

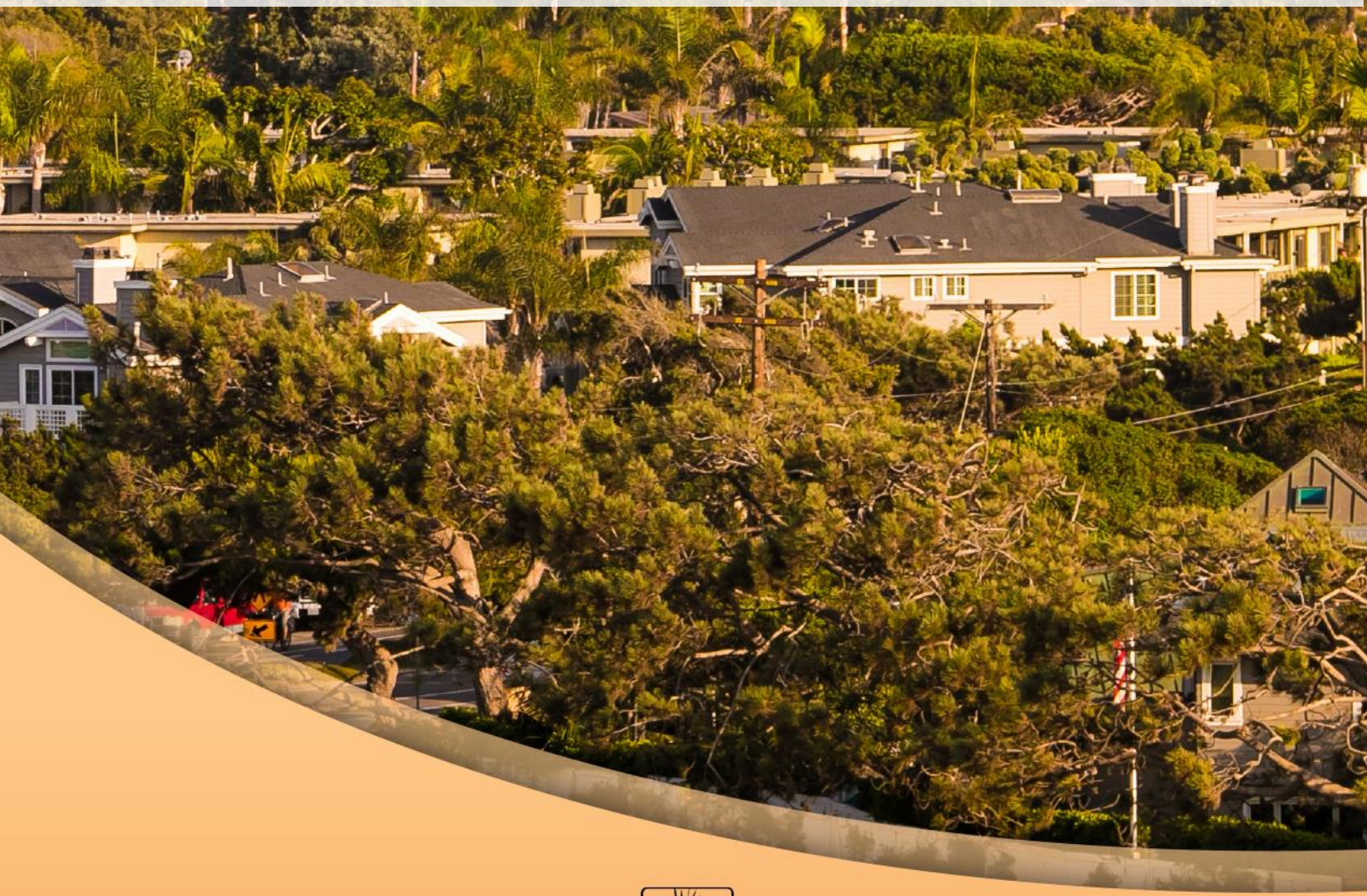
City of Del Mar Housing Element Update (2021-2029)

2021 DRAFT



Revised: March 2021

Draft reflects changes approved by the City of Del Mar City Council on October 5, 2020.



CITY OF DEL MAR™

Del Mar 6th Cycle Housing Element Update 2021-2029

Draft March 2021

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Chapter 1: Introduction



CHAPTER 1: INTRODUCTION

A. CITY OF DEL MAR COMMUNITY PLAN: HOUSING ELEMENT

This document is the City of Del Mar's Housing Element as updated for the 6th Cycle planning period of 2021-2029. The Housing Element is part of the Del Mar Community Plan, which is the General Plan for the City of Del Mar. The California Government Code requires that the Housing Element be included in a city's General Plan as one of seven mandatory elements that express the community's values, goals, and vision for the future. The Housing Element identifies and analyzes the City's existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The Housing Element identifies ways in which the housing needs of all economic segments of the community, including residents and the local workforce, can be met to achieve the City's overall housing goal:

City of Del Mar's Stated Housing Goal

> *"Inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Del Mar"*

B. ROLE OF THE HOUSING ELEMENT

The Housing Element, as part of the Del Mar Community Plan, establishes housing-related actionable programs that are intended to guide City decision-making related to land use planning and development activities for the planning period 2021-2029 in accordance with the City's stated housing goals and State law. The Housing Element includes strategies for maintenance of existing housing and action-oriented programs to increase the capacity for additional housing options within the local housing supply as necessary to meet the current and future needs of people living and working in Del Mar. Implementation of these strategies will require that the City process a series of future actions, referred to as the Housing Element implementation program, for compliance with California housing law.

C. STATE HOUSING LEGISLATION

1. BACKGROUND

Housing is an issue of the highest priority for the State of California. The California Legislature determined that a primary housing goal for the State is to ensure that every resident has a decent home and suitable living environment. Section 65580 of the California Government Code describes the goal in detail:

a. *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
b. *The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.*

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c. *The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.*
d. *Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*

California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans (Del Mar Community Plan) not less than once every eight years. Prior to the 6th Cycle Housing Element Update for the 2021-2029 planning period, Del Mar's Housing Element was updated in 2013 for the 5th Cycle (2014 to 2021).

Multiple changes to California Housing Element law have become effective since processing of the City's 5th Cycle Housing Element. In particular, the State increased its ability to enforce Housing Element requirements, and the ability for interested persons to challenge the City's compliance with Housing Element law. Pursuant to California Government Code Section 65585, the State has a greater range of penalties that can be imposed on jurisdictions for non-compliance. This puts the City at risk of exposure to a variety of fiscal impacts and regulatory impacts that could reduce local control over housing-related decision-making. Jurisdictions that do not comply also risk the State imposing a more frequent Housing Element update cycle.

The 6th Cycle Housing Element Update was prepared to comply with State housing law, as amended, and all other federal, state and local requirements, as necessary to demonstrate compliance with State law and gain State certification.

2. STATE REQUIREMENTS ADDRESSED IN THE HOUSING ELEMENT

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. **Table 1-1** summarizes the State's Housing Element requirements and identifies where the applicable California Government Code sections are addressed in the City's 2021-2029 Housing Element.

Table 1-1: Housing Element Requirements

Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.C
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B

Table 1-1: Housing Element Requirements		
Issues Requiring Analysis	**Gov. Code Section**	**Reference in Housing Element**
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A.2
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A.1
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: persons with disabilities, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E.3
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.B.5
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 2.G.1
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.2
Identification of the City's goals relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4-Housing Goals 1 and 5
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4.C
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 3.B
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the San Diego Association of Governments.	Section 65583.e	Section 3.B.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.		Section 3.C
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A
Source: State of California, Department of Housing and Community Development.		

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3. REGIONAL HOUSING NEEDS ASSESSMENT

This Housing Element accommodates the number of dwelling units and associated household income levels as allocated to the City through the Regional Housing Needs Assessment (RHNA) process. Del Mar is a member agency of the San Diego Association of Governments (SANDAG). SANDAG is responsible for preparing and determining the RHNA for all jurisdictions within the SANDAG region as part of each eight-year Housing Element cycle. State Housing law (Government Code Section 65583) requires the Housing Element include the City's plan to address its RHNA allocation, which is the City's assigned "fair share" of the total regional housing needs. For the 6th Cycle Housing Element Update (2021-2029), the City was allocated a total of 163 units, including 37 for very low-income, 64 for low-income, 31 for moderate-income, and 31 for above-moderate income households.

Housing Element law requires that the City demonstrate that there are adequate sites to accommodate RHNA. State law also requires that the city maintain adequate sites at all times throughout the Housing Element planning period. When there are not a sufficient number of sites with appropriate densities (20 dwelling units per acre in Del Mar), the Housing Element must include a program to make adequate sites available early in the planning period (generally within the first three years).

The City did not meet its assigned regional housing need for the 5th Cycle Housing Element. Therefore, the 6th Cycle Housing Element includes two upzone programs from the 5th Cycle that remain an obligation for the City to complete to create adequate sites. These are referred to as "carry over" programs. The City also failed to complete a required rezone program, which means that there are also "carry over" units for low income households that remain an obligation for the City to accommodate. Since the City failed to complete these programs to meet its RHNA during the 5th Cycle planning period, Assembly Bill 1233 (Gov. Code Section 65583 and 65584.09) requires that within the first year of the 6th Cycle Housing Element, the City must upzone or rezone enough sites to accommodate the unmet need in the 5th Cycle in addition to actions needed to meet the RHNA for the 6th Cycle. This means that in addition to the 163 RHNA units, the City has 12 units for its unmet 5th Cycle low income RHNA that will "carry over" from the 5th Cycle Housing Element. Therefore, the total adequate sites production need for the 2021-2029 Planning Period is 175 units.

Housing Element Chapter 4 includes the City's Housing Plan, which identifies the future implementation actions that the City will take to meet its RHNA and the 5th Cycle carryover obligations. Some of the programs are intended to increase housing capacity; others are focused on strategies to facilitate lower income units. Throughout the document bold type is used to help identify when the discussion relates to an action program in the Housing Plan. Actions that the City will take to meet its RHNA include: Housing **Program 1F** (no net loss), **Programs 1B-1D** (North Commercial, Professional Commercial, and Central Commercial Zone)..

D. RELATIONSHIP TO OTHER COMMUNITY PLAN ELEMENTS

The Housing Element is one of multiple required elements in the Del Mar Community Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the Del Mar Community Plan. The City's Housing Element identifies programs and

resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

All Elements in the Del Mar Community Plan contain policies to maintain the quality of life in Del Mar. In accordance with these policies, the overall goal of the Housing Element is to "*preserve and enhance the special character of Del Mar, the elements of which are a village-like community of substantially single-family residential character, a picturesque and rugged site, and a beautiful beach."* These policies are implemented through the enforcement of regulations (local, state, and federal) that protect sensitive biological resources, protect coastal access and preserve existing open space and recreation areas, require compliance with acceptable noise levels in residential areas, and that protect and provide for public safety related to safe transportation networks for pedestrians, bicycles, automobiles, and other transit, as well as provide protection and minimize risk from other hazards.

The Del Mar Community Plan is organized into three main sections (Environmental Management, Community Development, and Transportation) that apply in addition to the Housing Element, which is published as a separate document. The Environmental Management, Community Development, and Transportation policies contained in the Community Plan are applicable to all discretionary permit applications, including housing that would be facilitated by the Housing Element.

The Environmental Management section of the Del Mar Community Plan includes policies for the preservation of natural resources, protection of areas and people susceptible to seismic and flooding hazards, and preservation and enhancement of open space. Future housing that is facilitated by the Housing Element Update will be reviewed for consistency with the environmental management policies; and applicable project-level conditions of approval and mitigation requirements will be imposed accordingly.

The Community Development section establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. The Community Plan identifies land use designations that apply to real property and that specify where housing is an allowed use. Where residential is an allowed primary use, the Community Plan land use designation identifies the associated density range that applies. The Community Development section also identifies lands designated for a range of commercial and office uses creating employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City. One objective of the Housing Element Implementation Program is to better align the land use designations in the Community Development section with the City's housing goals to increase housing capacity in commercial zones by allowing residential as a primary use or part of a mixed use project where dwelling units are provided up to a density of 20 dwelling units per acre. Future housing that is facilitated by the Housing Element Update will be reviewed for consistency with the community development policies; and project-level conditions of approval and mitigation requirements will be imposed accordingly.

The Transportation section of the Community Plan also affects the implementation of the Housing Element. The Circulation element policies within this section promote a balanced circulation system that accommodates pedestrians, bicycles, automobiles, and public transit. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City. As mentioned above, an objective of the Housing Element is to facilitate the location of new housing in close proximity to jobs and services, which will help reduce the associated vehicle miles of travel between uses. Future housing that is facilitated by

the Housing Element Update will be reviewed for consistency with the Transportation-related policies; and project-level conditions of approval and mitigation requirements will be imposed accordingly.

The Housing Element has been reviewed for internal consistency with the City's other Community Plan components. The policies and programs in the Housing Element provide consistency with applicable policies contained in the Community Plan. If portions of the Community Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained throughout the Community Plan.

As required by statute, the Housing Element update triggers additional updates to the City's Community Plan including the Safety Element (SB 1241, Gov. Code Sections 65302, 65302.5, 65040.20 and 66474.02 and Section 21083.01 of the Public Resources Code) and inclusion of Environmental Justice policies (SB 1000, Gov. Code Section 65302).

The City is currently in the process of developing a Scope of Work and Schedule for the Safety Element Update and compliance with SB 1000. It is anticipated the funding and completion of this work will be finished in 2021.

E. IMPACT OF COVID-19

On February 14, 2020, the County of San Diego (County) Board of Supervisors declared a local health emergency in the County of San Diego due to the public health threat of the novel Coronavirus (COVID-19). On March 4, 2020, California Governor Gavin Newsom declared a state of emergency in the State of California due to COVID-19's public health threat. On March 14, 2020, the Del Mar City Council proclaimed a Local Emergency, as defined by Government Code §8558(c), in the City of Del Mar (City) due to the COVID-19 pandemic. These constraints are out of the control of the City.

The relative impacts of COVID-19 on the existing and future housing needs within Del Mar are not known at this time, but it may influence short-term and long-term housing policy and program considerations within the community. The City acknowledges the substantial impact that this pandemic has had and may have on housing needs in the community.

F. PUBLIC PARTICIPATION

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Del Mar conducted extensive public outreach activities beginning in 2019. These outreach efforts included:

- Dedicated web page on City's website
- Updates and presentations to the City Council and Planning Commission and Informational Discussion Sessions with the City Council and Planning Commission
- Nine meetings with the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force (one of which was an in-person Community Workshop)

- One Saturday Community Workshop
- Small group meetings (in-person and via phone or zoom)
- One community housing survey via Metroquest
- Email-blasts announcing draft document availability and public outreach information on upcoming public meetings and opportunities for public participation
- Articles in the City Managers weekly updates (emailed and posted to web page)
- Numerous mailers and newspaper ads
- Noticed Public Hearings

Project materials, including summaries from community workshops and public meetings, notices, and documents for public review were made readily available on the City's dedicated Housing Element webpage on the City's website.

Outreach for the 6th Cycle Housing Element to the Del Mar community, included the following actions:

- **6th Cycle Housing Element Ad-Hoc Citizens' Task Force -** A Citizens' Task Force was appointed by the City Council at the January 13, 2020 City Council meeting. The mission of the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force (Task Force) was 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 met every other week for approximately four months to accomplish the tasks listed above**. The Citizens' Task Force also held an in-person Community Workshop on Saturday, February 29, 2020.**

- **Community Workshop#1 –** The City conducted a community workshop on Saturday, February 29, 2020 at the Del Mar Town Hall that was advertised using both handouts and mailed flyers as well as postings to the City's website. The Workshop had over 35 in-person attendees and 55 persons who viewed the workshop online. At the workshop, participants were provided with an overview of the planning process. The City's RHNA obligations and engaged in an interactive exercise to focus on and identify the following:
  - What creative ways can Del Mar Provide Housing in Existing Commercial and Residential Areas;
  - What types of Community Assistance Programs can the City Provide to Facilitate Housing; and
  - How can the City Incorporate Public Lands into the Housing Element Strategy.

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- **Community Housing Survey –** The City released a web-based survey as a part of the 6th Cycle outreach efforts. The survey was available online on the City's Housing Element page from March 16, 2020 to April 22, 2020. The Survey was live and accessible for about five weeks and included a series of multiple choice and free response questions; the survey had a total of 296 participants who completed the survey. The purpose of the Community Survey was to gather additional input on the 6th Cycle Housing Element's potential programs, policies, removal of constraints, and areas adequate to provide housing. The Community Survey tool was an important component of the community outreach process. It provided 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.
- **City Council and Planning Commission Informational Discussion Sessions –** The City's outreach efforts included both City Council and Planning Commission informational update sessions to engage the City's decisions-makers throughout the Housing Element Update process. The sessions were both educational of the Housing Element's importance and purpose, as well as informational of current progress of the update and proposed goals, policies and programs. In total, the City held sixteen City Council Sessions and two Planning Commission Study Sessions.
- **Housing Element Update Website –** A website was developed for public information and education. The website provided relevant information about the update process, key features of the Housing Element, a project timeline and calendar of events for outreach activities. The website also provided a link to the community survey tool as well as staff contact information for residents and community members to send additional comments or request additional information. The Housing Element Update website is located on the City's Website.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Appendix C contains a summary of all public comments regarding the Housing Element received by the City during the update process.

[Note: This section to be updated prior to Final City Council adoption of the Housing Element and Certification of the EIR to include additional public meetings, hearings and outreach occurring throughout the Public Review and Hearing process.]

G. DATA SOURCES

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- 2000 and 2010 Census
- American Community Survey
- Regional Analysis of Impediments to Fair Housing (AI)
- Regional Forecast by the San Diego Association of Governments (SANDAG), 2019
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2019
- Home Mortgage Disclosure Act (HMDA) lending data

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- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2019
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2012-2016
- San Diego Apartment Association Survey, 2019
- City of Del Mar, 2013-2021 Housing Element
- City of Del Mar 22 in 5 Report, May 2018

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

H. HOUSING ELEMENT ORGANIZATION

This Housing Element represents the City's housing policies and programs for the 2021-2029 6th Cycle Planning Period. The Housing Element is comprised of the following Chapters:

Chapter 1: Introduction contains a summary of the content, organization and statutory considerations of the Housing Element.

Chapter 2: Community Profile contains an analysis of the City's population, household and employment base, and the characteristics of the existing housing stock.

Chapter 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing identifies and considers governmental and non-governmental constraints on production, maintenance, and affordability of housing. This Chapter provides a summary of housing resources, including available sites to accommodate future housing growth, and funding and financial resources available. There are three subsections of this Chapter including Housing Constraints, Housing Resources, and Affirmatively Furthering Fair Housing.

Chapter 4: Housing Plan addresses Del Mar's identified housing needs, including the City's housing goals, policies and programs. This Chapter identifies future implementation actions that will be pursued as strategies to increase housing capacity and demonstrate a plan to feasibly make adequate sites available to address the City's assigned RHNA for lower income households. Throughout the Housing Element where specific action programs are discussed, a reference to the more detailed discussion of the action program in Chapter 4 is provided in bold type.

Appendices: The Housing Element includes various appendices to provide supplementary background resources and analysis. The analysis and information in these sections is a requirement of the Housing Element Update process. These appendices include:

- **Appendix A –** Review of Past Performance of Adopted 5th Cycle Programs
- **Appendix B –** Summary of Adequate Sites Analysis for the 6th Cycle Housing Element
- **Appendix C –** Summary of Outreach for the 6th Cycle Housing Element
- **Appendix D –** Glossary of Housing Terms

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Chapter 2: Community Profile



CHAPTER 2: COMMUNITY PROFILE

This Community Profile for the City of Del Mar Housing Element 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 Association of Governments (SANDAG), 2000 and 2010 U.S. Census, 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 and future housing needs of 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 U.S. Census reported that Del Mar's population declined from 4,860 in 1990 to 4,161 in 2010 (**Table 2-1**). 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 available to accommodate new growth, Del Mar is expected to experience the lowest percentage of average annual growth compared to neighboring jurisdictions and other incorporated cities in San Diego County.

Table 2-1: Population Growth (1990-2020)

Jurisdictions	Population						Percent Change	
	1990 Actual	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2050 Projected	1990-2010	2020-2050
Carlsbad*	63,126	105,328	107,674	118,450	124,351	124,518	66%	5%
Del Mar	4,860	4,161	4,194	4,399	4,672	4,732	-14%	8%
Encinitas*	55,386	59,518	60,346	62,908	65,264	66,670	7%	6%
Oceanside*	128,398	167,086	169,319	177,840	188,597	189,377	30%	6%
Solana Beach*	12,962	12,867	13,000	13,367	14,207	14,870	-1%	11%
San Diego City	1,110,549	1,307,402	1,321,315	1,453,267	1,665,609	1,777,936	18%	22%
San Diego County	2,498,016	3,095,313	3,143,429	3,435,713	3,853,698	4,068,759	24%	18%

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 in many communities is that:

- Young adults favor apartments, low- to moderate-cost condominiums, and smaller or more affordable single-dwelling units.
- Mature adults provide the primary market demand for moderate to high-end condominiums and single-dwelling residences.
- The senior population (65 years and older) traditionally tends to generate demand for low- to moderate-cost apartments and condominiums, communal residential settings, and mobile homes.
- As the population ages, housing needs and preferences may also change.

In Del Mar, single dwelling unit housing has been the long-standing preference for most households, regardless of age. To create a balanced and sustainable community that can accommodate the needs of the current and future population, it is important to provide a more diverse range of housing options that accommodate the needs of various age groups.

Figure 2-1 compares changes in the age composition of Del Mar's population from 2010 to 2017, while **Table 1** 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).

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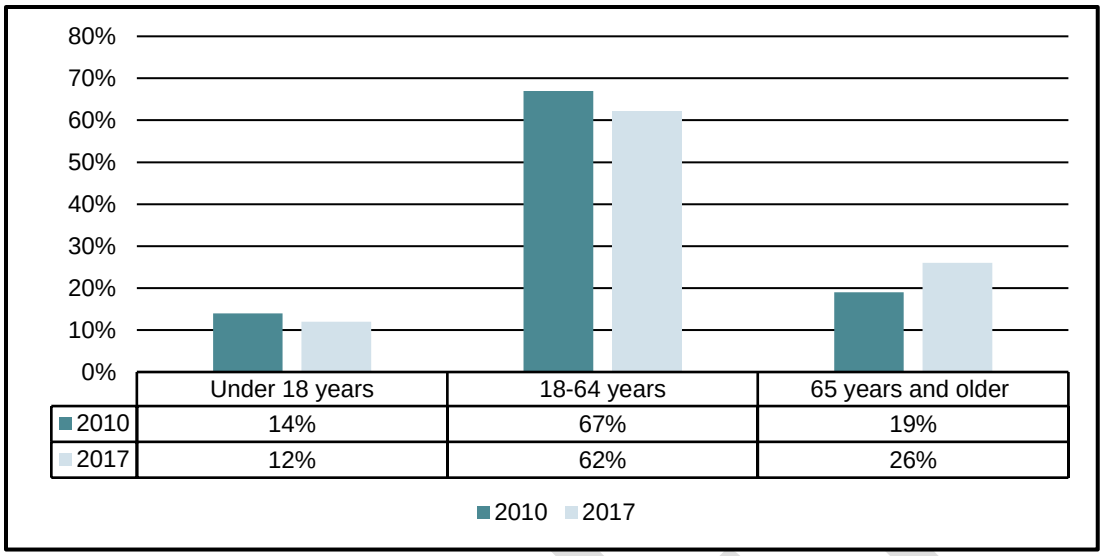
Figure 2-1: Age Distribution (2010-2017) – Del Mar



Source: American Community Survey, (2017).

Table 1-2: 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 AND 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, approximately 91 percent of Del Mar residents were White; by 2017, that number increased 5 percent to roughly 96 percent. **Table 2-3** 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.

Table 2-3: Racial Composition (2017) – San Diego County Cities and Region

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 a 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, large hospitality industry and large amounts of seasonal agricultural harvesting). Typically, 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 2-4**). 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 all 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. Del Mar also had a total of nine percent of those employed in arts, entertainment, recreation and retail, important sectors of both the hospitality and the local retail industry.

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Table 2-4: Employment Characteristics (2006-2017) – Del Mar				
Industry	2006-2010 ACS		2013-2017 ACS	
	Del Mar Employment %	Countywide Employment %	Del Mar Employment %	Countywide 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%**

Sources: American Community Survey "ACS" (2006-2010 and 2013-2017)

Table2-5 displays average annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area in 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 retail sales offer lower wages.

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Table2-5: Mean Salary by Occupation - San Diego County (2019)	
Occupation Type	**Mean 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**
Source: California Employment Development Division, Occupational Wage data, 2019.	

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 community has a high percentage of senior-aged households with fixed incomes, it may offer home maintenance assistance programs to address for deferred maintenance and further contribute to safe and sanitary housing conditions.

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 considered group quarters and are not considered households. This section details the various household characteristics that affect housing needs.

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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 percentage of the total households which has remained consistent since 2010 and is a much smaller proportion than that found in other area jurisdictions or countywide (**Table2-6**). The table below does not represent all household types and some families may fall into more than one category (i.e. families with children and large households).

Table2-6: Household Characteristics (2017)

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 2-7 shows from 2000 to 2010, the percentage 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 declined. **Table 2-7** 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.

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Table 2-7: Changes in Household Types (2000 – 2017) – Del Mar										
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 may also indicate the character and size of housing units, which represent a primary component of the 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 2-8** 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).

Table 2-8: Average Persons per Household in 2017	
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
Source: American community Survey (2017).	

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 or 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. The 2019 AMI for San Diego County was $86,300 for a hypothetical family of four.

- **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 -ow, and low-income groups are commonly referred to as "lower income."[1]

Comprehensive Housing Affordability Strategy (CHAS) estimates of households by income category are based on 2006-2016 American Community Survey (ACS) data and presented in **Table 2-9**. In 2016, approximately 77 percent of Del Mar households earned moderate or above moderate incomes, 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 have significant assets and/or equity that can be relied upon.

Table 2-9: Households by Income Category in Del Mar in 2016

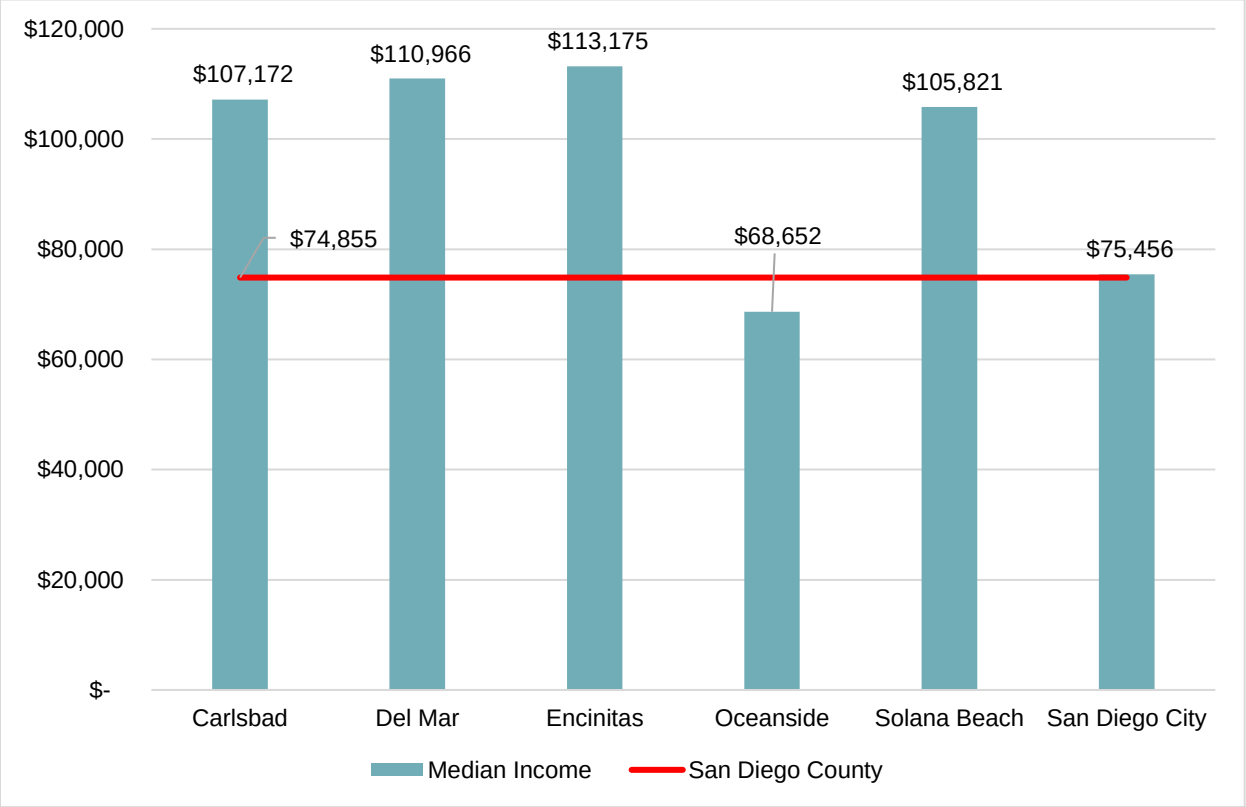
Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	370	16.4%
Very Low (31 to 50% AMI)	90	4.0%
Low (51 to 80% AMI)	50	2.2%
Moderate or Above (over 80% AMI)	1,750	77.4%
Total	**2,260**	**100.0%**

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

[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).

Household incomes in Del Mar tend to be higher than those in the San Diego County, $110,966 in Del Mar and $74,855 in the County. However, Households in Del Mar are only moderately higher than nearby North County jurisdictions such as Carlsbad and Solana Beach. The City of Encinitas had a slightly higher median household income of $113,175 in 2018. **Figure 2-2** and **Table 2-2** compare household income in Del Mar to those of the San Diego region between in 2018. This difference can be attributed to a high proportion of City residents employed in high paying management and professional service occupations (**Table 2-4 and Table2-5**).

Figure 2-2: Median Household Income by City (2018)

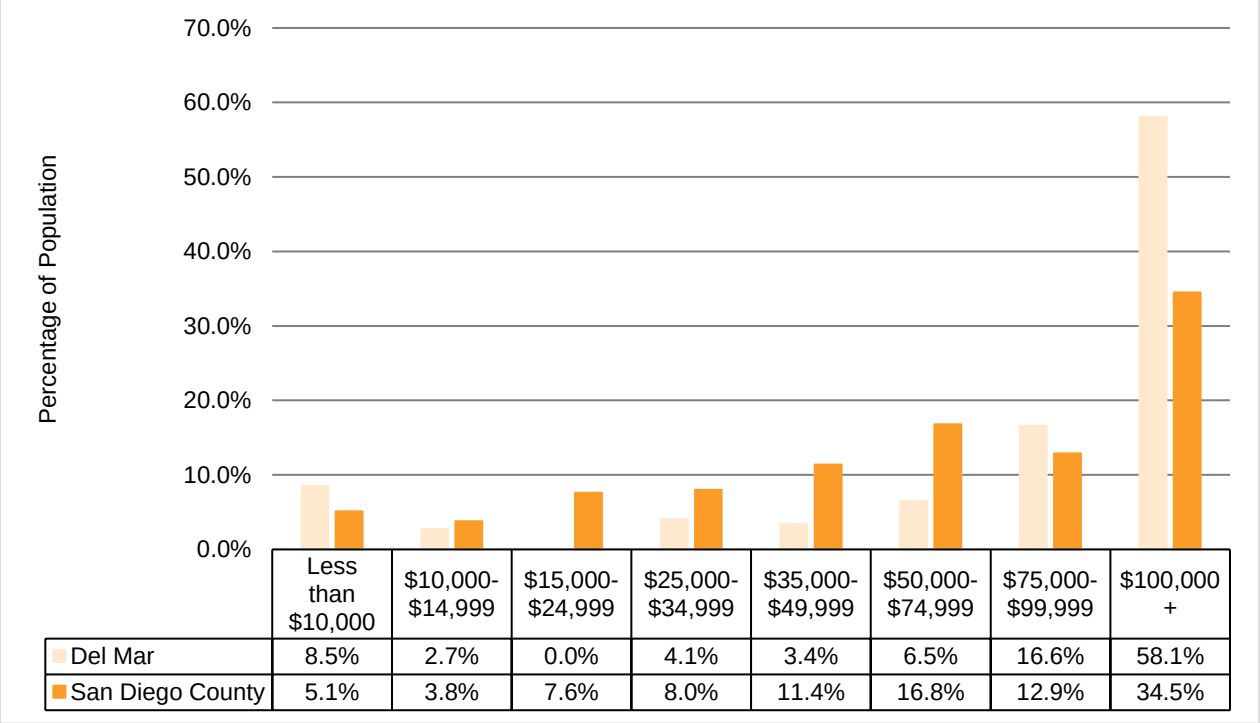


Source: Bureau of the Census, American Community Survey, 2018.

Table 2-2: Median Household Income in Del Mar (2013-2017)		
Jurisdiction	**Median Household Income**	**Percent Above/ Below Regional Median**
Carlsbad	$107,172	43.2%
Del Mar	$110,966	48.2%
Encinitas	$113,175	51.2%
Oceanside	$68,652	-8.3%
Solana Beach	$105,821	41.4%
San Diego City	$75,456	0.8%
San Diego County	$74,855	--
Source: Bureau of the Census, American Community Survey, 2013-2017.		

The ACS data (2018) indicates that approximately 16 percent of the Del Mar households earned less than $25,000 (Figure 2-3). 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 48.2 percent higher than the County median income, and the second highest in the North County Region next to Encinitas.

Figure 2-3: Household Income (2018)



	Less than $10,000	$10,000-$14,999	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000 +
Del Mar	8.5%	2.7%	0.0%	4.1%	3.4%	6.5%	16.6%	58.1%
San Diego County	5.1%	3.8%	7.6%	8.0%	11.4%	16.8%	12.9%	34.5%

Source: Bureau of the Census, American Community Survey, 2018.

D. HOUSING PROBLEMS

The Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. 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 2-3**). Housing problems considered by CHAS include:

- 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 slightly 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.

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Table 2-3: Housing Assistance Needs of Lower Income Households (2000) – Del Mar								
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)								

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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 2-4**). 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 of 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 2-4: 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%

Sources: Bureau of the Census (2000) and American Community Survey (2006-2010 and 2013-2017).

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2. COST BURDEN AND OVERPAYMENT

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 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 2-3, presented earlier, provides cost burden details 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%.

Policy Consideration:
Housing Element ***Program 7A, 7D,*** *and* ***7J*** *address the diverse financial needs of Del Mar residents.*

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 2-5**). 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.

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Table 2-5: Special Needs Groups in Del Mar (2017)						
Special Needs Group	**# of People or Households**	**Number of Owners**	**% Owners**	**Number of Renters**	**% Renters**	**% 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*	120	--	--	--	--	1.5%
**Number includes counts for surrounding cities (Encinitas, San Dieguito, and Solana Beach)* *Sources: Bureau of the Census; 2013-2017 Census and 2006-2010 ACS; Regional Housing Task Force on the Homeless, 2019.*						

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 characteristics that raise housing-related 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 housing design that meets accessibility needs, smaller units, 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 2-6** 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, which is a noticeably higher percentage compared to other cities.

Table 2-6: Persons Age 65 and Over by City (2017)			
Jurisdiction	**Total Population**	**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%
Source: American Community Survey, (2013-2017)			

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Furthermore in 2017, about 30 percent of the City's households were headed by someone 65 years 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 experienced by seniors due to relatively fixed incomes, many seniors experience various disabilities and self-care limitations. Approximately sixteen percent of Del Mar's senior population identified one or more disabilities in 2017 according to the American Community Survey, representing 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 Del Mar Community Connections that may benefit some elderly persons by pairing them with other individuals or families seeking lower-cost housing.

Policy Consideration:
Housing Element ***Programs 4A, 7C****, and* ***7H*** *address the diverse housing needs of Del Mar's senior population.*

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 that is universally designed to meet the needs of all abilities. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for assistance with the necessary 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?
- Self-Care Disability: Does this person have difficulty dressing or bathing?
- 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 2-15**. Of the population with disabilities (9.2%), ambulatory difficulty represented about half of the reported disability types. 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. **Table 15** also shows that persons age 65 or over had the highest percentage of disabilities (4.6 percent).

Table 2-7: Disability Status in Del Mar (2017)

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;

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- 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. According to DDS, for fiscal year 2017 to 2018, the San Diego Regional Center (SDRC) 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. A majority of the persons served by the SDRC (81 percent) lived at home and were cared for by a parent or guardian.

In Del Mar, approximately 55 residents are served by the San Diego Regional Center, including 23 persons under the age of 18 and 32 persons 18 years of age and older. According to the San Diego Regional Center, most individuals who receive SDRC services live in the home of a parent or guardian. This is the case for individuals in the City of Del Mar who receive SDRC services. None of the individuals in Del Mar who receive SDRC services are residents of a community care facility or intermediate care facility.

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

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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 Reasonable Accommodations Regulations and Procedures via Ordinance No. 917 which amended the City's Municipal Code to better define persons with disabilities and include allowances 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, the 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 support and services that are needed because of a developmental disability.

Policy Consideration:
*Housing Element **Programs 4A** and **7C** addresses accessibility of residential and community care facilities to persons in need of assistance essential for daily living.*

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

Securing housing large enough to accommodate all members of a household can be more challenging for renters, because there is typically more rental supply available on multiple-dwelling unit lots where rental units are typically smaller one, two, or three-bedroom units . Apartment complexes offering units with four or more bedrooms are rare. Therefore, it is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, throughout the region, single-dwelling unit homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower income households, which is also a factor that affects large households.

Table 2-16 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.

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Table 2-16: Large Households in Del Mar (2017)				
Jurisdiction	Persons in Household			Total Households
	5 persons	6 persons	7+ persons	
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				

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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 mothers often face social marginalization pressures that 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 2-17**: Single-Parent Households in Del Mar (2017). In 2017, it was reported that the majority of the single-parent households were headed by men (about 68 percent) compared to 32 percent headed by women. This represents a significant change in the trend. In 2010, about 70 percent of single-parent households in Del Mar were reported as female-headed households.

Table 2-17: Single-Parent Households in Del Mar (2017)

Jurisdiction	Total Households	Single-Parent Households	Percent Total Households	Female-Headed Households with Children	Percent of Single-Parent Households
Del Mar	**2,157**	**63**	**3.0%**	**20**	**32%**
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. Seasonal Racetrack and State Fairgrounds workers do not meet the classification as “farmworkers” per the State; and therefore, are addressed separately in Section G.3, “Seasonal and Temporary Workers”.

According to California Employment Development Department 2020 employment data, 3,290 persons were employed in agricultural occupations in San Diego County. The 2017 ACS employment data indicates there are no reported residents in Del Mar employed in agriculture, forestry, fishing and hunting, and mining occupations. Due to the City’s more urbanized setting and the lack of farming-related land uses, there is no specific identified need for special farmworker housing.

The City has no evidence of any significant farming activities or farming-related employment in the community. Some residents may care for and harvest locally grown fruits, vegetables, eggs, seafood, meats, horticulture and other related items but there is no indication these activities influence the need for specialized farm worker housing in Del Mar.

6. EXTREMELY LOW-INCOME HOUSEHOLDS AND POVERTY STATUS

The 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 2-18** below, includes data characterizing affordability and cost burden for various income groups.

Table 2-18: 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	690
# 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**	**1,080**	**1,750**
# with cost burden > 30%	70	365	435
# with cost burden > 50%	0	200	200
Total Households	**1,,040**	**1220**	**2,260**
# 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 American Community Survey reports about one percent of the City's households and no female-headed families with children in Del Mar lived below the poverty level; representing a three percent decrease from the 2006-2010 American Community Survey, which reported previously that four percent of households in Del Mar were living below the poverty level.

Policy Consideration:
*Housing Element **Program 7D** extends rental assistance to very low-income families, elderly, and disabled.*

7. HOMELESS

Homelessness has become an increasingly important issue. Factors contributing to the rise in incidents of homelessness include unemployment and underemployment, a lack of affordable housing (especially for extremely low-income households), reductions in funding allocations directed to the poor, and the de-institutionalization of persons who are defined as mentally ill and lack housing alternatives and mental health resources.

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 includes the updated descriptions for what constitutes "homelessness" and explains how the definition from HUD changed:

- 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 that 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.

The HUD definition does not include the following: 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 2-19**. Oceanside had the largest homeless population in the North County coastal area. Del Mar's homeless population includes homeless persons in identified in Encinitas, Solana Beach, and the San Dieguito Community Plan area of San Diego County.

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Table 2-198: Homelessness in Del Mar and Surrounding Cities (2019)				
Jurisdiction	**Unsheltered**	**Sheltered**	**Total**	**% of County**
Carlsbad	102	59	161	2.0%
Encinitas*	**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 listed as "Encinitas" is noted as inclusive of counts for the Cities of Encinitas, Solana Beach, and Del Mar and the San Dieguito area of San Diego County.

