housing Element Citizens' Task Force Meeting #3 (bi-weekly from 3-5pm)	Thursday, March 5, 2020
Community-wide Survey	March 2020

Draft Communications Plan

A draft Communications Plan is included as Attachment E. The Communications Plan is intended to outline the approach for how community engagement will occur during the 6th Cycle Update in order to solicit meaningful input and participation from the public. The Communications Plan will describe a mix of public workshops and meetings, and a variety

of tools to help the community understand the 6th Cycle Update process, issues to resolve (as identified during the current 5th Cycle Housing Element evaluation), and potential solutions.

The communications plan provides for community input by the following means:

Housing Element Citizens' Task Force

The Task Force will be appointed by the City Council to provide feedback and recommendations for CEQA and programmatic aspects of the Housing Element. The Task Force will be meeting on a bi-weekly basis into May 2020.

Community Workshops

Two Community Workshops will be conducted for the Housing Element Update. The workshops will be held on a weekend and weeknight to encourage greater participation. The Workshops will provide opportunities for the community to identify issues, opportunities and suggest policy and programmatic considerations.

City Council/Planning Commission Sessions

Four City Council Meetings will be conducted prior to the development of the draft Housing Element. The meetings will provide updates on progress relative to new housing law, available sites for housing, HCD coordination, and policy and programs considerations. The Planning Commission will also provide input and recommendations to the City Council.

Digital Outreach Tools

The outreach process will be complemented by an online engagement presence including a website and community survey tool. The website is currently available to view at www.delmar.ca.us/HousingElement. The website will provide regular updates to the planning process, background information, draft documents and additional opportunities for the public to provide input through an online engagement tool. The online engagement tool will allow the community to register comments and ideas through a survey and open-ended questions.

PRIOR CITY COUNCIL REVIEW:

The 6th Cycle Update is a standing City Council item.

FISCAL IMPACT:

The adopted two-year Operating and Capital Budget includes a total of \$453,600 (\$304,200 in FY2019-2020 and \$149,400 in FY2020-2021) for the 6th Cycle Update which includes preparation of a CEQA document and associated legal review.

ENVIRONMENTAL IMPACT:

The action before the City Council has been analyzed and determined to be Statutorily Exempt pursuant to CEQA Guidelines Section 15262 (Planning and Feasibility Studies).

This is appropriate for the action because any direction provided to staff is not a final action or approval in regard to the Housing Element Update and does not have a legally binding effect on any possible future discretionary action.

NEXUS TO CITY COUNCIL GOALS AND PRIORITIES:

The 6th Cycle Update to the City's certified Housing Element is a City Council Priority for Fiscal Years 2020 and 2021.

ATTACHMENTS:

- Attachment A – Draft 6th Cycle Housing Element Update Fact Sheet
- Attachment B – Community Profile Report
- Attachment C – Site Inventory and Capacity Analysis
- Attachment D – Housing Element Update Projected Timeline
- Attachment E – Communications Plan Summary



CITY OF DEL MAR

HOUSING ELEMENT UPDATE

6th Cycle Housing Element Update Fact Sheet (2021-2029)

What is a Housing Element?

The Housing Element is a State-mandated planning document within the Del Mar Community Plan that provides policy direction for the implementation of various programs to meet existing and projected future housing needs for all income levels within the Del Mar community. The Housing Element contains policies, programs, and actions that accommodate future housing growth need, identify opportunities for new housing units, preserve existing housing stock, and assist the existing population.

What is RHNA?

The Regional Housing Needs Assessment (RHNA), is mandated by State law to quantify the need for housing throughout the State and each city in the San Diego Region. This will inform Del Mar's local planning process to address existing and future housing need resulting from the San Diego region's projected growth in population, employment, and households.

The San Diego County Association of Governments (SANDAG) is responsible for overseeing the RHNA process for the San Diego region. SANDAG is currently overseeing the 6th cycle RHNA, which covers the 2021-2029 planning period.

For the 2021-2029 planning period, the City of Del Mar is allocated 163 units to accommodate estimated growth need at various income levels. The Housing Element must identify the City's ability to accommodate this estimated growth through available sites and appropriate zoning. The 6th Cycle RHNA for Del Mar is as follows:

6 th Cycle RHNA Allocation by Income Category			
Income Category	Income Range*		RHNA Allocation
	Min	Max	Housing Units
Very Low (31% to 50%)	\$26,753	\$43,150	37 units
Low (51% to 80%)	\$43,151	\$69,040	64 units
Moderate (81% to 120%)	\$69,041	\$103,560	31 units
Above Moderate (120% or more)	\$103,560	> \$103,560	31 units
TOTAL			163 units

* Income range is based on the 2019 San Diego County Area Median Income of \$86,300

More information about the 6th Cycle RHNA process can be found on SANDAG's website here:
<https://www.sandag.org/index.asp?projectid=189&fuseaction=projects.detail>

For more information, please visit our website at:
www.delmar.ca.us/HousingElement



CITY OF DEL MAR

HOUSING ELEMENT UPDATE

Why is the City updating the Housing Element?

The City is required by State-law to update its Housing Element every eight years. The current certified 5th Cycle Housing Element is for the 2013-2021 planning period. The City is now in the process of updating the 6th Cycle Housing Element for the 2021-2029 planning period.

What is included in the Housing Element update process?

The Housing Element is a community-based process that will include a variety of public engagement opportunities, provide housing data and identify future policies addressing housing. The update process will include:

- Public workshops and meetings;
- Publicly noticed hearings at the City Council and Planning Commission;
- A comprehensive review of Del Mar’s demographics;
- Identification of local housing needs, constraints, and resources;
- An analysis of adequate sites to accommodate City’s RHNA obligations; and
- Development of goals, policies, programs, and quantified objectives to be carried out during the 2021-2029 planning period.

Task	Projected Date
City Council Meetings – Progress updates at each meeting	January – October 2020
Housing Element Citizens’ Task Force – Meets bi-weekly	February 6 – May 7, 2020
CEQA – Circulation of Notice of Preparation	February 19, 2020
Housing Element Citizens’ Task Force—Public Workshop / EIR Scoping	Saturday, February 29, 2020
City Council Meeting – Workshop & Scoping Recap	March 23, 2020
Community Housing Element Survey	March – April 2020
City Council Meeting – Public Workshop on Potential Programs	April 20, 2020
CEQA – Publish and Circulate Notice of Availability of DIER (60-day)	May 14, 2020
CEQA – End of 60-day Public Review Period of DEIR	July 13, 2020
CEQA – Draft response to EIR comments	September 8, 2020
Planning Commission – Recommendation on Housing Element and EIR	September 15, 2020
Certification of EIR and Approval of Housing Element	October 19, 2020
Submittal of Housing Element to HCD	October 2020
Review and Certification of Housing Element by HCD	November 2020 – April 2021

For more information, please visit our website at:
www.delmar.ca.us/HousingElement

City of Del Mar Housing Element Community Profile

**December 2019
DRAFT**

City of Del Mar Community Profile

This Community Profile for the City of Del Mar provides an overview of the City's housing and population conditions. The community profile serves as the foundation for the Housing Element's policies by describing and assessing the factors and characteristics that contribute to the supply and demand for housing in Del Mar. Specifically, the Community Profile describes the community's population, employment, economic, and household characteristics. Special Needs groups and housing stock characteristics are also described.

The data used for this community profile has been collected using the most current available data from the San Diego County Association of Governments (SANDAG), 2000 and 2010 U.S. Census, 2013-2017 American Community Survey, the California Department of Finance, the California Employment Development Department, the California Department of Education and other currently available real estate market data.

A. Population Characteristics

Understanding the characteristics of Del Mar's population is important to establish the appropriate planning for the current future needs of a community. Population characteristics affect current and future housing demands in a community. Population growth, age composition, and race/ethnicity influence the type and extent of housing needed and the ability of the local population to afford housing costs. The following section describes and analyzes the various population characteristics and local trends that affect housing needs.

1. Population Growth

The 2010 Census reported that Del Mar's population declined from 4,860 in 1990 to 4,161 in 2010 (**Table 1**). Despite prior trends, the SANDAG 2050 Regional Growth Forecast estimates that Del Mar's population will experience forecasted growth in population reaching 4,672 by 2035 and 4,732 by 2050. Del Mar is the smallest incorporated jurisdiction by land area, population, and housing units within San Diego County. As a generally built out community with limited land resources to accommodate new growth, Del Mar is expected to experience the lowest percentage of average annual growth than neighboring jurisdictions and all incorporated cities in San Diego County.

Jurisdictions	Population						Percent Change	
	1990 Actual	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2050 Projected	1990-2010	2012-2050
Carlsbad*	63,126	105,328	107,674	118,450	124,351	124,518	66%	16%
Del Mar	4,860	4,161	4,194	4,399	4,672	4,732	-14%	13%
Encinitas*	55,386	59,518	60,346	62,908	65,264	66,670	7%	10%
Oceanside*	128,398	167,086	169,319	177,840	188,597	189,377	30%	12%
Solana Beach*	12,962	12,867	13,000	13,367	14,207	14,870	-1%	14%
San Diego City	1,110,549	1,307,402	1,321,315	1,453,267	1,665,609	1,777,936	18%	35%
San Diego County	2,498,016	3,095,313	3,143,429	3,435,713	3,853,698	4,068,759	24%	29%

*Represents an estimate from the SANDAG 2050 Regional Growth Forecast.
Sources: Bureau of the Census (1990-2010) and SANDAG Regional Growth Forecast Update (2013).
North coastal cities in San Diego County

2. Age Characteristics

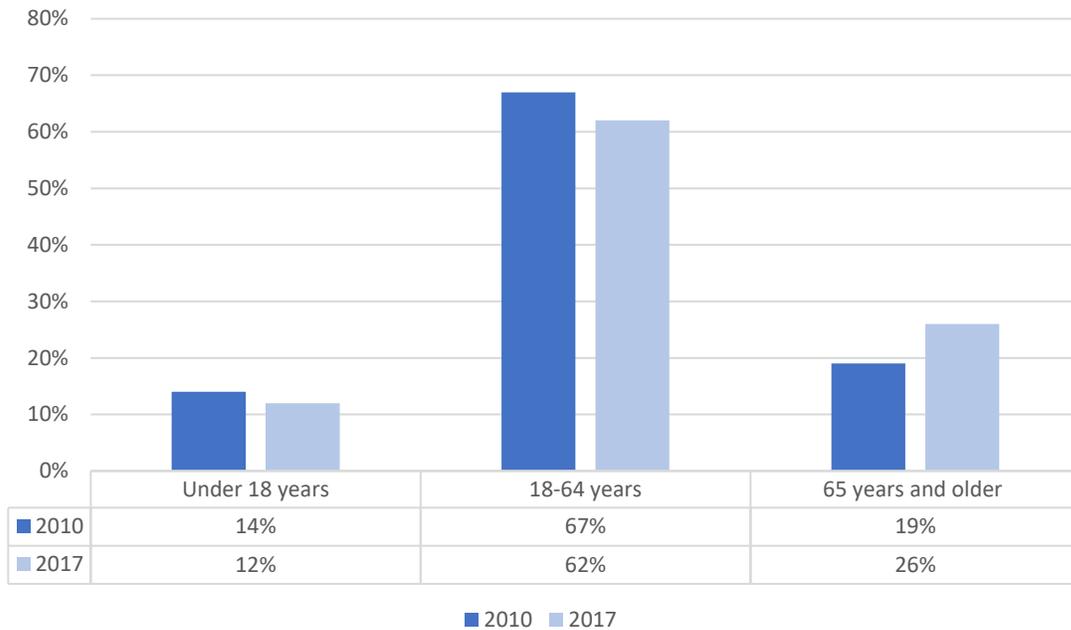
The age structure of a population is an important factor in evaluating housing needs. The traditional assumption is that in many communities, young adults favor apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units, while mature adults provide the market for moderate to high-end condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low- to moderate-cost apartments and condominiums, communal residential settings, and mobile homes.

As the population moves through each stage of life, housing needs and preferences change. In order to create a balanced and sustainable community that can accommodate the needs of the current and future population, it is important to provide housing options that accommodate the needs of various age groups.

