



# 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 <sup>th</sup> 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	<b>37 units</b>
Low (51% to 80%)	\$43,151	\$69,040	<b>64 units</b>
Moderate (81% to 120%)	\$69,041	\$103,560	<b>31 units</b>
Above Moderate (120% or more)	\$103,560	> \$103,560	<b>31 units</b>
<b>TOTAL</b>			<b>163 units</b>

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

More information about the 6<sup>th</sup> 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](http://www.delmar.ca.us/HousingElement)



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### 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

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