According to RTFH, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, who are typically more visible to the general public and have greater access to services/assistance and (2) rural homeless, who are generally more "hidden", including farm workers and day laborers who may occupy the hillsides, canyons and fields of the northern regions of the County. Generally, the key to Homeless Crisis Response Systems include prevention and diversion and take a housing first approach. Housing options that can reduce homelessness include Emergency Shelter/Bridge Housing, transitional housing, permanent supportive housing, and connection to resources which help individuals and families quickly exit homelessness, return to housing in the community, and maintain long-term housing stability (referred to as rehousing). 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 2-19**). The count of homeless persons attributed to the City of Del Mar is reflected as a combined count that applies to the City of Encinitas, City of Solana Beach, rural community of San Dieguito in the County of San Diego, and City of Del Mar, and is the lowest count of homeless persons in the North County region including, 79 unsheltered and 41 unsheltered for a combined total of 120 homeless persons. The City contracts with a non-profit organization, Del Mar Community Connections, to provide referral services for potential shared-housing opportunities available within the City of Del Mar and elsewhere within the County. St. Peters Church in Del Mar also provides resources and assistance to people experiencing homelessness. The Sheriff's Department also refers homeless persons found within the City to local shelters.

The Community Resource Center is a local non-profit organization that partners with the City to provide community-oriented programs and services in Del Mar, including services for the homeless and unsheltered population. This organization partners with a variety of agencies, local faith-based organizations, and local non-profit organizations to provide services to individuals experiencing homelessness on a year-round basis.

St Peter's Episcopal Church in Del Mar, a local faith-based organization, offers a "Helping Hands" program to provide services throughout the calendar year to individuals experiencing homelessness. These services

include assistance with acute health problems, advocacy services, and connections to supportive housing/service settings. In 2020, the Helping Hands program at St. Peter's Church estimates they cumulatively served a total of about 2,080 guest visits, including their repeat clientele who visit daily. The majority of these service visits are attributed to individuals within the persistent unsheltered population who participate in the program every day. The service provider describes their repeat clients as individuals who tend to be older and typically access the Helping Hands services via public bus transit service from communities located outside of Del Mar. During the peak of the COVID pandemic (March to December 2020), the Helping Hands program experienced a temporary increase in the number of guests requesting services (with estimated average daily service totals as high as 15 to 28 per day). The temporary increase in requests for daily Helping Hands services and anecdotal reports that up to 4-6 individuals may have been sleeping in the outdoor environs was likely an effect commonly experienced throughout the State as a result of the temporary job losses and service cuts that occurred during the COVID pandemic.

Policy Consideration:
*Housing Element **Program 4B** contains provisions for emergency, transitional and supportive housing to persons or families experiencing housing insecurities and homelessness.*

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. Additional colleges and universities within 25 miles of Del Mar include the University of San Diego, Miramar Community College, and Mira Costa Community College. Other major schools in the San Diego region include California State University San Marcos and San Diego State 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 the total persons enrolled in college or graduate school, 157 were females (82.2 percent). Currently, the City does not have any policies or programs that specifically address the housing needs of students living in Del Mar.

Policy Consideration:
*Housing Element **Program 7I** provides housing resources on available affordable housing options or assistance to students living in Del Mar.*

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 projected housing needs of current and future residents.

1. HOUSING GROWTH

As a built-out community with limited land available for residential development, Del Mar experienced moderate housing growth from 2000 to 2010, reporting 1.5 percent growth over ten years (2,557 units to 2,596 units). Between 2010 and 2018, the Del Mar housing stock was estimated to grow at a faster rate (3.8 percent) from 2,596 to 2,695 units (**Table 2-20**).

Table 2-20: Estimated Housing Unit Growth (2000 - 2018) San Diego Region					
Jurisdiction	**2000**	**2010**	**2018**	**Percent Change**	
				2000-2010	**2010-2018**
Carlsbad	33,798	44,673	47,117	32.2%	5.5%
Del Mar	**2,557**	**2,596**	**2,695**	**1.5%**	3.8%
Encinitas	23,843	25,740	26,142	8.0%	1.6%
Oceanside	59,581	64,435	66,475	8.1%	3.2%
Solana Beach	6,456	6,540	6,631	1.3%	1.4%
San Diego City	469,689	541,033	540,644	9.9%	-0.1%
San Diego County	1,040,149	1,164,786	1,204,884	12.0%	3.4%
Source: Bureau of the Census, 1990-2010 Census and American Community Survey, (2018).					

2. HOUSING TYPE

Del Mar's housing stock consists primarily of single dwelling units. The existing housing stock is gradually transitioning to meet changing housing needs. In 2010 a majority of Del Mar's housing stock was made up of single dwelling units (69 percent). **Figure 2-4** shows that in 2017 single dwelling units still made up a majority of the housing stock (61.6 percent); however, the number of multiple dwelling units increased from 2010 to 2017 by about 7 percent from 31 percent to 38 percent. There are no mobile homes in the City.

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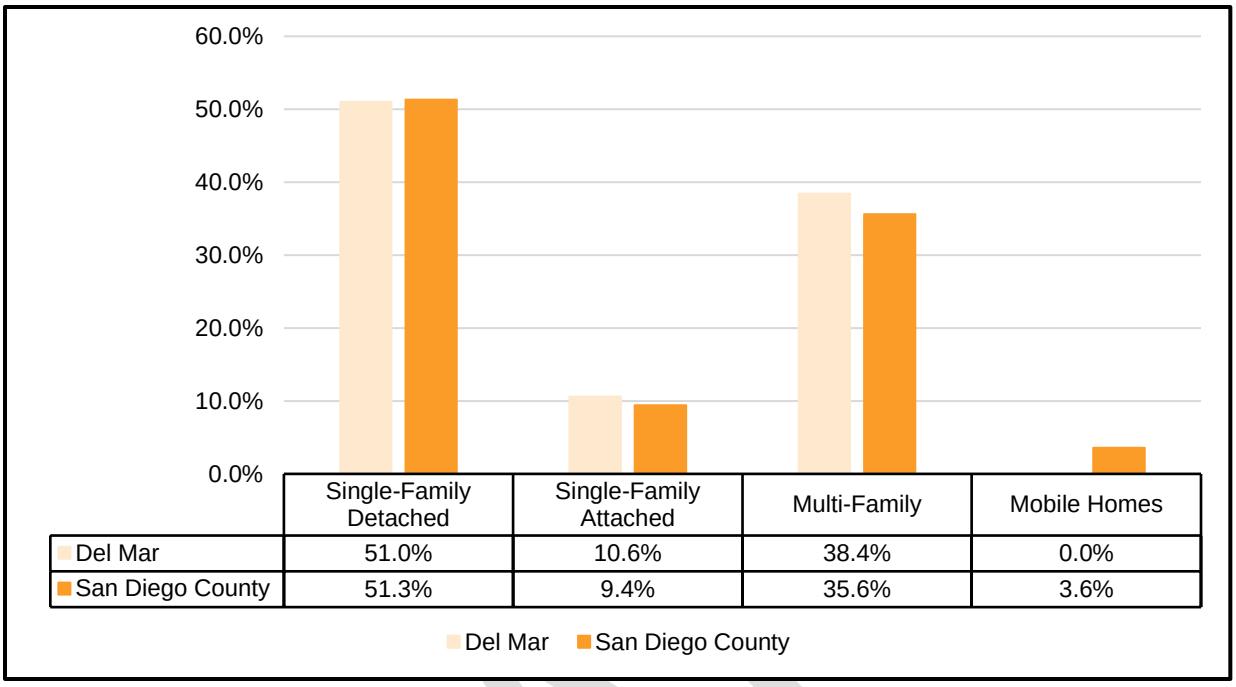
Figure 2-4: Type of Housing Unit in Del Mar (2017)



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 relatively 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.

Table 2-21: Tenure of Occupied Units (2000-2010) – Del Mar						
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 2-22**, owner-occupied households had a slightly higher average household size than renter-occupied households did in 2017. The average owner-household size in 2017 was 2.19, which is 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, the average household size for renter-occupied households slightly decreased. Additionally, overall household size has slightly decreased, but stays around the same at about two persons per household.

Table 2-22: Tenure of Occupied Units (2000-2017) – Del Mar			
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 two to three percent are generally considered healthy rates for ownership housing, and rates of five to six percent are generally considered healthy rates for 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, which represented an increase from the 2010 Census that reported a 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 rental 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 2-23**. According to SDCAA, vacancy rates in Del Mar were

much higher than other jurisdictions in North County. The vacancy rates in San Diego, Oceanside, Encinitas, Carlsbad, and Solana Beach ranged from about 6.9 to 13.8 percent, while Del Mar's vacancy rate in 2017 was 24 percent. However, after removal of the short-term vacancies (vacation and seasonal), the data more accurately shows that the City of Del Mar's vacancy rate for long-term rental and homeownership is closer to 4 percent.

Policy Consideration:
Program 5C within the Housing Element addresses actions the City will take to address short-term vacation rentals and measures to preserve the City's long term housing stock.

Table 2-23: Vacancy Rates by Community (2017)

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.

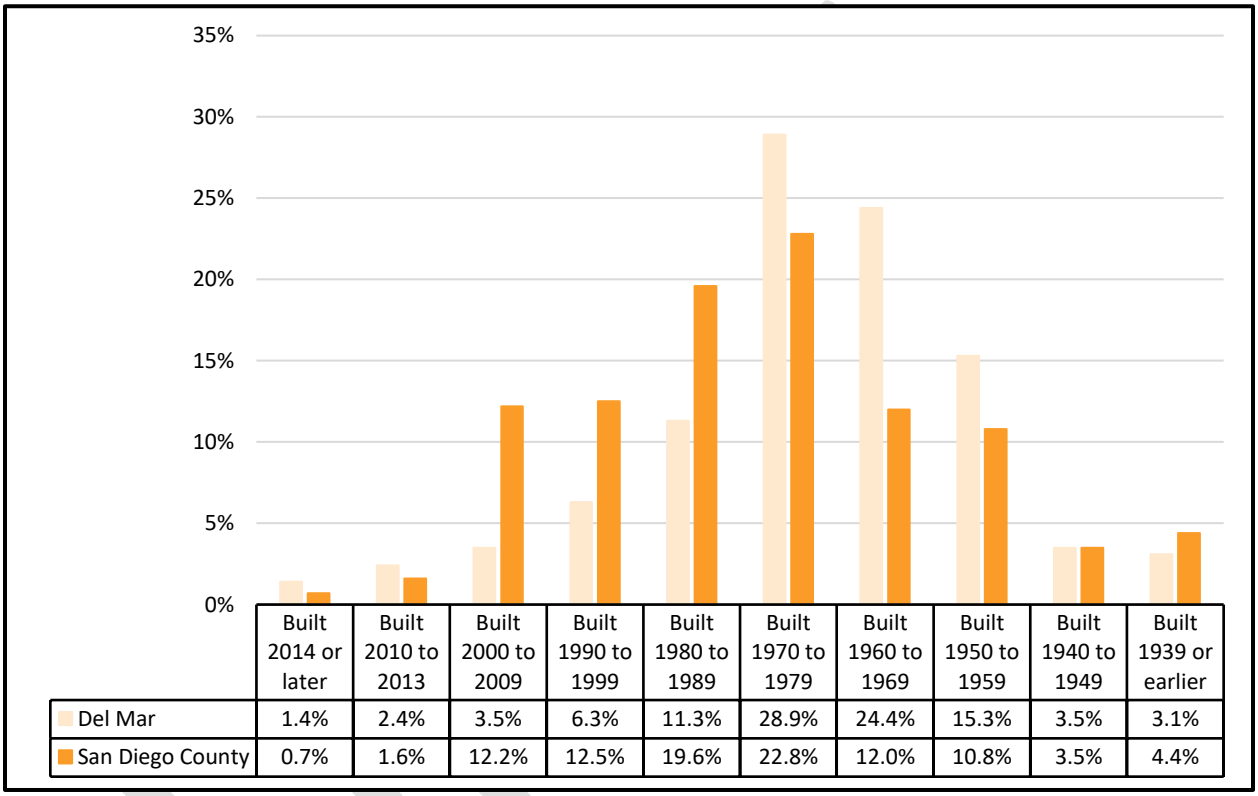
Most of the housing stock in the City of Del Mar was built between 1950 and 1980. Housing growth in the City declined noticeably in the 1980s. In comparison to San Diego County, most of Del Mar's housing stock was built at a higher rate than the County during the years between 1950 and 1980; and more recently has trended slightly above the County in terms of housing stock built during the years from 2010 to the present (**Figure 2-5**). About 86 percent of Del Mar's housing stock was initially constructed over 30 years ago, compared to 57 percent of the County's housing stock.

Typically, such a large proportion of older housing would indicate that the majority of the City's housing stock could be subject to major rehabilitation need. However, due to the City's higher than average median household income and housing values, owner-occupied housing is highly maintained. The vast majority of the City's older housing stock has undergone maintenance, improvements and remodeling efforts.

According to the City's Building Division, none of the housing units within the City are identified as substandard. However, it should be noted that some of the temporary housing stock that is located on the State Fairgrounds property is housing that lacks a separate bathroom, separate kitchen, and direct access to the unit from outside of the building or through a common hall. While this housing on State-owned property is not within the land use authority of the City of Del Mar and has not been counted towards the

City's existing housing stock, it has been identified in the Housing Element as existing housing within the mapped boundary of the City of Del Mar that is likely in need of rehabilitation. Potential rehabilitation of these units will be addressed through implementation of Housing Program 3A. It is anticipated that the City of Del Mar and 22nd District Agricultural Association will collaborate to improve the existing housing stock on the State Fairgrounds property through rehabilitation and/or replacement of these units to ensure the new housing meets applicable State and local codes and standards.

Figure 2-5: Housing Stock Age



	Built 2014 or later	Built 2010 to 2013	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Del Mar	1.4%	2.4%	3.5%	6.3%	11.3%	28.9%	24.4%	15.3%	3.5%	3.1%
San Diego County	0.7%	1.6%	12.2%	12.5%	19.6%	22.8%	12.0%	10.8%	3.5%	4.4%

Source: American Community Survey, 2017

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 2-6**). 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 2-24**). The City of Oceanside experienced a 1.5 percent decrease in value while

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

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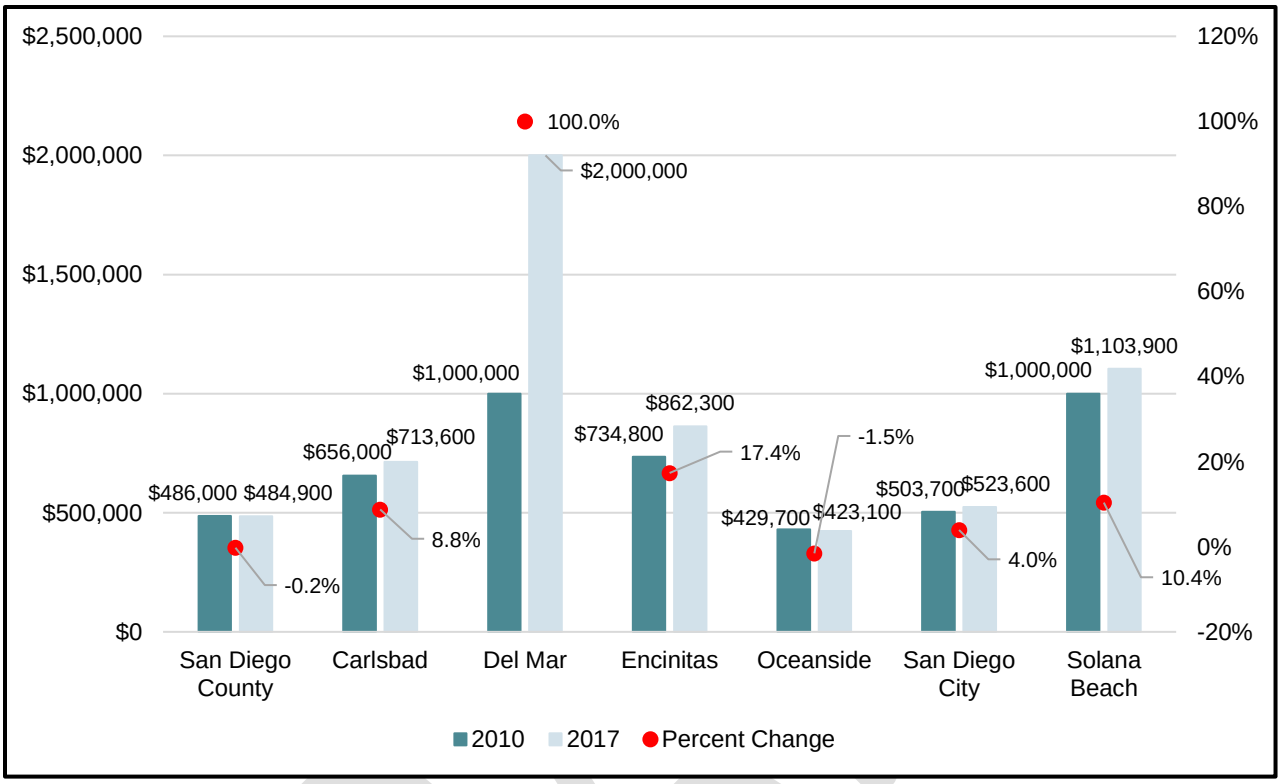
Figure 2-6: Median Home Sales Prices



Source: American Community Survey 2010 and 2017.

Table 2-24: Median Sales Price in Del Mar (2017)

Jurisdiction	2010 Median Sales Price	2017 Median Sales Price	Percent Change in Median Sale Price
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

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 and should only be used for general reference purposes.

Apartment rents in Del Mar are some of the highest in all of San Diego County. **Table 2-25** 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.

Table 2-259: Average Monthly Rental Rates Survey Summary (2019)

Jurisdiction	Unit Type	Spring 2018 Avg. Monthly Rent$	Fall 2018 Avg. Monthly Rent	Spring 2019 Avg. Monthly Rent	Spring 2019 Avg. Rent/Sq. Foot	Spring 2019 Units/ Properties Surveyed
Carlsbad	Studio	$1,081	$1,099	$1,214	$3.26	11/3
	1 BR	$1,635	$1,457	$1,724	$2.60	44/4
	2 BR	$2,448	$2,685	$2,564	$2.53	457/6
	3+ BR	$2,561	$0	$2,937	$2.36	14/2
Del Mar	**Studio**	**$1,904**	**$0**	**$1,982**	**$4.35**	**10/1**
	1 BR	**$2,207**	**$2,338**	**$2,323**	**$3.18**	**100/4**
	2 BR	**$2,629**	**$2,806**	**$2,675**	**$2.67**	**133/4**
	3+ BR	**$4,100**	**$2,650**	**$2,880**	**$2.62**	**3/2**
Encinitas	Studio	$1,289	$0	$0	$0.00	0/0
	1 BR	$1,581	$1,295	$1,800	$3.27	4/1
	2 BR	$1,840	$2,145	$2,100	$2.98	5/2
	3+ BR	$2,150	$2,150	$1,350	$0.96	1/1
Oceanside	Studio	$1,123	$1,620	$1,298	$3.02	43/4
	1 BR	$1,529	$1,503	$1,420	$2.46	257/9
	2 BR	$1,844	$1,774	$1,817	$2.03	184/11
	3+ BR	$1,995	$2,195	$1,960	$1.38	3/3
Solana Beach	Studio	$1,500	$0	$0	$0.00	0/0
	1 BR	$1,985	$2,043	$2,099	$3.10	77/1
	2 BR	$2,331	$2,391	$2,443	$2.66	91/1
	3+ BR	$2,712	$2,770	$2,820	$2.69	8/1
City of San Diego	Studio	--	--	$0	$0.0	0/0
	1 BR	--	--	$1,292	$2.70	12/4
	2 BR	--	--	$1,850	$1.59	30/29
	3+ BR	--	--	$2,407	$1.67	28/27
County of San Diego (incl. City of San Diego)	Studio	--	--	$0	$0.0	0/0
	1 BR	--	--	$1,364	$2.69	14/6
	2 BR	--	--	$1,840	$1.63	44/43
	3+ BR	--	--	$2,343	$1.56	69/65

Source: San Diego County Apartment Association Survey, 2019

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 homeowner and rental prices for residents in San Diego County are shown in **Table 2-26**.

Table 2-26 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 2-25**) 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 2-24**), ownership housing would not be affordable to low-income households. A one-person low-income 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 2-25**).

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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 2-26: Affordable Housing Costs (2019) 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 multiple dwelling rental units that currently receive rental assistance and that are eligible to convert to market-rate housing due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this analysis of "at-risk housing" covers the period from January 1, 2021 through December 31, 2029.

The analysis identified that the City of Del Mar currently does not have any publicly assisted rental housing that is deed restricted for low-income use. Therefore, no low-income rental units are considered "at risk" within the January 1, 2021 through December 31, 2029 housing analysis period for the 6th Cycle Housing Element Update.

2. TENANT-BASED RENTAL SUBSIDIES

As of March 2019, the City collects two In-Lieu Housing Mitigation Fees per year. The first one is a reduction fee that is imposed when there is a net loss of units; and the second is the inclusionary housing mitigation fee imposed on new housing development. 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 San Diego Housing Voucher Program payment standards, which apply to the entire San Diego region and are used when calculating the maximum subsidy for each client under the City of Del Mar's rental assistance program that is 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 the total amount of rental assistance payments paid to eligible tenants in Del Mar. The new method is called the Small Area Market Rent. 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 (where rent is a maximum of 30% of household income).

3. TEMPORARY AND SEASONAL WORKERS

The State's 22nd District Agricultural Association oversees the State Fairgrounds property in Del Mar, which comprises roughly 20 percent of the land area of the City and roughly 78% of the land area of identified candidate housing sites within the City. The San Diego County Fair and the Del Mar Racetrack employ a large number of workers in temporary positions during the annual Fair and horse racing seasons and for numerous other special events conducted intermittently on the property. Jobs associated with the annual Fair and race meet events are comprised primarily of low-paying positions. Due to the transient nature of seasonal work, workers may reside outside of Del Mar and may travel to work and/or live at the State Fairgrounds in Del Mar only when temporary employment is available.

Temporary housing is available on the State Fairgrounds property for approximately 1,200 people on a seasonal basis. Many of the employees utilizing the various sleeping quarters, especially during the San

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Diego County Fair and horse racing season, are persons with lower incomes, such as carnival workers and equine grooms. Currently, on-site housing for temporary employees is provided in the form of:

- Up to 110 recreational vehicle (RV) parking spaces are available during the San Diego County Fair to carnival workers, carnival operators, commercial exhibitors, and members of the Future Farmers of America (FFA) and 4-H and their parents; and during the racing season to horse handlers and horse grooms. For the remainder of the year, the RV spaces are available for a variety of uses, including, for participants who show exhibits at various shows and special events occurring at the State Fairgrounds and general low-cost visitor accommodations use by visitors traveling in their RVs.
- Multiple dorm buildings containing basic sleeping rooms with shared bathroom facilities available during the San Diego County Fair to carnival workers, and members of the Future Farmers of America (FFA) and 4-H and their parents; and during the racing season to horse handlers and horse grooms. For the remainder of the year the sleeping rooms are locked and not used for housing.

In 2008, the 22nd District Agricultural Association adopted a Master Plan that includes a residential component. It identifies the demolition of the existing dormitory style housing that is currently used by seasonal workers, which at the time was planned to be replaced by 78 new units that would be available for its seasonal workers and some of its permanent employees. However, the temporary housing arrangements located on the State Fairgrounds are not considered long-term housing options as they are not used as long-term housing units, the facilities do not provide for independent dwelling units with a separate bathroom and kitchen, and the individual "dorms" do not have direct private access to the unit from outside of the building. This means that these units do not meet the census definition of a housing unit, which is used by HCD to determine if a housing unit can be counted towards a City's RHNA obligation. As such, these units are not able to be counted towards the City of Del Mar's RHNA obligation.

The City's goal for the 6th Cycle Housing Element is to vigorously pursue permanent housing opportunities on the State Fairgrounds property. The City is currently working with the 22nd District Agricultural Association and neighboring cities to try and secure partnerships and agreements that will facilitate the future construction of permanent dwelling units for independent living on the State Fairgrounds property in a manner that meets the City's obligations per State law for production of lower income housing.

Policy Consideration:
Housing Element ***Programs 7A, 7G*** *and* ***7J*** *address the City's goals in providing accessible and affordable housing to all persons.*

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Chapter 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing



CHAPTER 3: HOUSING CONSTRAINTS, RESOURCES, AND AFFIRMATIVELY FURTHERING FAIR HOUSING

A. HOUSING CONSTRAINTS

A variety of constraints affect the provisions and opportunities for adequate housing in Del Mar. The housing constraints analysis consists of nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances; and governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

1. NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints largely affect the cost of housing in Del Mar and can produce barriers to housing production and affordability. These constraints include the limited availability and high cost of land for residential development, the high demand for housing, limited financing and lending availability, high construction costs, and the limited availability and high cost of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary nongovernmental market factors that affect the production of housing in Del Mar.

LAND COSTS AND CONSTRUCTION COSTS

High land costs are a significant constraint to the development of affordable and middle-income housing in the City of Del Mar. Land cost represents a significant cost component in residential development. According to current listings in the City of Del Mar, the cost of land can range from $2,395,000 for 0.93 acres inland from the coast, near Crest Canyon Park to $2,795,000 for 1.02 acres near the San Dieguito Lagoon. Land costs also show to reach as high as $7,995,000 for half of an acre near the coast with an ocean view. Current listings in nearby cities such as Solana Beach and Encinitas showed land for sale from about $465,000 for a 5,000 square foot property inland from the coast to about $2,000,000 for coastal properties primarily under a half of an acre in size. High land costs have a demonstrable effect on the cost of housing in Del Mar, as the price of housing is directly related to the costs of acquiring land. These high land costs are a significant constraint to the development of affordable and middle-income housing in the City.

Additionally, current housing data shows that the price of single dwelling detached units in the City ranged from $1,700,000 for a three bedroom and three bathroom single-family detached unit (2,224 sf) to between $3,000,000 and $9,000,000 for beach front property with similar square footage.[1] Location within Del Mar is a factor as well, with some properties in the hills towards the eastern part of the City selling for 1,900,000 to 2,400,000. As of August 2020, there were several attached condominium units for sale between $800,000 and 1,200,000. These units typically had two bedrooms and one or two bathrooms.

Due to the high cost of land, it can be difficult for developers or private investors to secure land, go through a lengthy entitlement and construction process while carrying the land, and then sell or lease units at an affordable rate without external funding methods to offset the loss of income on affordable units. The limited availability and corresponding high cost of vacant land poses one of the largest constraints to the

[1] Zillow, August 2020

construction of affordable housing in Del Mar. High land costs have a demonstrable effect on the cost of housing as the price is directly related to the costs of acquiring land.

The cost of construction is another major factor that affects the price of housing. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on a metric of "good-quality" construction, providing for materials and fixtures that are well above the minimum required by state and local building codes. In August 2019, the ICC estimated that the average per square-foot cost for good-quality housing construction in the San Diego region was approximately $117 for multiple dwelling unit housing and $129 for single dwelling unit homes. Construction costs for custom homes and units with extra design features and amenities, as is common in Del Mar, run even higher. Pursuant to the City's adopted Building valuation table, last amended in 2010, the minimum price per square foot is $197. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region. Considering the high land costs in Del Mar, construction costs are not considered a major constraint to market rate housing production. However, when considered together with the high land costs, the high construction costs are a factor that affects the feasibility of housing production for lower income households.

Policy Consideration:
While the City cannot control the price of land within Del Mar or construction costs, Housing Element ***Program 7A*** *identifies funding sources that the City will reserve to directly aid in the construction of affordable housing when funds are available.*

AVAILABILITY OF FINANCING

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to residents of a community. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in Del Mar.

Table 3-1 below displays the disposition of loan applications for the County of San Diego, per the 2016 Home Mortgage Discloser Act report.

Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and is not considered to be a significant constraint to the provision and maintenance of housing for the current population in Del Mar.

Policy Consideration:
Housing Element **Program 6B** identifies actions the City will take to further fair housing practices, including identification of barriers to receiving loans and potential constraints related to accessibility to housing for all income levels.

Table 3-1: Disposition of Loan Applications – San Diego County				
Applications	**Total**	**Percent Approved**	**Percent Denied**	**Percent Other**
By Loan Type				
Conventional Purchase	20,129	77.6%	5.2%	17.2%
Government-Backed Purchase[1]	6,721	72.8%	5.6%	21.5%
Home Improvement	1,875	78.0%	7.9%	14.2%
Refinancing	14,015	72.8%	7.3%	19.8%

Notes: Percent approved includes loans approved by the lenders whether or not they are accepted by the applicants. Percent Other includes loan applications that were either withdrawn or closed for incomplete information.
Source: HMDA data, 2017.
1. Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

ECONOMIC CONSTRAINTS

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction, especially to affordable housing construction. It is estimated that housing price growth will continue in the City and the region for the foreseeable future.

On February 14, 2020, the County of San Diego (County) Board of Supervisors declared a local health emergency in the County of San Diego, California due to the public health threat of the novel Coronavirus (COVID-19). On March 4, 2020, California Governor Gavin Newsom declared a state of emergency in the State of California due to COVID-19's public health threat. On March 14, 2020, the Del Mar City Council proclaimed a Local Emergency, as defined by Government Code §8558(c), in Del Mar due to the COVID-19 pandemic. The impacts that the COVID-19 pandemic will have on the local housing market, including housing construction and availability, are unknown at the time of this analysis. However, it is anticipated that COVID-19 may present further constraints to the development of affordable housing in Del Mar during the 2021-2029 planning period that are out of the control of the City.

Prior to the March 4, 2020 state of emergency order for COVID-19, the economy was growing. California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. A 2020 California Association of Realtors (CAR) report found that homes on the market in San Diego County cost an average of $670,000 in February 2020, a seven percent increase year-to-year change. According to the CAR First Time Buyer Housing Affordability Index, from 2018 to 2019 the median value of a home in San Diego County was $556,750 with monthly payments (including taxes and insurance) of $2,880. This cost required an average qualifying income of $86,400. In the City of Del Mar, homes and cost of living were significantly higher. According to Zillow Home Prices and Values data (August 2020), the median cost of a home in Del Mar was $2,436,331.

Del Mar's median home price outpaced the median home price reported in nearby coastal cities such as Solana Beach ($1,183,000), Encinitas ($925,000) and Carlsbad ($785,100). The high cost of land and increasing home prices in Del Mar present a constraint to the development of and access to housing, particularly at rental and for sale prices available to lower income renters and buyers.

2. GOVERNMENTAL CONSTRAINTS

In addition to market constraints, a number of policies and regulations at the Federal, State, regional, and local levels also affect the price and availability of housing and the provision of affordable housing. The City of Del Mar has no control over laws enacted at the regional, state, and federal level.

At the Federal level, constraints may include federally-adopted regulations, standards, provisions, policies and directives from agencies engaged in housing financing/funding, housing services, and compliance monitoring that impose restrictions and limitation on housing development. For example, in Del Mar the federal regulations related to flood management within floodplains can act as a constraint to housing. Other federal-level constraints may be influenced more specifically by project type, affordability level, and tenure.

At the State level, these constraints may include regulations, standards, provisions policies and directives specific to California jurisdictions from various state agencies engaged in housing financing, services and compliance monitoring that impose restrictions or limitations on housing development. For example, in Del Mar the California Coastal Act regulations applicable to coastal jurisdictions can act as a constraint to housing because residential is not a priority land use under the Coastal Act. Other State-level constraints may be influenced by the various State laws and regulations tied to General Plan law and Housing Element certification. These State requirements impose challenges to the ability of jurisdictions to meet the provisions contained in State housing law and often necessitate imposition of a General Plan maintenance fee on development permit applications, which is an added cost to the development of housing.

At the regional level, the San Diego Association of Governments (SANDAG), County of San Diego, and other applicable agencies may include limitations on funding, financing, grants, and loans that require mitigation, monitoring and reporting programs for compliance. Much of the regional limitations are pass-through from federal and state requirements, but particular localized policies and programs may affect housing development as well.

However, the primary source of governmental constraints are typically laws and regulations governing the use of land at the local level. Therefore, the focus of the analysis of governmental constraints is mainly at the local level. Local laws including land use and development controls, permit processing procedures, site improvement requirements, fees and exactions, and other factors can create regulatory barriers that constrain the development of new housing as well as the maintenance and improvement of existing housing.

Policy Consideration:
Housing Element **Programs 5C and 7F** specify actions the City will take to support the accommodation of future housing. These actions include requiring a "Housing Impact Statement" in all staff reports related to land use and planning that will describe how a proposed action meets the City's housing goals and any potential impacts on the housing supply and a streamlining program for the development process for projects with an affordable housing component. The City is encouraged to pursue the following additional actions: consolidated permit processing to simplify the application process, entitlement exemptions to reduce the number of required permits, streamlined review processes to shorten approval times, and fee reductions or payment deferrals.

LAND USE CONTROLS

The City of Del Mar's Community Plan, Local Coastal Program (LCP), and Zoning Ordinance (Title 30 of the Del Mar Municipal Code [DMMC]) set forth policies and regulations for guiding local development. As of August 2020, the City's Community Plan (excluding the Housing Element), certified LCP, and City of Del Mar Municipal Code each identify the following residential categories and allowed densities:

Very Low Density Residential (R1-40) (1 unit/net acre[2])

[2] One acre totals 43,560 square feet. The term "net" acre means 43,560 square feet of land area, not including public streets or road easements as defined in DMMC Section 30.04.010.

Modified Low Density Residential (R1-14) (Max. 3.1 units/net acre)

Low Density Residential (R1-10) (Max. 4.3 units/net acre)

Low Density Residential - Beach (R1-10B) (Max. 4.3 units/net acre)

Medium Density Single Family Residential (R1-5) (Max. 8.7 units/net acre)

Medium Density Single Family Residential - Beach (R1-5B) (Max. 8.7 units/net acre)

Medium Density Mixed Residential - East (RM-East) (Max. 8.8-17.6 units/net acre)

Medium Density Mixed Residential - West (RM-West) (Max. 8.8-17.6 units/net acre)

Medium Density Mixed Residential - Central (RM-Central) (Max. 6.3-12.5 units/net acre)

Medium Density Mixed Residential - South (RM-South) (Max. 10.9-12.5 units/net acre)

High Density Residential (R-2) (Max. 12.5 units/net acre)

Residential Commercial (RC) (Max. 12.5 units/net acre)

Carmel Valley Precise Plan (Max. one unit per developable parcel identified in the Carmel Valley Precise Plan)

Professional Commercial (PC) (Max. 1 accessory unit[3]/parcel)

North Commercial (NC) (Max. 1 accessory unit/parcel)

Central Commercial (CC) (Max. 1 accessory unit/parcel)

These residential categories generally accommodate single dwelling unit and duplex development with limited opportunities for multiple dwelling unit development greater than two primary dwelling units per parcel. None of the existing residential land use designations or zones accommodate a density of 20 dwelling units per acre, which is the State's minimum required default density for Del Mar (based on jurisdiction size) that can accommodate housing development for lower income households.[4] The highest density in the City is currently RM-East at 17.6 units/net area. In its usage, "dwelling units" per acre refers to primary dwelling units and does not factor in ADUs as defined by State law. Due to the built-out nature

[3] An "accessory unit" is not an "Accessory Dwelling Unit (ADU)" as defined by State law (Government Code Section 65852.2). For example, an accessory unit is an allowed accessory use in commercial zones that is not subject to the ADU regulations in DMMC Chapter 30.91 and is subject to the development standards and permit processes of the zone; whereas an ADU, as defined, would be exempt from the development standards (i.e., floor area ratio (FAR), lot coverage, and parking) and discretionary permit processes required by the zone.

[4] **[This footnote will be updated prior to HCD submission before the April 15, 2021 deadline]** Three 5th Cycle Programs included local actions to create adequate sites up to 20 du/ac in the City's Professional Commercial (PC) zone (5th Cycle Program 2F) and North Commercial (NC) zone (5th Cycle Program 2E), and between 20-25 du/ac on two vacant parcels in the NC zone identified as APNs 299-100-47 and 299-100-48 (5th Cycle Program 2G). As of March 4, 2021, the status of each program follows: 1) local actions on Program 2F (PC zone) are complete and the code amendment is pending certification by the California Coastal Commission (CCC); 2) local actions on Program 2E (NC) are partially complete, a portion is pending certification by the CCC, and a Referendum is pending a public vote; and 3) local actions are not complete on Program 2G. City Council consideration of all local actions is anticipated to occur prior to the April 15, 2021 statute deadline.

of the City, most housing development is expected to occur as small-scale, in-fill development on existing, subdivided lots.

Additional Dwelling Units Allowed per Zoning

State law provides for the development of Accessory Dwelling Units (ADUs) on a lot in any zone that allows residential or mixed use as a primary use; and provides for Junior ADUs (JrADUs) on any lot with a single dwelling unit. According to the City of Del Mar Municipal Code, an ADU is a small ancillary dwelling unit (detached or attached) with complete, independent living facilities (kitchen and bathroom) located on the same lot as a primary dwelling unit; and a JrADU is a smaller dwelling unit (500 square feet maximum in size) that is developed within a single dwelling unit on a single dwelling unit lot that has a separate entrance, efficiency kitchen, and access to a bathroom either within the JrADU or shared with the primary dwelling unit. The provision of ADUs and JrADUs within the City can:

Provide a greater balance of housing options and affordability to meet the City's housing goals;

Provide more affordable housing options for seniors and lower-income individuals to remain in the community;

Provide independent accommodations for extended family or caregivers to live on the same premises;

Provide the opportunity for supplemental rental income to homeowners; and

Help to reduce local vehicle miles of travel (VMT) and meet Climate Action Plan goals by accommodating a greater variety of housing options in close proximity to services and employers within the community

Note that ADUs and JrADUs do not count toward the allowable density of any zone and are otherwise exempt from various development standards (e.g., FAR, lot coverage, and parking) and discretionary permit processes (e.g., design review and conditional use permits).

Since the 1990s, the City has adopted a series of ordinances to implement State law requirements related to ADUs including:

- Adoption of the Second Dwelling Unit Ordinance (April 1999) required ADUs to be deed restricted affordable and approved through a ministerial permit process (prior to October 2017, ADUs were more commonly referred to as Second Dwelling Units or Granny Flats);
- Adoption of an ADU Ordinance (October 2017) replaced the Second Dwelling Unit Ordinance, removed the prior deed restriction requirements, and implemented new State laws in effect to provide for ADUs and JrADUs, and ministerial approvals through a streamlined process (e.g., no longer subject to design review or conditional use permits); and
- Adoption of an update to the ADU Ordinance (June 2020) implemented a package of State ADU laws that took effect on January 1, 2020. The new laws significantly incentivized the development of ADUs by exempting them from a lot's floor area ratio (FAR) limit, pre-empted local jurisdictions from adopting a maximum square footage limit smaller than 850 square feet or a maximum height limit less than 16 feet (except for ADUs in the Bluff, Slope and Canyon Overlay Zone which include a minimum 14-foot height); expanded placement options where ADUs may now be located on a lot in any zone where residential is an allowed primary use, including properties with single dwelling unit or multiple dwelling unit development; expanded the number of ADUs allowed per lot under various scenarios; and required development approvals within 60 days of a complete application.

Consistent with State law, ADUs are allowed in zones that allow single dwelling unit or multiple dwelling unit development as a primary use. In Del Mar, this includes all of the City's residential zones and the Carmel Valley Precise Plan Specific Plan (CVPP). A single dwelling unit is permitted to have one detached

ADU and one additional ADU (or JrADU) located within the primary dwelling unit or one ADU attached to the primary dwelling unit. The primary dwelling unit can be existing or proposed. Lots with an existing duplex are allowed a maximum of one ADU per primary dwelling unit. ADUs on lots with an existing duplex must be located within or attached to the primary dwelling unit or may be detached per the development standards that are applicable to ADUs on lots with a single dwelling unit. A lot with existing multiple dwelling unit development of three or more units per lot (e.g., existing development in RM-South) is permitted to incorporate ADUs into spaces that are not located within the existing dwelling units themselves including ADUs as detached structures (maximum of two per lot) and/or ADUs within converted multiple dwelling unit building spaces that are not associated with an individual dwelling unit (e.g., common area storage rooms, boiler rooms, attics, basements, or parking garages). The City is precluded from requiring replacement parking spaces if a garage, carport, or covered parking structure is demolished for the construction of an ADU or conversion to an ADU. The maximum number of ADUs allowable within converted spaces of multi-dwelling unit buildings is 25 percent of the total number of existing dwelling units on the lot. This 25 percent is not inclusive of the two ADUs that are permitted as detached structures. ADUs cannot be included in proposed multiple dwelling unit development.

JrADUs are allowed only in single dwelling unit zones. In Del Mar, these include the CVPP, R1-10, R1-10B, R1-14, R1-40, R1-5, and R1-5B zones. Only one JrADU is permitted per lot and must be located entirely within the walls of a primary dwelling unit.

Coastal Bluff Overlay Zone (DMMC Chapter 30.55)

Del Mar is a coastal city with its entire westerly boundary located along the shoreline of the Pacific Ocean. The purpose of the Coastal Bluff Overlay Zone is to protect the City's coastal bluffs along the shoreline as well as avoid the risks of life and property associated with bluff failure and shoreline erosion. Uses allowed in the Coastal Bluff Overlay Zone are only those uses allowed in the underlying zone. All development within the Coastal Bluff Overlay Zone is required to obtain discretionary permit approval. Because the Coastal Bluff Overlay Zone is intended to protect people and provide public safety guidelines for future development, the local processes accompanied with permitting for proposed development are not considered a constraint. Sites identified within the City of Del Mar's Housing Element that are in the Coastal Bluff Overlay Zone are identified in **Appendix B, Table B-4 and B-5,** and include:

298-241-06-00 - Border Ave

298-241-07-00 - 929 Border Ave

298-241-34-00 - Border Ave

298-241-35-00 - Border Ave

Policy Consideration:
Program 6C details actions the City will take to work with both the California Coastal Commission (CCC) and State Department of Housing and Community Development (HCD) to clearly define the potential development constraints associated with development in the coastal zone.