Figure 1 compares changes in the age composition of Del Mar's population from 2010 to 2017, while **Table 2** compares the percentage of individuals under eighteen, over 65, and the median age of Del Mar with those of nearby communities. The population of Del Mar, with a median age of 50.7 years in 2017, is significantly older than the population of neighboring communities and that of the County as a whole. In 2017, Del Mar's median age was approximately fifteen years older than San Diego County's median age. The higher median age is attributed to the larger percentage of seniors (25 percent of the population in 2017) and the smaller percentage of children under 18 years of age (12 percent in 2017) as compared to most other San Diego County communities. Del Mar's population under eighteen decreased from thirteen percent to twelve percent between 2000 and 2017. The senior population nearly doubled as a proportion of the City's overall population from 2000 to 2017, reaching approximately 21 percent by 2010. This is in contrast to trends seen in neighboring cities where the proportion of senior residents in neighboring

cities was noticeably lower (by about two to fourteen percentage points depending on the jurisdiction).

Figure 1: Age Distribution (2010-2017) – Del Mar



Source: American Community Survey, (2017).

Table 2: Age Characteristics (2000-2017)

Jurisdiction	Under 18 years			Over 65 years			Median Age
	2000	2010	2017	2000	2010	2017	2017
Carlsbad	23.3%	24.1%	23.4%	14.0%	14.0%	16.0%	42.6
Del Mar	13.6%	13.6%	12.0%	14.1%	20.8%	25.6%	50.7
Encinitas	23.1%	20.6%	20.5%	10.4%	12.8%	16.9%	42.9
Oceanside	27.6%	23.8%	21.4%	13.6%	12.9%	15.1%	37.5
Solana Beach	17.9%	18.5%	16.2%	17.3%	18.7%	22.78%	46.1
San Diego City	24.0%	21.4%	20.5%	10.5%	10.7%	12.0%	34.3
San Diego County	25.6%	23.4%	22.2%	11.1%	11.4%	12.9%	35.4

Sources: Bureau of the Census, (2000-2010) and American Community Survey, 5-year estimates (2013-2017).

3. Race/Ethnicity Characteristics

The racial and ethnic composition of Del Mar's population is important to analyze the implications for housing needs to the extent that different racial and ethnic groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs, housing choice and housing types.

In 2010, roughly 91 percent of Del Mar residents were White; by 2017, that number increased 5 percent to roughly 96 percent. **Table 3** shows about one percent of the Del Mar residents were Black and three percent Asian. Approximately 5% of the population is of Hispanic origin and may fall into multiple census racial compensation categories. Pacific Islander and American Indian did not constitute any percentage of the population in 2017. The population in Del Mar has a significantly higher proportion of White residents and smaller proportion of residents of all other racial and ethnic groups in comparison to adjacent jurisdictions and other cities in San Diego County.

Jurisdiction	White	Black	Of Hispanic Origin	American Indian/ Alaska Native	Asian	Native Hawaiian or Pacific Islander	Other
Carlsbad	84.7%	1.0%	14.1%	0.2%	7.6%	0.2%	1.8%
Del Mar	96%	0.5%	4.7%	0%	2.6%	0%	0%
Encinitas	89.4%	0.6%	13.3%	0.3%	4.1%	0.1%	1.8%
Oceanside	73.1%	5.0%	35.1%	0.8%	7.4%	0.7%	7.1%
Solana Beach	83.4%	0.6%	11.5%	0.9%	5.1%	0%	4.6%
San Diego City	64.7%	6.4%	30.0%	0.4%	16.8%	0.4%	6.2%
San Diego County	70.8%	5.0%	33.4%	0.6%	11.7%	0.4%	6.3%

Sources: American Community Survey, (2017).

B. Economic Characteristics

Employment has demonstrable impact on local housing needs. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. In some cases, the job types can affect housing needs and demands (such as in communities with military installations, college campuses, and large amounts of seasonal agricultural harvesting). Local employment growth is related to local housing demand, while the reverse is true when employment figures contract.

1. Employment and Wage Scale

From 2006 to 2010, the largest occupational categories for City residents were professional services and finance, insurance, and real estate occupations (**Table 4**). These categories accounted for approximately 52 percent of jobs held by Del Mar residents. In comparison, these types of occupations comprised about 27 percent of jobs held by County residents. According to the American Community Survey (ACS) for the period of 2013 to 2017, the largest occupation categories consisted of education, health, social services, and construction, accounting for approximately 36 percent of the City's occupations. An additional 24 percent of the City's residents worked in manufacturing and professional services occupations.

Table 5 displays average annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area in

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2019. Professional and health services occupations, including managers, doctors, attorneys, architects, and engineers were among the highest paying professions in the region. Education and financial occupations generally offer high to moderate pay scales while the food preparation and rail sales offer lower wages.

Table 4: Employment Characteristics (2006-2017) – Del Mar				
Industry	2006-2010 ACS		2013-2017 ACS	
	% of City Employment	% of Region Employment	% of City Employment	% of Region Employment
Agriculture, Mining	0.0%	0.7%	0.0%	0.9%
Construction	3.5%	7.2%	16.5%	5.7%
Manufacturing	6.7%	9.2%	10.8%	9.2%
Transportation, Communication, Utilities	1.5%	3.8%	1.6%	3.9%
Wholesale Trade	5.6%	2.9%	6.9%	2.5%
Retail Trade	0.5%	10.8%	2.3%	10.7%
Finance, Insurance and Real Estate	24.3%	7.4%	9.6%	6.3%
Professional Services	21.0%	14.2%	13.6%	15%
Education, Health, and Social Services	27.9%	19.9%	19.7%	21.2%
Arts, Entertainment, and Recreation	7.1%	10.6%	6.7%	11.9%
Other Services	1.9%	7.8%	1.3%	5.3%
Public Administration	0.0%	5.5%	1.8%	5.1%
Total	100.0%	100.0%	100%	100%
<i>Sources: Census and American Community Survey (2006-2010 and 2013-2017)</i>				

Table 5: Mean Salary by Occupation - San Diego County (2019)	
Occupation Type	Average Salary
Management	\$131,550
Legal	\$125,772
Healthcare Practitioners and Technical	\$97,702
Architecture and Engineering	\$98,760
Computer and Mathematical	\$101,629
Life, Physical and Social Science	\$86,073
Business and Financial Operations	\$80,510
Education, Training and Library	\$66,335
Arts, Design, Entertainment, Sports and Media	\$61,635
Construction and Extraction	\$58,011
Protective Service	\$58,789
Community and Social Service	\$57,077
Installation, Maintenance and Repair	\$53,025
Sales	\$43,543
Office and Administrative Support	\$43,266
Production	\$42,499
Transportation and Material Moving	\$38,450
Healthcare Support	\$38,858
Building, Grounds Cleaning, and Maintenance	\$33,718
Personal Care and Service	\$31,530
Farming, Fishing and Forestry	\$32,872
Food Preparation and Serving Related	\$26,380
Average Salary for All Occupations	\$59,401
<i>Source: California Employment Development Division, Occupational Wage data, 2019.</i>	

C. Household Characteristics

Analyzing household characteristics assists in determining the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households, or extremely low-income households. For example, if a City has a substantial number of young families whose incomes preclude the option of buying a home due to local housing costs; it may choose to initiate a homebuyer assistance program.

The U.S. Census Bureau defines a “household” as “all persons who occupy a housing unit, which may include families, singles, or other.” Boarders are included as part of the primary household by the Census. Families are households related through marriage, domestic partnerships, blood or adoption, and includes single-parent households with children. A single household refers to individuals living alone. “Other” households reflect unrelated individuals living together (e.g. roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

This section details the various household characteristics that affect housing needs.

1. Household Type and Size

According to the 2017 American Community Survey, there were 1,111,739 households in San Diego County. Of these, 2,157 households, or less than one percent, were located in Del Mar. Among the Del Mar households, 33 percent were single-person households, and households headed by seniors (65+) comprised 30 percent of all households. Single-person and senior-headed households represented a much larger proportion of Del Mar's total households than nearly all other area jurisdictions and the County as a whole. Conversely, about 16 percent of Del Mar households consisted of families with children; a percent which has remained consistent since 2010 and is a much smaller proportion than that found in other area jurisdictions or countywide (**Table 6**). The table below does not represent all household types and some families may fall into more than one category (ie families with children and large households).

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children*	Single-Parent Households	Large Households
Carlsbad	23.3%	24.8%	36.7%	14.0%	6.8%
Del Mar	33.1%	30.2%	15.9%	9.1%	1.9%
Encinitas	26.0%	27.5%	30.5%	10.5%	5.5%
Oceanside	25.0%	25.6%	32.8%	16.4%	11.1%
Solana Beach	32.0%	34.7%	24.0%	10.0%	3.4%
San Diego City	27.8%	19.4%	32.7%	15.9%	10.0%
San Diego County	24.0%	21.7%	36.2%	17.1%	11.7%

Sources: American Community Survey, 2013-2017.
 *Data reflects presence of own children in a household, under the age of 18.

Table 7 shows from 2000 to 2010, the percent of family-households in Del Mar stayed fairly the same (increasing by about 1.5 percent) then from 2010 to 2017 increased by about fourteen percent. Among these 1,256 family-households in 2017, 834 were married couples that do not have children (66.4 percent), compared to 226 married couples with children (17.9 percent). Between 2010 and 2017, the number of married couples with no children increased from 673 to 834, an increase of 23.9 percent. While the number of married couples with no children has increased from 2000 to 2017, the number of married couples with children is shows decline. **Table 7** shows from 2000 to 2010 the number of married couples with children decreased by nine percent, and from 2010 to 2017 the number again decreased by another eleven percent.

Household Types	2000		2010		2017		Percent Change			
	#	%	#	%	#	%	1990-2000		2010-2017	
							#	%	#	%
Families	1,083	49.7%	1,098	53.2%	1,256	58.2%	15	1.4%	158	14.4%
Married w/ Children	280	12.9%	254	12.3%	226	10.5%	-26	-9.3%	-28	-11%
Married w/o Children	652	29.9%	673	32.6%	834	38.7%	21	3.2%	161	23.9%
Other Families	151	6.9%	171	8.3%	196	15.6%	-20	-13.2%	25	14.6%
Non-Families	1,095	50.3%	966	46.8%	901	41.8%	-129	-11.8%	-65	-6.7%
Single	797	36.6%	707	34.3%	715	33.1%	-90	11.3%	8	1.1%
Other Non-Families	298	13.7%	259	12.5%	--	-- %	-39	-13.1%	--	-- %
Total Households	2,178	100.0%	2,064	100.0%	2,157	100.0%	-114	-5.2%	93	4.5%

Source: Bureau of the Census, 1990-2010 Census and American Community Survey (2013-2017).

Household size is an indicator of one source of population growth. A city's average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one family in a housing unit, the measure of persons per household provides an indicator of the number of persons residing in a household organizing unit and the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.

In 2017, the average number of persons per household in the North County region ranged from 2.01 to 2.81, with a region-wide average of 2.87 persons per household. Del Mar had an average of 2.01 persons per household, virtually no change from 2010. **Table 8** compares household size in Del Mar to household sizes in surrounding cities and the County. Household sizes varied among the cities, with Del Mar and Solana Beach having the lowest average household size among surrounding jurisdictions. This average household size correlates with the household type and age of residents (mostly senior households and married couples without children).

Jurisdiction	Average Household Size (2017)
Carlsbad	2.60
Del Mar	2.01
Encinitas	2.56
Oceanside	2.81
Solana Beach	2.33
San Diego City	2.72
San Diego Region	2.87
<i>Source: American community Survey (2017).</i>	

2. Household Income

Assessing household income is a major component of evaluating housing affordability. Household income is directly connected to housing affordability. As household income increases, it is more likely that the household will be able to afford market rate housing units, larger sized units and pursue ownership opportunities. As household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidence of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Income (AMI) of San Diego County;

- Extremely Low-income: households earning up to 30 percent of the AMI
- Very Low-income: households earning between 31 and 50 percent of the AMI
- Low-income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Combined, the extremely low, very low, and low-income groups are referred to as lower income.¹

Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2006-2016 American Community Survey (ACS) data used below. In 2016, approximately 77 percent of Del Mar households earned moderate or above moderate incomes (**Table 9**), while 22.5 percent of households had incomes in the extremely low, very low, and low-income levels. It should be noted however, many households in Del Mar (particularly senior households) may have low incomes but significant assets and/or have equity.