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Floodplain Overlay Zone (DMMC Chapter 30.56)

The Floodplain Overlay Zone is composed of properties located within the 500-year floodplains of the San Dieguito River, Pacific Ocean, and the Los Peñasquitos Lagoon, which have been identified by the Federal Insurance Administration as being subject to periodic inundation due to flooding. The purpose of the Floodplain Overlay Zone is to protect the public health, safety, and welfare by ensuring that any new development is appropriately sited and constructed to avoid hazards. The regulations are intended to ensure that development within the Floodplain Overlay Zone will not obstruct flood flow, will be designed to reduce the need for construction of flood control facilities, will locate any new habitable areas at or above the base flood elevation (BFE), and will minimize the cost of flood insurance to Del Mar property owners. Because the Floodplain Overlay Zone applies regulations that are intended to protect the public health and safety, the processes accompanied with permitting are not considered a constraint. Sites identified within the City of Del Mar's Housing Element that are in the Floodplain Overlay Zone are identified in **Appendix B, Table B-4 and B-5,** and include:

299-100-28-00 - 2126 Jimmy Durante Blvd

299-100-27-00 - 2120 Jimmy Durante Blvd

299-071-06-00 - 2010 Jimmy Durante Blvd

299-071-07-00 - 2002 Jimmy Durante Blvd

299-100-48-00 - Jimmy Durante Blvd

299-100-49-00 -2236 Jimmy Durante Blvd

299-100-30-00 - 2148 Jimmy Durante Blvd

299-030-12-00 - 28th Street

299-021-20-00 - 2810 Camino Del Mar

Policy Consideration:
Program 6C details actions the City will take to work with both the California Coastal Commission (CCC) and State Department of Housing and Community Development (HCD) to clearly define the potential development constraints associated with development in the coastal zone.

Open Space Overlay Zone (DMMC Chapter 30.60)

The Open Space Overlay Zone is applied to protect open space areas of community-wide importance, ensure an atmosphere of openness, and preserve scenic vistas and particularly unique natural features in specific neighborhoods consistent with the Community Plan. Uses allowed in the Open Space Overlay Zone are only those allowed in the underlying zone. All major building improvements and new development require approval of a conditional use permit prior to approval of associated construction permits. The Open Space Overlay Zone intends to maintain healthy and appropriate open space accessible to all in the City of Del Mar. Because it primarily affects areas in Del Mar that are not suitable for residential development, the processes accompanied with the required permitting in this Overlay Zone are not considered a constraint. Sites identified within the City of Del Mar's Housing Element that are in the Open Space Overlay Zone are identified in **Appendix B, Table B-4 and B-5,** and include:

299-200-65-00 - 690 Serpentine Dr

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299-200-63-00 – San Dieguito Dr

299-200-64-00 - 2100 Gatun St

301-032-11-00 - 155 Carmel Valley Rd

Bluff, Slope and Canyon Overlay Zone (DMMC Chapter 30.52)

The Bluff, Slope and Canyon (BSC) Overlay Zone is intended to implement existing Community Plan policies related to aesthetics to protect public scenic views and preserve the scenic sandstone bluffs and related canyons and steep slopes which characterize the area within the overlay zone. The overlay zone is also intended to protect downstream resources from the adverse impacts of erosion and sedimentation. The unique landforms within the overlay zone provide visual relief and diversity within the City that defines and separates neighborhoods, and enhances the overall quality of Del Mar's local coastal environment. The overlay zone requires a 14-foot height limit, which is the lowest maximum height limit that applies in the City. This height limit presents a potential constraint to the production of multiple dwelling unit development.

As outlined in **Program 3A**, the City is pursuing the development of the required affordable housing units on the Del Mar Fairgrounds property. If an agreement to develop the City's required affordable units on the Fairgrounds property in not reached within the specified timeframe, the City will work to implement the required rezones as part of **Program 1E.** These sites are located within the BSC Overlay Zone. If development is determined to be constrained by the existing height limit within the BSC Overlay Zone, the City will evaluate measures that can be taken to remove the constraint as necessary to physically accommodate a project with affordable units to meet the City's RHNA. Sites identified within the City of Del Mar's Housing Element that are in the Bluff, Slope and Canyon Overlay Zone are identified in **Appendix B, Table B-4 and B-5,** and include:

301-010-01-00 - Stratford Ct

301-010-02-00 - Stratford Ct

300-321-14-00 - Stratford Ct

298-241-06-00 - Border Ave

298-241-07-00 - 929 Border Ave

298-241-29-00 - Camino Del Mar

298-241-34-00 - Border Ave

298-241-35-00 - Border Ave

298-241-36-00 - Camino Del Mar

301-032-11-00 - 155 Carmel Valley Rd

Historic Preservation Overlay Zone (DMMC Chapter 30.58)

The Historic Preservation Overlay (HPO) Zone is intended to protect the architectural and historic integrity of historically significant properties, for the benefit of present and future generations. The overlay zone provides continued preservation of designated historic landmark properties by providing for the architectural control of such properties, and by providing for flexible designation of permitted uses more befitting the economic viability of the historic structures occupying said properties than may otherwise exist under the

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permitted use provisions of the underlying zone. Allowable uses in the Historic Preservation Overlay Zone are those allowed in the underlying zone; however, the City Council may permit use of a designated historic landmark property other than those uses permitted by the underlying zone, following a public hearing and as seen appropriate.

The HPO Zone requires that all development demolitions, relocations, conversions, or other alterations on designated historic landmark properties must maintain the architectural style and scale characterizing the period of history in which the structure was built. The requirements of the HPO zone may cause constraints to the production and maintenance of housing; however, because the BC and CC zones are primarily affected by the overlay zone, it is not considered a constraint to housing. There are no sites identified within the City of Del Mar's Housing Element that are in the Historic Preservation Overlay Zone.

Lagoon Overlay Zone (DMMC Chapter 30.53)

The Lagoon Overlay Zone applies to properties which are located directly in or along the San Dieguito Lagoon and Los Peñasquitos Lagoon; and that are located within the City's Floodway Zone and/or Floodplain Overlay Zone. The purpose of the Lagoon Overlay Zone is to protect the wetland resources of these lagoon areas and their sensitive upland habitats by requiring that all development activities taking place in the zone are designed and implemented in a manner that is consistent with wetland habitat protection and enhancement. All construction and development within this overlay zone requires discretionary permit approval (i.e., a Conditional Use Permit and Coastal Development Permit); however, because only a small area of existing housing that is located around the San Dieguito lagoon is located within the Lagoon Overlay Zone, it is not considered a constraint to housing production. Sites identified within the City of Del Mar's Housing Element that are in the Lagoon Overlay Zone are identified in **Appendix B, Table B-4 and B-5,** and include:

301-032-11-00 - 155 Carmel Valley Rd

299-100-28-00 - 2126 Jimmy Durante Blvd

299-100-27-00 - 2120 Jimmy Durante Blvd

299-071-06-00 - 2010 Jimmy Durante Blvd

299-071-07-00 - 2002 Jimmy Durante Blvd

299-100-48-00 - Jimmy Durante Blvd

299-100-49-00 - 2236 Jimmy Durante Blvd

299-100-30-00 - 2148 Jimmy Durante Blvd

299-200-63-00 – San Dieguito Dr

299-200-64-00 - 2100 Gatun St

RESIDENTIAL DEVELOPMENT STANDARDS

The City of Del Mar's development standards and regulations ensure the quality and safety of residential development in the City. The development standards by zone are outlined in **Table 3-3** below.

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Table 3-3: Residential Development Standards in Del Mar								
Community Plan (Zone)	**Dimensions**	**Construction Standards**			**Setbacks (feet)**			
Community Plan (Zone)	**Min. Lot Size (sf)**	**Max. FAR**	**Max. Lot Coverage**	**Max Height (feet)**	**Front Yard**	**Rear Yard**	**Interior Side Yard**	**Street Side Yard**
Very Low Density (R1-40)	40,000	12.5% [1]	20% [2]	26	20	25	10	10
Modified Low Density (R1-14)	14,000	25% [1]	35% [2]	26	20	25	7.5	10
Low Density (R1-10)	10,000	25% [1]	40% [2]	26	20	25	7.5	10
Low Density-Beach (R1-10B)	10,000	30% [1]	45% [2]	26	10	10	5	10
Medium Density Single-Family (R1-5)	5,000	30% [1]	45% [2]	22	20	20	5	10
Medium Density Single-Family-Beach (R1-5B)	5,000	55%	80%	26	10	10	5	10
Medium Density Single-Mixed-East (RM-E)	5,000	40%	55%	26	20	20	5	10
Medium Density Mixed-West (RM-W)	5,000	45%	60%	26	10	10	5	10
Medium Density Mixed-Central (RM-C)	7,000	30%	45%	26	20	20	5	10
Medium Density Mixed-South (RM-S)	8,000	35%	50%	26	20	20	10	10
High Density Mixed (R-2)	7,000	35%	50%	26	20	20	5	10
Residential-Commercial (RC)	7,000	30%	55%	26	20	0	5	10
Camel Valley Precise Plan (CVVP)	As allowed under the Carmel Valley Precise Plan							
Plaza Specific Plan (PSP)	As allowed under the Plaza Specific Plan							
Hotel Specific Plan (HSP)	As allowed under the Hotel Specific Plan							
941 Specific Plan	As allowed under the 941 Specific Plan							

FAR = Floor Area Ratio
Or 2,000 sq. ft., whichever is greater
Or 3,000 sq. ft., whichever is greater

Density

The Del Mar Community Plan and Zoning Code identify the maximum residential density for each land use designation and zone within the City as applicable. The City's lack of available zones that allow for multiple dwelling unit at a density of at least 20 dwelling units per acre is an identified impediment to multiple dwelling

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unit development and the provision of affordable housing.[5] It is common for projects in Del Mar to develop as single dwelling units even in zones where a greater number of units can be developed per the applicable zone. Senate Bill 330 is one applicable land use control per State law that ensures there will be no net loss reduction in units on a lot that would facilitate units in the lower income unit category. Further, **Program 5B** will require that a Housing Impact Statement be included in all staff reports for discretionary land use and planning decisions to effectively disclose any potential impacts to the City's housing supply to decision makers prior to a decision being made.

Minimum Lot Sizes

Minimum lot sizes and dimensions (width and depth) correspond to their residential density categories such that application of these standards will allow planned density to be achieved. For example, the R1-14 single-family residential zone requires a minimum lot size of 14,000 square feet (sf) per dwelling unit (du) to achieve a maximum of 3.1 du/acre, significantly more than the 5,000 sf/du minimum required to achieve a density of 8.7 du/acre in the R1-5 medium density single-family residential zone (43,560 sf /8.7 du = 5,000 sf/du). While minimum lot sizes, achieve appropriate densities per the desired housing type, all single dwelling unit residential zones also allow at least one ADU on lots with one existing primary dwelling unit. Therefore, minimum lot size and lot dimension standards do not constrain the ability to achieve planned densities.

Setbacks

Minimum setback or yard requirements vary among the residential zones. The primary purposes of imposing setbacks is to ensure adequate air and light between properties, to ensure adequate on-site access and circulation, to provide opportunities for private open space areas (yards), and to separate uses between properties to minimize conflicts and potential life/safety hazards. Generally speaking, setbacks are tied to lot size, meaning smaller lots have lower minimum setbacks, and larger lots require larger "yards." While it is possible that setback requirements may inhibit maximum density from being realized in some cases, there is enough flexibility in the current ordinances that setback requirements do not constitute a significant constraint on residential development. Setback requirements have been considered in the City's calculation of realistic site capacity.

Lot Coverage and Floor Area Ratio (FAR)

Lot coverage and floor area ratio (FAR) standards are intended to control bulk, mass, and intensity of a use. Lot coverage limits a building's footprint and is defined as the percentage between the ground floor area of building(s) and the lot area. FAR limits the total usable floor area and is expressed as a ratio between the bulk floor area of building(s) and the lot area.

In the residential zones, maximum lot coverage ranges depend on desired density and requirements. For example, in the R1-40 zone (very-low density) the maximum lot coverage is 20 percent; however, in R-2 (high-density) the maximum lot coverage is 50 percent. Similarly, FAR maximums vary depending on density. In the R1-40 zone (very-low density) the maximum FAR is the greater of 12.5% of the gross area or 2,000 sf; whereas in the R-2 zone (high density), maximum FAR is 35%. As applied to residential development, these standards only limit the size of dwelling units, and do not limit the number of units per acre, which is an expression of density. FAR, when combined with height, lot coverage, and setback limitations, may prevent maximum density from being achieved. FAR is not itself an impediment to

[5] See Footnote 4 above

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achieving the maximum density on a parcel and may in fact encourage the development of smaller units, which may be more affordable by design.

Maximum Building Height

The Del Mar Community Plan generally establishes the maximum building height within the City at 26 feet above grade. Height measurement is taken from the existing or finished grade, whichever is lower. This figure is compatible with, and often more generous, than other nearby coastal jurisdictions; for example, the City of Encinitas restricts most building heights to 22 feet.

Two areas within the City where this height limit differs from the typical 26 feet above grade are the Bluff, Slope and Canyon (BSC) Overlay Zone and some portions of the western side of the City's commercial corridor. In these areas, the height limit is set at a maximum of 14 feet above grade.

As outlined in **Program 3A**, the City is pursuing the development of the required affordable housing units on the Del Mar Fairgrounds property. If an agreement to develop the City's required affordable units on the Fairgrounds property in not reached within the specified timeframe, the City will work to implement the required rezones as part of **Program 1E.** These sites are located within the BSC Overlay Zone. If development is determined to be constrained by the existing height limit within the BSC Overlay Zone, the City will evaluate measures that can be taken to remove the constraint as necessary to physically accommodate a project with affordable units to meet the City's RHNA.

Similarly, the City will evaluate methods to amend the current height standards if the existing height standards within the applicable portions of the Commercial Corridor are determined to constrain development of the specified number of affordable units.

Parking Standards

In addition to the development standards identified in Table 3-3, Del Mar requires a certain number of garage parking spaces to be provided for each new residential unit. Garage parking is required for all dwelling units, including multiple dwelling units. For multiple dwelling unit development, a portion of the required spaces are permitted to be located as surface parking. Guest parking is also required for multiple dwelling unit housing at a ratio of one space for every four units. The parking requirements are identified in **Table 3-4**.

Table 3-4: Parking Requirements

Unit Type	0-1 Bedrooms	2-3 Bedrooms	4+ Bedrooms
Boarding House; Lodging House	1 space per 2 sleeping rooms		
Mobile Home	1.5 spaces per mobile home or trailer site		
Single Dwelling Unit	2 Garage spaces per unit	2 garage spaces per unit	3 spaces per unit (min. 2 spaces in a garage)
Duplex (2-units per lot)	1 garage space per unit	2 spaces per unit (min. 1 space in a garage)	3 spaces per unit (min. 2 spaces in a garage)
Multiple Dwelling Unit (3 or more units per lot)	1 garage space per unit	2 spaces per unit (min. 1 space in a garage)	3 spaces per unit (min. 2 spaces in a garage)
Note:			

Table 3-4: Parking Requirements			
Unit Type	**0-1 Bedrooms**	**2-3 Bedrooms**	**4+ Bedrooms**
1. The City of Del Mar identifies parking standards by use. There are no explicit parking requirements for mixed use. The residential requirements would apply to any proposed residential uses regardless of whether they are part of a residential project or mixed use project. 2. All parking requirements are outlined in the Municipal Code, Chapter 30.80 Parking.			

Typically, the cost associated with garage parking construction can be viewed as a constraint to affordable housing development, particularly for multiple dwelling unit housing. However, the City's parking regulations are not a significant constraint because the required parking spaces for duplexes and multiple dwelling unit development projects similarly varies based on the number of bedrooms per unit; and the number of parking spaces required for a studio or 1-bedroom unit is less than the two garage spaces required for a single-dwelling unit. Furthermore, affordable housing projects that qualify for a density bonus can request application of the State's parking standards, which require only one space for zero- or one-bedroom units, two spaces for two- or three-bedroom units, and 2.5 spaces for units with four or more bedrooms. Per State law, the parking can be provided in tandem or uncovered on-site spaces, making the requirement easier to satisfy. While off-street parking standards can affect planned residential density, especially for small lots and in-fill areas, this potential constraint can be mitigated by the incentives and flexible standards described above.

The City of Del Mar's development standards and typical discretionary permit process allow for flexible design consistent with Community Plan goals, including maintaining the health and safety of future residents. The above standards collectively do not pose a significant constraint to residential development. Per State Housing law, certain affordable housing projects are eligible for "by-right" processing (no discretion by Design Review Board, Planning Commission, or City Council). In such cases, the City must accommodate the projects as necessary to meet federal, state, and local laws to accommodate affordable housing and achieve the target density specified for the zone. Additionally, **Program 11**, as identified in **Section 4: Housing Plan** outlines strategies to explore streamlining and incentives for new projects proposing affordable components.

Program 1I of the City's Housing Plan will further evaluate any potential constraints to affordable housing development and explore additional incentives and regulatory considerations that would apply to affordable housing projects in Del Mar. The City will identify additional options for relief from development standards, as needed, to demonstrate the City's commitment to accommodate affordable housing. This may include project streamlining measures, offering of a variety of incentives and other relief from regulatory provisions to encourage the development of affordable housing units in Del Mar. .

RESIDENTIAL DEVELOPMENT STANDARDS FOR THE STATE FAIRGROUNDS

The State Fairgrounds, which is approximately 340 acres of land area in the northern boundary of the City's jurisdiction, is owned and operated by the 22nd District Agricultural Association (DAA), a State of California agency. Although around 80% of the State Fairgrounds is in the City of Del Mar and makes up 20% of the City's overall land mass, the City as a municipality has no authority to approve/disapprove activities held on the Fairgrounds property. The Fairgrounds is governed by a Board of Directors, each of whom is appointed by the Governor. This presents a constraint to the development of housing on this property which the City addresses at part of **Program 3A** as described below.

Despite ownership by the State of California, the State Fairgrounds presents an opportunity for the development of lower income housing that can potentially help to meet the housing needs of current and future residents of Del Mar. As part of the **Program 3A** established within the Housing Element, the City will vigorously pursue partnership opportunities with the State Fairgrounds to look for potential solutions to accommodate lower income housing within the State Fairgrounds property. If successful, the development of housing at deed-restricted affordability levels will assist the City with meeting its lower income RHNA need. Further discussion of the City's approach to housing on the State Fairgrounds property is included within the Housing Resources section and **Appendix B**.

Policy Consideration:
Program 3A *describes the actions the City will take to vigorously pursue affordable housing opportunities on the State Fairgrounds property.*

GROWTH MANAGEMENT MEASURES

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. The City does not have any specific growth management measures in place that would impede the development of housing; however, there have been recent measures that relate directly to the City's control of land use and zoning and recent potential development within the City.

In November 2016, the Del Mar voters defeated Measure R that would have imposed a requirement for voter approval for any proposed density increases. Measure R would have been an impediment to housing had it passed; however, it was defeated.

In November 2018, the City of Del Mar approved Measure P, a ballot measure that amended Section 201 of the Del Mar City Charter and added Section 202 which allows the City to "exercise maximum legal control over local land use decisions consistent with the City's General Plan (Community Plan)." This amendment exempts the City from all State land use and zoning laws except those cases in which State preemption applies. This measure does not present an impediment to housing within Del Mar.

In March 2020, Del Mar voters were asked to vote on Measure G, a local ballot measure pertaining to the proposed Marisol Specific Plan initiative. The measure was placed on the ballot by the developer. The Marisol Specific Plan included approximately 17.45 acres of land located at Border Avenue and west of Camino Del Mar in the northwestern corner of the city (referred to as "North Bluff"). The Specific Plan would have allowed for the potential development of 65 hotel guest rooms, 31 villas (27 units available for hotel use), 22 affordable housing units, 10 low-cost visitor accommodations and 408 off-street parking spaces.

The ballot measure did not pass. The Marisol site is included within the Housing Element candidate sites inventory as Site 1 (Sites 1A-F) ("North Bluff"). While the measure did not pass, land use changes are not required to be taken to local ballot measures within the City; therefore, this is not considered a constraint to the development of affordable housing within the City of Del Mar.

In November 2020, a Referendum was filed on Ordinance 973, which is an ordinance that was adopted by the City Council on October 19, 2020 to create adequate sites at 20 dwelling units per acre to implement the City's 5th Cycle Housing Element and plan ahead for the 6th Cycle. The City has also experienced difficulty gaining the necessary supermajority vote threshold that is required in the City of Del Mar for adoption of a Community Plan Amendment, including adoption of the Housing Element and implementation

of required Housing Element implementation programs. At the recommendation of HCD, **Program 6F** is included for the City to explore a change to the vote threshold for adoption of a Housing Element and adoption of required Housing Element implementation programs to be consistent with the State law process which requires a simple majority.

SPECIFIC PLANS

Specific plans are a land use planning tool that provides flexibility related to the land use designation and zoning of the property it applies to. During the 5th Cycle (2013-2021), multiple applications were processed for Specific Plans that included a proposed affordable housing component. Each of the Specific Plan applications processed during the 5th Cycle requested deviations from existing zoning standards (i.e. density, height, stories, floor area ratio, and lot coverage). The Marisol Specific Plan and Watermark Specific Plan were not approved. In March 2020, the Del Mar voters defeated the proposed Marisol Specific Plan Initiative that was placed on the ballot by the developer after three years of processing (application submitted May 5, 2017). In October 2020, the Watermark Specific Plan application (submitted December 22, 2014) was withdrawn after six years of processing when the project developer opted to pursue a "by-right" development application pursuant to Senate Bill 330 and the 5th Cycle Housing Element Program 2G required rezone to 20-25 dwelling units per acre "by-right" per Government Code Section 65583.2(h) and (i). The 941 Camino del Mar Specific Plan application (submitted October 12, 2016) was conditionally approved by the City Council on July 2, 2018, approved by the Del Mar voters on November 6, 2018, and subsequently certified by the Coastal Commission on May 9, 2019. Applicability of the 941 Camino del Mar Specific Plan is further described below.

941 Camino Del Mar Specific Plan

The Camino Del Mar Specific Plan is an adopted plan for a mixed use residential and commercial project located at the corner of Camino Del Mar and 10th Street that is intended to revitalize the site with a vibrant new mixed-use building at the southern entrance to the Downtown Village of Del Mar. The Specific Plan provides a regulatory framework that will govern future development of the project site. To provide adaptability and flexibility to respond to future changes in market demands or desired building purposes, the 941 Camino Del Mar Specific Plan permits a variety of land uses, including Commercial (Retail, Restaurant, Professional Office), and Residential Hospitality uses. The 941 Camino Del Mar Specific Plan prescribes a variety of potential uses, which will provide adaptability for responding to future changes in market demands or desired building purposes. The Specific Plan provides for residential hospitality uses with three occupancy options for unit owners, including:

Owner-occupied on a full-time basis for personal and private use.

Owner-occupied on a part-time basis, with the option to rent their unit when vacant through an onsite property management office.

Full-time hospitality rental, with their unit available to rent through an onsite property manager.

Additionally, two affordable units deed restricted for rental to low income households are required to be constructed on site.

PROVISIONS FOR A VARIETY OF HOUSING TYPES

State Housing law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of

housing for all income levels. **Table 3-5** below summarizes the City's zoning provisions for various types of housing.

Table 3-5: Provisions for Various Housing Types in Del Mar

Housing Type	R1-40, -14, -10, & -10B	R1-5 & -5B	RM-E, -W, & -C	RM-S	R-2 & RC	CC	PC and NC
Legend: (P) Permitted Use and (CUP) Requires Conditional Use Permit							
Single Dwelling Unit	P	P	P	P	P	P*	P*
Duplex	--	--	P	P	P	--	--
Clustered	--	--	P	--	P	--	--
Multiple Dwelling Unit	--	--	P	P	P	--	--
Live/Work	--	--	--	--	--	P	--
Manufactured Housing	--	--	--	--	--	--	--
Accessory Dwelling Unit (ADU)	P	P	P	--	P	--	--
Jr Accessory Dwelling Unit (JrADU)	P	P	P	--	--	--	--
Community Care Facility, Small	P	P	P	P	P	--	--
Community Care Facility, Large	--	--	CUP	CUP	CUP	--	--
Emergency Shelter	--	--	--	--	--	--	P**
Boarding Houses	--	--	--	P	-	--	--

*Permitted as an accessory to an allowed use
**Permitted in the NC zone only.
Source: City of Del Mar Municipal Code, accessed April 2020.

Single Dwelling Unit

A single dwelling unit is a dwelling unit located on an individual lot. This term does not include an Accessory Dwelling Unit or Junior Accessory Dwelling Unit. Single dwelling unit use is permitted in all residential zones in the City.

Duplexes

A duplex is a building or lot occupied by two dwelling units, attached or detached. Duplexes allow for flexibility in development as they provide additional housing on smaller sites. Duplexes are permitted in the RM, R-2, and RC zones.

Clustered

Per the City of Del Mar Municipal Code, "clustered" units include attached or detached dwellings in close proximity to one another. Clustered development is allowed in the RM, R-2, and RC zones. Clustered housing development allows flexibility in site planning, by allowing the clustering of residential units and leaving room for amenities. Given the small lots in the City, clustered development allows the developer to more creatively use the land and therefore works as a tool to facilitate residential development. Clustered housing development is an option that the developer may choose to utilize; it is not a requirement. Clustered development also does not alter the allowable density.

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Multiple Dwelling Unit

A building or lot containing two or more dwelling units on a single lot. The term does not include a Single Dwelling Unit, Accessory Dwelling Unit, or Junior Accessory Dwelling Unit. This includes apartment houses, bungalow courts and group houses. Currently, multiple dwelling unit housing is permitted in the RM-S zone and conditionally permitted in RM-E, RM-W, and RM-C.

Manufactured Housing/Mobile Homes

Currently, the City of Del Mar Municipal Code complies with the requirements of State law regarding the development of manufactured housing. State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). The City will amend the City of Del Mar Municipal Code to revise the definition of manufactured housing to be consistent with State law.

Policy Consideration:
Program 1G *describes the actions the City will take to amend the Del Mar City Code to be in compliance with State law regarding manufactured housing.*

Accessory Dwelling Units (ADUs) and Junior ADUs (JrADUs)

The City amended the Del Mar Municipal Code (Chapter 30.91) to comply with State law regarding the development of Accessory Dwelling Units. ADUs are permitted in any zone that allows residential as a primary use. ADUs and JrADUs that meet all requirements as described in Chapter 30.91 are required to be granted ministerial permit approval (meaning not subject to the City's discretionary processes including design review) within 60 days of submittal of a complete application. JrADUs are often a more affordable housing option due to the nature of their smaller size. The City has an existing pilot program in place to try and incentivize the production of deed restricted affordable units in exchange for a 500 square foot floor area bonus.

The City of Del Mar is currently in the final stages of amending the section of the Del Mar Municipal Code regarding ADUs. Prospective Section 30.91.060 will be added to bring the City's ADU requirements consistent with Government Code 65852.2 regarding regulations for the development of ADUs on lots with Multiple Dwelling Units. Additionally, **Housing Element Goal #2**, as shown in the Housing Plan section, will be implemented by various action programs to prioritize production of ADUs and JrADUs.

Policy Consideration:
Programs 2A, 2B, 2C, 2D, and 2E *describe actions the City will take to promote the development of Accessory Dwelling Units (ADUs) within the city.*

Community Care Facilities

The City of Del Mar Municipal Code permits Small Community Care Facilities as an allowable use in all of its residential zones, including the Residential Commercial zone. A Small Community Care Facility is defined in the City of Del Mar Municipal Code as: "Any facility, place, or building that is maintained and operated to provide non-medical residential care, day treatment, adult day care or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children consistent with State law (CA Health and Safety Code Sections 1500 *et.seqitur*)." Where these facilities provide services that are

essential in daily living to persons in a protected class within a family home, group care facility, or similar facility for 24-hour non-medical care they are defined as residential care facilities per State law. Pursuant to Health and Safety Code Section 1566.3, such facilities are treated in a unique manner with respect to licensing. Such uses are required to be permitted as a land use by law subject to the same standards as are applicable to equivalent single unit or multiple dwelling unit development in the residential zone it is proposed to be located.

A Large Community Care Facility is defined as: "Any facility, place or building, serving seven or more persons, that is maintained and operated to provide non-medical residential care, day treatment, adult day care or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children consistent with State law (CA Health and Safety Code Sections 1500 et sequitur)." These facilities are conditionally allowed in the RM, R-2, and RC zones, provided that there is at least 1,000 linear feet between Large Community Care Facilities, parking is provided for the operator and employee(s), and that a circulation and parking plan is approved by the City. The existing conditional use permit and regulations that exclude these facilities in single dwelling unit zones are inconsistent with State law. **Program 4A** is included to remove these existing impediments to housing for persons with disabilities within a residential care facility in accordance with State law.

Policy Consideration:
Program 4A *describes actions the City will take to amend the Del Mar Municipal Code to be in compliance with State law regarding Community Care Facilities and Residential Care Facilities.*

Boardinghouse or Lodginghouse

A "Boardinghouse" or "lodginghouse" is defined in the City of Del Mar Municipal Code as "a building where lodging and meals are provided for compensation, but not including rest homes." However, a boardinghouse or lodginghouse shall not qualify as, or be deemed to be, a Community Care Facility. Boardinghouses or lodginghouses are permitted in the VC and RM-S zones.

Transitional Housing

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. California law defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient after a predetermined period, not less than six months (Health and Safety Code Section 50675.2). Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation.

Title 30 Zoning, Chapter 30.04 Definitions, of the Del Mar Municipal Code defines transitional housing to be buildings configured as rental housing developments, but operated under programs that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Currently, the City of Del Mar Municipal Code permits transitional housing in any zone that allows residential uses; it is subject to the same regulatory standards and review processes applicable in the zone which it is

proposed. Because it is permitted and considered as a residential use in all residential zones, the City's development standards are not considered a barrier to the development of accessible housing.

Supportive Housing

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. State law defines "supportive housing" as housing with no limit on length of stay, that is occupied by low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code Section 50675.14).

Title 30 Zoning, Chapter 30.04 Definitions, of the Del Mar Municipal Code defines supportive housing to be buildings configured as rental housing developments, but operated under programs that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Currently, the Del Mar Municipal Code permits supportive housing in any zone that allows residential uses; it is subject to the same regulatory standards and review processes applicable in the zone which it is proposed. Because it is permitted and considered as a residential use in all residential zones, the City's development standards are not considered a barrier to the development of accessible housing.

Emergency Shelters

The Del Mar Municipal Code defines Emergency shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of sixth months or less by a homeless person. No individual or households may be denied emergency shelter in this facility because of inability to pay. Emergency Shelters are permitted in the North Commercial Zone subject to compliance with the development standards of the NC zone and additional regulations listed in the City's Municipal Zoning Code. The NC zone encompasses 16 parcels totaling roughly 13.5 acres. Many of the existing uses are underutilized and could be retrofitted as emergency shelters. Adequate capacity exists to accommodate an emergency shelter for at least 120 homeless individuals (identified unsheltered homeless population in Del Mar). The North Commercial Zone is located along a major circulation corridor, Jimmy Durante Boulevard, an area served by municipal services and near the site of a proposed regional rail transit stop at the State Fairgrounds.

Policy Consideration:
Program 4B *describes actions the City will take to amend the Del Mar City Code to be in compliance with State law regarding Emergency Shelters.*

Tiny Homes

"Tiny Homes" are currently accommodated within the City's ADU regulations in compliance with the California Government Code and the City's Certified Local Coastal Program (LCP). The State of California does not have existing guidelines for Tiny Homes; however, the 2018 International Residential Code (IRC) defines Tiny Homes as a dwelling unit, which is 400 square feet or less in floor area excluding lofts. In its rulemaking document, the International Code Council (ICC) cited reasons for updating and including Tiny Homes in the IRC, including the following:

The average US home size is increasing, while family size is decreasing;

Tiny Homes use a fraction of the wood and wood products of a conventional home;

Increased housing cost makes home ownership unfeasible for many, and;

Tiny Homes can add to affordable owned and rental housing stock.

Policy Consideration:
Program 4D *describes actions the City will take to amend the Del Mar Municipal Code to further accommodate the development of Tiny Homes.*

Single Room Occupancy Units

The U.S. Department of Housing and Urban Development (HUD) defines a Single Room Occupancy Unit (SRO) as a residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit need not, but may, contain food preparation or sanitary facilities, or both. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit. The City of Del Mar does not have any existing SROs; and the City of Del Mar Municipal Code does not contain specific provisions for SRO units.

HOUSING FOR PERSONS WITH DISABILITIES

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The City's 2021-2029 Housing Element includes programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodation

Persons with mobility disabilities may require modifications to their living quarters such as access ramps, wider doors and hallways, larger bathrooms, and lowered countertops. The City enforces the California Building Standards Code which provides flexibility in the design of housing for persons with disabilities.

Information concerning reasonable accommodation, including information about the benefits of applying Universal Design, is readily available from City representatives. City representatives are trained on Universal Design principles and can provide information about Universal Design to property owners and their agents. The City is not aware of any instance wherein its regulations have had an adverse impact on the availability or cost of housing for persons with disabilities.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations in their zoning laws and other land use regulations and practices when such accommodations are necessary to afford disabled persons with an equal opportunity to use and enjoy a dwelling.

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and

building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the City of Del Mar Municipal Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

Del Mar Municipal Code Section 30.86.230 provides reasonable accommodation procedures and regulations to ensure equal access to housing for persons with disabilities and to facilitate the development of housing for persons with disabilities. The purpose of the Reasonable Accommodation Ordinance is to provide a procedure under which a person with disabilities, or property owner of industrial or commercial uses, may request a reasonable accommodation in the application of zoning regulations to secure equal access to housing (or commercial/industrial facilities), and outline a process for decision makers to act upon such requests. In granting a request for reasonable accommodation, the reviewing authority may impose conditions to ensure that the reasonable accommodation complies with the following findings:

The housing or commercial facility, which is the subject of the request, will be used or occupied by a person with disabilities.

Due to the physical attributes of the subject property or the strictures on site, the requested reasonable accommodation is necessary to make the specific housing or commercial facility accessible to a person with disabilities under the federal Fair Housing Act, the California Fair Employment and Housing Act, and the Americans with Disabilities Act (ADA);

The requested reasonable accommodation would not create an undue financial or administrative burden for the City; and

The requested reasonable accommodation would not require a fundamental alteration in City's land use and zoning ordinances, programs or policies. In making this finding, the decision making authority may consider, but its consideration is not limited to, the following factors:

Whether the requested reasonable accommodation would adversely impact the health, safety or use of adjacent properties or the City right-of-way; or

Whether any reasonable alternatives have been identified that would provide an equivalent level of benefit without requiring a reasonable accommodation or exception to the City's applicable rules, standards and practices.

Conditions may also be imposed to ensure that any removable structures or physical design features that are constructed or installed in association with the reasonable accommodation be removed once those structures or physical design features are no longer necessary in order to accommodate a person with disabilities. The reviewing authority may require the recordation of the conditions of approval, or its equivalent.

The context of each application request must be considered and accommodated on a case-by-case basis in accordance with the stated findings for approval. The City approved the two reasonable accommodation requests that were submitted to the City during the 5th Cycle: ADR18-049 (elevator) and ADR20-016 (lift component). A decision to deny a request for reasonable accommodation could be considered a barrier to the development of accessible housing in the City if the request is necessary to accommodate a disability. The City's reasonable accommodation process has been used to accommodate reasonable

accommodation requests and is not a constraint to the development of accessible housing in Del Mar. The following include the total reasonable accommodations requested, all of which were approved:

ADR18-044 (Goodrich, 1216 Luneta Drive) – residential elevator

ADR18-049 (Slate, 1916 Ocean Front) – residential elevator

ADR20-016 (Dijkstra, 650 Rimini Road) – residential lift/elevator

Community Care Facilities

The City of Del Mar Municipal Code permits the development of Small Community Care Facilities as an allowed use in all of its residential zones, including the Residential Commercial zone. The definition of a Small Community Care facility as defined by the Del Mar Municipal Code is provided in a previous description of allowed use types per zone in this Chapter. No conditional use permit, zoning variance, or other zoning clearance is required for a Small Community Care Facility.

Large Community Care Facilities are not allowed in single dwelling unit zones and are conditionally allowed in the RM-E, RM-W, RM-S, RM, R-2, and RC zones. As previously described, Program 4A will amend the DMMC to bring the City's regulations applicable to community care facilities and residential care facilities into compliance with State law.

Occupancy Standards

Currently, the City of Del Mar Municipal Code defines a "family" as "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit." California law requires local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family or persons employed as staff. The City must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or less to obtain conditional use permits or variances that are not required of other family dwellings. The City's definition of family does not produce potential constraints in providing access to care facilities or housing opportunities.

FEES

The City's fees are reasonable and an appropriate means for the City to recover a portion of the cost to process development applications. The fee schedule provides City staff with discretion to subsidize all or a portion of, planning fees or charges under unique circumstances. Examples of such unique circumstances may include but are not limited to, requests from non-profit organizations or in cases of demonstrated financial hardship. These provisions give City staff additional flexibility to reasonably accommodate persons with disabilities. The City has and will continue to consider appropriate and reasonable relief in charges required for application processing fees in cases of hardship. The City's fees are further discussed in **Tables 3-6 and 3-7.**

Building Codes and Enforcement

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The City of Del Mar has adopted and implements the 2019 version of the California Building Standards Code with minor local amendments pertaining to roofing and eave construction for enhanced fire safety. These local amendments do not diminish the ability to accommodate persons with disabilities. The City strives to provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

DEVELOPMENT APPLICATION FEES

Residential developers are subject to a variety of fees to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. These fees have not been found to act as a constraint to the development of housing in Del Mar.

The City of Del Mar Land Use and Planning Services produced and revised an Explanation of Fees and Charges in 2020; through an analysis of administrative costs and fees, the City Council directed staff to prepare a revised fee schedule where the City would recover its administrative costs of reviewing application submittals.

Some development application fees are charged as a flat rate lump sum. These fees are revised annually to reflect changes to the Consumer Price Index (CPI) or Construction Cost Index (CPI). The charges for some application types, due to their complexity, are based on the recovery of the actual administrative costs that will be incurred by the City in processing of particular application, essentially a time-and-material recovery charge. In such cases, a deposit is required, submitted at the time of application. Depending on the extent of work required, supplemental deposits may be required to complete the processing of an application. Any unspent portion of a deposit will be returned to the applicant following completion of the application review process.

The current fee schedules became effective in September 2020 and are summarized in **Tables 3-6 and 3-7**.

Table 3-6.a: Planning and Land Use Application Fees (2020)

Application Type	Fee/Deposit	Application Type	Fee/Deposit
General Plan / Zoning		**Subdivisions**	
General Plan Amendment (Text)	$10,000	Boundary Adjustment	$3,252
General Plan Amendment (Map)	$10,000	Tentative Parcel Map (4 or fewer new lots)	$8,455
Rezone	$10,000	Tentative Parcel Map – Condo Conversion	$3,089
Zoning Code Amendment (Text)	$10,000		
Specific Plan	$25,000	Final Parcel Map	$3,203
Specific Plan Amendment	$5,000	Tentative Tract Map (5 or more new lots)	$9,324
Development Agreement	$ 10,000		
Development Agreement Amendment	$ 5,000	Tentative Tract Map – Condo Conversion (5 or more units)	$3,933
Conditional Use Permit	$8,513		
Variance	$5,370		
Accessory Dwelling Unit	$865	Final Tract Map	$3,933

Table 3-6.a: Planning and Land Use Application Fees (2020)			
Application Type	**Fee/Deposit**	**Application Type**	**Fee/Deposit**
		Design Review	
Coastal Development		Administrative – Minor (non-contested ADR projects)	$641
LCP Amendment	$10,000	Administrative – Major (non-contested ADR projects)	$1,108
Coastal Development Permit (with hearing by a discretionary body)	$2,917	Administrative – Minor (contested ADR projects)	$1,882
Coastal Development Permit (review and/or hearing at staff level)	$292	Administrative – Major (contested ADR projects)	$3,042
CEQA		Miscellaneous	$2,604
Environmental Assessment / Initial Study	$1,000	<500 sq. ft.	$3,151
Environmental Impact Report	$6,000	>500 sq. ft.	$5,339
Impact Fees		Design Review Board - Residential: 1 - 2 New Dwelling Units	$7,935
Regional Transportation Congestion Improvement Program (RTCIP)	$2,533.15	Design Review Board - Residential: 3 or more New Dwelling Units	$10,415
Housing Reduction Mitigation Fee	$25,007.32 per unit	**Other**	
In-Lieu Housing Mitigation Fees (Subdivisions)	$25,007.32 per lot created.	Construction Licensing Tax	$0.35 per ft^2
In-Lieu Housing Mitigation Fees (Condominium Construction or Conversion)	$31.91 per square foot of habitable area.	Plan Check & Inspection (Multi-Family and Duplex	$6,345
In-lieu Parking Fee	$33,664.97 per stall (on-time fee), or $1,188.51 per stall (reoccurring annual fee)	Plan Check & Inspection (Single-Family)	$2,155
		Plan Check & Inspection – Add >100 sq. ft.	. $ 1,167
		Plan Check & Inspection – Add <100 sq. ft.	$ 1,021

Source: City of Del Mar, 2020.
(D) = Deposit Based
(F) = Flat Fee

Table 3-6.b: Engineering Fees (2020)			
Application Type	**Fee**	**Application Type**	**Fee**
Discretionary Applications*		**Grading Plan Review**	
Design Review Board	$1,150	200 cubic yards or less	$1,710
Admin Design Review – Major	$915	201-2,000 cubic yards	$1,640 for the first 200 cy + $120 for each add'l 100 cy or fraction thereof
Admin Design Review – Minor	$570		
Conditional Use Permit	$915	2,001-10,000 cubic yards	$3,735 for the first 2,000 cy +$59 each add'l 1,000 cy or fraction thereof
Tentative Parcel Map	$2,850		
Tentative Map	$6,000		
Flood Plain Permit	$545	10,001 cubic yards or more	$4,230 for the first 10,000 cy + $27 for each add'l 1,000 cy or
ADU Review and Inspection	$650		

Table 3-6.b: Engineering Fees (2020)

Application Type	Fee
Additional ADU Review	$450
Final Applications	
Parcel Map	$3,800
Final Map	$7,815
Lot Line Adjustment	$1,365
SWPPP Review (Stormwater Pollution Prevention Plan)	
Single-Family	$250 + $270 each add'l lot
Multi-Family	$250 + $270 each add'l lot
SWMP Review	
Final SWMP	$870
Final Stormwater Checklist	$435
Drainage Plan	
2,500 sf or less	$1,480
2,501-5,000 sf	$2,220
5,001-10,000 sf	$2,560
Greater than 10,001 sf	$2,560+0.05 for each add'l sf over 10,000 sf

Application Type	Fee
	fraction thereof
Improvement Plan Review	
$0 - $20,000	$1,430 + 5% of value of improvements
$20,001 - $50,000	$1,825 + 4% of value of improvements
$50,001 - $100,000	$2,355 + 3% of value of improvements
$100,001- $250,000	$2,645 + 2.5% of value of improvements
$250,001 - $500,000	$7,995 + 2% of value of improvements
$500,001 - $1,00,000	$14,130 + 1.5% of value of improvements
$1,000,000 and over	$14,975 + 0.75% of value of improvements
Inspection	
$0 - $20,000	5.5% of improvements, $435 min.
$20,001 - $50,000	$1,630+ 4% of value of improvements
$50,001 - $100,000	$3,470 + 3% of value of improvements
$100,001- $250,000	$4,230 + 2% of value of improvements
$250,001 - $500,000	$7,270 + 1% of value of improvements
$500,001 - $1,00,000	$10,200 + 0.5% of value of improvements
$1,000,000 and over	$12,765 + 0.25% of value of improvements

In addition to City fees charged at the time building permits are issued, developers are required to pay school impact fees. The amount of school fees is controlled by State law. Considering the high cost of land in Del Mar, the fees charged by the City and school district do not create a constraint to the construction of market rate housing. The fees only comprise a very small percentage (generally less than five percent) of the entire cost to construct a residence in Del Mar. Other than the referenced school impact fees, Quimby Act park fees for subdivisions, and the requirement for payment of an In-lieu Mitigation fee for condominium conversions, the City does not require payment of impact fees.

The City Manager may subsidize all, or a portion of, planning fees for projects that include affordable housing units, as those units are defined in the Del Mar Housing Element. Furthermore, upon written request, the City Manager may subsidize all or a portion of, planning fees or charges when unique circumstances exist that warrant the request. Examples of such unique circumstances may include but are not limited to, requests from non-profit organizations or in cases of demonstrated financial hardship. Overall, the typical total planning and development fees, including Building Permit Fees, are as follows:

New single family residence of 4,000 sq foot living area and 500 sq ft garage based on valuation of $2M to $3M. Total building permit fees in the range of $25,000-$35,000.

New 8-unit multi-family high end 2,000 sq foot each unit over parking garage based on a valuation of $3M to $3.5M. Total building permit fees in the range of $38,000-$45,000.

The valuations above vary depending on the site and whether they do a basement garage, any slopes or unique geologic/soils conditions.

INCLUSIONARY HOUSING/IN-LIEU FEES

Due to the high cost of land and housing in Del Mar, the City has established and implemented different programs and fees to provide housing access to all community members. Title 24, Chapter 24.21 of Del Mar's Municipal Code identifies the City's affordable housing mitigation and provision strategies and programs stating the City's obligation, under State law, to provide opportunities for housing for all income levels. The City included **Program 4D** to update the City's Inclusionary Housing Ordinance to ensure consistency with current State Density Bonus law and provide an opportunity to evaluate and address any perceived barriers to affordable housing that may be included within the existing Ordinance.

The requirements, programs, and fees, detailed below, coincide with the City's housing goals, as expressed in the Housing Element component of the Del Mar Community Plan. The following discussion identifies the Affordable Housing Assistance program requirements and includes an analysis of potential constraints:

Condominium Conversion

DMMC Section 24.21.025 identifies the affordable housing mitigation requirements for condominium conversions within Del Mar. The mitigation requirements are dependent on the number of units to be converted. For example, conversion of two, three, four, or five units, requires one of the following:

Affordable unit set-aside of one of the converted units for rental at below market rate to a low-income household.

Donation of one off-site unit, within the City's jurisdiction, of a like size and condition to the City or a City-approved organization to be reserved for use as Affordable Housing Units.

Payment of an in-lieu Housing Mitigation Fee for each unit to be converted.

The City has processed and approved six condominium conversions over the last 8 years via the following applications TPM12-01, TPM13-01, TPM14-01, TPM 15-001, TPM 16-001, and TPM 16-003. The Tentative Parcel Maps were each approved for two-unit condo projects in zones that allow single dwelling unit and duplex development. Proposed condominium conversions are subject to the processing requirements of the Subdivision Map Act as set forth in Del Mar Municipal Code Title 24 and the regulations in Del Mar Municipal Code Chapter 24.40 (Conversion of Residential Property).

Affordable Housing Requirement for Subdivisions

As a condition of approval of any tentative parcel map or tentative subdivision map that proposes the creation of residential lots, the subdivider shall pay one In-lieu Housing Mitigation Fee for each of the lots to be created as part of the subdivision.

Maximum Rent for Affordable Units

The maximum allowable rent that may be charged for any Affordable Unit restricted to below market rental shall be determined in accordance with Section 50053 of the Health and Safety Code. The maximum allowable rent, including a reasonable utility allowance, shall not exceed the following:

Extremely low-income households: the product of 30 percent times 30 percent of the area median income, as adjusted for family size appropriate for the unit.

Very low-income households: the product of 30 percent times 50 percent of the area median income, as adjusted for family size appropriate for the unit.

Lower income households (whose gross incomes exceed the maximum income for very low-income households): the product of 30 percent times 65 percent of the area median income, as adjusted for family size appropriate for the unit. In addition, for those lower income households with gross incomes that exceed 65 percent of the area median income adjusted for family size, it shall be optional that the maximum allowable rent be established at a level not to exceed 30 percent of gross income of the household up to and including 80 percent AMI for 50 percent of the set-aside units in any project.

Moderate-income households: the product of 30 percent times 110 percent of the area median income, as adjusted for family size appropriate for the unit. In addition, for those moderate-income households whose gross incomes exceed 110 percent of the area median income, as adjusted for family size, it shall be optional for any State or local funding agency to require that the maximum allowable rent be established at a level not to exceed 30 percent of gross income of the household.

Duration of Affordable Rental Rate Restrictions

Each Affordable Housing Unit set aside for rental at below-market rates shall be limited to such below-market rates for a period of not less than 55 years, commencing from the date of the City's written authorization for occupancy of the unit.

Del Mar Housing Assistance Reserve Fund

All In-Lieu Housing Mitigation Fees collected pursuant to Title 30, Chapter 24 Affordable Housing Mitigation shall be deposited in the dedicated City of Del Mar Housing Assistance Fund. Funds deposited in the Housing Assistance Fund, along with any interest earnings, shall be used solely for one or more of the following purposes:

To increase and improve the supply of affordable housing to households of extremely low-, very low, low and moderate income; including, but not limited to, acquisition of property and property rights; cost of construction, including costs associated with planning; administration and design, as well as actual building or installation; any other costs associated with the construction or financing of affordable housing; or reimbursement to the City for such costs if funds were advanced by the City from other sources.

Administrative expenses not reimbursed through processing fees, including consultant and legal expenses related to the establishment and/or administration of the Housing Assistance Fund.

No portion of the housing fund may be diverted to other purposes by way of loan or other similar action.

Policy Consideration:
Program 7A *describes actions the City will take to support the development of affordable housing through the continued collection and allocation of funds in the Housing Assistance Reserve Fund.*

ON-/OFF-SITE IMPROVEMENTS

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). Thus, these are costs that will be added to the sale or rental price of housing. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not seen as a constraint to the development of housing within the City.

The infrastructure in Del Mar is fully developed and well maintained. As a result, only minimal on or off-site improvements are required for most new development. Typical on-site improvements consist of curbs, gutters, sewers/water, and sidewalks. Required off-site improvements are also minimal and directly relate to project impacts. For example, a project approval may be accompanied by conditions for localized street and intersection improvements. Del Mar is very unique and paving throughout the City varies. According to Joe Bride, pavement widths vary depending on design speeds, parking lanes, bicycle lanes, geometry, etc. Del Mar uses the San Diego County design standards.. As the City's infrastructure is largely in place and because there is minimal land available for subdivisions, requirements for construction of new public streets or other significant infrastructure is not likely to present an impediment. The required public improvement standards are used primarily to ensure that the existing roadways adjacent to new residential construction maintain or provide the appropriate right-of-way. In conclusion, given the completely developed nature of the City's infrastructure, the cost to developers of providing public facilities is relatively low when compared to other parts of the region where the infrastructure is not already available or is inadequate to serve new development.

BUILDING CODES AND ENFORCEMENT

The City of Del Mar's construction codes are based upon the California Code of Regulations, Title 24 (Building, Plumbing, Mechanical, Electrical, Green Building, and Green Building Codes) and the California Fire Code. These are considered to be the minimum necessary to protect the public health, safety and welfare of the City's residents. Like many of the smaller cities in San Diego County, Del Mar contracts with a private company for Building services, including plan checks and inspections.

Code Enforcement is conducted on a complaint basis. Staff conducts field inspections, prepares written notices/orders for code compliance, verifies compliance measures, prepares reports and requests for action by nuisance abatement, and educates the public on storm water compliance. Code Enforcement issues Notices of Violations to obtain compliance and issues infraction citation Notices to Appear. The enforcement program highlights voluntary non-judicial compliance with an emphasis upon public awareness of governmental regulatory provisions.

LOCAL PROCESSING AND PERMIT PROCEDURES

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To a small degree, the typical discretionary permit review process required by the Del Mar Municipal Code can potentially contribute to the cost of housing in that holding land through the discretionary review and entitlement period can be costly. However, most development in the City of Del Mar is related to the production of custom designed single dwelling units in the above moderate household income category. While the existing permit process has not been a barrier to new housing in the above moderate category, the Housing Element includes a variety of programs, including **Program 1I** for implementation during the 6th Cycle that will consider process and regulation changes to incentivize and facilitate projects with housing affordable to lower income households.

Design Review

All new residential construction is subject to some level of site plan review and architectural review which, in Del Mar is termed Design Review. The Design Review process is incorporated by ordinance into Chapter 23.08 of the DMMC and is used as a means to implement the goals contained in the Del Mar Community Plan to preserve and enhance Del Mar's special residential character and small town atmosphere with its harmonious blending of buildings and landscape in proximity to a beautiful shoreline. The Design Review process also serves to protect public and private scenic views, preserve the natural environment, maintain property values, and ensure a high aesthetic quality for the community. The Design Review process encourages good design including the use of harmonious materials and colors, compatible proportional relationships, and appropriate use of landscaping.

The City issues two types of discretionary permits under the Design Review Ordinance (DRO) DMMC Chapter 23.08: 1) an Administrative Design Review (ADR) permit issued by the Planning Director; and 2) a regular Design Review permit issued by an appointed Board through a public hearing process. Both permit types require public noticing. Design Review permits are approved by the Design Review Board (DRB) in a noticed public hearing and decisions are appealable to the City Council. ADR permits are appealable to the DRB. The ADR process includes a list of eligible project types generally considered minor in nature. DRB permit applications are required for all other projects which do not meet the criteria for ADR review.

As part of the review process, application proposals are evaluated for their consistency with the provisions of the Del Mar Community Plan, the City of Del Mar Municipal Code and Local Coastal Program, and the Design Review Ordinance, as well as conformity to the City's Design Guidelines.

Though design changes may be required where there is inconsistency with the City's codes, nearly every Design Review application that is submitted is approved. As a part of the review, Design Review Board members determine whether a proposed project is compatible with surrounding development, usually with specific consideration of a proposed structure's bulk and mass. The City's goal is to facilitate different types of architectural styles in different neighborhoods of the City. While the language of the standards is broad, when the Design Review members use the Ordinance, they make specific, detailed findings to tie the standards to the particular project proposed. A conclusion that a proposed design element is "unreasonable," must be supported by findings of fact regarding:

The extent to which the contested design element adversely impacts upon the purposes o fhte Design Review

Whether the project requires the inclusion of the contested design element in order for the project to be useable by the applicant

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Whether the project requires the inclusion of the contested design element in order to produce a project that is similar in quality to development in the neighborhood

The availability of one or more alternatives to the contested design element that will produce a project that is useable by the applicant and similar in quality to development in the neighborhood.

An application will be approved unless the Design Review Board makes findings of fact based upon the information presented during the hearing that support one or more of the regulatory conclusions mentioned above (specific standards and guidelines are detailed in the City's Municipal Code Title 23 Building Code, Chapter 23.08).

It is important to note that the Design Review process is not considered an impediment to development of housing in general or affordable housing in particular. From January 1, 2013 through December 31, 2019, the City received 264 applications for Design Review Permits (not including ADRs). Of these, 262 applications, or 99% percent, were conditionally approved. Further, because the Design Review process preserves and enhances Del Mar's special residential character and small town atmosphere, all housing types obtain the benefit from a citywide process to ensure scenic views of the coast remain available, preservation of the natural environment is promoted, and overall aesthetics for the community continue to be high quality.

With these facts in mind, the City's Design Review process is not considered a barrier to the provision of housing. To ensure that the Design Review process described herein continues to rely on appropriate standards and processes, the City will continue its periodic monitoring and evaluation of its Design Review Ordinance standards and application processes to ensure that they do not present an undue constraint on new housing proposals, regardless of income levels. This provides certainty to property owners and other project applicants that if a project is proposed in a manner that does not present an egregious violation of the provisions of the Design Review Ordinance, the project will be approved.

To ensure that the Design Review process does not constrain opportunities for affordable housing, the City currently offers a discretionary permit fee waiver for projects with an affordable housing component. As published on the City's schedule of fees for recovering the administrative costs of processing development applications, the Director of Planning and Community Development may reduce all, or a portion of, planning fees for projects that include affordable housing units, as those units are defined in the Del Mar Housing Element. Additionally, upon written request and on very rare occasions, the City Manager may reduce all or a portion of, planning fees or charges when unique circumstances exist that warrant the request.

The Design Review process includes the following steps:

Pre-Application Conference: A pre-application conference with a member of the Planning Department is highly recommended. An applicant should be prepared to provide information regarding the project site and the development proposal. This information may include rough plans or sketches of the proposed development and information about existing site conditions. Staff will also assist in determining if the project will require a Citizens' Participation Program (CPP) component as part of the process. As described below, the CPP is an early step where applicants share proposed designs with the community in order to obtain feedback for consideration in their design before submitting for Design Review. Upon application submittal, staff will then make a determination if a project requires a public hearing before the Design Review Board or is eligible for an ADR permit.

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Citizens' Participation Program (CPP): If required, CPP is an early outreach process intended to foster early and open communication between neighbors about the potential impacts of a new project on the surrounding community. The CPP is designed to help streamline projects through the Design Review process. While the CPP process is not intended to produce complete consensus on all applications, the process provides opportunities for potential applicants and their agents to understand and respond to neighborhood concerns about a project's design prior to formal submittal of an application for review by the City of Del Mar. The intended result is improved awareness of proposed changes in the built environment and projects that better integrate into their surroundings by complementing the existing community character.

Formal Application: After the initial submittal of the application, the project is assigned to a member of the Planning Department for a detailed analysis. The planner reviews the application for completeness and for compliance with the applicable provisions of the City of Del Mar Municipal Code. If it is determined that the application is missing information or is somehow inconsistent with one or more provisions of the City of Del Mar Municipal Code, it will be deemed Incomplete. The Design Review application will also be deemed incomplete for projects requiring a Conditional Use Permit or other review by the City's appointed Planning Commission, until such approval is received.

Story Pole Plan & Certification: Certain projects require the installation of "Story Poles" to represent the siting and massing of a proposed structure or addition. Story Poles are required to be installed fifteen days prior to a Design Review Board hearing and their heights and locations certified by a licensed land surveyor or civil engineer ten days prior to the hearing.

Design Review Board Hearing: Once a project application for a Design Review permit has been deemed Complete, the application will be scheduled on the next available agenda of the Design Review Board (DRB). The Board typically meets once a month; the length of time spent by the Board reviewing an application at the meeting varies depending on the complexity of the proposal and the type of issues raised. A staff report is prepared for the DRB on each application. All DRB meeting agendas and staff reports are posted on the City's website prior to the meeting. A hard copy of the report may also be obtained from Planning Department. The applicant and their representatives are encouraged to attend the DRB hearing to offer testimony about the project and answer Board members' questions. The public is encouraged to also attend. Often, the DRB takes action on a project at its first meeting. However, the DRB has the discretion to continue an item to a future meeting date if necessary to gain additional information or to allow an applicant the opportunity to address concerns that may be raised by the DRB when finding consistency with the Design Review Ordinance.

Appeal Period: The decision of the DRB is final unless a written appeal is filed with the City Administrative Services Department, accompanied with a processing fee, within ten business days from the date action is taken on the application. If an appeal is filed it will be placed on an agenda of the City Council for an Initial Consideration hearing. At an Initial Consideration hearing, the Council will determine to either:

1) Reject the appeal, thereby upholding DRB's decision; or

2) Set the matter for a new public hearing review at a subsequent City Council meeting where the City Council acts as the DRB.

For the convenience of the public, property owners, their agents and interested parties, detailed information about the Design Review process is posted on the City's website (www.delmar.ca.us).

Further, in order to accomplish the Community Plan goals for design and affordable housing, **Program 6G** will amend the City's Building Construction Standards to identify objective design standards for applicability

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to projects with an affordable housing component that are exempt from the City's typical discretionary design review process.

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Building Plan Checks and Permits

Following a DRB approval and close of the ten-day appeal period, a Building Plan Check and/or Building Permit will be required for construction of the approved scope of work. To begin the Building Plan Check process, the Planning Department will prepare a digital Building Division Transmittal Form which is routed to the Building Division along with the digital set of construction drawings. The Building Division conducts its plan review against the City's relevant Building and Fire Codes. If corrections are needed, corrections are requested of the applicant and a resubmittal will occur. Once the Building Plan Check process is complete, the digital plans are routed back to the Planning Department to ensure compliance with the plans approved by the Design Review Board as well as for stamping and signatures. Once all the information, conditions, and plans are verified, the Building Division will be allowed to issue Building Permits for the project and perform required construction-phase inspections.

For the convenience of the public, property owners, their agents and interested parties, detailed information about the Building Permit process is posted on the City's website (www.delmar.ca.us/building).

Coastal Development Permit

Local Coastal Programs (LCPs) are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. LCPs contain the ground rules for future development and protection of coastal resources.

Prepared by local government, these programs govern decisions that determine the short- and long-term conservation and use of coastal resources. After an LCP has been finally approved, the Commission's coastal permitting authority over most new development is transferred to the local government, which applies the requirements of the LCP in reviewing proposed new developments. The Commission retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands, and the Commission also acts on appeals from certain local government coastal permit decisions. The Commission reviews and approves any amendments to previously certified Local Coastal Programs.

All properties within the City of Del Mar are located within the Coastal Zone as defined in the California Coastal Act and are, therefore, subject to the provisions of the City's certified Local Coastal Program. DMMC Chapter 30.75 sets forth the regulations and procedures for Coastal Development Permits. A valid Coastal Development Permit must be obtained prior to the commencement of development and is required in addition to any other permits or approvals required by the City. The review of a Coastal Development Permit application is often combined with and/or processed concurrently with the review of any other discretionary permit application required, such as a Design Review permit. For City decisions on a Coastal Development Permit involving coastal development within the California Coastal Commission's "appealable jurisdiction" (generally properties between the ocean and first public road, within 100 feet from an environmentally sensitive area, within areas of past-certified fill, or within 300 feet from the beach), the City's decision on a Coastal Development Permit is appealable to the Coastal Commission following the close of all local appeal periods.

Application Requirements: An application for a Coastal Development Permit is initiated by an applicant. The application includes all information and material as required by the LCP, including at a minimum: a location map of the project site and vicinity; a detailed description of the proposed development; proof of the applicant's legal interest in the development site; and the applicant's signature attesting to the truth,

completeness, and accuracy of the submitted material. All submitted application material are in a form so as to allow reasonable reproduction and distribution to members of the public and interested public agencies, such as the Coastal Commission.

Requirement for Findings: The granting of a Coastal Development Permit must be supported by written findings of fact showing that each of the following conditions exist per Del Mar Municipal Code Section 30.75.140:

That the use of the development is permitted within the zone in which the property is located.

That the proposal meets the criteria of the applicable chapters of Title 30 – Zoning.

That the granting of such Coastal Development Permit will be in conformity with the certified City of Del Mar Local Coastal Program.

That for all development proposals located seaward of the first public roadway, the proposed development is consistent with and implements the applicable requirements for provision of public access contained in the City of Del Mar Municipal Code and in the public access and public recreation policies of Chapter 3 of the California Coastal Act.

That for all development proposals involving the construction or placement of a shoreline protection device, that the proposed development is consistent with and implements the applicable requirements of the Beach Overlay Zone and Setback Seawall Zone and is consistent with and implements the provisions of the Chapter Three Policies of California Coastal Act.

That the proposal is consistent with and implements the provisions of public view protection policies IV-22 through IV-27 of the City of Del Mar LCP Land Use Plan.

That for all development proposals on sites with identified wetland resources, that the proposed development is consistent with and implements the provisions of the Lagoon Overlay Zone as contained within the City of Del Mar Local Coastal Program Implementing Ordinances and Land Use Plan.

Determination of Permit Requirement, Exemption or Categorical Exclusion: The Director of Planning and Community Development has the authority to make the following determinations regarding the requirement of a Coastal Development Permit:

The Director of Planning and Community Development shall notify the Executive Director of the Coastal Commission in writing of the challenge or request for determination and shall request an Executive Director's opinion.

The Executive Director shall, within two working days of receipt of the City's request (or upon completion of a site inspection where such inspection is warranted), transmit determination as to whether the development is categorically excluded (meaning a Coastal Development Permit would not be required), or is non-appealable or appealable to the Coastal Commission.

Where the Executive Director's determination is not in accordance with the determination of the Director of Planning and Community Development, the Coastal Commission shall hold a hearing for purposes of determining the appropriate designation for the area.

For the convenience of the public, property owners, their agents and interested parties, detailed information about the Coastal Development Permit process is found in DMMC Chapter 30.75.

STATE POLICIES AND REGULATIONS

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State policies and regulations may also serve to constrain housing development in local communities.

Article 34 of the California Constitution

Article 34 was enacted in 1950. It requires that low-rent housing projects developed, constructed, or acquired in any manner by any State or public agency, including cities, receive voter approval through the referendum process. No such projects have been proposed in Del Mar and, therefore, the residents of Del Mar have not been asked to vote on a referendum to allow the City to develop, construct, or acquire affordable housing.

California Health and Safety Code further clarifies the scope and applicability of Article 34 to exclude housing projects that have deed-restrictions on less than 49 percent of the units or rehabilitation/reconstruction of housing projects that are currently deed-restricted or occupied by lower-income persons. The City has and will continue to apply this provision to provide appropriate and reasonable relief for application processing fees for non-profit organizations and in cases of hardship. Regardless, Article 34 could be an obstacle for local governments to be directly involved in production of long-term affordable housing on a larger scale; however, the perceived constraint is the result of a statue that is beyond City control.

Environmental Protection

State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, development permits, etc.). This involves substantial project processing costs to prepare and process the necessary technical reports and cover fees charged for services provided by the local government and/or private consultants as needed to complete the environmental analysis as required by the California Environmental Quality Act (CEQA). Housing costs can also be impacted by associated environmental document processing delays related to the mandated public review periods and opportunities for appeal and legal challenge provided by State law. However, the presence of these regulations helps to disclose potential impacts to the environment in order to facilitate decisions that preserve and protect the environment, public health, and safety of Del Mar residents and visitors.

3. INFRASTRUCTURE CONSTRAINTS

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new public infrastructure is required, it is funded by the developer, and then dedicated to the City for maintenance and improvements as needed. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” as part of home rental or sales rates. However, such infrastructure costs do not typically represent a barrier in Del Mar because as a built-out community, Del Mar’s infrastructure is largely already in place throughout the City. Therefore, the high development costs often associated with installing infrastructure systems in other communities are not found in Del Mar.

Potential infrastructure constraints relating to candidate housing sites have been analyzed in detail in the PEIR for the Housing Element. General information on potential infrastructure constraints is provided below. Additionally, site specific constraints are identified within **Appendix B** (Sites Analysis).

WATER SUPPLY AND WASTEWATER CAPACITY

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Among the municipal services that the City of Del Mar provides are the functions of water, wastewater, and clean water (storm water pollution prevention). These utility services are funded exclusively from fees and rates charged to the City's utility customers related to their use. The City maintains separate water and wastewater enterprise funds, each with its own rate stabilization, operating, capital, self-insurance, and pension reserves. Each of the enterprise funds is to be revenue neutral, meaning that the amount of revenue collected should be sufficient (and no greater) to cover the cost for providing service, including the costs for maintenance and operation of the system, capital equipment replacement, capital infrastructure system rehabilitation or necessary expansion, and the purchase/contract of services from other agencies. Revenue generated from any of these areas (water, wastewater, and clean water) may only be used to fund expenditures related to providing those services.

Water Supply

Domestic water in the City of Del Mar (City) is provided by the City of San Diego and via the San Diego County Water Authority (SDCWA). The City of San Diego treats more than 360 million gallons of water per year for Del Mar and transports the water approximately 14 miles to Del Mar from the Lake Miramar Treatment Plant (Santa Fe Irrigation District, 2019). Del Mar currently uses an average of 1,050 acre feet (AF) of water per year but has a capacity to provide approximately 1,800-AF per year (City of Del Mar, 2013).

The Del Mar Public Works Department provides water service to nearly 1,900 metered accounts; this includes water services to single-family residential, multi-family residential, irrigation, commercial, public facilities and the State Fairgrounds. The system includes: 27 miles of water mains; four storage reservoirs totaling 4 million gallons of capacity; 664 valves, and 275 fire hydrants. In maintaining the City's water system, the important goals are public health and safety, and reliability as well as economic efficiency. In order to maintain and collect sufficient revenue to provide water supply to Del Mar proposed water rates were reviewed by the Finance Committee on February 26, 2019 and presented to City Council on May 20, 2019. The water rates, compounded over five years, took effect July 1, 2019 with an additional increase on January 2, 2020. From the water rate increases, about $1.8 million in system improvements, including pipeline and valve upgrades, are expected to be completed through 2024.

Assuming one household is equivalent to one consumer, based on the City's American Community Survey estimates for total households in 2017, the City provides about 1,070 AF to residential connections (assuming .5 AF per household). The City has sufficient water infrastructure capacity to accommodate the planned increase in dwelling unit capacity during the 2021-2029 planning period to meet the City's Housing Element RHNA allocation.

Wastewater Capacity

Sewer services within Del Mar are provided by the City's Public Works Department, serving 4,500 residents via 1,800 active sewer accounts, consisting of single family residential, multi-family residential, and commercial/institutional/other accounts, City accounts, and the Fairgrounds. The City contracts with both the San Elijo Wastewater Joint Powers Authority (JPA) and the City of San Diego Metropolitan Wastewater System (Metro) for wastewater treatment services. The wastewater system includes about 27 miles of sewer pipe; three miles of force main; one pump stations and one lift station. Most of the sewer lines (approximately 78 percent) consist of 6 to 8 diameter pipeline, while the remainder consists of 9 to 15 inch diameter pipeline (20 percent) and 16 to 24 inch diameter pipeline (2 percent) (City of Del Mar, 2019).

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Through 2024, a capital improvement program envisions nearly $2 million in improvements including $1.3 million in repairs that are considered urgent. In maintaining the City's wastewater system, the most important goals are public health and safety, and reliability. Del Mar's average daily wastewater flow is about 521,000 gallons per day (gpd). The largest customer is the State Fairgrounds, with an average daily flow of 85,965 gpd. The City has sufficient sewer infrastructure capacity to accommodate the planned increase in dwelling unit capacity to meet the City's Housing Element RHNA allocation for the 2021-2029 planning period.

STORMWATER MANAGEMENT

The City of Del Mar Public Works Department is responsible for maintaining the storm drain infrastructure through comprehensive programmatic efforts. Del Mar's federally-issued MS4 permit (Municipal Separate Storm Sewer System) allows the city to discharge storm water from its collection system into waters of the United States. Under this permit, storm water is allowed for release into the ocean and lagoons. Unauthorized connections or discharges into gutters and storm drains are prohibited and could result in enforcement actions.

The City of Del Mar Planning and Community Development Department is responsible for the City's Clean Water Program, which is administered by a clean water consultant, that implements and enforces stormwater requirements and protects and enhances the quality of our lagoons, beaches, and the Pacific Ocean. For Del Mar, clean water ties directly to quality of life and is key not only to public health, coastal resources, and recreation, but also influences property values, tourism, and visitor spending. Accordingly, the City's obligation to prevent pollutants from entering the watershed is regulated by state and federal laws. The City has sufficient stormwater infrastructure capacity to accommodate the planned increase in dwelling unit capacity to meet the City's Housing Element RHNA allocation for the 2021-2029 planning period.

FIRE AND EMERGENCY SERVICES

Service Area

The Del Mar Fire Department provides emergency services to nearly 5,000 full-time residents as well as more than 3 million annual visitors to the State Fairgrounds. The service area covers more than 2.5 square miles and includes more than 1,600 structures. The City's Fire Department services can accommodate the planned increase in dwelling unit capacity to meet the City's Housing Element RHNA allocation for the 2021-2029 planning period.

Responsibilities

The department is responsible for fire suppression and protection and emergency medical services and responds to vehicle accidents, rescue and hazardous materials incidents. In addition to serving the City of Del Mar, the department provides mutual aid to Solana Beach, Encinitas and portions of the City of San Diego. The Del Mar Fire Department contracts with the City of Encinitas for management services. In support of these efforts, the DMFD operates from one fire station and includes nine full-time staff consisting of three captains, three fire engineers, and three firefighters/paramedics whose service area covers more than 2.5 square miles and includes more than 1,600 structures. The DMFD station is equipped with one front-line fire engine, one rescue unit, and one reserve fire engine (City of Del Mar ND).

Fire Prevention & Education

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The City's contracted Building Services provider conducts inspections for all hotels, motels, restaurants and new businesses to assure fire and safety compliance. Del Mar Fire Dept is available for as-needed plan checks and inspections. The Department also provides free fire prevention inspections for residential properties. Classes and demonstrations on safety and disaster preparedness are offered regularly. It is not anticipated that any new fire safety or emergency service facilities would be required as a result of development on housing sites facilitated by the Housing Element. Therefore, the response capacity of the City's Fire Prevention and Emergency Services to accommodate the anticipated additional dwelling units within Del Mar does not place a constraint on development.

Emergency Operations Center

During a large emergency or disaster situation, City staff will open the Del Mar Emergency Operations Center (EOC) in the Del Mar Civic Center Town Hall. The EOC primarily serves as a point of information and resource management center in order to coordinate and promote public safety during a large emergency. Staff assigned to the EOC will collect, analyze, and distribute emergency information and support to residents, visitors, schools, businesses, City staff, and emergency responders. In addition, the EOC will coordinate public emergency notifications, evacuations, and sheltering. The EOC is only activated during a large emergency or disaster and would remain active until the situation is resolved.

Additionally, Del Mar's Community Emergency Response Team (CERT) will assist City staff at the EOC during the event of an emergency. CERT will provide communications support through use of radio equipment and the Amateur Radio Emergency Network (AREDN). CERT will also respond to activation from the fire department for damage assessment and limited first aid in the field, and act as scribes for section chiefs.

POLICE SERVICES

The City of Del Mar has contracted for law enforcement services from the San Diego County Sheriff's Department since the City's incorporation in 1959. The SDCSD facility that serves Del Mar is located at 175 North El Camino Real in the City of Encinitas (North Coastal Station); however, a satellite SDCSD office is provided at the City of Del Mar Civic Center at 1050 Camino del Mar. Staffing at the North Coastal Station is comprised of 107 staff with 36 active members from the Senior Volunteer Unit. As of 2020, there are no plans to expand the facility (Boyce, 2020). The North Coastal Station is supported by various divisions ranging from patrol, traffic, motors, community service officers, senior volunteers, area detectives, professional staff, and a community-oriented policing and problem-solving unit (SDCSD ND). Through contract with the Sheriff's Department, the City of Del Mar receives routine patrol of our streets by patrol and traffic deputies, crime prevention services, and a wide array of other law enforcement services. The City's law enforcement services can accommodate the planned increase in dwelling unit capacity to meet the City's Housing Element RHNA allocation for the 2021-2029 planning period.

Services

The North Coastal Station serves nearly 60 square miles, which includes the cities of Del Mar, Encinitas, and Solana Beach, and the unincorporated communities of Rancho Santa Fe, Del Dios, Camp Pendleton, and San Onofre. In addition, the San Diego County Sheriff's Department contracts with the Del Mar Thoroughbred Club and the 22nd Agricultural District for law enforcement services at the State Fairgrounds during the San Diego County Fair, Del Mar Races, and other events throughout the year.

Patrol Division

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Patrol deputies respond to crimes or emergencies in progress and calls for service. They conduct routine patrols with a primary focus on the protection and preservation of life. They conduct preliminary investigations and apprehend law violators.

Traffic Division

Traffic deputies focus on vehicle code enforcement, traffic collision investigations and traffic control.

Investigative Unit

The Investigative Unit is responsible for investigating general crimes against people and property. Follow-up investigations on specific crimes requiring specialized expertise may be conducted by the department's centralized units.

Narcotics Investigation

Deputies respond to complaints originating from citizens who report suspicious activity and leads and/or arrests made by patrol deputies. Investigators focus on crimes involving the sale, possession, and distribution of illicit drugs and cases involving seizures of property. The cities of Encinitas and Solana Beach jointly fund one Narcotic Enforcement Deputy who works with other Sheriff's deputies working narcotics enforcement.

Community Oriented Policing Unit (COPPS)

COPPS deputies are special purpose deputies who target issues that can negatively impact the quality of life of residents. Deputies tailor their enforcement to address problems they are specifically working on, allowing them to develop multifaceted responses to complex issues. COPPS deputies also coordinate the station's Citizens' Academy, an academy designed to provide local citizens with an overview of the department and criminal justice system.

Crime prevention Unit

The Crime Prevention Unit focuses on community outreach regarding crime prevention techniques, current trends, and prevention education. The unit provides an array of free services including assisting communities in starting neighborhood and/or business watch groups, conducting a variety of community safety presentations, community alerts, Crime Prevention Through Environmental Design reviews, and security consultations for commercial and residential properties.

It is not anticipated that any new police facilities would be required as a result of development on housing sites facilitated by the Housing Element. Therefore, this does not place a constraint on development.

4. ENVIRONMENTAL CONSTRAINTS

Potential environmental constraints relating to candidate housing sites have been analyzed in detail in the PEIR for the Housing Element. General information on potential environmental constraints is provided below. Additionally, site specific constraints are identified within **Appendix B** (Sites Analysis).

GEOLOGIC AND SEISMIC HAZARDS

Southern California is considered as one of the most seismically active regions in the United States because the faulting is dominated by the compression regime associated with the "big bend" of the San Andreas

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Fault Zone. The San Diego region is transected by several sub-parallel, pervasive fault zones, as well as smaller faults. Geologic hazards include earthquakes/strong ground shaking, fault rupture, expansive soils, landslides, liquefaction, and bluff stability. Three primary seismic hazards, groundbreaking potential, ground failure potential and liquefaction are discussed below. Additional hazards, including fault rupture, expansive soils, landslides and bluff stability are outlined and discussed in detail in Section 4.7 Geologic and Soils of the Housing Element EIR.

Ground Breaking Potential

Groundbreaking results from a surface rupture of a fault. A fault is a fracture in bedrock which may extend upward to the ground surface and along which there has been displacement of the two sides relative to one another.

San Diego County is home to three fault zones, each with multiple active fault lines. There are nine known active faults within 50 miles of the candidate housing sites including the Coronado, Earthquake Valley, Elsinore, Mount Soledad, Rose Canyon, San Diego, Silver Strand, Spanish Bight, and Wildomar fault lines. These active faults belong to either the coastal Newport-Inglewood-Rose Canyon Fault Zone or the inland Elsinore Fault Zone.

The Newport-Inglewood-Rose Canyon Fault Zone is proximate to the City, with the Del Mar segment of the fault zone located approximately two miles offshore. This segment is not identified as active (i.e., fault has not had activity in the past 11,000 years) based on County records; however, the California Geologic Survey (CGS) identifies the Mount Soledad and Rose Canyon fault lines, located six miles south of the City, as active. These two active faults comprise a 4.9-mile onshore segment of the fault zone that spans part of La Jolla and Rose Canyon. Both are classified as Type B faults in accordance with criteria specified in the 1997 Uniform Building Code Table 16-U, which signifies lower seismic activity (a slip rate of less than 5 millimeters per year) and a lower likelihood of producing earthquakes of magnitude 7.0 or greater. Nonetheless, near-source velocity effects need to be considered in the design of buildings within ten kilometers of a Type B fault, which includes the City.

Past investigations of the Rose Canyon fault zone confirmed the reoccurrence of major earthquakes at an interval of 700 years, suggesting that a major earthquake has a one in 700 chance of occurring in any one year (Singleton, 2019).

There are seven other faults (or inferred faults) located within two to three miles of the City. Of these, only the Carmel Valley and Rose Canyon faults are known to have experienced movements within the last three million years. Movements along the Rose Canyon fault are believed to have taken place in the last 0.5 million years. For this reason, because it may be part of a very long and active fault zone and because of the known occurrence of earthquake epicenters along its trace, this fault could constitute a potential threat to the City. According to the CGS Earthquake Hazards Zone Mapping Application, there are no Earthquake Hazards Zones within the City (California Geologic Survey, 2019).

Ground Failure Potential

Ground failure can occur due to lateral spreading, earth lurching, landslides, differential settlement, erosion, and projected sea level rise. The Del Mar Community Plan references the following three areas as having the greatest potential of ground failure:

All of the coastal bluffs and sea cliffs bordering the City of Del Mar;

Areas of the Del Mar Formation of Torrey Sandstone in which existing slopes exceed 25 percent; and

The terrace escarpments made up of colluvium and slope wash in Crest Canyon and on the northeast side of the Del Mar Hills.

The City applies State and local permit requirements and regulations to these areas via the Bluff, Slope, and Canyon Overlay Zone and Coastal Bluff Overlay Zone as a measure to minimize risk of hazards.

Liquefaction Potential

Liquefaction, or the loss of soil strength and stability, is a common occurrence during earthquakes in areas that have high water tables and silty or sandy soils. During the earthquake, the vibrations can cause a deterioration of the friction between the wet soil particles. In severe cases, a condition similar to quicksand can result in an area which was previously thought to have stable ground.

Within Del Mar, the San Dieguito Valley and Lagoon has significant liquefaction potential due to the deposits of alluvium and slope wash in this area believed to be covering a mixture of beach sand, bay sand and salt, and alluvial sediments (largely dry and silt) which may be mixed with occasional salt and dry marsh deposits.

Although future development constructed under the Housing Element may involve the construction of new residential structures in a seismically active area, the potential hazards would be less than significant because of the existing regulatory framework related to seismic safety. Sites containing greater than a 25 percent grade would be at a greater risk for damage during an earthquake.

WILDFIRE

Wildfires can potentially occur where developments are adjacent to open space or proximate to wildland fuels such as grass, leaf litter, trees, or shrubs that can ignite when exposed to a natural occurrence (e.g., lighting) or by an unplanned, unauthorized, or accidental human-caused activity. Wildfire hazards are also based on factors such as topography and climatic conditions, including winds, humidity, droughts, and extreme temperatures. These areas are designated as fire hazard severity zones (FHSZ). Within Del Mar, there are areas (mostly in the southern and eastern portions of the City) that are designated as moderate, high, and very high fire severity zones.

Future development projects within the City will be required to meet the then applicable requirements and regulations of the California Fire Code. Despite these requirements, the City has seen development within these areas historically, indicating that the requirements associated with development in fire severity zones does not present a major constraint to the development of housing. The City's emergency response services can accommodate the planned increase in dwelling unit capacity to meet the City's Housing Element RHNA allocation for the 2021-2029 planning period.

FLOODING

The Federal Emergency Management Agency (FEMA) is involved in identifying and mapping flood-prone areas for jurisdictions that participate in the National Flood Insurance Program (NFIP), such as the City. Flood zones are geographic areas that are subject to periodic inundation due to coastal wave action or river flooding that FEMA has defined according to varying levels of flood risk. These flood-prone areas are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Maps.