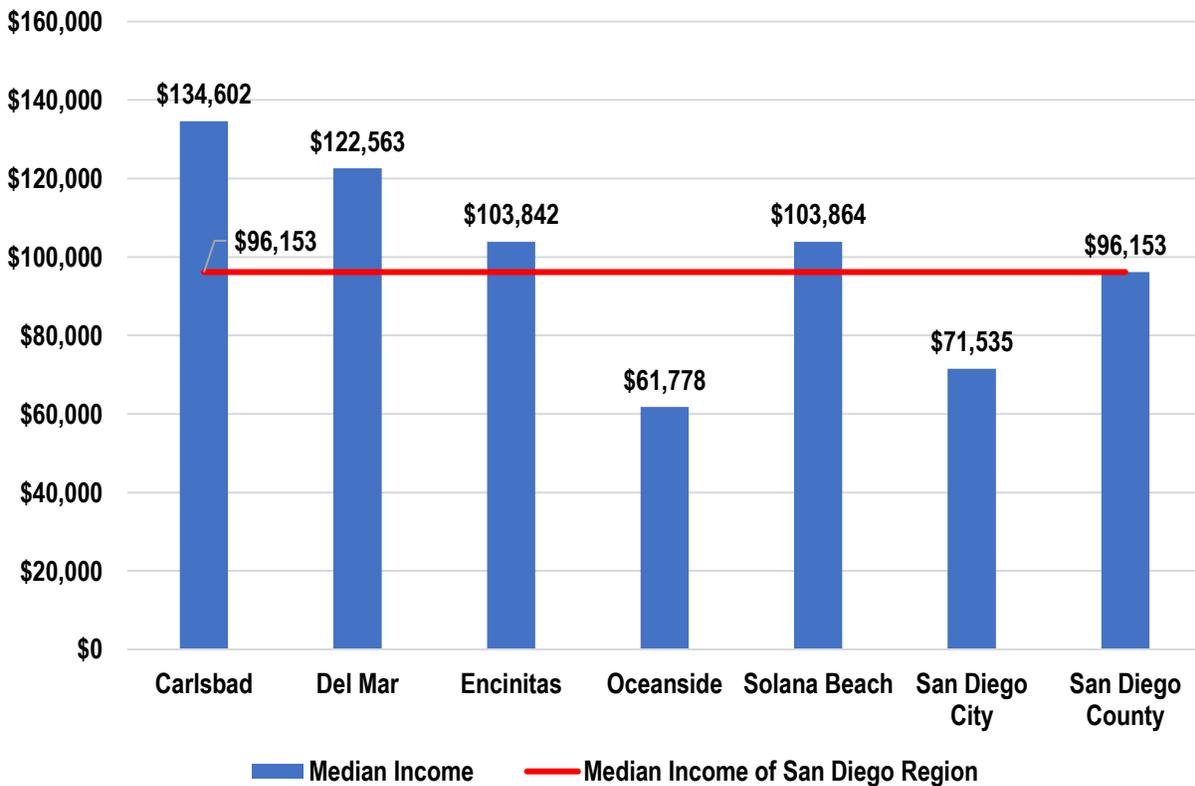
¹ Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low-income based on State definition).

Table 9: Households by Income Category in Del Mar (2016)		
Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	370	16.4%
Very Low (31 to 50% AMI)	90	4.0%
Low (51 to 80% AMI)	50	2.2%
Moderate or Above (over 80% AMI)	1,750	77.4%
Total	2,260	100.0%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

Household incomes in Del Mar tend to be significantly higher than those in the region as a whole. Median household income in Del Mar was \$122,563 in 2017, compared to the San Diego County median household income of \$96,153. **Figure 2** and **Table 10** compare household income in Del Mar to those of the San Diego region between 2013 and 2017. The difference can be explained by the high proportion of City residents employed in high paying management and professional service occupations (**Table 4** and **Table 5**).

Figure 2: Median Household Income by City (2013-2017)



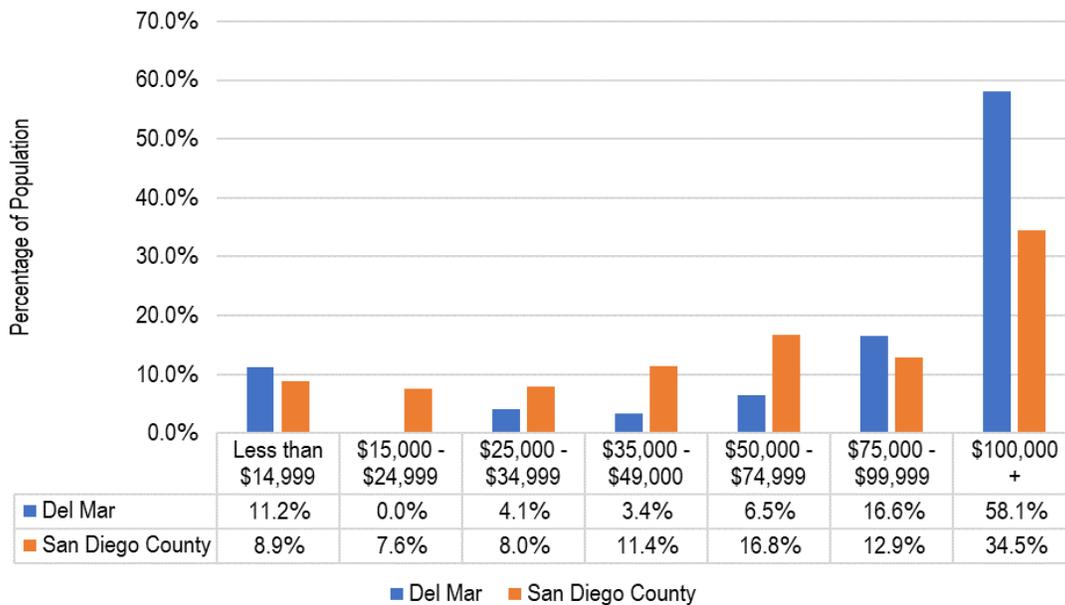
Source: Bureau of the Census, American Community Survey, 2013-2017.

Jurisdiction	Median Household Income	Percent Above/ Below Regional Median
Carlsbad	\$ 134,602.00	29%
Del Mar	\$ 122,563.00	22%
Encinitas	\$ 103,842.00	7%
Oceanside	\$ 61,778.00	-56%
Solana Beach	\$ 103,864.00	7%
San Diego City	\$ 71,535.00	-34%
San Diego County	\$ 96,153.00	--

Source: Bureau of the Census, American Community Survey, 2013-2017.

According to the 2013-2017 ACS, about eleven percent of the Del Mar households earned less than \$25,000 (**Figure 3**). About 58 percent of Del Mar households earned \$100,000 or more during this time period. Like Del Mar, the County's income distribution between 2013 and 2017 was skewed toward the higher income categories, though not to the same extent as Del Mar. Overall, Del Mar's median income was about 22 percent higher than the County median income, and the second highest in the North County Region next to Carlsbad.

Figure 3: Household Income (2013-2017)



Source: Bureau of the Census, American Community Survey, 2013-2017.

D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in Del Mar. The most recent available CHAS data for Del Mar was published in August 2019 and was based on 2006-2016 ACS data (**Table 11**). Housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

The types of problems in Del Mar vary according to household income, type, and tenure. These include:

- In general, owner-households had a lower level of housing affordability problems (37 percent) than renter-households (42 percent). This is a change from the 2000 CHAS data which showed that a higher percentage of owner-households (40 percent) had affordability problems when compared to renter-households (36 percent).
- Approximately 89 percent of very low-income (households earning between >30 and 50 percent of the AMI) and 100 percent of low-income households (households earning between >50 and 80 percent of the AMI) had one or more housing problems.

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low-income (<=30% AMI)	10	10	0	295	40	0	75	370
% With any housing problem	0%	0%	n/a	100%	75%	n/a	46.7%	89.2%
% With cost burden >30%	0%	0%	n/a	100%	75%	n/a	46.7%	89.2%
% With cost burden > 50%	0%	0%	n/a	100%	75%	n/a	46.7%	89.2%
Very Low-income (>30-50% AMI)	14	0	0	75	50	0	15	90
% With any housing problem	100%	n/a	n/a	100%	80%	n/a	100%	100%
% With cost burden >30%	100%	n/a	n/a	100%	80%	n/a	100%	100%
% With cost burden > 50%	71.4%	n/a	n/a	100%	60%	n/a	100%	100%
Low-income (>50-80% AMI)	10	10	0	0	60	0	50	50
% With any housing problem	100%	100%	n/a	0%	50%	n/a	100%	100%
% With cost burden >30%	100%	100%	n/a	0%	50%	n/a	100%	100%
% With cost burden > 50%	100%	0%	n/a	0%	33.3%	n/a	100%	100%
Moderate & Above Income (>80% AMI)	30	215	4	670	179	68	1,080	1,750
% With any housing problem	0%	14%	0%	10.4%	11.2%	35.3%	33.3%	24.6%
% With cost burden >30%	0%	14%	0%	10.4%	11.2%	20.6%	33.8%	24.9%
% With cost burden > 50%	0%	0%	0%	0%	0%	14.7%	18.5%	11.4%
Total Households	64	235	4	1,040	329	68	1,220	2,260
With any housing problem	24	40	0	440	120	24	460	900
% With housing problem	37.5%	17.0%	0%	42.3%	36.5%	35.3%	37.7%	39.8%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS)

1. Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

The incidence of overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city.

The combination of lower incomes and high housing costs result in many households living in overcrowded housing conditions.

Because of Del Mar's demographic profile (older population, smaller household size), overcrowding historically has not been an issue. In 2000, less than two percent of Del Mar households lived in overcrowded conditions (**Table 12**). The incidence of overcrowding among renters and homeowners was approximately the same (one percent of renters versus less than one percent of owners).

The 2010 Census does not contain information of detailed occupancy status. However, the 2006-2010 ACS provided estimates on overcrowding. According to the ACS, as in 2000, overcrowding in Del Mar was not a significant issue between 2000 and 2010, with less than one percent of the City's households affected by overcrowding conditions. Between 2006 and 2010, less than one percent of renter households experience overcrowding, and between 2013 and 2017, the number dropped to zero, show no overcrowding issues in Del Mar.

The California Department of Finance estimated 2.09 persons per household in the City of Del Mar in 2019.

Table 12: Overcrowded Housing Units in Del Mar (2000-2017)						
Overcrowding	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
2000						
Total Overcrowded (>1.0 persons/room)	12	0.6%	23	1.1%	35	1.6%
Severely Overcrowded (>1.5 persons/room)	0	0.0%	12	0.6%	12	0.6%
2006-2010						
Total Overcrowded (>1.0 persons/room)	0	0.0%	15	0.7%	15	0.7%
Severely Overcrowded (>1.5 persons/room)	0	0.0%	0	0.0%	0	0.0%
2013-2017						
Total Overcrowded (>1.0 persons/room)	0	0.0%	0	0.0%	0	0.0%
Severely Overcrowded (>1.5 persons/room)	0	0.0%	0	0.0%	0	0.0%
<i>Sources: Bureau of the Census (2000) and American Community Survey (2006-2010 and 2013-2017).</i>						

2. Overpayment (Cost Burden) In Relationship to Income

State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Severe overpayment is indicated when greater than 50 percent of income is allocated to housing costs. Therefore, overpayment for housing can cause an imbalance on the remainder of a household's budget. Determining overpayment (referred to as cost burden) provides an indicator of the ability to sustain a household budget in consideration of

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other factors beyond housing costs (utilities, food, maintenance, etc). Whenever households pay an excessive amount of their income for housing, it decreases the amount of income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies utilize overpayment indicators to determine the amount of funding allocated to a community to assist with housing opportunities.