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The current FIRM map took effect in December 2019. The floodplain areas identified by the FIRM are subject to regulations in accordance with the City's Floodway Zone (DMMC Section 30.29) and Floodplain Overlay Zone (DMMC Section 30.56), which are incorporated within the City's certified Local Coastal Program. Residential development is prohibited in the Floodway Zone, which generally applies to open water areas such as the Lagoon. However, the Floodplain Overlay Zone applies to some residential and commercial properties in existing developed areas within the candidate housing sites.

Any proposed development within "Special Flood Hazard Areas" of the Floodplain (areas with one percent chance of flooding within a given year) would be required to comply with the regulations in the Floodplain Overlay Zone (DMMC Section 30.56). Examples of flood management design standards include flood proofing structures, elevating structures, and relocating structures away from hazards (i.e., through setbacks). In the City the special flood hazard area designation applies to some properties in the North Beach neighborhood and properties in proximity to the San Dieguito Lagoon. New development is not permitted below the base flood elevation in special flood hazard area locations.

The FIRM map and Floodplain Overlay Zone also applies to properties (i.e., Zone X) within the 500-year floodplain that have a low associated flood risk, representing a 0.2 percent annual chance of flood hazard, or 1 percent annual chance of flood with average depth less than one foot. These low flood-risk areas are subject to the requirements of the Floodplain Overlay Zone for disclosure; however, no special design standards are required for flood management.

As stated above, Housing Element candidate sites located within the Floodplain Overlay Zone may be required to implement flood management design standards which can impact the cost and feasibility of development within these areas. Per analysis completed in the Program Environmental Impact Report (PEIR), there majority of candidate sites are located outside of this zone and in areas of minimal flood hazard that are not subject to additional development standards. The candidate sites that may be located within the Floodplain Overlay Zone will be evaluated further when individual projects are proposed, designed and constructed.

B. HOUSING RESOURCES

1. REGIONAL HOUSING NEEDS ALLOCATION

This section of the Housing Element provides an overview of the resources available to the City to meet its Regional Housing Needs Allocation (RHNA).

RESIDENTIAL SITES INVENTORY

Appendix B of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and discuss the City's past experience in redeveloping non-vacant sites and sites within non-residential zones.

Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City's RHNA allocation is 31 for moderate income units and 31 for above moderate-income units. As demonstrated in **Appendix B**, one new single dwelling unit was developed at the above moderate-income level since the beginning of the 6th Cycle projection period (June 30, 2020). This brings the City of Del Mar's net above moderate RHNA allocation 30 units. The City anticipates some growth to meet the moderate and above moderate income need will occur in existing

residentially zoned areas through the development of new units and through the development of ADUs based on existing City policies and development standards. **Table 3-8** below shows that within the existing residential neighborhoods, 17 moderate income and 11 above moderate income primary dwelling units can be accommodated on residentially zoned sites.

In addition to primary dwelling units, there is exponential capacity for ADUs and JrADUs to be developed on each existing residential lot. It is anticipated that an additional 100 units can be accommodated through the development of ADUs throughout the community during the 6th Cycle (2021-2029). Based on past performance in developing ADUs during the 5th cycle (2013-2021), it is anticipated that 15 units of the projected 100 ADUs for the 2021-2029 planning period will be available for lower income households. This projection accounts for the fact that 5% of the ADUs during the 5th Cycle were affordable and that an additional incentives will be offered during the 6th Cycle to produce 15 ADUs will be deed restricted for rent to lower income households once additional incentives are made available via planned enhancements to the City's incentive program. Most ADUs in Del Mar have been smaller than 800 square feet. Of the 100 projected ADUs, 45 ADUs are assumed to meet the City's moderate income RHNA need and 40 ADUs are assumed to meet the City's above-moderate income RHNA need.

Policy Consideration:
Program 2A describes actions that the City will take to explore additional incentives and program components that will further encourage and support ADUs deed restricted for low income households in existing residential neighborhoods.

ANALYSIS OF THE CITY'S EXISTING CAPACITY AND ZONING

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. **Appendix B** in this document contains a list and description of the sites designated to meet the City's moderate and above-moderate need. **Table 3-8** below summarizes the capacity of the sites listed in **Appendix B**, which can accommodate 17 moderate income and 11 above moderate income dwelling units. In addition to the 85 ADUs projected to meet Del Mar's moderate and above moderate income RHNA need, these sites exceed the City's 2021-2029 RHNA allocation for those income categories.

Table 3-8: Residential Capacity for Moderate and Above Moderate-Income Sites

	Density	Number of Parcels	Acreage	Potential Units
Moderate Income Sites				
R2	12.5	2	0.36	4
RMC	12.5	1	0.24	2
RMW	17.6	2	0.64	9
R1-5B	8.7	1	0.31	2
Subtotal		*6*	*1.73*	*17*
Above Moderate-Income Sites				
R1-10	4.3	2	1.07	3
R1-10B	4.3	1	0.71	1
R1-14	3.1	1	0.38	1

R1-40	1	5	21.32	6
Subtotal		*9*	*23.48*	*11*
Total		**15**	**25.21**	**28**

MODERATE SITES

2990212000 - 2810 CAMINO DEL MAR -2 UNITS

3000910400 - 12TH STREET- 2 UNITS

3001740200 - 9TH STREET - 2 UNITS

2991421100 - 1935 SANTA FE AVE -4 UNITS

2991421300 - 1923 SANTA FE AVE -5 UNITS

ABOVE MODERATE SITES

2990726300 - 2069 SEAVIEW AVE - 1 UNITS

2991861400 - DEL MAR CA 92014 - 2 UNITS

2990204600 - 2920 CAMINO DEL MAR - 1 UNITS

3010321100 - 155 CARMEY VALLEY RD - 1 UNITS

2992006500 - 690 SERPENTINE DR - 1 UNITS

2992006300 - SAN DIEGUITO DR- 1 UNITS

2992007100 - 1810 SAN DIEGUITO DR -1 UNITS

2992003000 - DEL MAR CA 92014 -2 UNITS

2992006400 - 2100 GATUN ST -1 UNITS

REASONABLE CAPACITY ASSUMPTIONS

This section describes the methodology developed to determine the site capacity for the moderate and above moderate-income sites. Reasonable capacity was calculated based on a number of factors, including site size, existing zoning requirements, and the average density achieved in projects with similar zoning. Potential constraints such as known environmentally sensitive areas and steep slopes were considered and deductions were made where those factors decreased the net buildable area of a parcel. Additionally, existing non-vacant parcels were analyzed to determine the number of existing units currently on the parcel. Replacement of existing units was determined to prevent no net loss of existing housing stock.

DEVELOPMENT OF NON-VACANT SITES AND CONVERTING TO RESIDENTIAL USES

The City has identified a number of non-vacant, residentially zoned sites, to meet the 6th Cycle RHNA need. The Housing Element considers only parcels that are currently zoned residential (as identified in **Table 3-8**) to meet the moderate and above moderate RHNA need. The majority of these parcels have existing single-dwelling residential uses on the parcel but have lot sizes and development standards that provide the opportunity for these parcels to subdivide and/or accommodate additional units while still meeting all of the applicable development standards for that zone.

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Parcels identified to meet the two remaining categories (very-low and low-income) are primarily located within non-residentially zoned areas (combination of private and publicly-owned properties). A rezone of vacant residential land will be required if the City is unable to secure an agreement for development of a portion of its units for lower income households in partnership with the State Fairgrounds. The City's Housing Plan is further discussed in **Chapter 4**.

State law requires that the City analyze:

The extent to which existing uses may constitute an impediment to the future residential development within the planning period;

The City's past experience with converting existing uses to higher density residential uses;

Current market demand for the existing use;

Analysis of leases that would prevent redevelopment of the site;

Development trends;

Market conditions; and

Regulatory or incentives to encourage redevelopment.

Existing Uses on Identified Candidate Sites

Appendix B details the known existing uses on the candidate housing sites identified to meet the City's RHNA. For residentially zoned sites, existing residential units were netted out of the potential development yield to ensure that the sites identified had the potential to develop at least one additional dwelling unit. The section below on lease analysis discusses the City's approach to addressing existing non-residentially zoned sites. Many of the non-residentially zoned sites identified as candidate sites are within the PF, NC, PC, or CC zones that are located along the downtown core of the community. There are some vacant lots; however most of these sites contain existing development that could remain in place or be modified to accommodate residential dwelling units. The City has established programs within the Housing Element that permit and promote the development of housing in these areas and has made it a priority to focus the development of infill housing through a mixture of uses in the downtown area.

Past Performance with Converting Existing Uses to Higher Density Residential Uses

The following approved and pending projects demonstrate the viability of developing non-vacant sites (both residentially and non-residentially zoned) within Del Mar:

941 Camino del Mar – Approval of a Specific Plan for redevelopment of a former gas station site with mixed use development including, 11 units (9 market-rate, 2 affordable) in 2019

915 Camino del Mar – Conversion of existing commercial lease space to a residential dwelling unit in the Central Commercial (CC) zone

320 11th Street – Existing single-dwelling residence demolished and replaced with duplex development (two units - 2017) in the R2 zone

1616 Camino del Mar – Amendment to the Hotel Specific Plan to allow for 5-10 dwelling units on a lot currently accommodating a single dwelling unit. Currently pending City Council and Coastal Commission approvals.

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As previously indicated under the discussion of residential development standards, the City's lack of available zones that allow for multiple dwelling unit at a density of at least 20 dwelling units per acre is an identified impediment to multiple dwelling unit development and the provision of affordable housing. With the amendment of various commercial zones to allow 20 dwelling units per acre, the City can expect to prompt new interest in the development of non-vacant sites with multiple dwelling unit development.

Current Market Demand for Existing Uses

Social and demographic trends within Del Mar and the San Diego region as a whole have changed since the certification of the 5th cycle Housing Element. With those changes come changes in the types of housing needed to serve the existing and future populations. According to draft population forecasts developed by SANDAG (Series 13), the region's population is projected to rise to 4,068,759 million in 2050, from 3,095,313 million in 2010 (31% increase). Current SANDAG modeling anticipates that Senior Citizens (ages 65+) will drastically outpace other age demographic categories. An increasing elderly population presents cities within the San Diego region with a range of potential scenarios in regards to how to adequately house and accommodate for a large portion of the population with potentially limited mobility increased community care needs. These age demographics also typically have fixed or decreasing incomes and may look for senior care facilities or easily walkable communities that decrease dependence on automobiles. During outreach workshops in the City and all over the region, many seniors have expressed the desire to age in place and stay within the communities they have invested in and are comfortable with. This often requires moving to smaller units or closer to locations where services and help are readily available. The City's housing programs to facilitate opportunities for units along the main commercial corridor and small units in ADUs or tiny houses are in line with the anticipated demand for this type of housing that is smaller and in a location that is within a short walking distance of a variety of services and amenities.

Another subsect of the population to consider is Generation Y, otherwise referred to as millennials. As millennials enter into their late 20s to mid-30s, many show the desire to purchase housing in some form. A 2014 ULI study stated that "fully 70% of Gen Yers expect to be homeowners by 2020, despite the fact that only 26% own today (2014)". (ULI, Gen Y and Housing, 2014) The study goes on to show that 35% of respondents lived in other city neighborhoods (neighborhoods outside of main downtown areas) and 28% lived in suburbs, while only 13% lived within or near downtown areas. This indicates an increasing desire for millennials to live in outlying city neighborhoods or suburbs where housing is still relatively cheaper and there is more opportunity to have larger lots and more space. Del Mar is a small suburban community situated in between the Cities of San Diego and Solana Beach along the coastline of the greater San Diego region. If trends continue, millennials will continue to seek out opportunities to live in communities like Del Mar, though the current high cost of housing and land values may deter some to less expensive areas. As indicated above, the City's plan to facilitate opportunities for units along the main commercial corridor and small units in ADUs or tiny houses throughout the City are in line with the anticipated demand for this type of housing that is smaller and in a location that is within a short walking distance of a variety of services and amenities.

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites. However, the City does not have access to private party lease agreements or other contractual agreements amongst private parties.

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Development Trends

As a coastal community with high land values and limited land resources, Del Mar has developed into a mostly built-out community with little available developable land. This trend is seen in many of the surrounding North San Diego County cities like Encinitas and Solana Beach. Del Mar's comparatively smaller size in terms of physical land further constrains the ability to rely solely on undeveloped parcels to meet their RHNA need. In addition, roughly 20% of the City's overall land mass is owned and operated by the State of California, further restricting the City's development potential.

State, regional, and local policy direction promoting the development of housing at all levels to meet existing housing shortages, especially for low-income families, has further driven up the demand for housing. The redevelopment of existing non-vacant land, both in residential and non-residential zones, for multiple dwelling unit housing (for rental and for sale) provides a realistic opportunity to create affordable housing using the resources available within communities such as Del Mar.

Many of the proposed sites within the Housing Element sites inventory involve the redevelopment and revitalization of non-vacant parcels. This development is anticipated to occur in existing commercial corridors where commercial uses may be both supplemented or replaced by needed housing units as traditional retail uses shift to focuses of smaller physical footprints and a focus on online sales. This follows a statewide shift in development trends towards infill properties and creating walkable hubs that rely on alternative methods of transportation such as walking, biking, and mass transit.

Development on non-vacant parcels was analyzed to determine a reasonable development capacity based on known constraints and historic development patterns within each of the different zones. The majority of this development is anticipated to occur in the North Commercial (NC) zone; with additional capacity in the Central Commercial (CC) and Professional Commercial (PC) zones. Detailed analysis of the methodology and yield for each site in these zones is described in **Appendix B**.

Regulatory Incentives

Development projects in infill areas like the Del Mar commercial corridor may utilize density bonus provisions to construct affordable units. The City understands that existing land use policy may not necessarily contribute to the development of housing. Therefore, regulatory incentives can be helpful in bringing housing units to the market.

The Housing Element looks at the ability to subdivide existing residential parcels into multiple lots as one method to meet the RHNA need on residentially zoned parcels. Creating lots by subdividing one lot from another creates the regulatory structure and land resources needed for additional housing development activity.

On May 18, 2020, the City Council renewed, for two years, a pilot program that provides an incentive for property owners to dedicate ADUs as low-income units. The program offers property owners a floor area bonus of 500 square feet in exchange for dedicating an ADU for 30 years as a deed-restricted ADU. The additional square feet is intended for the primary structure; the ADU is exempt from square footage allowances for the site.

Policy Consideration:
Programs 1H, 1I, and 5C address the potential development of additional regulatory incentives to incentivize the creation of affordable housing

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ACCESSORY DWELLING UNIT PRODUCTION

One of the proposed methods for meeting the City's moderate RHNA, with some units also contributing toward the City's low income unit RHNA, is through the promotion and development of ADUs, which includes "Tiny Homes." The City's 6th Cycle Housing Element Ad-Hoc Citizens' Task Force identified ADUs as an important component of the City's Housing Plan and the City has already taken actions to further incentivize the development of ADUs within Del Mar. This section details new State laws that have eased restrictions on the development of ADUs in order to: 1) spur growth; 2) increase the City's progress in processing ADU applications since the start of 2018; 3) promote actions the City has already taken to incentive ADU development; 4) and refining the City's methodology for projecting ADU development during the 2021-2029 planning period.

A number of State Assembly and Senate Bills were passed in 2019 and implemented in January 2020 that promote and remove barriers that may inhibit the development of ADUs within communities. The following is a summary of those bills:

AB 68 and 881

- Prohibit minimum lot size requirements
- Cap setback requirements at 4 feet, increasing the size and location opportunities for ADUs
- Prohibit the application of lot coverage, floor area ratio (FAR), or open space requirements that would prevent an 800 square foot ADU from being developed on a lot
- Remove the need for replacement parking when converting an existing garage to an ADU
- Limit local discretion in establishing minimum and maximum unit size requirements
- Mandate a 60-day staff-level review and approval process for ADU applications exempt from discretionary approval

SB 13

- Prohibit owner-occupancy requirements for 5 years (through 2025)
- Reduce impact fees applicable to ADUs
- Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety

AB 670

- Prohibits Homeowner's Associations (HOAs) from barring ADUs in single dwelling unit subdivisions

These bills, as well as other legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Del Mar over the 2021-2029 planning period. Del Mar, with a large proportion of single-dwelling residential properties (many on larger lots), is well-oriented for the development of ADUs.

From January 1, 2018 through August 4, 2020, the City has the following accomplishments relating to ADUs:

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Two existing: 1 constructed ADU and 1 JrADU

13 approved and under construction ADUs (1 deed restricted affordable)

11 ADU applications currently in process and anticipated to be approved within the calendar year

Table 3-9, ADU Progress as of August 4, 2020, shows the received and approved ADU development applications within Del Mar.

Table 3-9: ADU Progress as of February 25, 2021

STATUS (as of 2/25/2021)	Application #	Location	Year Received/Approved
Existing (4 ADUs)			
ADU	SDU16-002 Carpi	472 Avenida Primavera	2018
ADU	ADU19-006	755 Kalamath Drive	2020
JrADU	ADU20-014 Schroeder	405 Carolina Road	2020
ADU	ADU20-001 Clark	620 Amphitheatre Drive	2020
Approved or Under Construction (25 ADUs)			
	SDU16-001 Rose	625 Avenida Primavera	2018
	ADU18-001 Brown	484 Avenida Primavera	2018
Deed Restricted Affordable ADU	ADU19-004 Tam/Love	423 Luzon Avenue	2019
	ADU19-006 Davis	755 Kalamath Drive	2019
	ADU20-003 Pinney	727 Kalamath Drive	2020
	ADU20-005 Moores	2609 Camino Del Mar	2020
	ADU20-006 Abitbol	1047 Stratford Court	2020
	ADU20-007 Reineck	341 La Amatista Road	2020
	ADU20-008 Laputka	766 Hoska Drive	2020
	ADU20-009 Isackson	328 Pine Needles Drive	2020
	ADU20-010 Donner	2998 Sandy Lane	2020
	ADU20-011 Ederer	622 Kalamath Drive	2020
	ADU20-012 Bolitho	1023 Stratford Court	2020
	ADU20-013 Hahn	2427 Camino del Mar	2020
	ADU20-015 Hoehn	730 Kalamath Drive	2020
	ADU20-016 Rubin	2168 San Dieguito Rd	2020
	ADU20-017 Wayne	251 27th Street	2021
	ADU20-018 Thurston	1535 San Dieguito Drive	2020
	ADU20-022	521 Avenida Primavera	2020
	ADU20-024	615 Rimini Rd	2020
	ADU20-027	154 26th Street	2021
	ADU20-033	635 Hoska	2021
	ADU20-034	1505 San Dieguito Dr	2021
	ADU20-035	1955 Jimmy Durante Blvd	2020
	ADU20-036	2610 Ocean Front	2020
Submittal Received – Review in Process (15 ADUs)			
	ADU19-003 Khoury	581 15th Street	2019
	ADU19-005 DMIG 355 Bellaire LLC	355 Bellaire Street	2019
	ADU20-002 Unick	499 15th Street	2020
	ADU20-004 Unick	499 15th Street (JrADU)	2020

Table 3-9: ADU Progress as of February 25, 2021			
STATUS (as of 2/25/2021)	**Application #**	**Location**	**Year Received/Approved**
	ADU20-017 Wayne	251 27th Street	2020
	ADU20-019	625 Avenida Primavera	2020
	ADU20-020	2936 Ocean Front	2020
	ADU20-025	1128 Cuchara	2020
	ADU20-028	1014 Stratford Court	2020
	ADU20-029	713 Stratford Court	2020
	ADU20-030	1833 Coast Blvd	2020
	ADU20-031	491 Pine Needles	2020
	ADU20-032	1604 San Dieguito Dr	2020
	ADU20-038	555 Amphitheater Dr	2020
	ADU21-001	740 Crest Rd	2021

State laws that took effect on January 1, 2020 have generated significant interest and an increase in application submittals. The City Council adopted an update to its local ADU Ordinance on June 1, 2020, and is currently in process with the California Coastal Commission to gain certification of the associated amendments to the City's Local Coastal Program consistent with the changes to State law that took effect on January 1, 2020. In July 2020, the City used a portion of their Senate Bill 2 Grant funding to prepare three separate and distinct ADU floor plans that adhere to both State mandates and the Del Mar Municipal Code. The sample floor plans, which were developed by the City's contract architect, will still require formal construction drawings prepared by an applicant, however, they do provide property owners a jump-start in beginning an ADU project. The three samples vary in size from 446 square feet, to 955 square feet and are all designed to be fully ADA accessible. The City has made these floor plans available to the public via the City's ADU information website.

In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones. The City believes that the new ADU regulations as well as related housing programs to be enhanced and developed as part of this Housing Element will help to further promote the development of more ADUs and JrADUs than has occurred in the past.

For the purposes of accommodating anticipated ADU and JrADU development within Del Mar for the 2021-2029 planning period, the City has developed a methodology based on past performance and the implementation of 2020 State laws.

As outlined in HCD's Site Inventory Guidebook, the City may project future ADU development during the 2021-2029 planning period based on the City's progress in developing ADUs since January 1, 2018. This methodology is based on the fact that the California Legislature passed a series of new laws that significantly increased the potential for development of new ADUs by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their Housing Element that incentivize their development.

Policy Consideration:
Programs 2A, 2B, 2C, 2D, and 2E *describe actions the City will take to promote the development of ADUs within the city.*

Based on guidance in HCD's Site Inventory Guidebook, the City may use production of ADUs since January 1, 2018, as shown in **Table 3-9,** to project future ADU development. Del Mar's current progress shows 44 ADUs that are either constructed, approved and under construction, or undergoing review and anticipated to be approved within the planning period. One of these units is deed-restricted for lower income. This data encompasses a three-year period and when projected across the full 8 year planning period, the City anticipates the development of 100 accessory dwelling units. As part of the candidate sites analysis, the City has estimated that 85 ADUs will be developed to accommodate the moderate and above moderate RHNA and 15 ADUs will be developed to accommodate the lower income RHNA.

Policy Consideration:
Programs 2D and 2E describe actions the City is required to take to track and monitor the development of ADUs and outlines the mid-cycle review process the City will perform to assess the progress in development of ADUs within Del Mar.

2. SITES SUITABLE FOR LOWER INCOME HOUSING

The City of Del Mar has a RHNA need of 37 very-low income units and 76 low-income units (inclusive of 12 carry-over units from the 5th Cycle). The City has identified two sites (South Stratford Properties and North Bluff Border Avenue Properties) that meet the criteria as candidate sites for a required rezone program per the State law mandate. The City has identified parcels within the North Commercial (NC), Professional Commercial (PC), Central Commercial (CC) and Public Facilities (PF) zones that will accommodate housing as a primary use at the required 20 dwelling units per acre after completion of the programs identified below and in the Housing Plan section of the Housing Element. The City has conducted a thorough Site Analysis and identified sites, as described below and in **Appendix B**, that are suitable to meet the City's RHNA obligation.

Policy Consideration:
Program 1F of the Housing Element includes future implementation actions to rezone one and/or both of these parcels to R3 if necessary to meet the requirement for adequate sites that allow development at the default density of 20 dwelling units per acre as a strategy to accommodate one-half (51 units) of the 101-lower income RHNA units. Upon rezoning, the site(s) would be suitable to accommodate lower income housing. *This Program is intended as a contingency in case the City's preferred strategy per **Program 3A** is not able to be implemented within 36 months of adoption of the Housing Element.*

Policy Consideration:
Programs 1B, 1C, and 1D of the Housing Element includes actions to amend the North Commercial (NC), Professional Commercial (PC), and Central Commercial (CC) zones to allow for the development of residential uses at a maximum of 20 dwelling units per acre. Parcels within the NC and PC zones are permitted to develop solely with residential uses, with a mixture of residential and commercial uses, or solely with commercial uses. Parcels within the CC zone must develop as mixed use with first floor, street facing commercial retail uses consistent with the allowable uses in street frontage spaces in DMMC Section 30.22.030 (Horizontal Zoning regulations).

The very-low and low-income sites inventory within **Appendix B** describes each of the sites identified to meet the City's lower income RHNA need.. Dwelling unit yield for each of the parcels within this inventory

were analyzed to determine a net parcel size based on known physical and environmental constraints. Due to the nature of infill development opportunities, parcels with non-residentially zoned areas were analyzed differently as described in the following section.

Policy Consideration:
Housing Element **Program 1F** identifies the required rezoning program for the R3 residential zone. It states that if necessary to create capacity during the planning period, each of these sites will be rezoned to a maximum of 20 dwelling units per acre, with 'by-right' approval for any project with 20 percent low income housing that does not involve a subdivision of land.

The sites designated to meet the very-low and low-income RHNA need were selected based on their existing vacant nature and suitability for development. **Table 3-10** summarizes the residential capacity of these sites. In total, the rezoning program would result in the rezoning of vacant land, to create the opportunity for 54 units for lower income households to develop on these sites during the planning period. The City Council can select a combination of any of the sites listed below as necessary to create capacity for 54 lower income units.

Table 3-10: Residential Capacity on Sites to be Rezoned

Site Number/Name	Gross Acreage	Potential Units at 20-25 du/ac	
		Lower Income	Above Moderate
Site 1(a-f): North Bluff Border Avenue Properties	12.39	47-61	200-250
Site 98(a-c): South Stratford Properties	4.94	19-25	80-99
Total	17.33	66-86	280-349

DEVELOPMENT OF NON-RESIDENTIALLY ZONES SITES FOR AFFORDABLE HOUSING

In order to meet the City's very-low and low-income RHNA need of 101 dwelling units, the City has identified parcels within the Sites Inventory **(Appendix B)** that are commercially zoned, but will permit residential development at 20 dwelling units per acre (du/ac). These parcels are located within the Central Commercial (CC), North Commercial (NC), and Professional Commercial (PC) zones.

Amendments to the City of Del Mar Municipal Code to allow for residential development up to 20 du/ac in the NC zone and PC zone are currently in process. The Housing Element also contains a program to allow for residential development up to 20 du/ac within the CC zone and will fulfill the requirements of this program within the specified timeframe. Pursuant to HCD's guidance, there are a number of other methods available to the City to analyze the likelihood of future residential development within these areas. It is not required that the City demonstrate all of these methods, rather they are best practices for justifying the anticipated future development of housing. These methods include:

Discussion of residential development trends (regionally or locally) in nonresidential zones.

Description of any existing or planned policies, programs, or local guidance or efforts promoting residential development in nonresidential zones.

Description of any existing, or planned, mixed-use or overlay zoning, performance standards, or incentives for promoting residential development in nonresidential zones.

Demonstrate a surplus of nonresidential zoned sites relative to the regional housing need.

The following sections describe local and regional development trends promoting mixed-use development within established commercial corridors as well as Del Mar's existing or planned policies, programs, zoning amendments, and incentives for promoting residential development in nonresidential zones.

Existing or Planned Policies and Programs

Del Mar is currently in the process of creating the opportunity for residential development to occur at higher densities within non-residential zones. There is a history of programs and policies within the City's Community (General) Plan and other relevant development documents that promote development of residential uses in traditionally non-residential parts of the City. The following policies and programs which promote development of housing within non-residential zones and affordable housing in general are found within Del Mar's Community Plan:

Community Plan Goal 3, Objective D.2 – Facilitate provision of housing opportunities for senior citizens close to the Village Center with easy access to services, facilities and transit.

Community Plan Goal 3, Objective E.2 – Implement a floor area bonus provision to encourage private owners to provide low-income rental units in the R2, RM-East, RM-West, and RM-Central zones.

Community Plan Goal 3, Objective E.3 – Require an in-lieu fee applied on a per-unit basis to all residential subdivisions and condominium conversions to establish and maintain a Housing Assistance Fund.

Community Plan Goal 4, Objective B.4 – Allow mixed residential-commercial land uses within the commercial area that is adjacent to Stratford Court.

Amendments to the North Commercial (NC), Professional Commercial (PC), and Central Commercial (CC) Zones

The City is in the process of completing amendments to the Del Mar Municipal Code for the North Commercial (NC) and Professional Commercial (PC) zones. These amendments allow for the development of residential at a maximum density of 20 dwelling units per acre (du/ac). A density of 20 du/ac meets the State's default density requirement for a City of Del Mar's size (under 50,000 population) that is located within a Metropolitan Statistical Area (MSA) over 2,000,000 people. The City has also established **Program 1D** in the Housing Element to amend the Central Commercial (CC) zone to permit residential development at 20 du/ac.

These amendments represent measures the City has taken to increase the number of adequate sites that can facilitate housing development on land able to accommodate residential uses at higher densities.

Policy Consideration:
Programs 1B, 1C, and 1D describe actions the City will take to amend the Del Mar City Code to accommodate housing within the NC, PC, and CC zones at 20 dwelling units/acre.

Identification of Sites on City-Owned Property

One of the methods the City has identified to meet their lower income need is through the identification of sites on City-owned property that can be used to develop affordable housing. Due to the ownership nature of these sites, the City has the ability to require the number of affordable units anticipated in the Housing

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Element, therefore providing some surety as to the future affordable nature of units constructed on the identified parcels.

In order to permit the development of housing units on these properties, the City will amend the Del Mar Municipal Code to permit residential development, as described in **Program 1H**.

The specific sites identified by the city to meet their lower income RHNA need are detailed in **Appendix B.**

Policy Consideration:
Program 1H describes the actions the City will take to amend the Public Facilities (PF) Zone in the City of Del Mar Municipal Code and Local Coastal Program to allow residential development.

22ND DISTRICT AGRICULTURAL ASSOCIATION (DAA) - STATE FAIRGROUNDS

As discussed in the constraints section of the Housing Element, the 22nd District Agricultural Association, or State Fairgrounds, presents a unique opportunity for the development of affordable housing within the City of Del Mar. The property is owned by the State of California, but the majority of the land that comprises the Fairgrounds is within the City of Del Mar. It is reasonable to assume due to location and proximity to major retail and transportation corridors that affordable housing developed on this site would serve the residents of Del Mar.

Development of affordable housing at the State Fairgrounds would require an agreement or memorandum of understanding (MOU) between the State of California and the City of Del Mar, with consideration also for the cities of Solana Beach and/or San Diego, and likely an affordable housing developer. As this agreement does not currently exist, the City cannot rely on potential development within the Fairgrounds towards meeting its RHNA need until such time an agreement is executed. That said, the City plans to vigorously pursue an agreement as part of its 6th Cycle housing programs.

In anticipation of an agreement similar to the one described above, the City has conducted a preliminary analysis of the Fairgrounds property and determined that the potential dwelling unit capacity is sufficient to yield at least 51 affordable units. See **Table 3-11** below. Development of housing can take many forms and configurations to blend with the existing on-site uses. It is assumed that development on this site will occur at a minimum density of 20 dwelling units per acre. Through analysis of the Fairgrounds property and input by the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force, it is estimated that approximately 24 acres of the 370-acre property may be developable for residential uses without interrupting the existing on-site racetrack facilities and annual San Diego County Fair event areas.

Policy Consideration:
Program 3A describes the actions the City will take to vigorously pursue affordable housing opportunities on the State Fairgrounds property.

Table 3-11 below demonstrates the anticipated potential development capacity of the State Fairgrounds property as described. However, a final determination of units will depend on the future execution of agreements with details and context that were not known at the time of adoption of this Housing Element document. HCD has indicated that these potential units cannot be counted towards meeting the City's RHNA need at this time, so they are not represented in other tables throughout this section. The Sites

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Inventory in **Appendix B** shows a detailed analysis of the State Fairground properties and contains a discussion of the assumptions made in determining potential yield.

Table 3-11: Potential Residential Capacity within the State Fairgrounds				
	Gross Acreage[1]	**Net Acreage**	**Max Density (DU/AC)**	**Potential Units**
State Fairgrounds	220.45	5.65	20	54

1. The Gross Acreage calculation includes only parcels within the fairgrounds property where it is anticipated that future housing may occur with minimal disruption to existing uses.
2. The Fairgrounds property is Sites 2(a-h) in the Housing Element Candidate Sites Inventory (**Appendix B**). The net acreage assumed in this analysis includes portions of these sites while maintaining the functionality of existing uses.
3. Candidate Site 2h, the Surf and Turf RV Park, is owned by the 22nd District Agricultural Association but is not located within the Del Mar City limits (parcel is within City of San Diego). This property is included within the assumptions above.

FUTURE HOUSING NEEDS

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the San Diego Association of Governments (SANDAG). SANDAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SANDAG is required to take the following factors into consideration pursuant to Government Code Section 65584:

Market demand for housing;

Employment opportunities;

Availability of suitable sites and public facilities;

Commuting patterns;

Type and tenure of housing;

Loss of units in assisted housing developments;

Over-concentration of lower income households; and • Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SANDAG adopted its Regional Housing Needs Allocation (RHNA Plan) in July 2020. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the San Diego region, so that every community provides an opportunity for a mix of housing for all economic segments.

Del Mar's share of the SANDAG regional growth allocation is 163 new units for the current planning period (2021-2029). **Table 3-12, Housing Needs for 2021-2029,** indicates the City's RHNA need for the stated planning period.

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Table 3-12: Housing Needs for 2021-2029		
Income Category (% of County AMI)	**Number of Units**	**Percent**
Very Low (31 to 50%)[1]	37	21.1%
Low (51 to 80%)[2]	76	43.5%
Moderate (81% to 120%)	31	17.7%
Above Moderate (Over 120%)	31	17.7%
Total	175	100.0%

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. The extremely low income figure shown above (18 units) is incorporated into the Very Low number for the overall calculation.
Note 2: Includes a 12 unit carryover from the 2014-2021 5th Cycle RHNA.
Source: Final Regional Housing Needs Allocation, SANDAG, 2019.

CREDITS TOWARD THE 2021-2029 RHNA

The 6th Cycle RHNA projection period for Del Mar is between June 30, 2020 and April 15, 2029. All development within this period may be counted towards meeting the City's 6th Cycle RHNA need. As the 6th Cycle projection period just recently began, the City is still compiling data on any permitted and/or constructed units that can be counted towards meeting its RHNA. This section will be updated prior to adoption of the Housing Element.

Table 3-13 shows the City's progress in developing housing units that count as credit towards the 2021-2029 RHNA.

ADEQUACY OF SITES FOR RHNA

The City has designated sites with a capacity to accommodate its 101-unit lower income RHNA need, and an estimated 12 affordable unit carryover of the unmet need for affordable units from the 5th Cycle. Sites 1(a-f) and 98(a-c) are vacant and were listed in the City's 5th cycle Housing Element as vacant sites, but were not relied upon for lower income RHNA. The 6th Cycle Housing Element includes **Program 1E**, which as a contingency plan would rezone these vacant properties to accommodate an increased density of 20-25 dwelling units per acre if Program 3A is not implemented within the first three years of Housing Element adoption. As stated in the program, these sites will only be pursued if the City does not meet its lower income RHNA allocation within the specified timeframe through development on the Fairgrounds property.

Similarly, sites within the North Commercial (NC) and Professional Commercial (PC) zones are identified within the candidate sites analysis and **Programs 1A and 1B** respectively. The City is in the process of completing amendments to the NC and PC zones which will permit development at 20 du/ac during the 5th Cycle. Per requirements of State law (AB 1397), sites that are a half acre or larger in size have been included as part of the candidate sites within this Housing Element.However, parcels within the NC and PC zones were upzoned during the 5th Cycle and are projected to spur additional affordable development throughout the corridor.

The Housing Element Update identifies sites that can accommodate approximately 286 units, which is in excess of the required 175 units at shown in **Table 3-12**. As shown, approximately 100 accessory dwelling

units (ADUs) are projected to be constructed to assist the City in meeting their RHNA need. Overall, the City has adequate capacity to accommodate its 2021-2029 RHNA.

Table 3-13: Summary of RHNA Status and Sites Inventory (Dwelling Units)
North Commercial Zone instead of Border Avenue Rezone

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	37	64	31	31	163
2013-2021 Carryover		12			12
RHNA Obligation including Carryover	**37**	**76**	**31**	**31**	**175**
RHNA Credit (Units Built during current projection period)	0	0	13	1	14
Total Net RHNA Obligations Remaining	**37**	**76**	**18**	**30**	**161**
Sites Available to meet RHNA					
Professional Commercial (PC) Zone	3[1]		--	14	17
North Commercial (NC) Zone (not including Watermark lots)	22[2]		--	92	114
Rezoned Watermark Lots	10[3]			38	48
Public Facilities (PF) – City Owned Properties	4[4]		--	--	4
941 Camino Del Mar Specific Plan	2		--	9	11
Existing Residentially Zoned Properties	3[5]		17[6]	11[6]	31
Accessory Dwelling Unit Production	15		45	40	100
Total Potential Capacity	**59**		**62**	**204**	**325**
Sites Proposed for Rezoning (if required)	54[7]		0	0	54
Total Sites Available	**113**		**62**	**204**	***379***
Sites Surplus/Shortfall (+/-)[8]	**0**		**+44**	**+174**	**+218**

Notes:
1. Relies on 807 CDM and 853 CDM.
2. Relies on 2002 Jimmy Durante Blvd. (JDB), 2010 JDB, 2120 JDB, 2126 JDB, 2148 JDB, and 2236 JDB.
3. Relies on APNs 299-100-47 and -48.
4. 4 units are attributed to one lot: City Hall expansion lot C (APN 300-093-17). This is candidate site 55.
5. 3 units are attributed to a City owned vacant lot in the RM-East zone (APN 299-030-12). This is candidate site is in the Floodplain overlay zone.
6. Comprised of sites included within Table B-4.
7. 54 lower income units are planned for the State Fairgrounds property. If Program 3A is not timely implemented, then rezone per Program 1E will be required.
8. Calculated by taking the total sites available and subtracting the net RHNA obligation.

Table 3-14: Summary of RHNA Status and Sites Inventory (Dwelling Units) –

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Table 3-13: Summary of RHNA Status and Sites Inventory (Dwelling Units) North Commercial Zone instead of Border Avenue Rezone					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Alternative – Border Ave Rezone instead of North Commercial (NC) Zone					

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Table 3-13: Summary of RHNA Status and Sites Inventory (Dwelling Units) North Commercial Zone instead of Border Avenue Rezone					
	Extremely Low/ Very Low Income	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Total**
	Extremely Low/ Very Low Income	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Total**
2021-2029 RHNA	37	64	31	31	163
2013-2021 Carryover		12			12
RHNA Obligation including Carryover	**37**	**76**	**31**	**31**	**175**
RHNA Credit (Units Built during current projection period)	0	0	13	1	14
Total Net RHNA Obligations	**37**	**76**	**18**	**30**	**161**
Sites Available to meet RHNA					
Professional Commercial (PC) Zone	3[1]		--	14	17
Rezoned Watermark Lots (NC)	10[2]			38	48
Public Facilities (PF) – City Owned Properties	4[3]		--	--	4
941 Camino Del Mar Specific Plan	2		--	9	11
Existing Residentially Zoned Properties	3[4]		17[5]	11[5]	31
Accessory Dwelling Unit Production	15		45	40	100
Total Potential Capacity	**37**		**62**	**112**	**211**
Sites Proposed for Rezoning (if required)	76[6]		0	112	188
Total Sites Available	**113**		**62**	**224**	***399***
Sites Surplus/Shortfall (+/-)[7]	**0**		**+44**	**+194**	**+238**

Notes:
1. Relies on 807 CDM and 853 CDM.
2. Relies on APNs 299-100-47 and -48
3. These 4 units are attributed to one lot: City Hall expansion lot C (APN 300-093-17). This is candidate site 55.
4. These 3 units are attributed to a City owned vacant lot in the RM-East zone (APN 299-030-12). This is candidate site 7. It is in the Floodplain overlay zone.
5. Comprised of sites included within Table B-4.
6. Relies upon 22 lower income affordable units via the Border Avenue Rezone and 54 lower income units at the State Fairgrounds. If Program 3A is not timely implemented, then rezone per Program 1E will be required to address the 54 lower income deficit units from Fairgrounds.
7. Calculated by taking the total sites available and subtracting the net RHNA obligation.

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3. FINANCIAL RESOURCES

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following finding sources.

SECTION 8 HOUSING CHOICE VOUCHER

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The County of San Diego administers Section 8 Housing Choice vouchers within the City of Del Mar.

DEL MAR COMMUNITY CONNECTIONS

The City of Del Mar offers a Rental Assistance Program for low-income households, as well as low-income elderly and/or disabled individuals. Del Mar Community Connections administers the Del Mar Rental Assistance Program on behalf of the City. The Program will cover a portion of the rent, paid on behalf of the families directly to their landlords. The rental assistance payment is determined by the family's income and the level of allowable assistance for the type of unit for which the family is eligible. The unit must also be inspected and approved for assistance, and the landlord must be willing to enter into a contract with the City of Del Mar.

Access to fund through the program is based on a priority ranking system that ranks applicants based on a number of factors. First priority is given to very-low and low income individuals, specifically elderly (62 and older) and disabled, or families of two or more persons living or working within the City of Del Mar limits. As of July 1, 2020, 199 individuals/families were the waitlist for Del Mar Community Connections funding with four units are participating in the program.

HOUSING ASSISTANCE RESERVE (FUND)

To ensure that housing is provided for all economic segments of the population, Del Mar adopted the Affordable Housing Mitigation and Provision Strategy. The program establishes affordable housing requirements including the following:

In-Lieu fees for condominium conversions

In-Lieu fees associated with subdivisions

The Del Mar Housing Assistance Fund

The Ordinance allows developers to pay a mitigation fee in lieu of actually setting aside and providing inclusionary affordable housing units otherwise required on the project site itself. All in-lieu fees collected under the Affordable Housing Assistance program are deposited into an interest-bearing Housing Reserve. Funds deposited into the Housing Assistance Funds, as well as any interest earned on such finds, may only be used to increase and improve the supply of affordable housing to households of extremely low, very low, low and moderate-income. No portion of the housing funds may be diverted to other purposes.

ADDITIONAL RESOURCES FOR FUNDING AFFORDABLE HOUSING

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As identified in the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force Housing Production and Preservation Subcommittee Report finalized in June 2020, the following financial resources and methods may be available when developing affordable housing within Del Mar:

State and Federal Housing Grants

Public/Private Partnerships through fundraising or matching grants

Developer financing with an income sharing to the City

Public fundraising

City sponsored project using:

- Existing housing funds
- Fee income designated for affordable housing projects
- Annual contribution to the affordable housing fund by the City Council
- Sale of underutilized City property
- Re-purposing of existing City property

Policy Consideration:
Program 7A describes actions the City will take to support the development of affordable housing through the continued collection and allocation of funds in the Housing Assistance Reserve Fund.

4. INFRASTRUCTURE AND FACILITIES

As a highly urbanized community, infrastructure facilities are available to serve development throughout Del Mar. The majority of the land designated for residential use is adequately served by sewer lines, water lines, storm drains, telephones, and electrical and gas lines. As an example, the Del Mar Public Works Department provides water service to nearly 1,900 metered accounts, including residential, commercial, public facilities and the State Fairgrounds. The system includes: 27 miles of water mains; four storage reservoirs totaling 4 million gallons of capacity; 664 valves, and 275 fire hydrants. Additionally, Sewer services within Del Mar are provided by the City's Public Works Department, serving 1,800 active sewer accounts, consisting of single family residential, multi-family residential, and commercial/institutional/other accounts, City accounts, and the Fairgrounds.

SAFETY CONSIDERATIONS FOR DEVELOPMENT NEAR RAILROAD TRACKS

The City has an active railroad track that carries Amtrak, light-rail commuter and freight trains. In order to protect public safety, all future public and private development proposals adjacent to or near the railroad right-of-way (ROW) are planned and reviewed with the safety of the rail corridor in mind. The review of new development proposals take into consideration, planning for grade separations for major thoroughfares and/or pedestrian accessways.

5. ENERGY USAGE AND CONSERVATION

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to

ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs. The City of Del Mar has many opportunities to directly affect energy use within its jurisdiction.

San Diego Gas & Electric (SDG&E) currently provides natural gas and electricity transmission and distribution infrastructure in San Diego County. SDG&E is regulated by the California Public Utilities Commission (CPUC), which is responsible for making sure utilities' customers have safe and reliable utility service.

As of October 2019, the City of Del Mar's (City) City Council adopted an ordinance to implement a Community Choice Energy (CCE) Program, with a planned launch date of 2021. The CCE Program is in partnership with the cities of Solana Beach and Carlsbad and is operated through a Joint Powers Authority, specifically, the Clean Energy Alliance Joint Powers Authority (CEA). The CEA's purpose is to offer competitive rates to residents and reduce greenhouse gas (GHG) emissions. The Joint Powers Agreement requires CEA to always offer a greater base energy product than SDG&E, leading to competitive rates. Once the CEA begins, residents and businesses will automatically be enrolled into a power supply portfolio with greater than or equal to 50 percent renewable power sources. Residents and businesses will have the choice to opt-out entirely or opt into 100 percent renewable power sources. CEA plans to offer 100 percent renewable power sources to all customers by 2035. The Program's energy needs would be supplied through the various combinations of energy resources available within the Program areas, and the analysis in this section considers the anticipated future energy resource use patterns.

Senate Bill 1078 established the California Renewables Portfolio Standard Program, which requires SDG&E, CEA, and other energy utility providers to achieve a 33 percent renewable energy mix by 2020. SDG&E supplies business and residential customers with electricity generated both locally and outside of the utility's 4,100 square mile service area, with local facilities currently capable of generating a total of approximately 3,100 megawatts (MW) of power and 125 MW of energy storage capacity. The CEA will have a 44.5 square miles service area and estimates having 50,800 accounts in 2021 between the partner cities. It also plans to have 202 MW for annual maximum capacity in 2021 (Clean Energy Alliance, 2019). The 2017 annual energy load for the City was 30-Gigawatt hours (EES Consulting, 2019).

TITLE 24 AND DEL MAR CLIMATE ACTION PLAN

Title 24 of the California Administrative Code is a set of requirements for energy conservation, green design, construction maintenance, safety, and accessibility. Title 24 was published by the California Building Standards Code and applies to all buildings in California, not just state-owned buildings. Title 24 regulations and requirements are enforced when an applicant pulls a building permit for a proposed project and have plans reviewed or building inspected.

In 2016, the City adopted the Del Mar Climate Action Plan which sets targets for reducing greenhouse gas emissions by 2020 and 2035, identifies strategies to meet the targets, formulates and implementation plan, and discusses adaptation methods for the City. The CAP aims to reduce GHGs by 50 percent in 2035 and includes a renewable energy goal of 100 percent by 2035. The Program also includes strategies to reduce water consumption and waste generation, promote energy efficiency and encourage sustainable transportation alternatives.

SUSTAINABILITY ADVISORY BOARD (SUSTAINABLE DEL MAR)

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The Sustainability Advisory Board (SAB) was established to advise Del Mar City Council on environmental issues and to take a leadership position in educating Del Mar residents and businesses about environmental issues. The board currently is focused on implementing the City's Climate Action Plan, which the board itself developed and was adopted in June 2016.

As part of their educational component, the SAB may provide residents with informational materials on energy-saving measures associated with homeownerships or rental which ultimately could lead to lowered energy consumption and costs.

SAN DIEGO GAS & ELECTRIC ENERGY SAVINGS INCENTIVES

San Diego Gas and Electric (SDG&E) is the primary energy provider for residents within the City of Del Mar. They offer a number of rebate programs on in-home utilities and appliances, including energy-efficient water heaters and smart thermostats. Additionally, SDG&E provides multi-family energy efficiency rebates for residents in apartment complexes. This program promotes qualified energy-efficient improvements in apartment dwelling units, common areas of apartment of condominium complexes with two or more units and common areas of mobile home parks. Eligible customers include property owners, managers, and authorized agents of existing residential multifamily complexes with two or more dwellings. These improvements are beneficial to property owners and residents alike and can help to reduce overall home rental costs for families who qualify.

CUMULATIVE IMPACTS

Any future development of candidate housing sites would be subject to compliance with all federal, State, and local requirements for energy efficiency, including the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and SB 743. Further information regarding all Federal and State regulations regarding energy are outlined and detailed in Section 4.6 Energy of the Housing Element's EIR.

C. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

All Housing Elements adopted on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familiar status, or disability.

In May 2020, San Diego County and the San Diego Regional Alliance for Fair Housing adopted the Regional Analysis of Impediments (AI) to Fair Housing Choice for FY 2020-2025. The Regional Alliance for Fair Housing is a coalition of fair housing organizations, community-based groups, concerned citizens, representatives of the housing industry, and government agencies working toward the goal of affirmatively furthering fair housing.

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The AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. Due to the population size of Del Mar, fair housing issues and financial assistance is handled as part of a larger county consortium rather than at the local level. This section provides a local analysis of fair housing within Del Mar. Additionally, there are local, regional, and State assistance and resources available to residents and persons looking for affordable housing within Del Mar.

This section of the Housing Element references analysis from the FY 2020-2025 AI in order to identify potential impediments to housing that are specific to Del Mar. In addition, information and analysis regarding the location of existing affordable units and lower income candidate sites in relation to areas of high opportunity, potential concentrations of specific racial or ethnic segments of the population, and Census identified low/medium income block groups are also included.

1. NEEDS ASSESSMENT

The AI contains a Countywide analysis of demographic, housing, and specifically fair housing issues for all cities in San Diego County, including Del Mar. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in the Community Profile Section of the Housing Element.

FAIR HOUSING ISSUES

As part of the development of the FY 2020-25 AI, six community workshops were held in communities throughout the County in October and November 2019 to gather input regarding fair housing issues in the region. Key issues identified by participants, service providers, housing professionals and various staff include:

Experience with housing discrimination by protected classes.

Issues and barriers to reporting housing discrimination incidents.

Barriers to access of housing in communities.

Protected classes that need improved services

Misconceptions and misunderstandings about fair housing.

Importance of finding new ways to build community awareness about fair housing.

Additionally, residents throughout San Diego County were surveyed to learn more about fair housing issues in each jurisdiction. The County received approximately 1,100 total individual responses, only one of which identified as living in Del Mar. The respondent indicated they did not believe they have ever experienced discrimination in housing.

The San Diego AI also identified the following information regarding fair housing issues specifically involving Del Mar:

During the six-year period from 2013-2018, 0 incidents of hate crimes were reported in Del Mar.

There were two Fair Housing Cases filed with the Department of Housing and Urban Development (HUD) in FY 2014-2018. One case was based on disability and the other on religion.

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The AI Loan Data showed that Black and Hispanic applicants in moderate- and low-income groups were substantially underrepresented in the pool of those applying for home loans in Del Mar. The majority of loans approved were to middle- and upper-income groups. According to **Table 3-15**, 100 percent of Black upper income households, 66 percent of White upper income households, 65 percent Asian upper income households and 57 percent of Hispanic upper income households received home loan approvals. White households were the only low-income group represented in the pool of home loan applicants, having a 36.4 percent approval rate.

Table 3-15: Del Mar Lending Patterns by Race/Ethnicity (2017)

Race and Income Group	Approved	Denied	Withdrawn/Incomplete
White			
Low (0-49% AMI)	36.4%	54.5%	9.1%
Moderate (50-79% AMI)	21.4%	21.4%	57.1%
Middle (80-119% AMI)	65.0%	20.0%	15.0%
Upper (≥120% AMI)	66.0%	12.7%	21.3%
Unknown/NA	53.8%	23.1%	23.1%
Black			
Low (0-49% AMI)	0.0%	0.0%	0.0%
Moderate (50-79% AMI)	0.0%	0.0%	0.0%
Middle (80-119% AMI)	0.0%	0.0%	0.0%
Upper (≥120% AMI)	100.0%	0.0%	0.0%
Unknown/NA	0.0%	0.0%	0.0%
Hispanic			
Low (0-49% AMI)	0.0%	0.0%	0.0%
Moderate (50-79% AMI)	0.0%	0.0%	0.0%
Middle (80-119% AMI)	50.0%	25.0%	25.0%
Upper (≥120% AMI)	57.1%	21.4%	21.4%
Unknown/NA	%	%	%
Asian			
Low (0-49% AMI)	0.0%	0.0%	0.0%
Moderate (50-79% AMI)	100.0%	0.0%	0.0%
Middle (80-119% AMI)	50.0%	16.7%	33.3%
Upper (≥120% AMI)	65.2%	4.3%	30.4%
Unknown/NA	33.3%	0.0%	66.7%

Source: San Diego Regional Analysis of Impediments to Fair Housing Choice (2020)

FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

Currently, the Legal Aid Society of San Diego (LASSD) provides fair housing services to the City of Del Mar. LASSD provides fair housing services to guarantee equal housing opportunity for San Diego City and County residents. LASSD provides support through outreach, education, and enforcement of both federal and State fair housing laws. For the FY 2014-2018, LASSD assisted over 19,000 clients within the San Diego Region. 19 of those clients (0.1%) identified as living in Del Mar.

LASSD conducts fair housing test to determine if, and to what extent, discriminatory business practices exist in apartment rental housing and related markets. In response to the recommendation from the previous AI, some jurisdictions have begun to conduct fair housing testing routinely, however, the City of Del Mar has not conducted a fair housing test.

The U.S. Department of Housing and Urban Development (HUD) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation.

2. ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

The 2020 AI performed an analysis of R/ECAPs within San Diego County and found small pockets within certain jurisdictions. None were located within the City of Del Mar. Further analysis using the U.S. Department of Housing and Urban Developments R/ECAP GIS mapping tool confirms that all census tracts within Del Mar have a RECAP value of 0, indicating that the census tracts within Del Mar do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD.

DISPARITIES IN ACCESS TO OPPORTUNITY

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place” components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

As shown in **Figures 3-2 (a and b)** below, the entire City of Del Mar is classified as a high opportunity zone. This indicates that Del Mar provides a high level of relative opportunities for housing, employment, and access to resources for residents.

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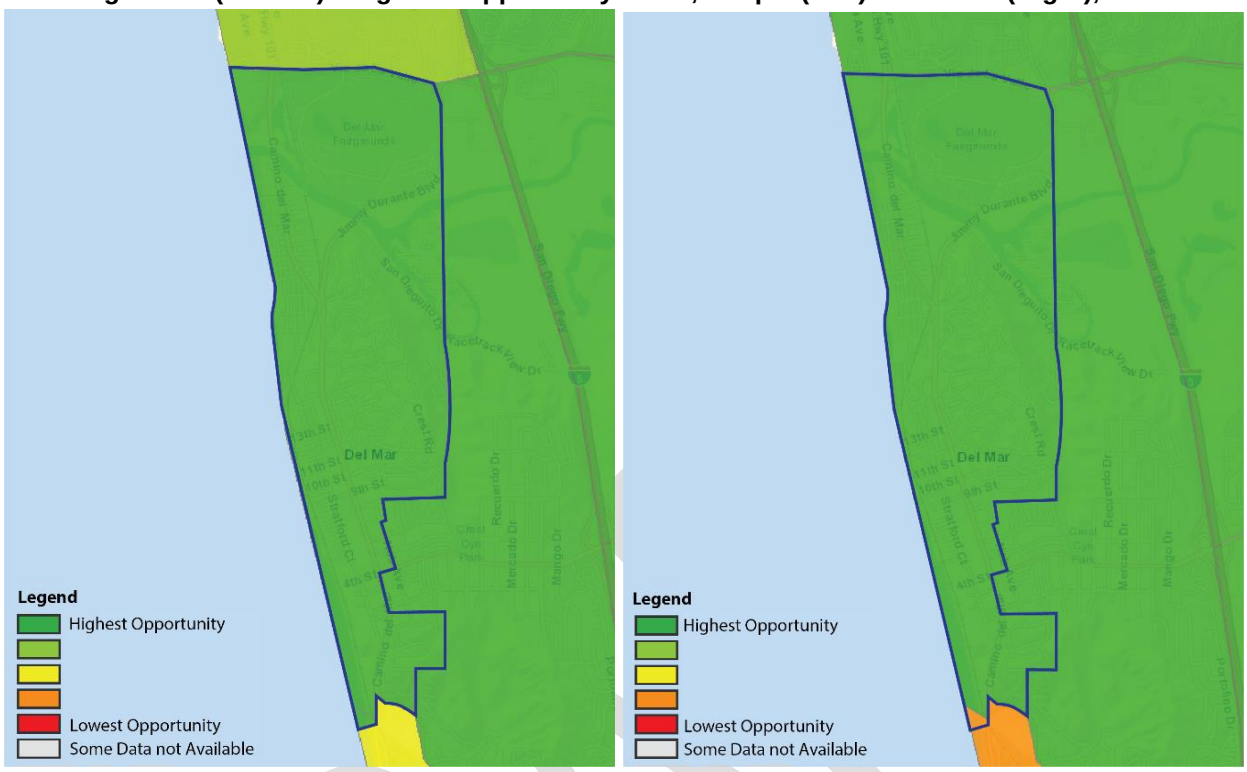
Figure 3-2 (a and b): Regional Opportunity Index, People (Left) and Place (Right), 2014

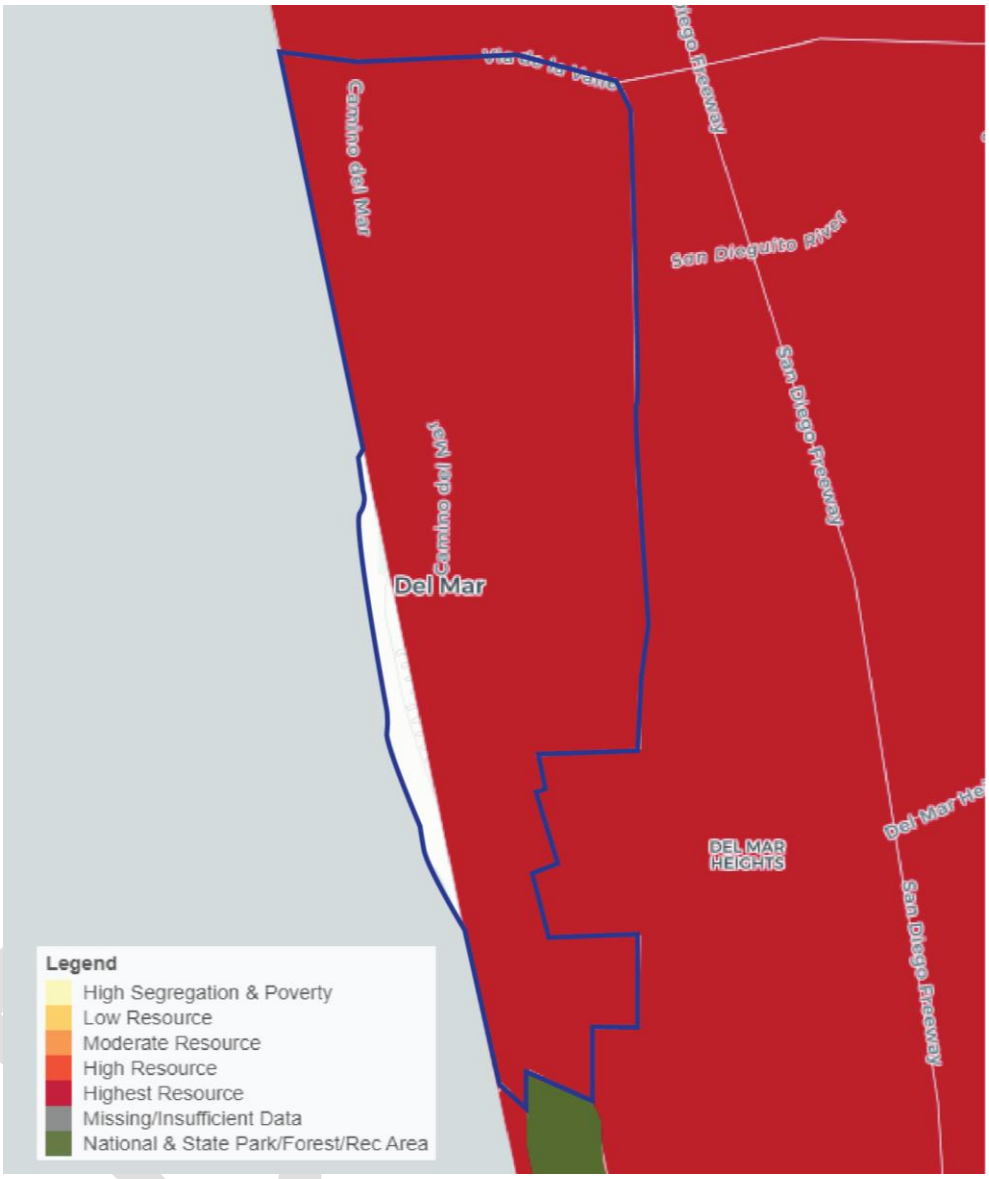


Source: UC Davis Center for Regional Change and Rabobank, 2014.

Additionally, the Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other state agencies/departments to further fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the ability to access housing in these areas. As shown in **Figure 3-3** below**,** Del Mar is classified in the highest resource segment of the region, meaning that if low-income residents could afford to live there, data shows they would have a high opportunity to thrive.

Figure 3-3: TCAC/HCD Opportunity Area Maps, Del Mar (2019)



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2019.

Opportunity indicators included in the AI also help inform communities about disparities in access to opportunity. HUD-provided index scores are based on nationally available data sources and assess residents' access to key opportunity assets in San Diego County. These indices are only available to Entitlement Jurisdictions (with population over 50,000 and receiving CDBG funds from HUD). For Urban County jurisdictions for which a HUD-provided index is not provided, a similar analysis as that provided by the indices was conducted using comparable information.

Table 3-16 below displays opportunity indicators based on school proficiency, labor market, and job proximity.

Table 3-17 below displays opportunity indicators based on access transit performance scores.

Table 3-18 below displays opportunity indicators based on environmental health.

Table 3-16: Opportunity Indicators – School Proficiency, Labor Market, Job Proximity	
Opportunity Indicator	**Del Mar**
School Proficiency	
Total Title I Schools	1
Total Schools	2
% of Schools	50.0%
Unemployment Rate	
Annual Rate	1.5%
Job Proximity	
<29 mins.	75.7%
30-59 mins.	16.0%
60 mins. or more	8.3%
Source: Regional Analysis of Impediments to Fair Housing Choice, 2020.	

The City of Del Mar has one school considered to be a Title I school, which helps low-achieving children meet state standards in core academic subjects. These schools coordinate and integrate resources and services from federal, state, and local sources. To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Additionally, the AI showed that for the time period analyzed, the City had an annual unemployment rate of 1.5%, below the County average of 2.8%. This indicates a strong labor market within Del Mar.

Table 3-17: Opportunity Indicators – Transit					
Jurisdiction	**AllTransit Performance Score**	**Transit Trips Per Week within 1/2 Mile**	**Jobs Accessible in 30-min trip**	**Commuters Who Use Transit**	**Transit Routes within 1/2 Mile**
Del Mar	5.1	738	58,060	0.03%	2
Source: Regional Analysis of Impediments to Fair Housing Choice, 2020.					

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Del Mar scored a 5.1 AllTransit performance score, illustrating a low to moderate combination of trips per week and number of jobs accessible that enable a low to moderate number of people to take transit to work. By comparison, Lemon Grove (7.9), Imperial Beach (6.7), Coronado (6.6), and Solana Beach (5.9) all scored higher while Poway (3.1) received a lower AllTransit performance score.

Table 3-18: Opportunity Indicators – Environmental Health			
Jurisdiction	**Census Tract**	**Total Population**	**CES 3.0 Score**
Del Mar	6073017029	8823	7.62
	6073017306	2818	3.69
	6073017200	4146	2.89
	6073008324	6600	2.11
Source: Regional Analysis of Impediments to Fair Housing Choice, 2020.			

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants.

Table 3-17 shows the City of Del Mar's CalEnviroScreen scores by census tract. High scoring communities tend to be more burdened by pollution from multiple sources and most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status. Census tracts within Del Mar had CES scores ranging from 2.11 to 7.62, which are low in comparison to the surrounding census tracts within the region. For comparison, scores within Coronado ranged from 4.67 to 13.59, Solana Beach ranged from 3.05 to 12.39, and more inland areas such as Imperial Beach and Lemon Grove ranged from 15.27 to 30.50 and from 19.38 to 39.22 respectively.

DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS

The analysis of disproportionate housing needs within Del Mar evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Future Growth Need

The City's future growth need is based on the RHNA production of 37 very-low and extremely low units and 64 low income units within the 2021-2029 planning period. Additionally, Del Mar must plan for as additional 12 units from 5th Cycle carryover. **Figure 3-4** shows that both existing and proposed affordable units are well dispersed throughout areas of the community with access to resources, including food, supplies, and public transportation. **Appendix B** of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Need

Residents within the City of Del Mar are eligible to receive financial housing assistance through Section 8 Housing Choice Vouchers, which are distributed by the County of San Diego and for local assistance distributed through an organization called Del Mar Community Connections. As of July 1, 2020, there were 199 people on the waitlist to receive local funding through Del Mar Community Connections. These funding sources are detailed in the Housing Resources Section of the Housing Element.

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Additionally, there are currently no existing affordable units within Del Mar that are at-risk of converting to market-rate within the planning period.

DISPLACEMENT RISK

As discussed above, there are no currently affordable units within Del Mar that are at-risk of converting to market-rate within the planning period (2021-2029). It is the City's intent to prioritize the maintenance of their current affordable housing stock and the City is committed to negotiating extensions of existing affordability agreements before units become at-risk.

None of the housing candidate sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing removed as part of a development project, that housing must be replaced under the City of Del Mar Municipal Code and SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES IN DEL MAR

The AI does not identify impediments to fair housing specific to Del Mar, however some of the regional impediments to fair housing identified within jurisdictions in San Diego County may assist Del Mar in opening the community up to a broader range of future residents. :

Fair housing information needs to be disseminated through many media forms to reach the targeted groups.

Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates.

Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.

Fair housing enforcement activities, such as random testing, are limited

Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Del Mar.

The analysis conducted in this section regarding fair housing issues within Del Mar yielded the following conclusions:

Del Mar does not have any racially or ethnically concentrated census tracts (RECAPs) as identified by HUD. This indicates that there are no census tracts within Del Mar with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.

The UC Davis Regional Opportunity Index shows that the majority of residents within Del Mar have a high level of access to opportunity throughout the majority of the City, with all census tracts showring the highest level of access to opportunity. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Del Mar are classified with the "Highest Resource" designation. This indicates that these census tracts are within the top twenty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.

The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very-low and low income RHNA need (**Appendix B**). These sites are dispersed throughout the community.

Del Mar has a lower AllTransit performance score than similar jurisdictions within the County as shown in the County's Analysis of Impediments. This indicates a low to moderate combination of trips per week and number of jobs accessible that enable a low to moderate number of people to take transit to work.

Del Mar has a lower CES score in comparison to similar jurisdiction within the County, indicating that residents within Del Mar are less burdened by pollution from multiple sources and less vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status than in other areas around the San Diego region.

There is currently a 199-person waitlist for affordable housing assistance through the City's local housing assistance program.

There are no existing affordable units at-risk of converting to market-rate within the planning period.

ANALYSIS OF SITES PURSUANT TO AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix B**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figure 3-4 shows the proposed candidate sites to meet the very-low and low income RHNA for Del Mar as well as the existing deed-restricted affordable units within the City. The figure also highlights the North Commercial (NC), Professional Commercial (PC), and Central Commercial (CC) areas. As part of the action programs within the Housing Element, the City has committed to amending the Del Mar Municipal Code to permit development of residential units at 20 dwelling units per acre in these areas.

Figure 3-5 shows the proposed candidate sites to meet the very-low and low income RHNA for Del Mar in relation to the location of residents of Hispanic origin.

Proposed sites (totaling 1 potential units, or <1%% of the total potential units) are located within block groups that have a percentage of the population that is Hispanic between 15 percent and 54 percent, all of which are identified for the Above Moderate-Income category.

Proposed sites (totaling 56 potential units, or 35% of the total potential units) are located within block groups that have a percentage of the population that is Hispanic between 10 percent and 15 percent. Of the units, 40 are identified for the Low and Very -Income Category.

Proposed sites (totaling 0 potential units, or 0% of the total potential units) are located within block groups that have a percentage of the population that is Hispanic between 5 percent and 10 percent.

Proposed sites (totaling 97 potential units, or 62% of the total potential units) are located within block groups that have a percentage of the population that is Hispanic that is less than 5 percent. Of the units, 85 are identified for the Low and Very Low-Income Category.

The City's primary approach is to prioritize the development of affordable housing units on the Del Mar Fairgrounds site, which is located within a block group with a percentage of the population that is Hispanic between 10 and 15 percent.

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Figure 3-6 shows location of existing and proposed affordable units within Del Mar in comparison with census data showing the percentage of the population within each block group that is non-white. The map shows the following findings:

Proposed sites(totaling 1 potential units, or <1% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 15 percent and 32 percent, all of which are identified for the Above Moderate-Income category.

Proposed sites (totaling 0 potential units, or 0% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 10 percent and 15 percent.

Proposed sites (totaling 13 potential units, or 8% of the total potential units) are located within block groups that have a percentage of the population that is non-white between 5 percent and 10 percent. Of the units, 4 are identified for the Low and Very Low-Income category.

Proposed sites (totaling 138 potential units, or 88% of the total potential units) are located within block groups that have a percentage of the population that is non-white that is less than 5%. Of the units, 124 are identified for the Low and Very Low-Income category.

The City's primary approach is to prioritize the development of affordable housing units on the Del Mar Fairgrounds site, which is located within a block group with a percentage of the population that is non-white that is less than 5 percent.

Figure 3-7 shows Low/Moderate Income (LMI) block groups within the City of Del Mar that are eligible for place based CDBG activities. Del Mar has one small area within the community, at the southern end of the City, that is part of LMI block group.

ANALYSIS OF FAIR HOUSING POLICIES AND GOALS

Policy Consideration:
Housing Program 6B describes actions the City will take to Affirmatively Further Fair Housing within Del Mar.

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Figure 3-4 : Existing and Proposed Affordable Housing Locations in Del Mar

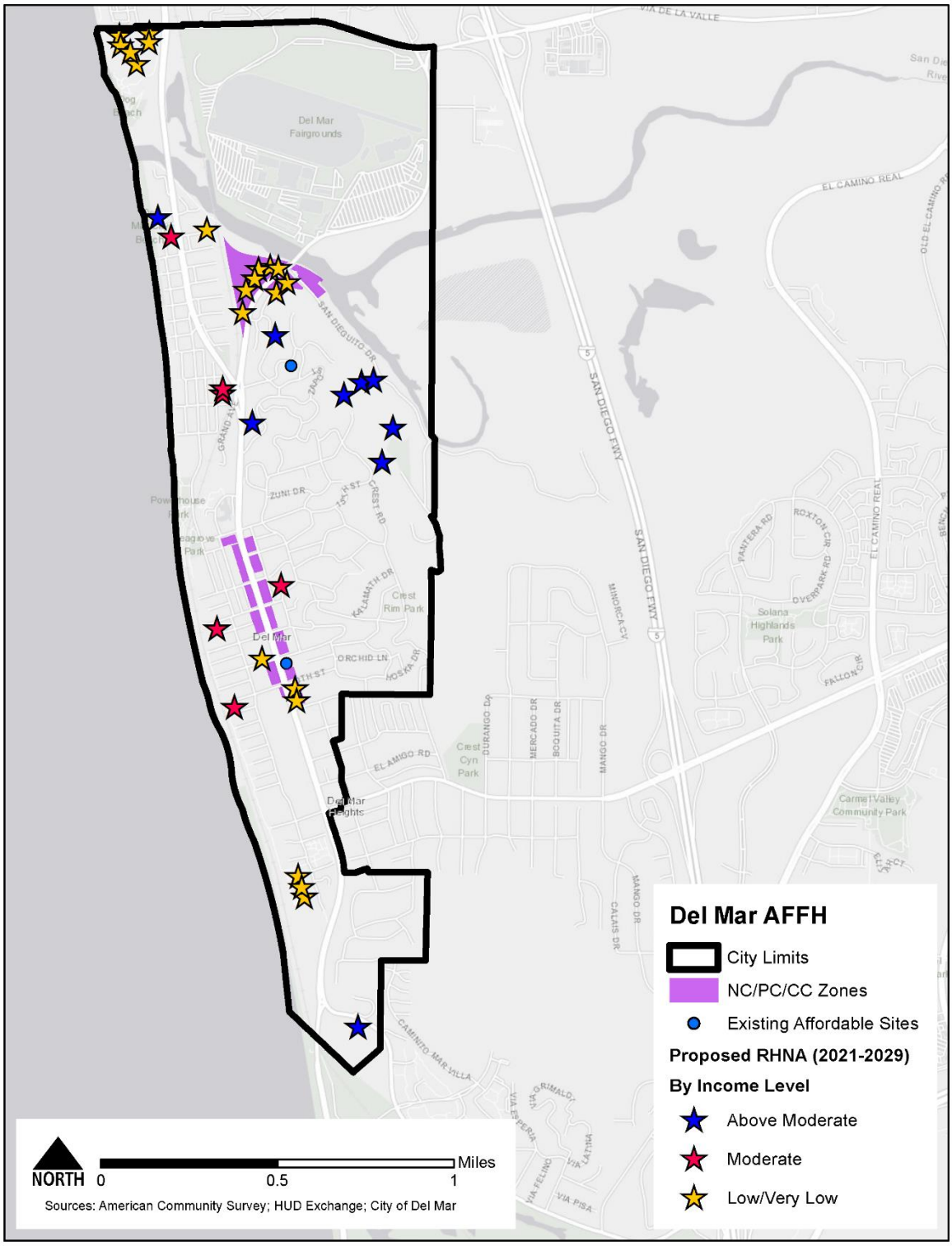


Figure 3-5: Candidate Sites – Ethnicity Analysis

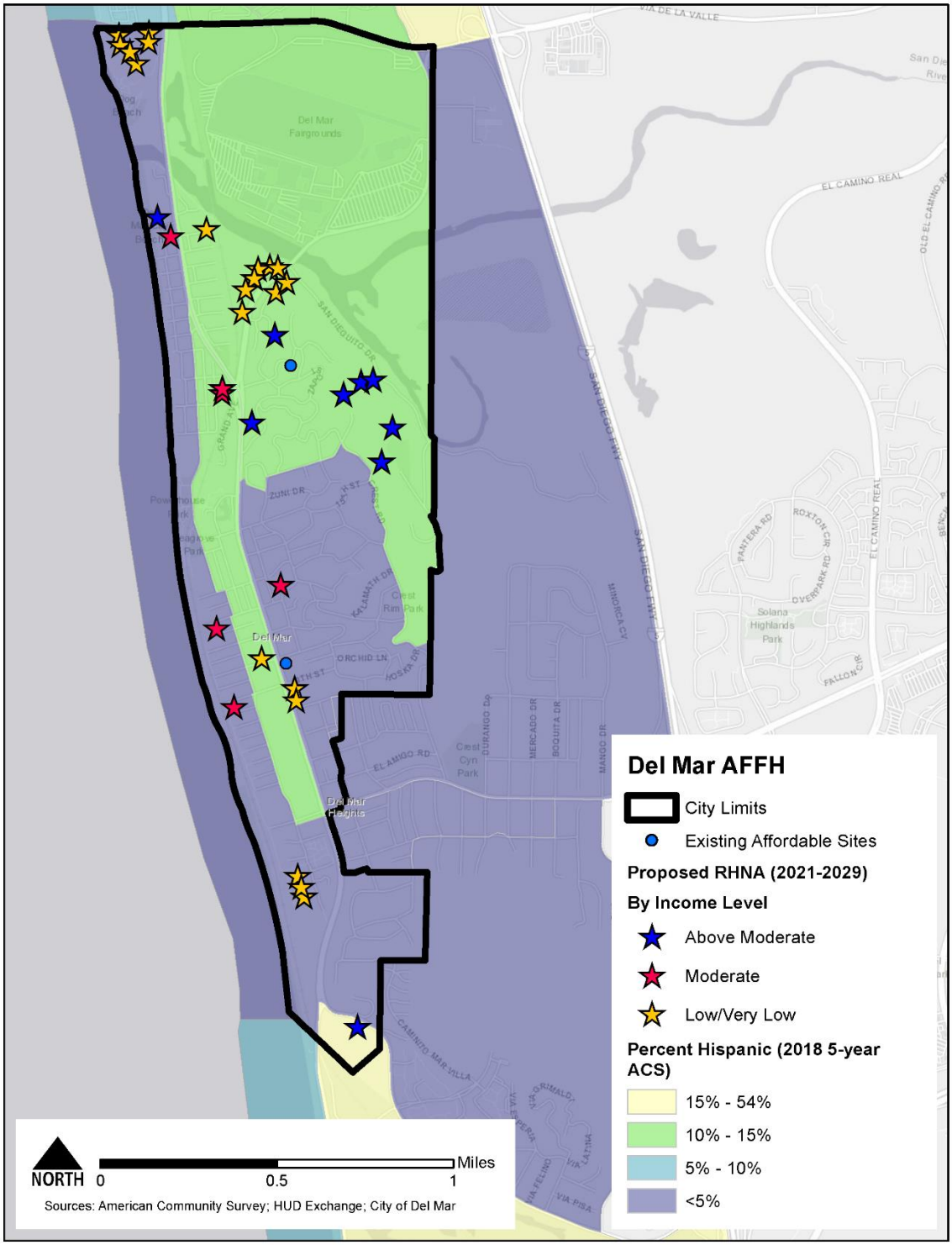


Figure 3-6: Candidate Sites – Racial Analysis

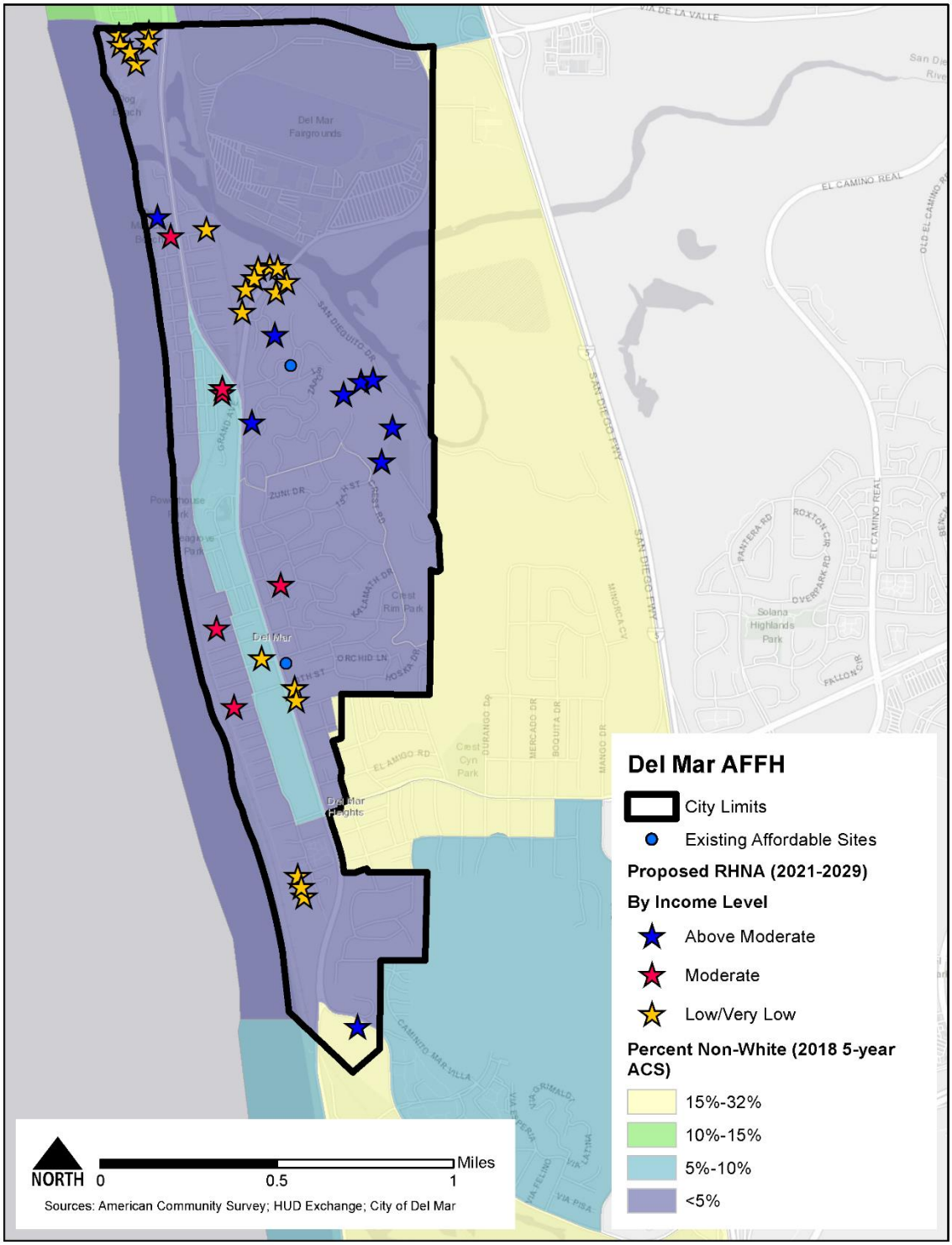
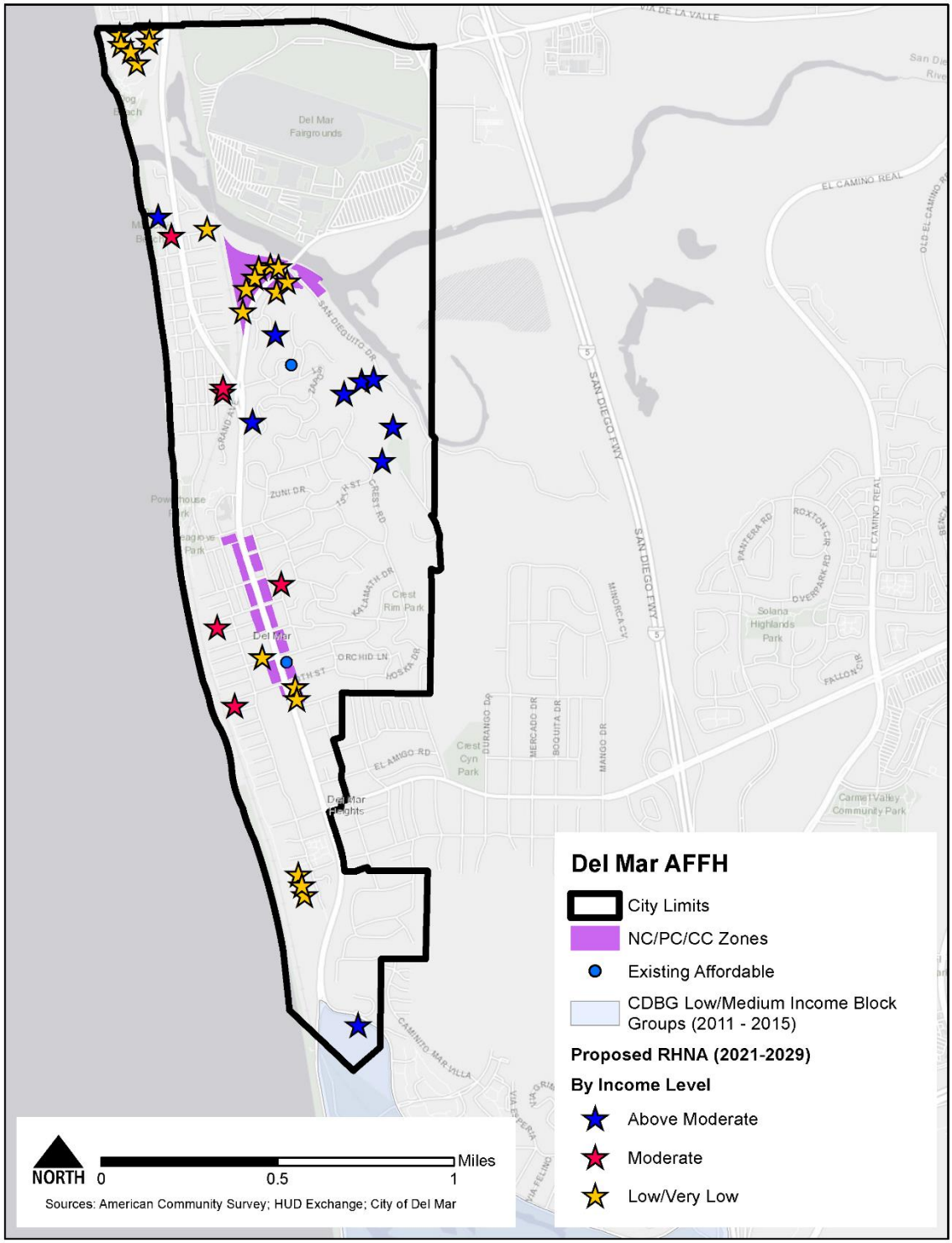


Figure 3-7: Candidate Sites – Low/Moderate Income Block Group Analysis





Chapter 4: Housing Plan

Revised: March 2021

Draft reflects changes approved by the City of Del Mar City Council on October 5, 2020.