Table 11 presented earlier provides overpayment detail by income group for Del Mar. This information is based on the HUD Comprehensive Housing Affordability Strategy (CHAS) for the 2012-2016 Period. Approximately 92 percent of the lower income households (extremely low, very low, and lower income) in the City overpaid for housing versus just 25 percent of moderate and above moderate-income households. Overpayment among very low-income and low-income households was most severe, with both reporting 100% rates of a cost burden greater than 30%.

E. Special Needs Groups

State law recognizes that certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farm workers. In addition, many often have lower incomes because of their conditions.

Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain residents in Del Mar may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed in the Housing Element include the elderly, persons with disabilities (including persons with developmental disabilities), homeless people, single parents, large households, and farmworkers (**Table 13**). Many of these groups overlap, for example many farmworkers are homeless migrant workers, and many elderly people have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing.

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	--	--	--	--	--	29.7%
Senior Headed Households	652	599	91.9%	53	8.1%	30.2%
Seniors Living Alone	186	166	89.2%	20	10.8%	8.6%
Persons with Disabilities*	345	--	--	--	--	7.9%
Large Households	40	40	100%	0	0.0%	1.9%
Single-Parent Households	196	34	17.3%	162	82.7%	9.1%
Female Headed Households	712	--	--	--	--	33.0%
Female Headed Households with children	75	34	45.3%	41	54.7%	3.4%
People Living in Poverty**	300	--	--	--	--	6.9%
Farmworkers	0	--	--	--	--	0.0%
Homeless*	26	--	--	--	--	1.5%
*Number includes counts for surrounding cities (Encinitas, San Deiguito, and Solana Beach)Sources: Bureau of the Census; 2013-2017 Census and 2006-2010 ACS; Regional Housing Task Force on the Homeless, 2011.						

The following sections provide a detailed discussion of the housing needs facing each particular group in Del Mar as well as programs and services available to address their housing needs.

1. Seniors

The senior population, which is generally defined as those over 65 years of age, has several concerns: limited and fixed incomes, high health care costs, higher incidence of mobility and self-care limitations, transit dependency, and living alone. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

The limited income of many senior persons often makes it difficult for them to find affordable housing. **Table 14** shows that 1,109 persons were age 65 and over in Del Mar in 2017, an increase from 866 persons age 65 and over in 2010. This accounted for about 25 percent of residents, noticeably higher than the percentage found in neighboring cities and the region as a whole.

Jurisdiction	Total	Age 65+	Percent Age 65+
Carlsbad	113,147	18,082	16.0%
Del Mar	4,388	1,109	25.3%
Encinitas	62,595	10,582	16.9%
Oceanside	174,811	26,461	15.1%
Solana Beach	13,362	3,040	22.8%
San Diego City	1,390,966	166,922	12.0%
San Diego County	3,283,665	425,217	12.9%
<i>Source: American Community Survey, (2013-2017)</i>			

Furthermore in 2017, about 30 percent of the City's households were headed by someone 65 years old or older. Of these households, the majority (91.9 percent) owned their homes, while the remainder (8.1 percent) rented their homes.

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly sixteen percent of Del Mar's senior population was listed as having one or more disabilities in 2017 by the American Community Survey, a seven percent decrease from the 23 percent reported in 2000. Among these disabilities, the most common were ambulatory disabilities and hearing disabilities. No Seniors reported having any self-care difficulties or independent living difficulties.

According to the California Department of Social Services, in December 2019, Del Mar was home to just one State licensed assisted living facility for seniors, which had a total capacity of 6 beds, according to the State Department of Social Services. Licensed community care facilities serving six or fewer persons are permitted by right in all residential zones. Facilities serving more than six persons are conditionally permitted in the RM, R-2, and RC zones. The City also offers a Shared Housing program operated by an organization known as Community Connections that may benefit some elderly persons by pairing them with other individuals or families seeking lower-cost housing

2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one's mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are further compounded by design issues and location factors, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

The 2017 ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- Hearing Disability: Is this person deaf or does he/she have serious difficulty hearing?
- Visual Disability: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- Cognitive Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- Ambulatory Difficulty: Does this person have serious difficulty walking or climbing stairs?
- Independent Living Difficulty: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

According to the 2017 ACS, just under ten percent of the Del Mar population reported a disability as shown in **Table 15**. Of that ten percent, ambulatory difficulty tallied the highest at 4.2 percent. **Error! Reference source not found.** Hearing and vision disabilities each consisted of about 2 percent of the population, cognitive disabilities consisted of 1.1 percent and both self-care difficulties and independent living difficulties tallied under one percent of the population.

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Table 15 also shows that persons age 65 or over had the highest percentage of disabilities (4.6 percent).

Disability Type	% of Population with Disabilities			
	Under 18	Age 18 to 64	Age 65+	Total*
Hearing Disability	0.0%	0.4%	1.4%	1.8%
Vision Disability	0.0%	0.9%	0.8%	1.7%
Cognitive Disability	0.7%	0.4%	0.0%	1.1%
Ambulatory Difficulty	0.0%	1.8%	2.4%	4.2%
Self-Care Difficulty	0.0%	0.0%	0.0%	0.0%
Independent living Difficulty	--	0.4%	0.0%	0.4%
Total*	0.7%	3.9%	4.6%	9.2%

Source: American Community Survey (2013-2017)
 *Percent of total population with disability

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census and ACS do not collect or report statistics for developmental disabilities and no other source is known to have this data for Del Mar. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 65 persons in the City of Del Mar with developmental disabilities, based on the 2017 America Community Survey.

Per Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment like that required for individuals with intellectual disability, but shall not include other handicapping conditions that are solely physical in nature.

As of November 2019, The State Department of Developmental Services (DDS) provides community-based services to approximately 331,999 persons with developmental disabilities and

their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to DDS, for fiscal year 2017 to 2018, the San Diego regional Center served 29,150 persons with developmental disabilities. Thirty-six percent of the persons served by the SDRC were 6-21 years old, the highest age ranged served. Persons from 22-51 years of age compromised 30 percent of SDRC's clients, the second largest age group served. Majority of the persons served (81 percent) lived at home and were cared for by a parent or guardian.

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To address this concern, the City adopted Ordinance No. 917 which amended the City's Municipal Code to better define persons with disabilities and include allow for deviations that provide "relief from, and flexibility in, the application of the city's zoning, building, and land use laws, regulations, policies or procedures, which is necessary to provide disabled persons with an equal opportunity to use and enjoy a dwelling..." Additionally, State Development Center and Regional Centers in San Diego provide or coordinate services for persons with developmental disabilities. The Centers provide diagnosis and assessment of eligibility and help plan, access, coordinate and monitor the services and supports that are needed because of a developmental disability.

3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because many communities have a limited supply of adequately sized and affordable housing units. To save for other basic necessities such as food, clothing and

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medical care, it is common for lower income large households to reside in smaller units with inadequate number of bedrooms, which frequently results in overcrowding and can contribute to fast rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically physically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, throughout the region, single-family homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower income households.

Table 16 compares the number of large households in Del Mar to that of the San Diego region. In 2017, just under four percent of households in Del Mar consisted of five or more persons, compared to 14 percent region-wide. Among large households in Del Mar, the 2010 Census reported 69 percent owned their homes and 31 percent rented.

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Del Mar	40	0	0	2,157
Percent of Total	1.9%	0.0%	0.0%	100%
San Diego Region	76,694	31,731	21,202	1,111,739
Percent of Total	6.9%	2.9%	1.9%	100%

Source: American Community Survey, 2017

4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers often face social marginalization pressures that often limit their occupational choices and income earning potential, housing options and access to supportive services.

An estimated three percent of Del Mar households were headed by single parents in 2017 (**Table 17: Single-Parent Households in Del Mar (2017)**); the large majority of the single-parent households were headed by females (32 percent) a significant decrease from 2010 when about 70 percent of single-parent households were reported as female-headed.

	Total Households	Single-Parent Households	Percent Total Households	Female-Headed Households with Children	Percent of Single-Parent Households
Del Mar	2,157	68	3.1%	22	32.4%
San Diego Region	1,086,865	166,660	15.3%	122,707	73.6%

Source: American Community Survey (2017)

5. Farmworkers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

Currently, there are no reported residents who were employed in agriculture, forestry, fishing and hunting, and mining occupations in Del Mar. Due to the City's urban setting and the lack of farming-related land uses, there is no specific identified need for special housing for this.

6. Extremely Low-income Households and Poverty Status

2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 90 very low-income households living in the City of Del Mar. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for San Diego County. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 370 extremely low-income households in Del Mar (renters and owners). **Table 18** below, includes data characterizing affordability and cost burden for various income groups.

Table 18: Housing Problems for All Households			
Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	295	75	370
# with cost burden > 30%	295	35	330
# with cost burden > 50%	295	35	330
Very Low-Income (31-50% MFI)	75	15	90
# with cost burden > 30%	75	15	90
# with cost burden > 50%	75	15	90
Low-Income (51-80% MFI)	0	50	50
# with cost burden > 30%	0	50	50
# with cost burden > 50%	0	50	50
Moderate and Above-Income (81% + MFI)	670	1080	1750
# with cost burden > 30%	70	365	435
# with cost burden > 50%	0	200	200
Total Households	1040	1220	2260
# with cost burden > 30%	440	465	905
# with cost burden > 50%	370	300	670

Source: CHAS Data, 2012-2016.

Families, particularly female-headed families, are disproportionately affected by poverty. In 2017, seven percent of the City's total residents (300 persons) lived in poverty, a decrease from the 2000 census reporting nine percent (383) persons living in poverty. The 2013-2017 ACS reports about one percent of the City's households and no female-headed families with children in Del Mar lived below the poverty level, a three percent decrease from 2006-2010 ACS which reported four percent of households living below the poverty level.

7. Homeless

Throughout the country and the San Diego region, homelessness has become an increasingly important issue in light of the current economic conditions. Factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated, the following list the updated descriptions for homeless and the changes in the definition from HUD:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days),

and were in shelter or a place not meant for human habitation immediately prior to entering that institution.

- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Regional Task Force on the Homeless (RTFH) is San Diego County's leading resource for information on issues of homelessness. The RTFH promotes a regional approach as the best solution to ending homelessness in San Diego County. RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2019 Count was conducted on January 25, 2019 and the results are shown in **Table 19**. Oceanside had the largest homeless population of the North County coastal cities. Del Mar's homeless population includes homeless persons in Encinitas, San Dieguito, and Solana Beach.

Jurisdiction	Unsheltered	Sheltered	Total	% of County
Carlsbad	102	59	161	2.0%
Del Mar*	79	41	120	1.5%
Oceanside	290	193	383	4.7%
San Diego City	2,600	2,482	5,082	62.7%
San Diego County	4,476	3,626	8,102	100.0%

Source: Regional Housing Task Force on the Homeless, 2019.
 *Data groups multiple municipalities, this number includes counts for Encinitas, San Dieguito, Solana beach, and Del Mar.

According to RTFH, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the County. It is important to recognize that homeless individuals may fall into more than one category (for example, a homeless individual may be a veteran and a substance abuser), making it difficult to

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accurately quantify and categorize the homeless. RTFH reports the San Diego Region has seen an increase in the average length of time people reside in emergency shelters. The report shows that over 40 percent of the people who exit shelter move on to stable living conditions, but 26 percent return to homelessness within two years.

The North County region of San Diego experiences a reduced amount of homelessness compared to San Diego City and the County as a whole (**Table 19**). The City of Del Mar (including nearby cities) has the lowest count of homeless persons in the North County region, 79 unsheltered and 41 unsheltered, a total of 120 homeless persons. The City contracts with a non-profit organization Del Mar Community Connections to provide referral services for shared-housing opportunities to homeless persons and others. The Del Mar Community Connections staff is available to work with homeless persons to identify potential shared housing opportunities or refer the person to available homeless services elsewhere within the County. The Sheriff's Department also refers homeless persons found within the City to local shelters.