CHAPTER 4: HOUSING PLAN

The Housing Plan describes the City of Del Mar's 6th Cycle 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs intended to achieve the long-term housing objectives set forth in the Del Mar Housing Element. This Plan identifies goals, policies, and programs aimed at:

- Providing additional housing opportunities by pursuing development at the State Fairgrounds, promotion of accessory dwelling units (ADUs), development within commercial zoning districts, and new residential development;
- Removing governmental constraints to affordable housing and streamlining processes;
- Improving the condition of existing housing;
- Providing equal housing opportunities for all residents consistent with the City's overall housing policy goal to "Inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Del Mar.";
- Providing affordable housing assistance resources and information to residents and community members; and
- Identifying the challenges faces by special needs groups within the community and taking actionable steps towards assisting those groups.

In developing the goals, policies, and programs in this section, the City considered the implications of new State law, adherence to the existing Community Plan, constraints analysis in this Element, recommendations by the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force (Citizens' Task Force), and comments received at public meetings and public hearings. The goals, policies, and programs contained in the prior 5th Cycle Housing Element have been reintroduced, revised, or eliminated as appropriate.

The Housing Plan chapter of the City's Housing Element identifies the actionable steps the City will take to address the housing issues identified and accommodate the Regional Housing Needs Assessment (RHNA) allocation. The programs contained herein will be evaluated as part of the City's required Annual Progress Reports (APRs), which are provided to the California Department of Housing and Community Development (HCD) as a way of measuring the City's progress in accomplishing its goals.

Each subsection within the Housing Plan identifies an overall housing goal, the policies that support that goal, and actions in the form of programs that the City will take to ultimately achieve those goals. Each Housing Element program has a timeframe, responsible agency, and funding source identified. Programs that are intended to increase the capacity for future development of housing units or that will result in the direct development of housing units have a projected RHNA allocation goal as expressed as a number of projected dwelling units. While these numbers outline the City's anticipated method of achieving its housing goals, the City is only required to accommodate development of the required number of units to meet its assigned RHNA. Actual implementation and development of units throughout the planning period may differ from what is shown, as long as the City creates the environment for these units to be developed.

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REGIONAL HOUSING NEEDS ASSESSMENT

The San Diego Association of Governments (SANDAG) has allocated the following RHNA to the City of Del Mar for the 2021-2029 Housing Cycle. This RHNA represents the City's fair share of the housing needs for the San Diego region, including an equitable share of affordable housing. The ranges for each income category (as shown below) are based on percentages of the 2019 Area Median Income (AMI) for San Diego County, which is $86,300 for a hypothetical family of four. The City's 2021-2029 allocated RHNA growth need plus estimated 5th Cycle carryover is as follows:

- 37 units - Very low income (0-30% and 0-50% County AMI)
- 76 units - Low income (51-80% of County AMI)
  - 6th Cycle Allocation: 64 Units
  - 5th Cycle Carryover: 12 Units (estimated carryover)
- 31 units - Moderate income (81-120% of County AMI)
- 31 units - Above moderate income (>120% of County AMI)
- **175 units - Total**

The following Housing Goals Section identifies the general approach the City will use to accommodate its share of regional housing needs for the 2021-2029 Housing Element Planning Period. The list of housing goals is followed by a more detailed description of the policies that will be considered and applied through the City's decision-making process when the housing programs are implemented in compliance with State law.

A. HOUSING GOALS

The City's overall housing policy goal is to *"Inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Del Mar."*

To achieve this overall housing goal a number of specific housing goals have been identified.

Housing Goal #1: Facilitate a Variety of Housing Strategies to meet Housing Element Production Targets in a way that Complements the Existing Character of the Community.

Housing Goal #2: Prioritize Production of Accessory Dwelling Units (ADUs).

Housing Goal #3: Vigorously Pursue Housing Opportunities on 22nd District Agricultural Association Property (State Fairgrounds).

Housing Goal #4: Provide an Economically and Socially Diverse Balance of Housing Options that are Affordable for a Variety of Income Levels and Housing Needs.

Housing Goal #5: Improve and Preserve the Community's Existing Housing Stock.

Housing Goal #6: Ensure a Sustainable Approach to New Housing Opportunities that Protects the Quality of Life and Future of Del Mar.

Housing Goal #7: Promote Housing Resources and Assistance Opportunities.

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The housing goals are further described below in the context of accompanying policies and programs that will be implemented to achieve them.

B. HOUSING POLICIES AND PROGRAMS

In adopting the updated Housing Element, the City worked diligently with the community, local decision-makers, and the Citizens' Task Force to meet the new requirements of State housing law while applying the core values as established in the City's Community Plan to maintain quality of life and preserve and enhance the special character of Del Mar. In developing the Housing Policies and Programs found within this section, the City reviewed and implemented housing programs that address the significant changes in State housing laws and the City's past performance of generating affordable housing over its prior Housing Elements. Concerted effort was put in by the City Council and the Citizens' Task Force to aid in the development of a Housing Plan, including policies and programs that will incentivize and promote affordable housing in a method that enhances Del Mar's community character.

Housing Goal #1:
Facilitate a Variety of Housing Strategies to meet Housing Element Production Targets in a way that Complements the Existing Character of the Community.

Housing Policy 1.1: Identify adequate sites through the production of new housing and accessory dwelling units to accommodate Regional Housing Needs Assessment (RHNA) growth needs during the 6th Cycle 2021-2029 planning period.

Housing Policy 1.2: Promote revitalization and rehabilitation of residential dwellings.

Housing Policy 1.3: Promote proactive, preventative maintenance of the existing housing stock.

Housing Policy 1.4: Encourage neighborhood and local participation to enhance neighborhood preservation, maintenance and improvement.

Housing Policy 1.5: Preserve existing character and quality of established residential neighborhoods.

IMPLEMENTING PROGRAMS:

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Housing Program 1A: North Commercial Zone Amendments

The City Council adopted amendments to the North Commercial Zone on October 19, 2020, during the 5th Cycle, which amended the Del Mar Municipal Code and Local Coastal Program to create adequate sites for the 6th Cycle that will allow residential development as a permitted use at a density of up to 20 dwelling units per acre (du/ac) as part of residential or mixed use development. The Ordinance is subject to certification by the Coastal Commission in order to take effect. Within 6 months of City Council adoption of the Housing Element, the City will obtain final certification by the Coastal Commission. The NC zone applies to 16 parcels located along Jimmy Durante Boulevard and San Dieguito Drive, north of the Village Commercial District/Central Commercial (CC) zone, and just south of the State Fairgrounds. This program will confirm State Coastal Commission approval of previously adopted adequate sites that allow 20 du/ac for affordable housing for lower income households on seven of the 16 parcels in the NC zone. The remaining nine parcels in the NC zone include two parcels (APNs 299-100-47 and 299-100-48) that were rezoned during the 5th Cycle to allow 20-25 du/ac per 5th Cycle Program 2G and Government Code Section 65583.2(h) and (i) as 5th Cycle adequate sites; and an additional seven parcels that are infeasible for housing development. The City identified APNs 299-071-07, 299-071-06, 299-100-27, 299-100-28, 299-100-30, and 299-100-49 as adequate sites for the 6th Cycle that can accommodate 22 lower income RHNA units. An additional 10 lower income units are anticipated on APNs 299-100-47 and 299-100-48 pursuant to an active development permit application that will address additional 5th Cycle carryover units in the NC Zone.

Timeframe: Within 6 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Projected RHNA Accommodation: 22 lower income dwelling units

Housing Program 1B: Professional Commercial Zone Amendments

The City Council adopted amendments to the Professional Commercial Zone on September 18, 2020, during the 5th Cycle, which amended the Del Mar Municipal Code and Local Coastal Program to create adequate sites for the 6th Cycle that will allow residential development as a permitted use at a density of up to 20 dwelling units per acre (du/ac) as part of residential or mixed use development. The Ordinance is subject to certification by the Coastal Commission in order to take effect. Within 6 months of City Council adoption of the Housing Element, the City will obtain final certification by the Coastal Commission. The PC zone is centrally located and applies to four properties in an existing developed commercial office area along Camino del Mar just south of the Village Commercial District/Central Commercial (CC) zone. This program will confirm State Coastal Commission approval of previously adopted adequate sites that allow 20 du/ac for affordable housing for lower income households. The City identified APNs 300-222-33 and 300-222-31 as adequate sites for the 6th Cycle that can accommodate 3 lower income RHNA units.

Timeframe: Within 6 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

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Projected RHNA Accommodation: 3 lower income units

Housing Program 1C: Central Commercial Zone Amendments

Within 36 months of City Council adoption of the Housing Element, the City will amend the Community Plan, the Del Mar Municipal Code, and Local Coastal Program for the Central Commercial (CC) Zone to allow residential development as a permitted use at a density up to 20 du/ac as part of mixed use projects for projects that include an affordable housing component. The CC zone is centrally located in the heart of downtown along Camino del Mar and applies to 72 parcels, two of which are vacant (south of City Hall). This zone currently does not allow residential as an allowed primary use. As amended, the residential portion of mixed use projects would be required to comply with the City's allowable uses in street frontage building spaces (horizontal zoning) requirements per DMMC Section 30.22.030 to maintain active commercial uses along the street front that maintain a pedestrian orientation and preserve the existing character of the downtown village. None of the CC Zone sites have been relied upon as adequate sites for the 6th Cycle.

Timeframe: Within 36 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 1D: Affordable Housing Overlay

The City will evaluate whether to create an Affordable Housing Overlay Zone as a strategy to encourage property owners of selected properties to pursue permit applications to accommodate dwelling units for lower income households on their respective properties.

As part of the evaluation, the City will:

- Consider locations where there is a demand for affordable housing based on existing employment land uses (e.g., commercial zones, Del Mar Plaza Specific Plan, hotel properties, properties with 16 or more units in multiple-dwelling unit buildings, and properties on or adjacent to City facilities);
- Conduct an economic study to assess whether it is feasible to expect the private market to develop affordable housing on these sites based on existing market conditions;
- Identify existing barriers or limitations that should be considered (i.e. height, floor area ratio (FAR), setbacks, lot coverage, parking) as incentives or regulatory concessions to facilitate production of affordable units;
- Solicit interest from property owners and input from stakeholders;
- Present the findings in a public meeting of the City Council; and
- If the City has not secured agreements for or produced at least 30 affordable units (units that are income restricted for lower income households) within 48 months of adoption of the Housing Element, the City will prepare amendments and proceed with the process to amend the Del Mar Municipal Code and Local Coastal Program. To implement the new overlay zone, a rezoning

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action will be processed to apply an Affordable Housing Overlay to certain properties as necessary to create adequate sites for development of units for lower income households.

Timeframe: Within 36 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

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Housing Program 1E: Rezone of Vacant North Bluff and/or South Stratford Properties

To provide additional options for the accommodation of future housing need, including lower income households, the City will consider a rezone of vacant sites (as identified in Housing Element Candidate Sites Inventory in **Appendix B**) if necessary to accommodate RHNA needs. These sites have the capacity to accommodate at least 50% of the City's lower income RHNA as described in **Chapter 3 (Housing Resources)**. This fulfills the AB 1397 requirement for accommodation of the City's lower income need on vacant parcels.

If efforts to reach an agreement with the 22nd District Agricultural Association are not finalized within 36 months of the adoption of the 6th Cycle Housing Element (Program 3A), the City will commence with rezoning of the North Bluff and/or South Stratford sites to apply a new overlay zone that allows multiple dwelling unit development 20-25 dwelling units per acre "by right" per Government Code Section 65583.2(h) and (i).

Timeframe: Dependent on City Progress on Program 3A, the City will rezone within 6 months of the end of the three year progress period for Program 3A.

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Projected RHNA Accommodation: 54 lower income dwelling units

Housing Program 1F: Manufactured Housing

State law (Government Code Section 65852.3) requires that the Del Mar Municipal Code allow manufactured housing on a foundation in the same manner and in the same zone that conventional structures are permitted. Specifically, manufactured homes should only be subject to the same development standards that a conventional single dwelling unit use would be subject to. The City of Del Mar complies with this law. However, to explicitly demonstrate compliance, the City will amend the Del Mar Municipal Code to define manufactured housing and mobile homes consistent with State law to make it clear that manufactured homes on a foundation are to be processed the same as the process applicable to a conventional single dwelling unit in the same zone.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 1G: Update Density Bonus Ordinance

Government Code Section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with State law. State law imposes density bonus requirements on local jurisdictions. The Density Bonus law allows an increase in the total number of units permitted on a lot, above the baseline number of units permitted per the applicable zone, in exchange for the provision of more affordable housing units (units that are income restricted for lower income households) in the "bonus project" than would otherwise be required. The City's Municipal Code identifies the purpose of the Density Bonus Ordinance as a method

to increase the production of housing for a wide range of residential needs in the community, including housing for very-low, low- and moderate-income households and for seniors; as well as, accommodate a wide range of housing consistent with the goals, objectives, and policies expressed by the City in the Del Mar Community Plan.

Density Bonus law provides for eligible projects to request waivers, incentives and concessions as needed to make the project economically feasible. Waivers are modifications of volumetric requirements that can be requested to physically accommodate increased density (i.e. height and floor area ratio). The requested waiver cannot exceed what is necessary to accommodate the bonus. In addition, developers of a density bonus project can receive development incentives or concessions, such as:

- Expedited processing of the project application(s) through the Del Mar review processes.
- A reduction of the Del Mar project application review/processing fees at a reduction percentage commensurate with the percentage of affordable units included in the project.
- Approval of mixed-use zoning in conjunction with the housing project if the City Council, in its review of a proposed Density Bonus Project, determines that inclusion of the commercial, office, industrial, or other land uses would result in identifiable, sufficient, and actual cost reductions that would make it financially feasible for the applicant to construct a Density Bonus Project with restricted housing units and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the project will be located.
- Any other regulatory incentive which the City Council, in its review of a proposed Density Bonus Project, determines would result in identifiable, sufficient, and actual cost reductions that would make it financially feasible for the applicant to construct a Density Bonus Project with restricted housing units provided at the density and rental/sales affordability rates specified in the City of Del Mar Municipal Code.

State law requires the City to provide concessions, depending upon the percentage of affordable units the developer provides. Full details of concession/incentive application requirements will be set forth in the amended Chapter 30.90 of the Del Mar Municipal Code (DMMC). It should be noted that any density bonus provisions, concessions or incentives must be administered within the Coastal Zone in a manner that is consistent with the California Coastal Act. The City's Density Bonus Ordinance will be subject to certification by the Coastal Commission. Future multiple dwelling unit housing development will be processed through a staff-level Coastal Development Permit approval process pursuant to the amended local Ordinance and State density bonus law. Those permit decisions will be appealable to the Coastal Commission where housing is proposed on sites located with the Coastal Zone appealable area.

DMMC Title 24 describes the affordable housing mitigation requirements currently in place relating to the conversion and new construction of condominiums, stock cooperatives, or community apartment units. Depending on the number of units proposed to be converted or developed, as many as 20% of the total number of units must be set aside or donated off-site and be made available at rates affordable to lower income households.

The City commits to continue to review and approve requests under State Density Bonus law (including requests for incentives, concessions, waivers, and parking reductions) so that projects that qualify are not prevented from developing at the densities to which they are entitled. AB 2797 (Bloom) requires the density

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bonus to be administered in the Coastal Zone in a manner that is consistent and harmonized with the California Coastal Act. In the meantime, the City is still required to apply current State law regardless of when the local amendments are adopted.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 1H: Public Facilities Zoning Amendments

Within 36 months of City Council adoption of the Housing Element, the City will amend the Public Facilities (PF) Zone in the Del Mar Municipal Code and Local Coastal Program to allow residential development. The PF zone applies to City-owned properties, many of which were identified by the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force as preferred housing sites. This zone currently does not allow residential as an allowed primary use in the Del Mar Municipal Code or Local Coastal Program. An amendment to the Community Plan would not be necessary. The change in allowed uses would facilitate future affordable housing projects in the PF Zone as needed to meet the City's unmet RHNA obligation. The Shores Park facility, including the Shores Park lots located along 9th Street, is public park land within the PF Zone that shall be excluded from consideration as potential sites for housing.

Timeframe: Within 36 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Projected RHNA Accommodation: 4 lower income units

Housing Program 1I: Establish Streamlining and Incentives for Affordable Housing

This program will evaluate the City's current applicable regulatory provisions for residential development in the City's Municipal Code and identify any potential constraints to the development of affordable housing. If any potential constraints are identified, the City will employ additional regulatory considerations to reduce or eliminate these potential constraints. The City will specifically identify and evaluate constraints to affordable housing development and propose specific methods and strategies that address and remove identified constraints that may inhibit the production of affordable housing in Del Mar. Results of implementing this program may include but are not limited to consolidated permit processing, entitlement exemptions, streamlined review processes, fee subsidies and/or payment deferrals, or other methods deemed appropriate to support the accommodation future affordable housing units. The program will also explore potential incentives for projects that provide a greater number of affordable housing units than the City's inclusionary housing ordinance would otherwise require.

Timeframe: Within 36 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

<u>Housing Program 1J:</u> Establish Program for Coordination with Affordable Housing Developers

The City will establish a program to proactively and regularly reach out to affordable housing developers. The intent of this program is to engage stakeholders with experience developing affordable housing in a way that can be mutually beneficial. This will enable the City to gain needed insight towards development of realistic strategies and incentives to create affordable housing, including potential opportunities at the State Fairgrounds, and will establish a system of regular communication and public outreach with interested affordable housing developers to help connect them with information on the latest incentives and resources available for projects proposing affordable housing.

Timeframe: Within 12 months of adoption of the 6th Cycle Housing Element

Responsible Agency: City Manager and Planning and Community Development

Funding Sources: TBD

Housing Goal #2:
Prioritize Production of Accessory Dwelling Units (ADUs).

Housing Policy 2.1: Promote programs and policies that encourage and facilitate Accessory Dwelling Unit production.

Housing Policy 2.2: Promote Accessory Dwelling Units and Junior Accessory Dwelling Units as a readily achievable method for creating affordable housing opportunities in Del Mar.

Housing Policy 2.3: Encourage the rental of Accessory Dwelling Units to provide a source of income for current property owners and meet the City's housing needs for this type of rental unit.

Housing Policy 2.4: Promote design and development standards for Accessory Dwelling Units that preserve and enhance neighborhood character while satisfying State law.

Housing Policy 2.5: Promote programs and policies that streamline and incentivize Accessory Dwelling Unit production.

Housing Policy 2.6: Create programs which facilitate and incentivize the development of Accessory Dwelling Units with associated affordability deed-restrictions.

Housing Policy 2.7: Create a program that allows property owners with existing unpermitted Accessory Dwelling Units to bring these units into compliance and add them to the Del Mar housing stock.

Housing Policy 2.8: Promote the development of "Tiny Houses".

IMPLEMENTING PROGRAMS:

<u>Housing Program 2A:</u> Extend and Enhance the City's Existing Accessory Dwelling Unit Incentive Pilot Program

The City will expand efforts to further enhance and expand participation in the program. Currently, the program grants a 500 square foot floor area ratio (FAR) bonus in exchange for a 30-year affordable Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JrADU). The 500 square foot FAR bonus is subject to discretionary permit approval in order to be developed. The FAR bonus is intended for the primary structure and an ADU or JrADU is exempt from FAR including the 500 square foot bonus. The program is set to expire in May 2022 unless extended by the City Council. This program would specifically target the production of affordable units to accommodate RHNA growth need. The City will proactively outreach to property owners in Del Mar to provide greater awareness of program components by utilizing a variety of print and electronic media.

Additionally, the City will evaluate the ADU incentive program to explore additional incentives and/or program components that will further support the development ADU's and JrADU's in City. The exploration and determination incentives will be done in conjunction with other ADU policies and programs

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Projected RHNA Accommodation: 15 lower income units

Housing Program 2B: Establish an Accessory Dwelling Unit Amnesty Program

The City will establish a program to allow owners with existing unpermitted ADUs to obtain permits to legalize the ADUs during the 2021-2029 planning period. The Amnesty Program will provide property owners the opportunity to formally legalize existing unpermitted ADUs of any size.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 2C: Promotion of Accessory Dwelling Unit Construction

The City will continue to accommodate and promote the construction of affordable ADUs by increasing the public awareness of the ADU and JrADU Incentive Program, ADU Amnesty Program and new provisions in State law expanding opportunities for ADU development. The City will develop outreach material for public dissemination, including updates to the City's website, information at City Hall and via other appropriate print and digital media.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Projected RHNA Accommodation: 45 moderate income units and 15 lower income units (see Program 2A)

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Program 2D: Accessory Dwelling Unit Monitoring Program

The City will maintain an ADU monitoring program during the planning period that tracks ADU development, including affordability levels and deed-restricted affordable units.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Program 2E: Mid-Cycle Accessory Dwelling Unit Production Evaluation

The City will conduct a mid-cycle review of ADU development within the 2021-2029 planning period to evaluate if production estimates are being achieved. Depending on the finding of that review, amendments to the Housing Element may be necessary pursuant to Government Code 65583.2.

Timeframe: Within 48 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 2F: Tiny Houses

"Tiny Houses" are small, independent dwelling units, often mobile, that typically range between 120 and 400 square feet in size. Due to the size and nature of typical Tiny House development, they typically fit the City's definition of an accessory dwelling unit (ADU) and are allowed in accordance with DMMC Chapter 30.91 as an accessory residential use in zones that allow ADUs. However, the City wishes to accommodate Tiny Houses on non-residential properties, including opportunities accessory to hotels, retail centers, and public facilities, and on vacant City-owned properties.

The City will amend the Del Mar Municipal Code to allow for the development of Tiny Houses on non-residential properties, clarify that Tiny Houses are allowed in accordance with the regulations applicable to ADUs, and if necessary will also identify circumstances where Tiny Houses can be allowed on residential properties even if they do not meet the provisions required for an ADU.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Goal #3:
Vigorously Pursue Housing Opportunities on 22nd District Agricultural Association Property (State Fairgrounds).

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Housing Policy 3.1: Coordinate with local public agencies and stakeholders to pursue affordable housing opportunities with the 22nd District Agricultural Association (DAA).

Housing Policy 3.2: Establish a regular meeting and update schedule with the City Council to track consultations with 22nd DAA.

Housing Policy 3.3: Proactively collaborate with the State Department of Housing and Community Development to ensure they are active participants in consultations and negotiations.

Housing Policy 3.4: Establish formal protocols for the assignment of representatives authorized to negotiate on behalf of the City of Del Mar.

IMPLEMENTING PROGRAMS:

Housing Program 3A: Pursue a Development Agreement and Memorandum of Understanding with the State 22nd District Agricultural Association to Develop Housing on the Fairgrounds Property

Pursue a partnership with the 22nd DAA, an affordable housing developer, and other public agencies as necessary to execute an agreement to develop affordable housing on State-owned Fairgrounds property. This program will also require processing of a Memorandum of Understanding(s) (MOU) to clearly identify how the housing units will accommodate a portion or all of the remaining Regional Housing Needs Assessment (RHNA) needs of participating jurisdictions. This program would specifically target the production of affordable units to accommodate the City of Del Mar's RHNA need.

The City of Del Mar will vigorously pursue partnerships with the State 22nd DAA and adjacent municipalities to develop long-term affordable housing. Through this process, the City of Del Mar will pursue an agreement for the development of at least 50% of the City's low-income RHNA allocation (51 units) on the State-owned property. Working in consultation with the State Department of Housing and Community Development, any such agreement(s) executed within 36 months of adoption of this Housing Element, shall release the City of the requirement to carry out **Program 1E** (Rezone of North Bluff and/or South Stratford Properties).

Timeframe: Within 36 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Projected RHNA Accommodation: 54 lower income dwelling units

Housing Goal #4:
Provide an Economically and Socially Diverse Balance of Housing Options that are Affordable for a Variety of Income Levels and Housing Needs.

Housing Policy 4.1: Establish policies, programs and incentives to promote the development of housing for very low-, low-, and moderate-income persons, and especially those within Del Mar's special needs populations.

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Housing Policy 4.2: Prioritize the housing needs of special needs populations and extremely low-income households through the provision of alternative housing options.

Housing Policy 4.3: Promote the phased and orderly development of new residential development consistent with the provision of adequate infrastructure improvements.

Housing Policy 4.5: Encourage housing opportunities on sites with existing employment uses.

IMPLEMENTING PROGRAMS:

Housing Program 4A: Residential Care Facilities

State Law defines residential care facilities as any family home, group care facility or similar facility for 24-hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining activities in daily living for the protection of the individual. Such uses are permitted by law and subject to the same standards as described in the residential zone it is permitted. Per California Government Code 1267.8, 1566.3 and 1568.08, residential care facilities with 6 or fewer residents must be allowed by right in all residential zones and treated as any other residential use for all zoning purposes. Residential care facilities with 7 or more residents shall be allowed through the same process as an equivalent dwelling unit (i.e., multiple dwelling units). Residential care facilities may not be subject to a Conditional Use Permit (CUP) within residential zones.

The City's Municipal Code will be updated to clearly define a new use category for "Residential Care Facilities" to provide greater consistency with the definitions described in State Law. This will involve amendments to the City's existing zoning regulations for community care facilities (small and large). Through the amendment process the City will increase the number of zones where this use type is allowed and modify the associated permit process and development regulations as necessary to bring the City's regulations into compliance with State Housing law requirements for greater accommodation of housing needs for persons with disabilities.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 4B: Emergency Shelters, Transitional and Supportive Housing, and Low Barrier Navigation Centers

Special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific circumstances. The development of affordable and accessible homes is critical to expand opportunities for persons with special needs. Many special needs persons, especially those in emergency shelters, transitional and supportive housing, may be extremely low income individuals, and implementation of the zoning changes below enable development of housing serving their needs.

Emergency Shelters:

Government Code Section 65583(a)(4) requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. Pursuant to State law, the City may establish only objective standards for the location, siting, operations and maintenance of emergency shelters.

The City amended the Del Mar Municipal Code in November of 2013 (Ordinance 888) to accommodate emergency shelters pursuant to State law as set forth in DMMC Section 30.24.035. Emergency shelters are permitted within the North Commercial (NC) Zone in accordance with State law, without discretionary action.

Transitional and Supportive Housing:

Per Government Code Section 65582, "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. State Housing law mandates that local jurisdictions allow for transitional and supportive housing in residential zones. The City adopted Ordinance 893 in 2014 to amend the Del Mar Municipal Code to identify that transitional and supportive housing meeting the Government Code Section 65582 (g-j) definitions as a residential use of a property in a dwelling must be allowed under the same permit process and conditions as apply to other residential dwellings of the same type in the same zones.

Supportive Housing within Low Barrier Navigation Centers (Service-Enriched Shelters):

State law provisions have recently been modified to require approval 'by right' of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will adopt policies, procedures, and regulations for processing these uses as necessary to clarify that a non-discretionary local permit approval process must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will continue to annually monitor the effectiveness and appropriateness of existing adopted policies. Should any amendments be required to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

Timeframe: Within 24 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 4C: Shared Housing Program

Since February 1995, Del Mar has had a program to provide shared housing opportunities within the City. The program is administered by a non-profit organization, Del Mar Community Connections. The Shared Housing Program provides free roommate referral service to help Del Mar residents find a person to share their home, for example, local university students who reside in Del Mar and are looking for roommates. The program also works with local senior citizens to locate a helper to live in their house and assist around the house in exchange for free rent.

The City will continue to offer shared housing services to Del Mar residents and will continue to collaborate with Community Connections to administer the shared housing program.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

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Housing Program 4D: Inclusionary Housing Ordinance

The City of Del Mar will update the City's Inclusionary Housing Ordinance to comply with State law. In addition, the City with codify inclusionary provisions into a new Chapter of the Del Mar Municipal Code. The City will modify, as appropriate, provisions in DMMC Title 24, Chapter 24.21 to ensure consistency with inclusionary housing policies and State Housing law.

Timeframe: Adopt new Ordinance within 36 months of adoption of the Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 4E: Condominium Conversions

For projects proposing a condominium conversion, the City will continue to implement existing processing requirements of the Subdivision Map Act as set forth in Del Mar Municipal Code Title 24 and the regulations in Del Mar Municipal Code Chapter 24.40 (Conversion of Residential Property). In addition, the affordable housing mitigation requirements of Del Mar Municipal Code Section 24.21.025, and any amendments processed thereto relating to applications for condominium conversion will be applied to such projects. For projects wishing to convert existing dwelling units into condominium, stock cooperatives, or community apartment units shall provide:

- An Affordable Unit Set-aside,
- Donation of off-site affordable units, or
- Payment of an in-lieu Housing Mitigation Fee for each unit to be converted.

The number of set aside or donation affordable units or amount of the In-lieu Housing Mitigation Fee payment is dependent on the total number of units to be converted as shown in Table A of the above referenced section of the Del Mar City Code. The Condominium Conversion ordinance ensures that projects that wish to convert existing dwelling units provide the City with affordable housing units or dedicated housing fees that can be used for the development of affordable housing within the City.

Additionally, the City requires that as a condition of approval of any application for a tentative parcel map or tentative subdivision map for new condominiums, stock cooperatives, or community apartment projects, or a combination thereof, the subdivider shall comply with the affordable housing mitigation requirements identified below.

Total Number of New Units	Affordable Housing Mitigation Requirement
Two, three, four or five units	Option of either: 1. Affordable Housing Unit Set-aside of one of the new units for rental at below market rate to a low-income households; or 2. Payment of an In-lieu Housing Mitigation Fee for each new unit.
Six, seven, eight or nine units	Affordable Housing Unit Set-aside of one of the new units for rental at a below market rate to a low-income household.

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Ten—19 units	Affordable Unit Set-aside of 20 percent of the new units for rental at below market rates to low-income households, with a further requirement that one of the set-aside units be reserved for rental at a below market rate to a very low-income household.
20—29 units	Affordable Unit Set-aside of 20 percent of the new units for rental to low-income households, with a further requirement that one of the set-aside units be reserved for rental at a below market rate to a very low-income household and one of the set-aside units be reserved for rental at a below market rate to an extremely low-income household.
30 or more units	Affordable Unit Set-aside of 20 percent of the new units for rental to low-income households, with a further requirement that two of the set-aside units be reserved for rental at below market rates to a very low-income household and two of the set-aside units reserved for rental at below market rates to an extremely low-income household.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Goal #5:
Improve and Preserve the Community's Existing Housing Stock.

Housing Policy 5.1: Prioritize the preservation and improvement of the City's existing housing.

Housing Policy 5.2: Promote policies and programs that encourage rehabilitation and enhancement of residential structures.

Housing Policy 5.3: Promote proactive, preventative maintenance of housing.

Housing Policy 5.4: Encourage local neighborhood involvement in promoting neighborhood preservation

Housing Policy 5.5: Promote the conservation of physically sound buildings and neighborhoods that have historical or architectural significance.

IMPLEMENTING PROGRAMS:

<u>Housing Program 5A:</u> Accommodate the Renovation and Improvement of Existing Multiple Dwelling Unit Structures with Non-Conformities

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The City will continue to allow the retention of structural and residential density non-conformities for multiple-dwelling unit structures containing three or more units without a requirement for abatement of such nonconformities when the structure undergoes major renovation or replacement. To accommodate the minor alterations of older buildings, the City will utilize existing Municipal Code provisions that allow flexibility for a property owner to make structural modifications that improve the aesthetics of the nonconforming structure without a requirement for abatement of the nonconformity. The City will also establish an education/outreach program to apprise property owners of the opportunities for structural modifications available under the Municipal Code.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 5B: Require a "Housing Impact Statement" for Discretionary Land Use and Planning Decisions

The City will require that a "Housing Impact Statement" be included in all staff reports for discretionary land use and planning decisions. This statement will expressly state how proposed actions meet the City's housing goals. The statement will also describe any potential impacts that proposed actions may have on the City's housing current housing supply.

Timeframe: Within 12 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 5C: Preserve the City's Existing Housing Stock

The City will continue to make diligent efforts to establish policies and programs that more effectively address regulations for short term vacation rentals in residential zones as a means to preserve the City's long term housing stock. These efforts will address the City's current high vacancy rate (24%) cited in Chapter 2 of the Housing Element where 20% of the vacancy rate is attributed to seasonal and short term vacation rentals. The policies and programs will be focused on reducing vacancy rates to lower levels by increasing the use of existing housing for long term housing needs.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Goal #6:
Ensure a Sustainable Approach to New Housing Opportunities that Protects the Quality of Life and Future of Del Mar.

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Housing Policy 6.1: Continue to enforce fair housing laws addressing discrimination in the building, financing, selling or renting of housing based on race, religion, family status, national origin, disability, or other protected class.

Housing Policy 6.2: Ensure that residents are aware of their rights and responsibilities regarding fair housing.

Housing Policy 6.3: Cooperate with local and regional agencies to enforce fair housing laws, and provide fair housing education services.

Housing Policy 6.4: Continually review the City's programs and policies to ensure that do not pose an undue constraint on the production of new housing opportunity.

Housing Policy 6.5: Annually review development fees and permit fees to ensure they are appropriate and do not constrain development.

Housing Policy 6.6: Establish programs and policies that promote timely, fair and equitable approval of residential development.

Housing Policy 6.7: Partner with Renewable Cities San Diego to pursue multi-unit solar installation for low-income housing units.

IMPLEMENTING PROGRAMS:

Housing Program 6A: Compliance with SB 35 Permit Streamlining Provisions

The City of Del Mar will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35. These provisions apply when the City does not meet the State mandated requirements for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). Currently, the City of Del Mar is subject to SB 35 and is required to process development projects with at least 50% affordable units through a streamlined permit process (i.e., 90 days for projects with up to 150 units). All projects covered by SB 35 are still subject to the objective development standards of the City of Del Mar Municipal Code and Building Code. However, qualifying projects cannot be subject to Design Review or public hearings; and in many cases the City cannot require parking. Per SB 35 requirements, no parking requirements may be imposed on a SB 35 qualified streamlining project if it is located:

1. within a half-mile of public transit;
2. within an architecturally and historically significant historic district;
3. in an area where on-street parking permits are required but not offered to the occupants of the development; or
4. where there is a car-share vehicle located within one block of the proposed project.

One parking space per unit may be required of all other SB 35 projects. The City's status with regard to SB 35 can change over time with a record of good progress towards RHNA and timely reporting to the State.

Timeframe: Establish procedures by December 2021. Ongoing revisions on an as-needed basis

Responsible Agency: Planning and Community Development

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Funding Sources: TBD

Housing Program 6B: Affirmatively Further Fair Housing

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

The City will partner with appropriate capable organizations to review housing discrimination complaints, assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action and resolution.

Section 3 of the Housing Element contains an analysis of Del Mar's existing conditions. The analysis found that:

- Del Mar does not have any racially or ethnically concentrated census tracts (RECAPs) as identified by HUD. This indicates that there are no census tracts within Del Mar with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Del Mar have a high level of access to opportunity throughout most geographies of the City, with all census tracts showing the Index's highest level of access to opportunity. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Del Mar are classified with the "Highest Resource" designation. This indicates that these census tracts are within the top twenty percent in the region in terms of providing lower-income residents opportunity to thrive.
- The City demonstrates the ability to meet anticipated future affordable housing needs of the community by designating sites to meet the very-low and low income RHNA need (**Appendix B**) These sites are in general, evenly dispersed throughout the community.
- Del Mar has a lower AllTransit performance score compared to similar jurisdictions in San Diego County as shown in the County's Analysis of Impediments. This indicates a low to moderate combination of trips per week and number of jobs accessible that enable a low to moderate number of people to take transit to work.
- Del Mar has a lower CES score compared to similar jurisdictions in San Diego County, indicating that Del Mar residents are less burdened by pollution from multiple sources and less vulnerable to its effects. This score accounts for a resident's socioeconomic characteristics and underlying health status compared to other areas around the San Diego region.
- There is a 199-person waitlist for affordable housing assistance through the City's local housing assistance program.
- There are no existing affordable units at-risk of converting to market-rate within the planning period.

The City will continue to work with the community to address potential constraints to fair housing within Del Mar. This may include actions such as an analysis of barriers to entry into homeownership or rental, review

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of historic policies or restrictions that may have prevented or may still prevent disadvantaged groups from locating in Del Mar, or specific actions that contribute to Del Mar being a more inclusive to all racial, social and economic groups.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 6C: Continue Data Collection and Compliance with Coastal Zone Housing Element-Related Requirements

The entirety of the City is located within the Coastal Zone. Government Code Section 65588(d) requires that Coastal Zone cities such as Del Mar include within their Housing Element all of the following:

- A review of the number of housing units approved for construction within the Coastal Zone after January 1, 1982;
- The number of housing units for persons and families of low or moderate income provided in new housing developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the Coastal Zone; and
- The number of residential units for persons and families of low or moderate income that have been required for replacement of residential units.

No known lower income or moderate income units were created and none were demolished during the 5th Cycle. The City will continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units within the City limits in order to comply with Section 65588(d) of the Government Code.

Additionally, the City will continue to work with the California Coastal Commission and the State Department of Housing and Community Development to identify a strategy for future development within the coastal zone.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 6D: Solar Panel Installation Partnership

Per policies described in the City of Del Mar's Climate Action Plan (CAP), the City will partner with Renewable Cities San Diego to create a program to install solar panels on multi-unit, low income housing units. This will assist the City in meeting their renewable energy goals as well as potentially provide cost savings on utilities for residents living in these units.

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Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 6E: Environmental Justice Element

The City will adopt an Environmental Justice Element as an additional Element of the City's Community Plan. The Environmental Justice Element will include policies and programs to reduce community health risks including addressing air quality, access to public facilities, healthy food access, safe and sanitary homes and physical activity.

Timeframe: Within 12 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 6F: Potential Modification to Vote Threshold Requirement for Future Legislative Actions Related to General Plan Amendments for Housing Element Implementation

The Del Mar Community Plan (General Plan) was adopted by the voters in 1976. Adopted Ordinance 260 reflects voter approval of the Community Plan. While Government Code Section 65356 only requires a simple majority vote of the City Council to approve a General Plan Amendment, the adopted local Ordinance 260 is more restrictive because it requires a four-fifths vote of the City Council to amend the Del Mar Community Plan. The required supermajority vote for the adoption of Community Plan Amendments, applies to adoption of the Housing Element and adoption of related Housing Element implementation programs.

HCD observed that this more restrictive processing requirement can be an impediment to the City's timely compliance with State Housing law and recommended the City consider modifying the requirement to allow housing-related decisions to be adopted by a simple majority consistent with State law. Through this Housing Element program, the City will explore a potential modification to the existing requirement for a supermajority vote of the City Council for adoption of the Housing Element and Housing Element-related decisions. The City will hold public discussions with the community to help evaluate whether to modify the existing vote threshold. If desired by the City Council, a final decision of whether to modify the vote requirement for future Housing Elements and related implementation programs would be determined by the Del Mar voters in a future election.

Timeframe: Within 36 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: General Fund

Housing Program 6G: Objective Design Standards

Del Mar Municipal Code Chapter 23.08 is the City's Design Review Ordinance that sets forth the existing discretionary permit process requirement for design review. The intent is to foster good design in a way

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that implements the Community Plan. State Housing law includes various exemptions for projects with an affordable housing component, which limit the City's ability to apply the discretionary Design Review Ordinance requirements to such projects. Through this program the City will prepare and process a new set of objective design standards for adoption in a new Chapter under the Title 23 Building and Construction regulations. The intent is to have these objective design standards available to apply to housing projects where the City's discretion over design review is otherwise preempted per State law. For example, projects requesting a density bonus per State law or projects on a site rezoned per State Housing Element law (Government Code Section 65583.2(h) and (i)). Processing of an Ordinance will be subject to review by the City's Design Review Board and Planning Commission, prior to adoption by the City Council. Coastal Commission certification would not be required because the action would not amend the City's Local Coastal Program.