8. Students

The college student population in the area is another significant factor affecting housing demand. Del Mar is located near the University of California, San Diego, San Diego State University, the University of San Diego and Point Loma Nazarene University. According to the 2013-2017 ACS, 191 persons, about 4.5 percent of Del Mar's population, were enrolled in college or graduate school, of total persons enrolled in college or graduate school 157 were females (82.2 percent). While many of the City's college students reside with their parents, some students reside in Del Mar in their own independent housing. Although no policies and programs are needed to address the limited housing needs of students living in Del Mar, the City recognizes that a general lack of affordable housing is often a factor in a student's decision to move elsewhere after graduation.

F. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Del Mar to identify how well the current housing stock meets the needs of its current and future residents.

1. Housing Growth

As a built-out community with limited land resources for residential development, Del Mar experienced moderate housing growth from 1990 to 2010, reporting 3.3 percent growth over twenty years (2,514 units to 2,596 units). However, between 2010 and 2017, the Del Mar housing stock was estimated to grow from 2,596 to 2,838 units (9.3 percent growth (**Table 20**)). Overall, housing growth in the Northern Coastal County areas has been limited; however, when compared to adjacent cities, Del Mar experienced a higher percent of housing growth by a range of 7.4 percent to 3.8 percent.

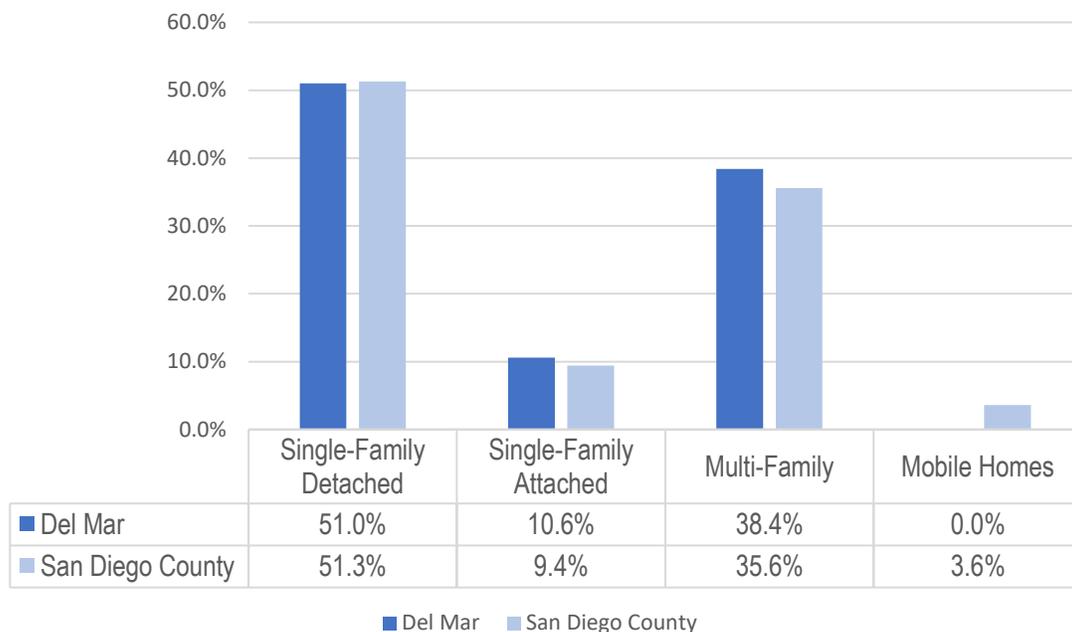
Table 20: Housing Unit Growth (2000 - 2017) San Diego Region					
Jurisdiction	2000	2010	2017	Percent Change	
				2000-2010	2010-2017
Carlsbad	33,798	44,673	47,119	32.2%	5.5%
Del Mar	2,557	2,596	2,838	1.5%	9.3%
Encinitas	23,843	25,740	26,321	8.0%	2.3%
Oceanside	59,581	64,435	66,715	8.1%	3.5%
Solana Beach	6,456	6,540	6,665	1.3%	1.9%
San Diego City	469,689	541,033	533,973	9.9%	-1.3%
San Diego County	1,040,149	1,164,786	1,195,863	12.0%	2.7%

Source: Bureau of the Census, 1990-2010 Census and American Community Survey, (2013-2017)

2. Housing Type

Del Mar maintains a diverse housing stock. In 2010 a majority of Del Mar's housing stock was made up of single-family units (69 percent). **Figure 4** shows that in 2017 single-family units still made up majority up the housing stock (61.6 percent), however multi-family units increased from 2010 to 2017 by about 7 percent from 31 percent to 38 percent. There are no mobile homes/trailers in the City.

Figure 4: Type of Housing Unit in Del Mar (2017)



Source: American Community Survey, 2013-2017

3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter-occupied. Tenure is an important market characteristic as it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2000, among the City's occupied housing units, approximately 56 percent were owner-occupied, while 44 percent were renter-occupied (**Table 21**). The homeownership rate for the City has remained relatively steady over the past 20 years. According to the 2010 Census, the homeownership rate in Del Mar decreased only slightly to 54 percent of occupied units and from 2010 to 2017 stayed consistent at 53 percent. Renter-occupied housing units made up about 46 percent of the City's occupied housing stock in both 2010 and 2017. Approximately 4.8 percent of total housing units in the City were vacant and available for rent or for sale. This vacancy rate does not include units that are for seasonal, recreational or occasional use.

Tenure	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	1,214	55.7%	1,113	53.9%	1,151	53.4%
Renter Occupied	964	44.3%	951	46.1%	1,006	46.6%
Total Occupied	2,178	100.0%	2,064	100.0%	2,157	100%

Source: Bureau of the Census, 2000 and 2010 Census and American Community Survey, 2013-2017

As shown in **Table 22**, owner-occupied households had a slightly higher average household size than renter-occupied households in 2017. The average owner-household size in 2017 was 2.19, a slight increase from the average household size of 2.15 in 2010. While the average household size for owner-occupied households has slightly increased between 2010 and 2017, renter-occupied households slightly decreased in size. Additionally, overall household size has slightly decreased, but stays around the same at about 2 persons per household.

Tenure	Average Household Size		
	2000	2010	2017
Owner-Occupied	2.22	2.15	2.19
Renter-Occupied	1.75	1.85	1.80
Total	2.01	2.02	1.99

Source: Bureau of the Census, 2000 and 2010 Census and American Community Survey, 2013-2017.

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for single-family or ownership housing, and rates of five to six percent are usually considered healthy for multi-family or rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

According to the 2017 ACS, the overall vacancy rate in Del Mar was 24 percent, and 3 percent increase from the 2010 Census that reported 20.5 percent overall vacancy rate. However, about half (50.5 percent) of these vacant units were used for seasonal, recreational, or occasional stays. Excluding these seasonally occupied units, the City has a vacancy rate of approximately four percent (0.5 percent vacant for rent and 3.6 percent vacant for sale). Additional vacancy information was obtained in Spring 2019 from the San Diego County Apartment Association (SDCAA) and is shown in **Table 23**. Vacancy rates (excluding units for seasonal, recreational, or occasional stays) were lower in Del Mar than surrounding cities in north County, where vacancy rates ranged from about 7 percent to 13.8. However, when including the units for seasonal, recreational, or occasional stays, Del Mar's vacancy rates are significantly higher.

Jurisdiction	# Vacant	Total Units	% Vacant
Carlsbad	3,838	47,119	8.1%
Del Mar	681	2,838	24%
Encinitas	2,037	26,321	7.7%
Oceanside	4,737	66,715	7.1%
Solana Beach	921	6,665	13.8%
San Diego City	36,784	533,973	6.9%
San Diego County	84,129	1,195,868	7.0%

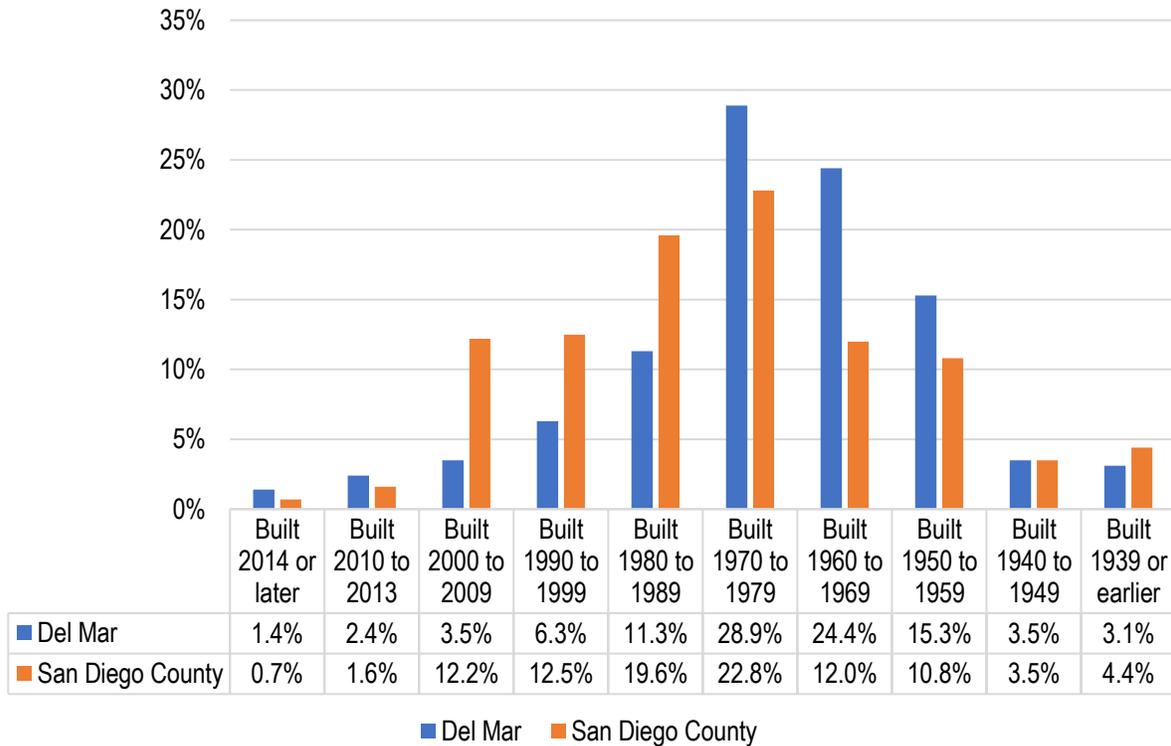
Source: American Community Survey, 2013-2017.

4. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs.

Housing growth in the City declined noticeably in the 1980s, reflecting the limited land remaining for development. Del Mar's housing stock therefore, is significantly older than the County's housing stock (**Figure 5**). About 86 percent of Del Mar's housing stock was constructed over 30 years ago, while only 57 percent of the County's housing stock is of this age. The City's growth shows a steady decline continuing to 2014.

Figure 5: Housing Stock Age



Source: American Community Survey, 2017

Typically, such a large proportion of older housing would indicate that the majority of the City's housing stock could potentially require major rehabilitation. However, due to the City's higher than average median household income and housing values, owner-occupied housing is better maintained than in many other jurisdictions. The vast majority of the City's older housing units have already undergone maintenance and remodeling efforts. According to the City Building Division, none of the housing units within the City are considered substandard, however as noted above, some of the temporary housing stock located within the Del Mar Fairgrounds is of substandard condition.

5. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to Del Mar residents.

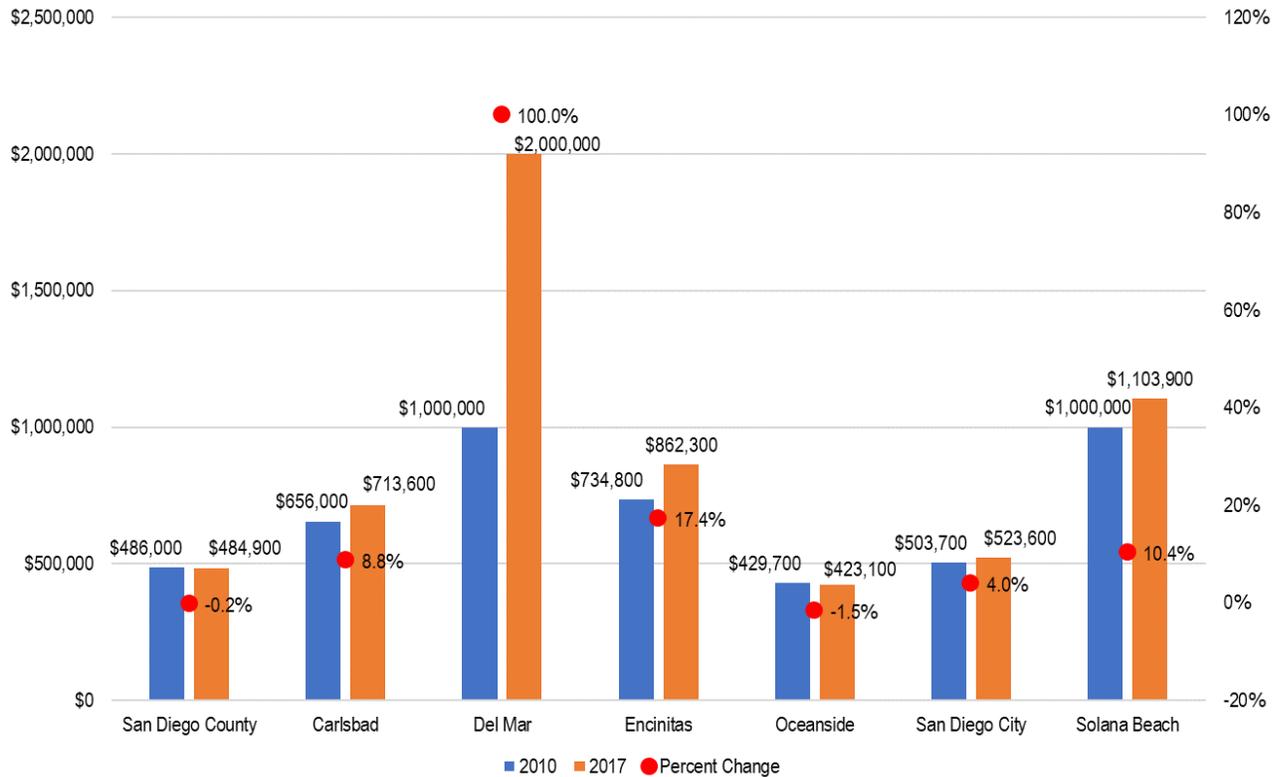
Home Ownership Market

In 2017, median home prices in the North County coastal areas of San Diego ranged from \$423,000 in Oceanside to \$2,000,000 in Del Mar (**Figure 6**). Del Mar's median home price was the highest in the North County region.

Median home sale prices in Del Mar doubled between 2010 and 2017, while surrounding cities' median home sales prices saw much lower increases and the County as a whole experienced a slight decrease in median sales price (**Table 24**). Oceanside experiences a 1.5 percent decrease

in value while Encinitas experienced a 17.4 percent increase. Compared to the peak of the housing market in 2006, median home price in Del Mar increased about 26 percent from \$1,585,000.

Figure 6: Median Home Sales Prices



Source: American Community Survey 2010 and 2017.

Table 24: Median Sales Price in Del Mar (2017)

Jurisdiction	2010	2017	Percent Change in Median Sale Price
	Price	Price	Percent
Carlsbad	\$ 656,000	\$713,600	8.8%
Del Mar	\$1,000,000	\$2,000,000	100.0%
Encinitas	\$734,800	\$862,300	17.4%
Oceanside	\$429,700	\$423,100	-1.5%
Solana Beach	\$1,000,000	\$1,103,900	10.4%
San Diego City	\$503,700	\$523,600	4.0%
San Diego County	\$486,000	\$484,900	-0.2%

Source: and American Community Survey 2010 and 2017.

Rental Market

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The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (SDCAA). SDCAA conducts two surveys of rental properties per year. For the spring 2019 survey, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Responses were received from 23,000 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling.

Table 25 shows that in the fall of 2018, average monthly rents in Del Mar ranged from \$2,338 for a one-bedroom apartment to \$2,650 for a three-bedroom apartment. In Spring of 2019, the average rent for a one-bedroom apartment decreased from \$2,338 to \$2,323, however the rent for larger apartments increased in average cost. Average costs of rent in Spring of 2019 ranged from \$1,982 for a studio to \$2,880 for a three-bedroom. Apartment rents in Del Mar are some of the highest in all of San Diego County.

Table 2519: Average Monthly Rental Rates (2019)						
Jurisdiction	Unit Type	Spring 2019 Units/ Properties Surveyed	Spring 2019 Avg. Monthly Rent	Spring 2019 Avg. Rent/Sq. Foot	Fall 2018 Avg. Monthly Rent	Spring 2018 Avg. Monthly Rent\$
Carlsbad	Studio	11/3	\$1,214	\$3.26	\$1,099	\$1,081
	1 BR	44/4	\$1,724	\$2.60	\$1,457	\$1,635
	2 BR	457/6	\$2,564	\$2.53	\$2,685	\$2,448
	3+ BR	14/2	\$2,937	\$2.36	\$0	\$2,561
Del Mar	Studio	10/1	\$1,982	\$4.35	\$0	\$1,904
	1 BR	100/4	\$2,323	\$3.18	\$2,338	\$2,207
	2 BR	133/4	\$2,675	\$2.67	\$2,806	\$2,629
	3+ BR	3/2	\$2,880	\$2.62	\$2,650	\$4,100
Encinitas	Studio	0/0	\$0	\$0.00	\$0	\$1,289
	1 BR	4/1	\$1,800	\$3.27	\$1,295	\$1,581
	2 BR	5/2	\$2,100	\$2.98	\$2,145	\$1,840
	3+ BR	1/1	\$1,350	\$0.96	\$2,150	\$2,150
Oceanside	Studio	43/4	\$1,298	\$3.02	\$1,620	\$1,123
	1 BR	257/9	\$1,420	\$2.46	\$1,503	\$1,529
	2 BR	184/11	\$1,817	\$2.03	\$1,774	\$1,844
	3+ BR	3/3	\$1,960	\$1.38	\$2,195	\$1,995
Solana Beach	Studio	0/0	\$0	\$0.00	\$0	\$1,500
	1 BR	77/1	\$2,099	\$3.10	\$2,043	\$1,985
	2 BR	91/1	\$2,443	\$2.66	\$2,391	\$2,331
	3+ BR	8/1	\$2,820	\$2.69	\$2,770	\$2,712
City of San Diego	Studio	0/0	\$0	\$0.0	--	--
	1 BR	12/4	\$1,292	\$2.70	--	--
	2 BR	30/29	\$1,850	\$1.59	--	--
	3+ BR	28/27	\$2,407	\$1.67	--	--
	Studio	0/0	\$0	\$0.0	--	--

County of San Diego (incl. City of San Diego)	1 BR	14/6	\$1,364	\$2.69	--	--
	2 BR	44/43	\$1,840	\$1.63	--	--
	3+ BR	69/65	\$2,343	\$1.56	--	--
<i>Source: San Diego County Apartment Association Survey, Fall 2019</i>						

Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Diego County are shown in **Table 26**.

Table 26 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (**Table**) and market rental rates (**Table 25**) to determine what types of housing opportunities a household can afford.

Extremely Low-income Households

Extremely low-income households earn less than 30 percent of the County AMI – up to \$22,500 for a one-person household and up to \$34,700 for a five-person household in 2019. Extremely low-income households cannot afford market-rate rental or ownership housing in Del Mar without assuming a substantial cost burden.

Very Low-income Households

Very low-income households earn between 31 percent and 50 percent of the County AMI – up to \$37,450 for a one-person household and up to \$57,800 for a five-person household in 2019. A very low-income household can generally afford homes priced between \$174,500 and \$269,500, adjusting for household size. A very low-income household at the maximum income limit can afford to pay approximately \$936 to \$1,445 in monthly rent, depending on household size. Given the high cost of housing in Del Mar, persons or households of very low-income could not afford to rent or purchase a home in the City.

Low-income Households

Low-income households earn between 51 percent and 80 percent of the County's AMI - up to \$59,950 for a one-person household and up to \$92,450 for a five-person household in 2019. The affordable home price for a low-income household at the maximum income limit ranges from \$239,500 to \$430,750. Based on the asking prices of homes for sale in 2019 (**Table 24**), ownership housing would not be affordable to low-income households. A one-person low-income

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household could afford to pay up to \$1,499 in rent per month and a five-person low-income household could afford to pay as much as \$2,311. Low-income households in Del Mar would not be able to find adequately sized affordable apartment units (**Table 25**).

Moderate income Households

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMI – up to \$111,850, depending on household size in 2019. The maximum affordable home price for a moderate-income household is \$338,000 for a one-person household and \$521,250 for a five-person family. Moderate income households in Del Mar would not be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between \$1,813 and \$2,796 per month. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

Table 26: Affordable Housing Costs (2012) San Diego County							
Annual Income		Affordable Monthly Housing Cost		Utilities Allowances, Taxes and Insurance			Affordable Purchase Price
		Rent	Sale	Rent	Sale	Taxes/ Insurance	
Extremely Low-income (30% of AMI)							
1-Person	\$22,500	\$563	\$563	\$119	\$180	\$84	\$105,000
2-Person	\$25,700	\$643	\$643	\$152	\$220	\$96	\$120,000
3-Person	\$28,900	\$723	\$723	\$222	\$261	\$108	\$135,000
4-Person	\$32,100	\$803	\$803	\$237	\$323	\$120	\$149,750
5-Person	\$34,700	\$868	\$868	\$271	\$364	\$130	\$162,000
Very Low-income (50% of AMI)							
1-Person	\$37,450	\$936	\$936	\$119	\$180	\$140	\$174,500
2-Person	\$42,800	\$1,070	\$1,070	\$152	\$220	\$161	\$199,500
3-Person	\$48,150	\$1,204	\$1,204	\$222	\$261	\$180	\$224,500
4-Person	\$53,500	\$1,338	\$1,338	\$237	\$323	\$201	\$249,500
5-Person	\$57,800	\$1,445	\$1,445	\$271	\$364	\$217	\$269,500
Low-income (80% AMI)							
1-Person	\$59,950	\$1,499	\$1,499	\$119	\$180	\$225	\$279,500
2-Person	\$68,500	\$1,713	\$1,713	\$152	\$220	\$257	\$319,500
3-Person	\$77,050	\$1,926	\$1,926	\$222	\$261	\$289	\$359,000
4-Person	\$85,600	\$2,140	\$2,140	\$237	\$323	\$321	\$399,000
5-Person	\$92,450	\$2,311	\$2,311	\$271	\$364	\$347	\$430,750
Moderate Income (120% AMI)							
1-Person	\$72,500	\$1,813	\$1,813	\$119	\$180	\$272	\$338,000
2-Person	\$82,850	\$2,071	\$2,071	\$152	\$220	\$311	\$386,000
3-Person	\$93,200	\$2,330	\$2,330	\$222	\$261	\$350	\$434,000
4-Person	\$103,550	\$2,589	\$2,589	\$237	\$323	\$388	\$482,750
5-Person	\$111,850	\$2,796	\$2,796	\$271	\$364	\$419	\$521,250
Source: California Department of Housing and Community Development, 2019 Income limits; and Kimley-Horn and Associates Assumptions: 2019 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.							

G. Affordable Housing

1. Project-Based Assisted Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to market-rate housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from January 1, 2021 through December 31, 2029.

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No publicly assisted rental housing that is deed restricted for low-income use is located in Del Mar. Therefore, no low-income rental units are considered "at risk" within the January 1, 2021 through December 31, 2029 housing analysis period.

2. Tenant-Based Rental Subsidies

As of March 2019, the City collects two In-Lieu Housing Mitigation Fees per year; the money is placed in the Housing Assistance Fund, which is used to provide subsidized rent for up to eight low and very low-income families within the City. Additionally, the County of San Diego assigns the payment standards for the San Diego Housing Voucher Program; the standards apply to the entire County region and are used when calculating the maximum subsidy for each client under the Del Mar City program administered by Del Mar Community Connections.

Effective October 1, 2018 the Housing Authority of the County of San Diego implemented a new method for calculating payment standards which resulted in nearly a 70 percent increase in payments in Del Mar. The new method is called the Small Area Market Rent and it meets the new HUD federal requirements and provides greater subsidy in high rent zip codes such as Del Mar where clients have struggled to meet the affordability test (rent is 30% of household income).

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City of Del Mar Housing Element Initial Site Assessment Summary and Capacity Analysis

2021-2029 RHNA Need for Del Mar

The 6th Cycle Regional Housing Needs Assessment (RHNA) allocation for the City of Del Mar is 163 total units. An initial assessment of available sites to accommodate RHNA obligations was conducted in December 2019. This initial assessment evaluated current RHNA obligations with sites potentially available to accommodate growth need. These included vacant lands, underutilized lands, infill properties, and commercial zones permitting residential use. A comprehensive summary of these sites is provided as an attachment to this report. The initial site capacity analysis is summarized below:

6TH Cycle RHNA Allocations vs. Candidate Sites

Income Category	RHNA Allocation	Initial Candidate Site Yield (Gross Acreage) ¹	ADU (Potential) ²	Net Dwelling Units (+/-)
Very Low (31% - 50% of AMI)	37 units	537 units	--	+436 units
Low (51% - 80% of AMI)	64 units			
Moderate (81% - 120% of AMI)	31 units	44 units	55 units	+68 units
Above Moderate (>120% of AMI)	31 units	41 units	44 units	+54 units
Total	163 units			+558 units

Notes:

1. Candidate site yield is based on gross parcel acreage and does not account for potential constraints such as steep slopes and environmentally sensitive areas that may be an impediment to development. Future analysis will determine the net yield of each candidate parcel. Includes use of commercial land classifications the permit residential uses.
2. A number of parcels have the ability to develop with Accessory Dwelling Units, or ADUs. To date the City has not had many applicants for ADUs, however recent state law and efforts by the City to encourage the development of ADUs may increase permit activity in the next planning period. All parcels within the City designated for residential uses may develop 1 ADU in addition to the primary residence, however it is not realistic to expect that all will do so. This analysis assumes that 5% of parcels may develop with ADUs in the 2021-2029 planning period.

The Housing Element must demonstrate the City’s ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. If adequate sites cannot be identified within the existing zoning, the City is required to rezone sites that can accommodate the remaining need. The City is not required to build dwelling units in order to meet their RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units.

Above Moderate Income Need

For this initial analysis, sites designated to meet the City’s above moderate income RHNA need to have the appropriate zoning and the potential to yield at least an additional 2 units. The zoning designations

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R1-10, R1-10B, and R1-40 were considered in this analysis due to their maximum allowable density of under 5 dwelling units per acre (du/ac).

The initial analysis yielded 15 parcels that meet these characteristics. These parcels have the potential to yield approximately 41 dwelling units. These parcels will need to be further analyzed to remove areas with steep slopes or environmentally sensitive factors. These are considered barriers to development and must be netted out of the gross parcel acreage when considering dwelling unit yield.

Additionally, these parcels have the potential to add accessory dwelling units (ADUs). Proposed state housing law geared towards the development of ADUs increases the likelihood that they will be developed within Del Mar. The Housing Element will adopt a methodology based on past performance and other factors such as new state law and local ordinances to estimate a number of additionally dwelling units that may be built within these zones during the planning period. Those estimated units will be counted towards meeting the above moderate income RHNA need.

Moderate Income Need

Similarly, sites designated to meet the City's moderate income RHNA also need to have the appropriate zoning and the potential to yield at least an additional 2 units. The zoning designations R1-5B, R2, RMC, RMS, RMW, and RME were considered in this analysis due to their maximum allowable density between 5 and 17.6 du/ac.

The initial analysis yielded 12 parcels that meet these characteristics. These parcels have the potential to yield approximately 44 dwelling units. While a number of other parcels within the city met these characteristics on paper, a parcel-by-parcel analysis eliminated those parcels based on a visual inspection and review. Those sites that had current conditions not conducive to new development were eliminated from initial consideration. These parcels will need to be further analyzed to remove areas with steep slopes or environmentally sensitive factors. These are considered barriers to development and must be netted out of the gross parcel acreage when considering dwelling unit yield.

Additionally, these parcels have the potential to add ADUs. Many of the parcels not considered as viable in the analysis above are prime candidates to redevelop with an ADU. The methodology for estimating the number of moderate-income ADUs is the same as shown in the above moderate-income section above.

Low & Very-Low Income Need

Sites designated to meet the City's low and very-low income RHNA need must meet the requirements of AB 1397. In summary, sites must:

- Be considered "available". Sites must either be vacant (free of any improvement or easements) or have a "realistic and demonstrated potential for redevelopment during the planning period." If more than 50% of the sites identified to meet the very low and low-income RHNA need are non-vacant, HCD will consider it an impediment to development.
- Meet size requirements, with no parcels smaller than .5 acres and no sites larger than 10 acres. HCD may consider adjacent parcels that total >.5 acres as one candidate site with additional justification provided.
- Must be able to be served by water, sewer, and dry utilities.

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- Sites may be re-used from previous housing elements but will trigger a provision which requires by-right development and at least 20% of the total units to be affordable to lower income households.

Additionally, once sites are selected, there are provisions relating to the unit capacity shown for each parcel. This is determined based on the densities of existing and past low-income development within the City.

Sites designated to meet the very low and low-income need must allow development at what is commonly referred to as a “default density.” Del Mar falls into the “Suburban” category (within a Metropolitan Statistical Area with a population greater than 2 million people, but a City population less than 25,000). The Suburban category requires a default minimum density of 20 du/ac. As Del Mar does not currently have a zoning designation that can accommodate this density, the City will need to amend its zoning standards to create one and rezone all sites chosen to meet this need with the new designation.

The initial sites analysis for the very low and low-income need yielded the following candidate sites for consideration of inclusion within the Housing Element:

- Staver Family “estate property”. This property contains a large amount of private open space and is located adjacent to areas of existing higher density development. HCD would likely require notification from the property owner indicating their intent to redevelop for residential development at the default density within the planning period. This site would not be considered vacant by HCD in its current condition.
- Camino Del Mar/Border Avenue properties. These six parcels are located adjacent to existing higher density development near the northern boundary of Del Mar. These parcels are currently unimproved and would likely be considered vacant by HCD.
- Del Mar Fairgrounds property. It is likely that the Housing Element will explore potential housing solutions to meet the very low and low-income RHNA need within a portion of the Del Mar Fairgrounds. The Fairgrounds have a 2008 Master Plan which aims to improve the existing condition of the housing stock within the property. While it can be considered a potential candidate site, additional discussions with the Del Mar Fairgrounds and HCD are required to determine the viability of the site.

In addition to the identified candidate sites, the City is currently in the process of revising the allowable uses within the North Commercial (NC) and Professional Commercial (PC) zones to allow for residential development to be built up to 20 du/ac. Properties within these zones can develop as solely commercial, solely residential, or a mixture of the two. Given the variable nature of these parcels, the Housing Element will define a strategy to adequately account for the potential of these areas that is acceptable to HCD. Assuming these revisions to the NC and PC zoning designations take place, these properties would not require any rezoning as they would allow development at the default density.

Conclusion

The initial analysis identified a number of viable sites to meet each income category of Del Mar’s RHNA. The estimation of accessory dwelling unit production will provide additional capacity on top of the identified sites.

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Del Mar will be required to rezone some parcels to allow residential development at the default density (20 du/ac) required by state law. The identification of candidate sites and the ultimate selection of sites to accommodate RHNA obligations will be determined prior to the submittal of the Draft Housing Element to HCD.

Additional analysis will now be performed to determine the net usable acreage of the identified parcels to ensure the City has the required identified area needed to meet its RHNA need. In conjunction with City Staff and the necessary parties, Kimley-Horn will work to explore additional solutions to ensure the City can accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth.

2021-2029 Del Mar Housing Element Initial Sites Summary

Above Moderate Sites	Units	# of Parcels	Acreage
R1-40	15	5	21.32
R1-14	0	0	0.00
R1-10	19	7	5.83
R1-10B	7	3	2.55
Total	41	15	29.70

Moderate Sites	Units	# of Parcels	Acreage
R1-5	0	0	0.00
R1-5B	2	1	0.31
RME	0	0	0.00
RMW	12	3	0.85
RMC	21	3	1.96
RMS	0	0	0.00
R2	9	5	1.12
RC	0	0	0.00
Total	44	12	4.23

Very Low/Low Sites	Units	# of Parcels	Acreage
R3(Prop)	317	9	15.89
NC	200	11	10.43
PC	20	3	1.11
Total	537	23	27.44

ADU Potential	# of Parcels	Unit Yield (5%)
R1-40	97	
R1-14	13	
R1-10	769	
R1-10B	19	
Sub-total	898	44
R1-5	30	
R1-5B	126	
RME	139	
RMW	133	
RMC	50	
RMS	270	
R2	367	
Sub-total	1,115	55

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Above Moderate Income Sites										
APN	Gross Parcel Acreage	Net Parcel Acreage	Description (Existing Use)	Parcel Specific Comments	Zone Designation	Overlay Zone	Density	Full Capacity (Dwelling Units)	Existing Units	Potential Units
2990726300	0.57				R1-10		4.3	2	0	2
3010241600	0.75				R1-10	WUI	4.3	3	1	2
3010103100	1.27				R1-10	BSC	4.3	5	1	4
3010243500	1.22				R1-10	WUI	4.3	5	1	4
2991861400	0.50				R1-10		4.3	2	0	2
3010243200	0.88				R1-10	WUI	4.3	3	0	3
2992604500	0.63				R1-10	WUI	4.3	2	0	2
2990204600	0.71				R1-10B		4.3	3	0	3
2990204700	0.71				R1-10B	FP	4.3	3	1	2
2990201000	1.14				R1-10B	FP	4.3	4	2	2
2992006500	5.53				R1-40	BSC, OS, WUI	1	5	1	4
2992006300	2.14				R1-40	BSC, LG, OS, WUI	1	2	0	2
2992007100	3.91				R1-40	BSC, WUI	1	3	1	2
2992003000	2.79				R1-40	BSC, WUI	1	2	0	2
2992006400	6.95				R1-40	BSC, LG, OS, WUI	1	6	1	5
Total	29.70							50	9	41

Moderate Income Sites										
APN	Gross Parcel Acreage	Net Parcel Acreage	Description (Existing Use)	Parcel Specific Comments	Zone Designation	Overlay Zone	Density	Full Capacity (Primary Dwelling Units)	Existing Units	Potential Units
2990212000	0.31				R1-5B	FP	8.7	2	0	2
3000912100	0.37				R2		12.5	4	2	2
3001821002	0.18				R2		12.5	2	1	1
3000910400	0.18				R2		12.5	2	0	2
3000941900	0.20				R2	OS	12.5	2	0	2
3001740200	0.18				R2		12.5	2	0	2
3003910800	0.24				RMC		12.5	3	1	2
2992805500	0.46				RMC	HP	12.5	5	1	4
3000308700	1.26				RMC		12.5	15	0	15
2991421100	0.29				RMW		17.6	5	1	4
2991421300	0.35				RMW		17.6	6	1	5
2992320700	0.20				RMW	FP	17.6	3	0	3
Total	4.23							51	7	44

Very Low and Low Income Sites										
APN	Gross Parcel Acreage	Net Parcel Acreage	Description (Existing Use)	Parcel Specific Comments	Zone Designation	Density	Full Capacity (Dwelling Units)	Existing Units	Potential Units	
3010100100	1.00		Staver Family "estate property". Existing private open space area.		R3 (Prop)	20	19	0	19	
3010100200	1.80		Staver Family "estate property". Existing private open space area.		R3 (Prop)	20	36	0	36	
3003211400	2.14		Staver Family "estate property". Existing private open space area.		R3 (Prop)	20	42	0	42	
2982410600	1.90		Collection of vacant parcels adjacent to the coast.	Stensrud Lazier Holding Trust	R3 (Prop)	20	38	0	38	
2982410700	3.52		Collection of vacant parcels adjacent to the coast.	Stensrud Lazier Holding Trust	R3 (Prop)	21	73	0	73	
2982412900	0.63		Collection of vacant parcels adjacent to the coast.	Delfina Mar Development C	R3 (Prop)	20	12	0	12	
2982413400	2.46		Collection of vacant parcels adjacent to the coast.	Delfina Mar Development C	R3 (Prop)	20	49	0	49	
2982413500	1.21		Collection of vacant parcels adjacent to the coast.	Delfina Mar Development C	R3 (Prop)	20	24	0	24	
2982413600	1.24		Collection of vacant parcels adjacent to the coast.	Delfina Mar Development C	R3 (Prop)	20	24	0	24	
North Commercial Parcels										
2991002800	0.51				NC	20	10	0	10	
2991002900	0.51				NC	20	10	1	9	
2991002700	0.90				NC	20	18	1	17	
2990710600	2.12				NC	20	42	1	41	
2990710700	1.42				NC	20	28	1	27	
2991004800	1.55				NC	20	31	0	31	
2991004700	1.13				NC	20	22	0	22	
2991003300	0.68				NC	20	13	0	13	
2991003400	1.13				NC	20	22	1	21	
2991003500	0.26				NC	20	5	0	5	
2991003600	0.23				NC	20	4	0	4	
Professional Commercial Parcels										
3002223100	0.56				PC	20	11	0	11	
3002223200	0.26				PC	20	5	1	4	
3002223300	0.30				PC	20	5	0	5	
Total	27.44						543	6	537	

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6th Cycle Housing Element Update - Master Schedule

Task	Projected Date
City Council Meeting – Staff Update	February 3, 2020
Housing Element Citizens’ Task Force – First Meeting (bi-weekly)	February 6, 2020
City Council Meeting – Staff Update	February 18, 2020
CEQA – Circulation of Notice of Preparation	February 19, 2020
Housing Element Citizens’ Task Force – Meeting #2 (bi-weekly)	February 20, 2020
Housing Element Citizens’ Task Force Public Workshop / EIR Scoping Meeting	Saturday February 29, 2020
Housing Element Citizens’ Task Force – Meeting #3 (bi-weekly)	March 5, 2020
City Council Meeting – Staff Update	March 9, 2020
Housing Element Citizens’ Task Force – Meeting #4 (bi-weekly)	March 19, 2020
City Council Meeting – Workshop & Scoping Recap	March 23, 2020
Community Housing Element Survey	March – April 2020
Housing Element Citizens’ Task Force – Meeting #5 (bi-weekly)	April 2, 2020
City Council Meeting – Staff Update	April 6, 2020
Housing Element Citizens’ Task Force – Meeting #6 (bi-weekly)	April 16, 2020
City Council Meeting – Public Workshop on Potential Programs	April 20, 2020
Housing Element Citizens’ Task Force – Meeting #7 (bi-weekly)	April 30, 2020
City Council Meeting – Staff Update	May 4, 2020
Housing Element Citizens’ Task Force – Meeting #8 (Last meeting)	May 7, 2020
CEQA – Publish and Circulate Notice of Availability of DIER (60-day)	May 14, 2020
City Council Meeting – Staff Update	May 18, 2020
City Council Meeting – Informational Summary of DEIR Findings	June 1, 2020
Planning Commission – Informational Summary of DEIR Findings	June 9, 2020
City Council Meeting – Staff Update	June 15, 2020
City Council Meeting – Staff Update	July 6, 2020
CEQA – End of 60-day Public Review Period of DEIR	July 13, 2020
City Council Meeting – Staff Update	July 20, 2020
City Council Meeting – Staff Update	August 10, 2020
Planning Commission – Staff Update	August 11, 2020
CEQA – Draft response to EIR comments	September 8, 2020
Planning Commission – Recommendation on Housing Element and EIR	September 15, 2020
City Council Meeting – Staff Update and Council Discussion	September 21, 2020
City Council Meeting – Staff Update and Council Discussion	October 5, 2020
Certification of EIR and Approval of Housing Element	October 19, 2020
Submittal of Housing Element to HCD	October 2020
Review of Housing Element by HCD	November 2020 - March 2021
Final Adoption of Housing Element	March 2021 – April 2021
State Certification of Housing Element	March 2021 – April 2021

Del Mar 6th Cycle Housing Element Update

Communication/Community Outreach Plan

PURPOSE

This Communication/Community Outreach Plan outlines the community outreach plan for the City of Del Mar 6th Cycle Housing Element Update (2021 – 2029). The Communication Plan includes strategies for community workshops, online engagement, and public meetings such as Planning Commission or City Council sessions.

SCHEDULE – OUTREACH ACTIVITIES

COMMUNITY WORKSHOPS

Community Workshops are an opportunity for community members and stakeholders to learn about and provide input on the 2021-2029 Del Mar Housing Element. The workshops are intended to:

- Educate the community about housing element requirements as defined by State law,
- Define issues and opportunities for housing, and
- Allow participants to provide input into policy and programmatic considerations.

There are two community workshops planned for the housing element. The first workshop will take place on Saturday, February 29, 2020. The second workshop will take place on a weeknight (date and time TBD) in order to provide a range of community engagement opportunities and times. Additional information on the content of the two community workshops is below.

Community Workshop #1/EIR Scoping Meeting – What is a Housing Element?

Topics:

- Presentation on what is in a housing element and how new State law applies
- Housing Opportunities and Constraints
- Gather input on housing element Goals, Policies, Programs and Objectives (GPPOs)

Date: February 29, 9:30a – 12:30p

Location: TBD

Community Workshop #2 – Draft Policy Review

Topics:

- Presentation of draft housing element Goals, Policies, Programs and Objectives (GPPOs)
- Presentation of Candidate Housing Element Sites

Date: TBD

Location: TBD

ATTACHMENT E - Communication/Community Outreach Plan (DRAFT)

Last Updated: January 3, 2019

CITY COUNCIL/PLANNING COMMISSION MEETINGS/STUDY SESSIONS

Throughout the planning process, the City Council will be regularly engaged to provide guidance and direction on housing policy prior to the submittal of the Draft document to HCD. City Council and Planning Commission Meetings also serve as additional opportunities for community members to provide public input on the housing element process and draft documents when available.

The following dates and anticipated meeting topics are tentative and subject to change as adjustments are made throughout the housing element planning period.

City Council Meeting #1

Topics: Presentation of the draft 2021-2029 Housing Element Community Profile (Communications Plan, Demographics, and Sites Analysis) and request City Council Selection of the Housing Element Citizen Task Force.

Date: January 13, 2020

Location: City Hall

City Council Meeting #2

Topics: Presentation and discussion of Community Workshop #1/Community Survey Tool findings and comments on the Notice of Preparation (NOP) and Scoping Session

Date: March 23, 2020

Location: City Hall

City Council Meeting #3

Topics: Presentation and discussion of draft housing element programs

Date: April 20, 2020

Location: City Hall

City Council Meeting #4

Topics: Presentation and discussion of Draft Environmental Impact Report (DEIR) findings

Date: June 1, 2020

Location: City Hall

Planning Commission Meeting #1

Topics: Presentation and discussion of Draft Environmental Impact Report (DEIR) findings

Date: June 9, 2020

Location: City Hall

City Council Meeting #5

Topics: Discussion of draft responses to Environmental Impact Report (EIR) comments

ATTACHMENT E - Communication/Community Outreach Plan (DRAFT)

Last Updated: January 3, 2019

Date: September 8, 2020

Location: City Hall

Planning Commission Meeting #2

Topics: Presentation of Draft Housing Element for anticipated Planning Commission recommendation

Date: September 15, 2020

Location: City Hall

City Council Meeting #6

Topics: Anticipated certification of the Environmental Impact Report (EIR) and adoption of the 2021-2029 Del Mar Housing Element

Date: October 19, 2020

Location: City Hall

HOUSING ELEMENT CITIZENS' TASK FORCE

The mission of the 6th Cycle Housing Element Citizens' Task Force (Task Force) is to:

- Aid the City in the processing and development of the 6th cycle Housing Element Update in preparation of the associated environmental document for compliance with the California Environmental Quality Act (CEQA);
- To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
- Discuss and provide feedback on potential goals, policies, programs, and objectives to be included within the 6th Cycle Housing Element during preparation of the associated CEQA document.

The Task Force is anticipated to meet every other week for a three-month period to accomplish the tasks listed above. The schedule, including frequency of meetings and duration of the working group's engagement with the process may change throughout the housing element process with some weeks requiring additional involvement and some requiring less.

The goal of the working group is to provide continuous community feedback on draft portions of the document to the City Council, City Staff, and the Consultant throughout the entire process.

COMMUNITY SURVEY TOOL

To supplement the planning process, an online engagement presence for the Housing Element will be established. The online presence will include:

- Dedicated webpage on the City's website (www.delmar.ca.us/HousingElement)
- Community Survey and online engagement tool (MetroQuest)

The City's website will be updated throughout the housing element process to keep the public informed of major project milestones as well as recent discussion from public workshops, Planning Commission, and City Council Meetings. The website will act as an informational portal that tracks the progress of Del Mar's 2021-2029 housing element. This will allow community members to get answers to commonly



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asked questions so that those who wish to stay up-to-date have a resource available at all times. The City webpage is currently available at the link shown above.

The Community Survey tool is an important component of the community outreach process. It provides community members and stakeholders with the ability to give input on the housing element process at their own pace and at a time that works for their schedule. A MetroQuest outreach platform specific to the City of Del Mar's 2021-2029 Housing Element process will be utilized to gather input in addition to the feedback collected at the community workshops. The setup will take users through several screens with the ability to:

- Review informational material on Del Mar's Housing Element
- Answer open-ended questions
- Geographically locate feedback on an interactive map
- Participate in prioritization exercises
- Provide comments/questions to the housing element team

Data collected through the Community Survey tool will be analyzed in conjunction with feedback received at the community workshops. The tool is anticipated to go live at the first community workshop and be available for several weeks. A summary of this information is anticipated to be presented and discussed at the March 23rd, 2020 City Council Meeting.

DRAFT HOUSING ELEMENT DOCUMENT PUBLIC REVIEW PROCESS

The draft housing element document, including the community profile, goals, policies, programs, objectives (GPPOs), and candidate sites will be made available to the public for input at multiple points throughout the project. The outline below details the different components of the public review process. As noted above, two Community Workshops, two Planning Commission meetings, and six City Council meetings are anticipated between today and October 2020. This will allow for monthly opportunities for members of the public to provide input on the project in addition to the Community Survey Tool.

Department of Housing and Community Development (HCD) Submittal Process

The Department of Housing and Community Development (HCD) is the governing body that reviews the draft housing element of any city or county in California. Once the housing element is deemed to adequately meet the requirements of State law, HCD provides the city with a letter of substantial compliance for their housing element for adoption locally by City Council.

As part of the HCD review process, the City is required to submit the draft housing element to HCD for a sixty-day review period, during which the draft document will also be made available to the public for a Public Review period spanning the same time period. At the end of the sixty-day review period, HCD will provide the city with a comment letter which outlines any potential revisions to the document that are necessary to obtain the letter of substantial compliance.

California Environmental Quality Act (CEQA) Review Process

As part of the housing element process, the city is required to complete environmental analysis pursuant to CEQA that studies and addresses the potential impacts of housing at the proposed densities and in the proposed areas that candidate sites are located. It is assumed that an Environmental Impact Report (EIR) will provide the appropriate level of CEQA review. The process begins on February 29, 2020 at the first

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Community Workshop which will also serve as the EIR Scoping Meeting. At this meeting, members of the public may provide input on matters relating to the housing element. This information will subsequently be reviewed as part of the EIR comment review process.

Planning Commission and City Council meetings are anticipated in June 2020 to review Draft EIR findings. Similar to the HCD review process, the Draft EIR document is required to be released to the public for a sixty-day review public review period. The City will then review all comments received during the public review period and provide a publicly available response to comments. Finally, the Draft EIR will go to Planning Commission for recommendation and City Council for anticipated adoption in October 2020.

Public Hearings

Once HCD provides a letter of substantial compliance, the City of Del Mar will need to adopt the 2021-2029 Housing Element locally and send proof of adoption to HCD for final certification. As detailed above, both the Planning Commission and City Council will be engaged throughout the housing element process. Public hearings for the potential recommendation of the document by Planning Commission and adoption by City Council are anticipated for October 2020.