Timeframe: Within 12 months of adoption of the 6th Cycle Housing Element

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Goal #7:
Promote Housing Resources and Assistance Opportunities.

Housing Policy 7.1: Provide resources accessible to Del Mar residents identifying available housing services.

Housing Policy 7.2: Work collaboratively with federal, state, local and private entities to identify funding, financing and assistance programs throughout the planning period.

Housing Policy 7.3: Maintain and update the list of Community Assistance Programs created by the 6th Cycle Housing Element Ad-Hoc Citizen's Task Force.

Housing Policy 7.4: Encourage non-governmental agency participation in the identification and implementation of resource and assistance programs.

Housing Policy 7.5: Provide housing resources and assistance to senior residents, especially those on fixed incomes.

IMPLEMENTING PROGRAMS:

Housing Program 7A: Housing Assistance Reserve

The City will continue to make the funds accrued in the City's Housing Assistance Reserve available for implementation of existing affordable housing. Through this reserve, the City will continue to make funds available for other programs such as the acquisition of land and construction of affordable units to be made available for individuals or families of extremely low, very low or low income levels.

Timeframe: Ongoing, 2021-2029

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Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 7B: Interfaith Partnership Opportunities

The City will continue to encourage local faith-based organizations to participate with the Interfaith Shelter Network Rotating Shelter and will also encourage St. Peter's Episcopal Church to continue its Helping Hands program.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 7C: Resources for Persons with Disabilities

Currently, there are no local community care or supportive housing facilities in Del Mar. The City is implementing various 6th Cycle action programs to address existing regulations and permit processes for residential care/community care facilities, transitional housing, supportive housing, emergency shelters, and low barrier navigation centers in accordance with State law. Through this program the City will create and publish a resource list of the various opportunities relating to services and facilities available for persons with disabilities. Once created, the City will make it available to the public.

Timeframe: Resource list can be created within 36 months after the Ordinances are processed. Maintenance of the list would then be ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 7D: Housing Choice Voucher Program

The Housing Choice Voucher Program is a rent subsidy program that utilizes Section 8 funds for rental assistance to low income households to facilitate their rental of private units. The Housing Authority of the County of San Diego (HACSD) administers this housing assistance program for the City of Del Mar. The Program extends rental assistance to low income and very low income families, elderly, and disabled persons who spend more than 30 percent of their income on rent. The rental assistance represents the difference between 30 percent of the monthly income and the actual rent. The owner's asking price must be comparable to rent charged in the area for similar units.

The City will continue to contract with HACSD to administer and allocate Housing Choice Vouchers. According to the May 2020 San Diego County Analysis of Impediments to Fair Housing Choice, 36,337 households are still seeking assistance from HACSD via waiting list that is open indefinitely to the public (as of April 2020) where the demand for rental assistance is expected to continue to grow.

In conjunction with the Accessory Dwelling Unit programs, the City will promote the Housing Choice Voucher Program with owners of Accessory and Junior Accessory Dwelling Units.

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Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 7E: Fee Waiver Program

The City currently offers project review application fee waivers for projects with an affordable housing component. The Director of Planning and Community Development may reduce all, or a portion of, planning fees for projects that include affordable housing units, as those units are defined in the Del Mar Housing Element. Additionally, upon written request and on very rare occasions, the City Manager may reduce all or a portion of, planning fees or charges when unique circumstances exist that warrant the request.

These waivers may contribute to the reductions in construction costs and positively influences the affordability of the units for lower income households. The City's Schedule of Fees for Planning and Land Use Services, adopted by City Council Ordinance 837 in 2020, offers a reduction or waiver of Planning and Land Use application fees for those projects that include an affordable housing component.

The City will continue its application processing fee waiver program and related policies that remove or reduce governmental constraints for those projects that include an affordable housing component.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 7G: Housing and Assistance Programs Run By Local Non-Profits

The City will continue to work with local non-profits to promote and coordinate access to housing and assistance programs in Del Mar. The City will continue to collaborate and assist in the distribution of information regarding available services and programs to the community, including the City's elderly and special needs population.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 7H: Senior Housing Resources and Assistance

The City will continue to partner with non-profit organization, Del Mar Community Connections to create and distribute housing assistance resources to local seniors, some of whom are on fixed incomes and would be interested in seeking affordable housing opportunities. These materials may consist of informational packets on financial assistance programs and community resources that are available,

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Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 7I: Student Housing Resources and Assistance

The San Diego region is home to a number of universities and colleges, all of which have students of varying income levels and housing needs. The University of California San Diego is located within 10 miles of Del Mar and as a result generates a high demand for housing to accommodate faculty and students. While in school, many students are not able to secure paid work due to the commitment required to focus on coursework, leaving them with less income available to afford housing.

In order to help connect students with affordable housing options in Del Mar, the City will develop informational materials on available affordable housing options and housing assistance, and make these housing resources available to students of colleges and universities in proximity. It is hoped that as the local production of ADUs increases, the City will be able to connect ADU property owners who are seeking renters with students who are seeking housing.

Timeframe: Ongoing, 2021-2029

Responsible Agency: Planning and Community Development

Funding Sources: TBD

Housing Program 7J: Maintain a Database of Community Assistance Programs Available to Residents

As part of their work effort, the City's 6th Cycle Housing Element Ad-Hoc Citizens' Task Force created an expansive list of Federal, State, regional, and local community assistance programs that may be available to residents, dependent on certain qualification criteria. This list is available to the public on the City's website. The City will periodically update this list to ensure information is up-to-date and will keep the list available to the public, both online and in hardcopy format at the Del Mar Town Hall.

C. SUMMARY OF QUANTIFIED OBJECTIVES

Table 3-2: Summary of Quantified Objectives

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	18*	19	76	31	31	175
Accessory Units	TBD	TBD	TBD	TBD	TBD	TBD
Conservation	TBD	TBD	TBD	TBD	TBD	TBD
Rental Subsidy	TBD	TBD	TBD	TBD	TBD	TBD
Rehabilitation	TBD	TBD	TBD	TBD	TBD	TBD

Extremely is defined as 50 percent of the Very Low Income RHNA need, within the Housing Element these numbers are shown together for a total RHNA need of 37 units.

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Appendix A:
Review of Past Performance

The following chart is a review of the City of Del Mar's housing project and program performance in the 2014-2019 Planning cycle. It is an evaluation of the 5th cycle's Policy Program and considers all current and existing programs and projects as well as the most current accomplishments and effectiveness and appropriateness.

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
1-A.	Continue implementing the City's Condominium Conversion Ordinance to protect and mitigate against loss of apartment stock.	The program is now in place with ongoing implementation.	Program requires ongoing implementation but no code amendment or other significant action.	2019 Ongoing
1-B.	Municipal Code amendment modifying the affordable unit set-aside rate for condominium conversions from current 67% to a range of 10- to 30% (DMMC 24.21).	To be completed by May 2014 (12 months from date of Council adoption of Housing Element.)	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015	Completed
1-C.	Municipal Code amendment amending the Condominium Conversion Ordinance to allow in-lieu fee rather than unit set-aside mitigation for condominium conversions involving 2-5 apartments (DMMC 24.21).	To be completed by May 2014 (12 months from date of Council adoption of Housing Element.)	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015. The balance of the Housing Assistance fund as of 3/12/2019 was $367,500.	Completed
1-D.	Municipal Code amendment amending the Condominium Conversion Ordinance to allow off-site unit set-aside mitigation (DMMC 24.21).	To be completed by May 2014.	A18-001. City Council Adopted the Amendment on October 15, 2018.	Completed
1-E.	Continue to use collected mitigation fees for affordable housing programs.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action. The balance of the Housing	2019 Ongoing

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
			Assistance fund as of 3/12/2019 was $367,500.	
1-F.	Review and possible increase of existing In-lieu Housing Mitigation Fee rate.	To be completed by May 2014 by May 2014	New fee adopted by resolution (#2018-28 on May 21st, 2018) of $30 per SF for new condo conversions and all In-Lieu fees are tied to the CPI for annual increases. The balance of the Housing Assistance fund as of 3/12/2019 was $367,500.	2018 Updated and Completed
1-G.	Municipal Code amendment to require the payment of an In-lieu Housing Mitigation Fee in cases where development proposal would result in an adverse impact on housing opportunities.	By May 2014	Code Amendment ZA-13-03. City Council Ordinance No. 889 adopted on 1/6/2014, City Council Resolution No. 2014-03 setting rate of Housing Reduction Mitigation Fee at $23, 508	Completed
1-H.	Continue allowance for retention of structural and residential density non-conformities for multi-family structures (three or more units).	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
1-I.	Municipal Code amendment allowing multi-family apartment building with nonconforming density to convert to condominiums with mitigation requirements applied.	Within 36 months of adoption of Housing Element Update, by May 2017	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015	Completed
1-J.	Municipal Code amendment to require mitigation measures on condominium conversions to assist renters of apartments to be converted (DMMC 24.21).	Within 36 months of adoption of Housing Element Update, by May 2017.	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015. Rate of Tenant Relocation Payment required under DMMC Section 24.21.125 set by City Council on 12/7/15 as Resolution No. 2015-84	Completed

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
			- includes annual adjustment based on CPI	
1-K.	Continue to guard against degradation and loss of affordable housing stock	The program is now in place with ongoing implementation.	Program requires on-going implementation, including enforcement responding to code complaints submitted. No Code Amendment or other significant action required	2019 Ongoing
2-A.	Continue to implement Community Plan and Zoning Ordinance to provide opportunities and incentives for the construction of 42 new residential units during 2013-2021 cycle for: extremely low, very low, low- and moderate-income levels	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
2-B.	Zone Code amendment to remove the requirement for receipt of Conditional Use Permit to develop at 17.6 du/ac density in the RM-East, RM-West, RM-Central and RM-South Zones (DMMC 30.16, 17, 18 and 19).	To be completed by May 2014.	Code Amendment ZA-14-04. City Council Ordinance No. 898 adopted on 6/16/2014. Associated General Plan Amendment GPA-14-01 adopted by City Council Resolution 2014-37 on 6/2/14	Completed
2-C.	Continue to maintain record of sites suitable for residential development and provide such information to the public.	Ongoing.	City has provided a public GIS service on our website which documents vacant sites. Parcels can then be searched through our permit tracking database to verify that they are suitable for residential development	Completed
2-D.	Conduct workshops to apprise the public of the opportunities for residential and mixed-use development in the City.	To be completed by May 2014.	The City has completed the “22 in 5” and as a part of this program, the City held a publicly noticed meeting to apprise the public and	Completed

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
			developers of development potential in the City.	
2-E.	Zoning Code amendment to increase allowed density on properties in the North Commercial (NC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.24).	Within 24 months of adoption of Housing Element Update, by May 2016.	Approved work program and budget to commence staff efforts environmental review of the required code amendment.	Underway, PEIR currently in process, the draft PEIR was available for public review at the end of 2019.
2-F.	Zoning Code amendment to increase allowed density on properties in the Professional Commercial (PC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.25).	To be completed by May 2016.	Approved work program and budget to commence staff efforts and environmental review of the required code amendment.	Underway, PEIR currently in process, the draft PEIR was available for public review at the end of 2019.
2-G.	Zoning Code/Community Plan amendments and Local Coastal Program Amendment (LCPA) to assign a new land use designation and accompanying development parameters to two adjacent vacant parcels in the NC Zone allowing residential development at 20-25 du/ac with affordable housing component.	To be completed by May 2014.	Application for land use modification submitted 10/28/2013 (Watermark Project). Application deemed incomplete (12/18/13). On 7/21/14, City Council determines Specific Plan is appropriate mechanism for processing request for land use modification and for review of plans for accompanying multi-family housing project. Specific Plan revised and deemed complete on 12/23/2015. Environmental Impact report is under preparation	Underway, Environmental Impact report is under preparation. These properties are located within the NC Zone which is currently being evaluated under the PEIR described in program 2-E.
2-H	Conduct an analysis of governmental owned properties and consider	No specified time frame	Inventory and analysis of suitable properties completed under the	Completed. Inventory and

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
	modifying the provisions of the Public Facility (PF) zone to allow residential uses at appropriate locations with affordable housing component.		"22 in 5" program. The City is also conducting an Environmental Impact Report to analyze the potential impacts of allowing affordable housing development in portions of the Public Facilities (PF) zone.	analysis of suitable properties completed under the "22 in 5" program. The City is also conducting an Environmental Impact Report to analyze the potential impacts of allowing affordable housing development in portions of the Public Facilities (PF) zone.
2-I.	Complete a property record and conduct public workshops to identify any other properties that would be appropriate for a land use re-designation to accommodate density of 20 du/ac.	To be completed by May 2014	Inventory and analysis of suitable properties completed under the "22 in 5" program.	Completed, Inventory and analysis of suitable properties completed under the "22 in 5" program.
2-J.	Assign Community Plan and LCP land use designations for 22nd DAA Fairgrounds property to accommodate construction of dwelling units at 20 du/ac for replacement of backstretch housing, as identified in the 22nd DAA's Master Plan.	To be completed by May 2015	Program requires outreach to a state entity. Separate resolutions adopted by City Council (resolution No. 2013-09) and by 22nd DAA (Council Resolution (March 13, 2013), each declaring intent to work cooperatively on ensuring that replacement of "backstretch" dorms at DAA site	Modified, The City of Del Mar has been working cooperatively with the 22nd District Agricultural Association (DAA or Del Mar Fairgrounds) under the signed

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
			will be done in a manner to help achieve City's housing goals.	MOU to develop housing on the fairgrounds site. A plan for the development of new residential units, as mentioned in our Housing Element, is being developed and is planned to be presented to both the City Council and the 22nd DAA Board of Directors.
2-K.	Zone Code amendment to permit emergency shelters in the North Commercial Zone through ministerial review process (DMMC 30.24).	To be completed by May 2014	Code Amendment ZA-13-02. City Council Ordinance No. 888 adopted on 11/18/ 2013	Completed
2-L.	Zone Code amendment to allow development of Single-Room Occupancy (SRO) units.	To be completed by May 2014	Code Amendment ZA-14-06, SRO portion of Code Amendment deferred for further review and policy discussion. Separate section of Code Amendment on Manufactured Homes adopted in City Council Ordinance No. 902 on 10/20/2014	Completed
2-M.	Continue to encourage St. Peter's Episcopal Church to continue its Interfaith Shelter Network Rotating Shelter and its Helping Hands program.	Ongoing, no action required.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
2-N.	Work with 22nd DAA and Thoroughbred Club to utilize Fairgrounds site for emergency housing during the winter months.	No specified time frame	Separate resolutions adopted by City Council (resolution No. 2013-09) and by 22nd DAA (Council Resolution (March 13, 2013), each declaring intent to work cooperatively on ensuring that replacement of "backstretch" dorms at DAA site will be done in a manner to help achieve City's housing goals.	Completed
2-O.	Zone Code amendment to allow transitional/supportive housing in all zones where housing is otherwise permitted and subject to the same development standards (Multiple DMMC Chapters).	To be completed by May 2014	Code Amendment ZA-13-04. City Council Ordinance No. 893 adopted on 3/17/ 2014	Completed
2-P.	Continue to permit community care facilities through the same zoning provisions applicable to residential units.	Ongoing	Program requires on-going implementation but no Code Amendment or other significant action. To date, no applications have been received.	2019 Ongoing
2-Q.	Zone Code Amendment to reduce the 1,000-linear foot minimum spacing requirement between community care facilities to 300-linear foot minimum spacing (multiple DMMC Chapters).	To be completed by May 2014	Code Amendment ZA-13-03. City Council Ordinance No. 896 adopted on 4/21/ 2014 as specified in Municipal Code Section 30.19.045 (B)(3) change minimum requirement to 300 feet.	Completed
2-R.	Zone Code amendment to permit manufactured homes meeting state and federal standards to be treated in same way as other single-family homes (multiple DMMC Chapters).	To be completed by May 2014	Code Amendment ZA-14-06. City Council Ordinance No. 902 adopted on 10/20/2014	Completed

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
2-S.	Zone Code amendment to create new definition of "family" (DMMC 30.04).	To be completed by May 2014	Code Amendment ZA-13-04. City Council Ordinance No. 893 adopted on 3/17/ 2014	Completed
3-A.	Continue to use Housing Assistance Reserve for Rental Subsidy program, consider increasing number of individuals/families served from 8 to 16 per year.	The program is now in place with ongoing implementation.	Program requires on-going implementation with record keeping, accounts-payable forms and coordination with Del Mar Community Connections staff but no Code Amendment or other significant action	2019 Ongoing
3-B.	Consider increase in rate of In-lieu Housing Mitigation Fee.	No specified time frame	New fee adopted by resolution (#2018-28 on May 21st, 2018) of $30 per SF for new condo conversions and all In-Lieu fees are tied to the CPI for annual Increases. Since the fee increase, no applications have been received.	Completed
3-C.	Municipal Code amendment requiring payment of a Housing Mitigation Fee for projects that result in a net reduction in housing units on a property (DMMC 30.78).	To be completed by May 2014	Code Amendment ZA-13-03. City Council Ordinance No. 889 adopted on 1/6/2014. City Council Resolution No. 2014-03 setting rate of Housing Reduction Mitigation Fee at $23,508	Completed
3-D.	Continue to accommodate and promote the construction of affordable Second-Dwelling Units.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
3-E.	Zone Code amendment to provide additional incentives for Second-Dwelling-Units including, but not limited to: a 550 sq. ft. Floor Area	To be completed by May 2014	The city created a pilot program designed to provide incentives to those who wish to construct and Accessory Dwelling Unit and	Completed

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
	Ratio (FAR) exemption and allowing encroachments into rear-yard setbacks, with caveats. (multiple DMMC sections).		dedicate it as affordable. The City has received one application for the construction of a deed restricted affordable ADU under the Pilot Program.	
3-F.	Municipal Code amendment for an amnesty program authorizing second units built without permits, with requirement for affordable rental rate deed restriction (multiple DMMC sections).	To be completed by May 2015	Research initiated, anticipated to City Council late mid 2020	2019 Underway
4-A.	Continue Shared Housing Program.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
4-B.	Continue to work with Community Connections to keep records on the duration of each Shared Housing matches.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
4-C.	Continue to contract with the San Diego County Housing Authority to administer the Housing Voucher Program.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
4-D.	Continue to support the County Housing Authority's applications.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
4-E.	Continue to promote the Housing Choice Voucher Program to owners and residents of City-approved Second-Dwelling-Units.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
4-F.	Zone Code amendment to make City's subdivision ordinance compliant with State Density Bonus Ordinance (DMMC 30.90).	To be completed by May 2014	Code Amendment ZA-13-01. City Council Ordinance No. 887 adopted on 10/7/2013	Completed
4-G.	Continue to educate citizens and prospective applicants of the opportunities available under the City's density bonus ordinance.	The program is now in place with ongoing implementation.	The City has posted educational material with regard to Density Bonus on the City's website at www.delmar.ca.us	Completed and 2019 ongoing
4-H.	Municipal Code amendment to apply set-aside/in-lieu fee requirement not only to subdivisions of 10 or more lots but also to subdivisions of six or more lots (DMMC 24.61).	To be completed by May 2014	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015	Completed
4-I.	Continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
4-K.	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	The program is now in place with ongoing implementation.	All available funding options for affordable housing projects were identified in the "22 in 5" report which was presented to City Council on June 4, 2018. A work program was also approved for the implementation of identified programs.	Completed
4-L.	Work with local non-profit housing organizations to apply for available State funding to implement additional affordable housing programs.	New Program, no timeframe specified.	This program was identified as a part of the "22in 5" project which was approved at City Council on June 4, 2018. A work program was also approved for the implementation of identified programs.	Completed

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
4-M.	Support qualified affordable housing developers in their applications for State and federal City's Housing Assistance Reserve Funds.	New Program, no timeframe specified.	This program was identified as a part of the "22in 5" project which was approved at City Council on June 4, 2018. A work program was also approved for the implementation of identified programs.	Completed
4-N.	Monitor the affordability covenants and restrictions of all future affordable housing components of new development	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
4-O.	Take necessary steps to enroll City in the County's Mortgage Credit Certificate Program.	To be completed by May 2014	The County's Mortgage Credit Certificate Program is at maximum capacity and no longer enrolling additional municipalities; the City will continue to monitor potential opportunities and vacancies in available programs.	2019 Ongoing
5-A.	Continue the application processing fee reduction/waiver program for projects with an affordable housing component.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
5-B.	Continue to implement the development processing streamlining program for affordable housing development proposals.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2018 Ongoing
5-C.	Adoption of streamlined procedures for flexibility in the implementation of land use and zoning regulations for persons with disabilities.	To be completed by May 2014.	City Council Ordinance No. 908 adopted on 9/19/2016	Completed
5-D.	Continue to provide information to the public in general and architects in particular about the benefits for	The program is now in place with	The City has posted educational material with regard to Universal	Completed

Table 6-1: Past Performance				
Program	**Program Objective**	**Implementation Timeframe**	**Effectiveness and Appropriateness**	**Current Status of Program**
	adoption of universal design elements of the Uniform Building Code.	ongoing implementation.	Design Elements on the City's website at www.delmar.ca.us	
5-E.	Zone Code amendment to provide a Floor Area Ratio (FAR) exemption and setback allowances for portions of building retrofit needed solely for providing increased accessibility (Multiple DMMC sections).	Within eight-year cycle of the Housing Element Update.	City Council Ordinance No. 908 adopted on 9/19/2016	Completed
5-F.	Development of a set of design guidelines for education and guidance.	To be completed by May 2016	Design Guidelines adopted by City Council on 11/6/2017	Completed
6-A.	Continue to contract with Del Mar Community Connections or similar agencies to assure unrestricted access to housing in the community.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
6-B.	Support of Del Mar Community Connections to disperse information regarding the shared housing and fair housing services they provide.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
6-C.	Continue to work with Del Mar Community Connections to provide services for the elderly and those with special needs.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing

Appendix B:
Candidate Sites Analysis

Candidate Sites Analysis Overview
The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites represent the City of Del Mar's ability to develop housing at the designated income levels within the planning period (2021-2029). These sites must be residentially zoned or within a zone that permits residential uses.

Appendix B provides detailed information on the sites identified to meet the City's RHNA, including:

- Assessor Parcel Number (APN)
- Address
- Size (Acres)
- Zoning
- General Plan Land Use
- Ownership
- Existing On-site Uses
- Density
- Potential Development Capacity (Dwelling Units)

A summary of this information is included within the Housing Resources section of Del Mar's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within **Appendix B** shows that the City of Del Mar has the capacity to meet the 2021-2029 RHNA allocation.

Water, Sewer, And Dry Utility Availability
Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

Accessory Dwelling Units (ADUs)
Accessory dwelling units are an important method for creating additional housing at all income levels within Del Mar. With new legislation directed at promoting the development of ADUs, it is anticipated that the annual number of ADUs developed within Del Mar will continue to increase substantially. Additionally, the City's ADU Pilot Program (discussed in the Housing Resources section) which currently provides an additional square footage incentive for participating property owners, will be expanded to offer additional incentives to homeowners who deed restrict an ADU on their property for rent to a lower income household in an effort to increase the number of lower income units in Del Mar.

New legislation has made it so ADUs can be developed essentially wherever residential uses are permitted. In order to analyze the potential for ADU development within the 2021-2029 planning period, the City identified all residentially zoned parcels (approximately 2,013) and conservatively estimated that 5% of the available parcels will develop an ADU during the planning period. While this exceeds the past performance for development of ADUs within the City, there are a variety of factors that have stimulated recent interest in ADUs and facilitated production. This includes the new legislation that took effect January 1, 2020, the City's ADU Pilot Program (incentive program), creation of ADU plan templates to facilitate processing of ADU applications, local process streamlining improvements, and greater coordination with Coastal Commission staff in the San Diego district office to minimize appeals.

The City's existing permit process supports development of ADUs and will be further improved through expansion of opportunities for production of ADUs and tiny houses. The Housing Element includes six action programs that are focused on ADUs including a mid-cycle progress review to help assess whether additional incentives should be offered to further encourage production of ADUs for lower income households. The referenced policies and programs within the Housing Element demonstrate the City is committed to further promote and support ADU development. Moreover, the projections for ADU production during the 6th Cycle can reasonably be achieved. In 2020, the City issued building permits for 13 ADUs and an additional 21 ADUs are in process of building permit approval. At this pace, it can be reasonably anticipated that at least 100 ADU building permits will be issued during the planning period (2021-2029) at a rate of at least 12 per year, and that 15% of the total ADUs will take advantage of the various incentives offered in exchange for commitments to deed restrict the ADUs as affordable to lower income households.

As shown in **Table B-1,** it is anticipated that 100 total ADU units will be developed within Del Mar over the planning period. This includes 15 ADUs at lower income affordable rates, which will be facilitated through incentives in order to meet the 15 unit target. The remaining 85 units projected in the Housing Element are anticipated to develop at moderate or above moderate income levels, which is in line with current ADU production rates.

Table B-1a: Summary of RHNA Status and Sites Inventory (Dwelling Units) North Commercial Zone instead of Border Avenue Rezone					
	Extremely Low/ Very Low Income	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Total**
2021-2029 RHNA	37	64	31	31	163
2013-2021 Carryover		12			12
RHNA Obligation including Carryover	**37**	**76**	**31**	**31**	**175**
RHNA Credit (Units Built during current projection period)	0	0	13	1	14
Total Net RHNA Obligations Remaining	**37**	**76**	**18**	**30**	**161**
Sites Available to meet RHNA					
Professional Commercial (PC) Zone	3[1]		--	14	17
North Commercial (NC) Zone (not including Watermark lots)	22[2]		--	92	114
Rezoned Watermark Lots	10[3]			38	48
Public Facilities (PF) – City Owned Properties	4[4]		--	--	4
941 Camino Del Mar Specific Plan	2		--	9	11
Existing Residentially Zoned Properties	3[5]		17[6]	11[6]	31
Accessory Dwelling Unit Production	15		45	40	100
Total Potential Capacity	**59**		**62**	**204**	**325**
Sites Proposed for Rezoning (if required)	54[7]		0	0	54
Total Sites Available	**113**		**62**	**204**	***379***
Sites Surplus/Shortfall (+/-)[8]	**0**		**+44**	**+174**	**+218**

Notes:

1. Relies on 807 CDM and 853 CDM.
2. Relies on 2002 Jimmy Durante Blvd. (JDB), 2010 JDB, 2120 JDB, 2126 JDB, 2148 JDB, and 2236 JDB.
3. Relies on APNs 299-100-47 and -48.
4. 4 units are attributed to one lot: City Hall expansion lot C (APN 300-093-17). This is candidate site 55.
5. 3 units are attributed to a City owned vacant lot in the RM-East zone (APN 299-030-12). This is candidate site it is in the Floodplain overlay zone.
6. Comprised of sites included within Table B-4.
7. 54 lower income units are planned for the State Fairgrounds property. If Program 3A is not timely implemented, then rezone per Program 1E will be required.
8. Calculated by taking the total sites available and subtracting the net RHNA obligation.

Table B-1b: Summary of RHNA Status and Sites Inventory (Dwelling Units) – Alternative – Border Ave Rezone instead of North Commercial (NC) Zone					
	Extremely Low/ Very Low Income	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Total**
2021-2029 RHNA	37	64	31	31	163
2013-2021 Carryover		12			12
RHNA Obligation including Carryover	**37**	**76**	**31**	**31**	**175**
RHNA Credit (Units Built during current projection period)	0	0	13	1	14
Total Net RHNA Obligations	**37**	**76**	**18**	**30**	**161**
Sites Available to meet RHNA					
Professional Commercial (PC) Zone	3[1]		--	14	17
Rezoned Watermark Lots (NC)	10[2]			38	48
Public Facilities (PF) – City Owned Properties	4[3]		--	--	4
941 Camino Del Mar Specific Plan	2		--	9	11
Existing Residentially Zoned Properties	3[4]		17[5]	11[5]	31
Accessory Dwelling Unit Production	15		45	40	100
Total Potential Capacity	**37**		**62**	**112**	**211**
Sites Proposed for Rezoning (if required)	76[6]		0	112	188
Total Sites Available	**113**		**62**	**224**	***399***
Sites Surplus/Shortfall (+/-)[7]	**0**		**+44**	**+194**	**+238**

Notes:

1. Relies on 807 CDM and 853 CDM.
2. Relies on APNs 299-100-47 and -48
3. These 4 units are attributed to one lot: City Hall expansion lot C (APN 300-093-17). This is candidate site 55.
4. These 3 units are attributed to a City owned vacant lot in the RM-East zone (APN 299-030-12). This is candidate site 7. It is in the Floodplain overlay zone.
5. Comprised of sites included within Table B-4.
6. Relies upon 22 lower income affordable units via the Border Avenue Rezone and 54 lower income units at the State Fairgrounds. If Program 3A is not timely implemented, then rezone per Program 1E will be required to address the 54 lower income deficit units from Fairgrounds.
7. Calculated by taking the total sites available and subtracting the net RHNA obligation.

B.1 Very Low and Low Income Candidate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the Del Mar's very low and low income RHNA need.

Calculation of Unit Capacity

Sites within the Professional Commercial (PC) Zone

Sites within the PC zone were primarily selected based on the site location along the City's main commercial corridor pursuant to the existing housing plan set forth per 5th Cycle Program 2F housing program to create adequate sites in the PC zone. The sites were further evaluated for development potential based on site characteristics such as site size and potential development yield. The City adopted an ordinance in September 2020 in accordance with the 5th Cycle Housing Element. The City is in the process of gaining Coastal Commission certification of the locally adopted ordinance to allow the development of housing at 20 dwelling units per acre. This zone is made up of a total of four lots that can yield a total of 26 units, including five lower income units. The development yield was calculated by assuming that 20% of the potentially developable units (density multiplied by gross parcel acreage) for each site would be affordable at the lower income levels (based on the City's inclusionary housing ordinance requirements). Only two of the four lots are being relied upon to meet a portion of the City's lower income RHNA. This includes 807 Camino del Mar, which can yield 6 units including one lower income affordable unit; and 853 Camino del Mar which can yield 11 units, including two affordable units. These sites are currently developed with older office development that is likely to redevelop during the planning period (2021-2029).

Sites within the North Commercial (NC) Zone

Sites within the NC zone were primarily selected based on the sites proximity to the State Fairgrounds and connection to the City's main commercial corridor pursuant to the existing housing plan set forth per 5th Cycle Program 2E to create adequate sites in the NC zone. The sites were further evaluated for development potential based on site characteristics such as site size and potential development yield. The City adopted an ordinance in October 2020 and is in the process of gaining Coastal Commission certification of the locally adopted ordinance to allow the development of housing at 20 dwelling units per acre and to permit residential as the sole use within a site in these zones. In November 2020 a Referendum of the adopted Ordinance 973 was filed. In order for the Ordinance to become effective, it must be affirmed by a public vote or must be withdrawn by the Referendum proponent.

There are 16 lots in the NC zone. Seven of the 16 lots are infeasible for multiple unit housing development for various reasons including size, existing use, and environmentally sensitive land constraints. The remaining nine lots have housing development potential. Two of the nine lots are part of an existing development application (Watermark LP) to develop a 48 unit project, including 10 lower income affordable units on APNs 299-100-47 and -48, consistent with the 5th Cycle Housing Element Rezone Program 2G. The remaining seven lots can yield 124 units, including 24 lower income affordable units. Six of those seven lots are being relied upon to meet a portion of the City's lower income RHNA. This includes a total of 22 lower income affordable units from the following properties: 2002 Jimmy Durante Blvd, 2010 Jimmy Durante Blvd, 2020 Jimmy Durante Blvd, 2126 Jimmy Durante Blvd, 2148 Jimmy Durante Blvd, 2148 Jimmy Durante Blvd, and 2236 Jimmy Durante Blvd. The development yield was calculated by assuming that 20% of the potentially developable units (density multiplied by gross parcel acreage) for each site would be affordable at the lower income levels (based on the City's inclusionary housing ordinance requirements).

Sites within the 941 Camino del Mar Specific Plan

The 941 Camino del Mar Specific Plan is a zone that was adopted by the City Council and certified by the Coastal Commission. Based on the development agreement and various applications in process, the City

anticipates two units for low income households to be developed on this site during the planning period (2021-2029).

Sites within the Public Facilities (PF) Zone

The PF zone applies to City-owned property. The City will amend the PF Zone to make it clear that housing is an allowed use. One existing vacant site, expansion lot C on 10th Street that is part of the greater City Hall complex, is identified within the City's adequate sites inventory to meet a portion of the City's lower income RHNA (4 units). This site is not identified as excess property. It is a property the City could develop with affordable units for lower income households if needed to meet the City's RHNA obligations.

Sites within Residential Zones

Within the RM-East zone, the City owns a vacant lot (APN 299-030-12) that is identified within the City's adequate sites inventory to meet a portion of the City's lower income RHNA (3 units). This site is not identified as excess property. It is a property the City could develop with affordable units for lower income households if needed to meet the City's RHNA obligations.

Sites to be Rezoned

The Housing Element proposes to develop at least 54 affordable units on the State Fairgrounds property through a prospective development agreement. If the agreement is not reached within the first 3 years of the planning period per Program 3A, per contingency Program 1E the City will rezone up to nine sites currently zoned for lower density residential uses to address the deficit of 54 lower income affordable units. The rezone action would be addressed by applying an overlay zone that will accommodate the development of multi-dwelling unit housing at 20 dwelling units per acre through a "by right" process per Government Code Sections 65583.2(h) and (i). **Table B-2** shows those sites set to be rezoned as part of the Housing Element Policy Program.

Table B-2: Residential Capacity on Sites to be Rezoned to 20-25 du/ac

Site Number/Name	Gross Acreage	Potential Units	
		Lower Income	Above Moderate
Site 1(a-f): North Bluff Properties	12.39	47-61	200-250
Site 98(a-c): South Stratford Properties	4.94	19-25	80-99
Total	17.33	66	280-349

Like many areas within Del Mar, these sites are located in areas where the land values are high, decreasing the likelihood that a project will be proposed with 100% affordable units. In calculating the potential dwelling unit capacity, the Housing Element assumes that 20% of the potential units available to be developed on this site will be designated as very-low and low income. This is a reasonable assumption because the City's inclusionary housing ordinance requires this as the minimum level of affordability. Further, because this is also the level of affordability needed for a project to receive a density bonus per State law . The remaining units within such projects are anticipated to be above moderate.

It should be noted that four of the nine vacant sites to be rezoned are located within the Coastal Bluff Overlay zone, which prohibits development within 40' of the edge of the bluff. The Housing Element anticipates all nine sites will be needed, if a rezone action is necessary, in order to achieve sufficient sites to meet the City's lower income RHNA obligation.

Selection of Sites

Sites identified within Housing Element rezone programs to meet the City's very-low and low income RHNA were selected based on their ability to meet the default density of at least 20 dwelling units per acre and the AB 1397 size requirements of at least .5 acres but not greater than 10 acres.

Sites were selected based on their potential viability to accommodate lower income housing within the 2021-209 planning period. This includes an evaluation of vacant land within the City (**Table B-3**) as well as underutilized sites that may provide the potential for redevelopment to accommodate residential at higher densities.

Table B-3: Percentage of VL/L RHNA by Site Type

Site Type	# of Units	% of Lower Income RHNA Allocation (101 Units)
Vacant	59	58%
Non-Vacant	56	55%
Total	115	113%

The following parcels are included in the vacant parcels calculation above:

- 2990301200 (28th Street) - 4 units
- 3000931700 (10th Street) - 6 units
- 2982410600 (Border Avenue) - 10 units
- 2982412900 (Camino Del Mar) - 3 units
- 2982413400 (Border Avenue) - 12 units
- 2982413500 (Border Avenue) – 6 units
- 2982413600 (Camino Del Mar) – 6 units
- 2991004900 (2236 Jimmy Durante Blvd) – 1 unit
- 2991004800 (Jimmy Durante Blvd) – 6 units
- 2991004700 (Jimmy Durante Blvd) – 4 units
- 2991003000 (Jimmy Durante Blvd) – 1 unit

For the purposes of this analysis, accessory dwelling unit potential was calculated separately as outlined within the Candidate Sites Analysis Overview section above. ADUs represent additional potential units to meet the City's RHNA.

Figure X-X: Map of Very Low and Low Income Sites

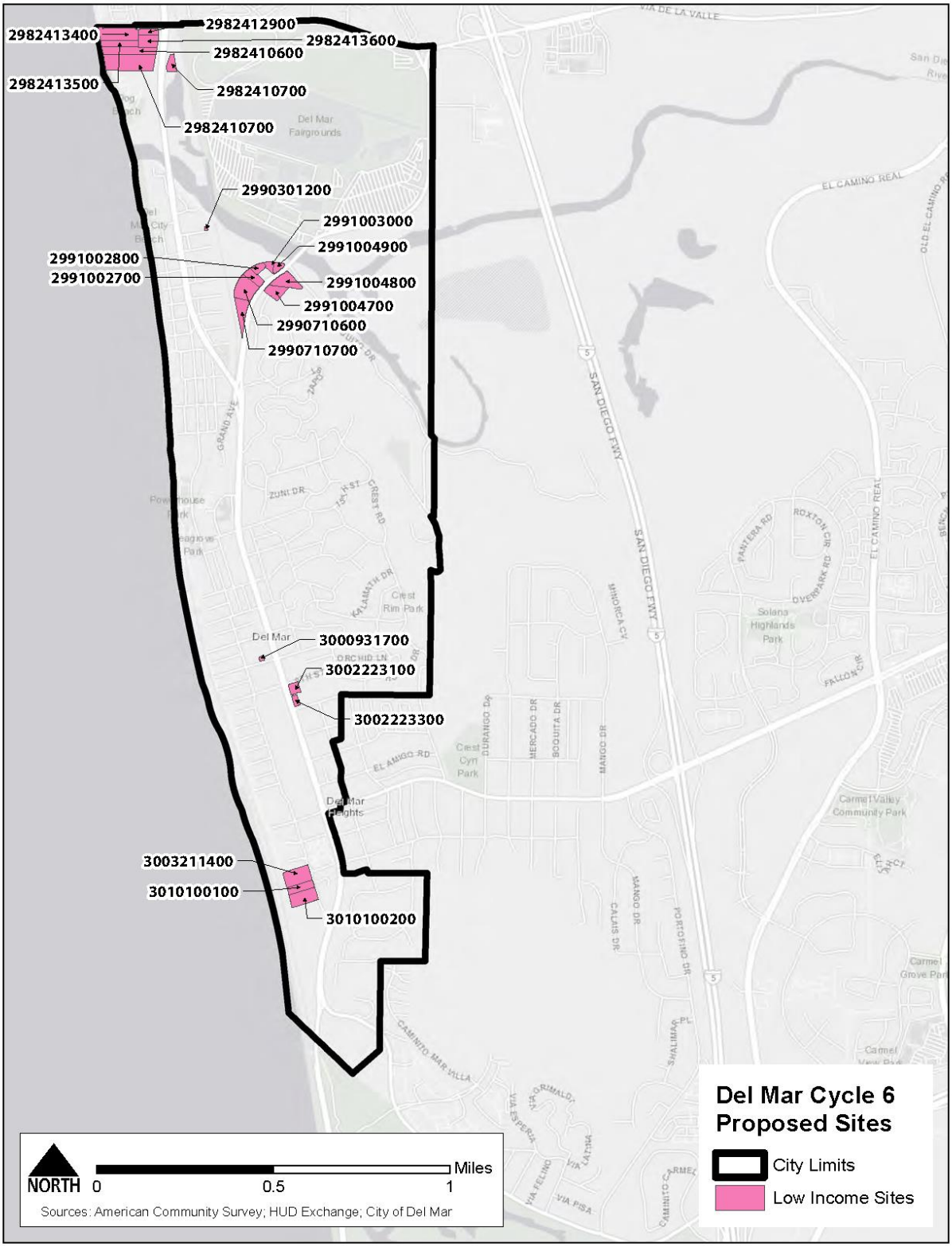

Table B-4: Low and Very Low Income Sites										
Overlay Zones: Bluff, Slope and Canyon (BSC), Lagoon (LG), Open Space (OS), Urban/Wildland Interface (WUI)										
APN	**Address**	**Gross Parcel Acreage**	**Net Parcel Acreage**	**Description (Existing Use)**	**Parcel Specific Comments**	**Ownership**	**Zone Designation**	**Overlay**	**Density**	**Potential Lower Income Units**
3010100100	Stratford Ct	1.00	0.90	Staver Family "estate property". PEIR Candidate site 98B	Existing private open space area. (Vacant)	Torrey Pacific Group	R1-40	BSC, HEI (Proposed)	20-25	4-5
3010100200	Stratford Ct	1.80	1.62	Staver Family "estate property". PEIR Candidate site 98C	Existing private open space area. (Vacant)	Torrey Pacific Group	R1-40	BSC, HEI (Proposed)	20-25	7-9
3003211400	Stratford Ct	2.14	1.87	Staver Family "estate property". PEIR Candidate site 98A	Existing private open space area. (Vacant)	Torrey Pacific Group	R1-40	BSC, HEI (Proposed)	20-25	8-11
2982410600	Border Ave	1.90	1.88	Collection of vacant parcels adjacent to the coast. (Coastal Bluff Overlay Zone) PEIR Candidate Site 1E	Vacant coastal bluff	Stensrud Lazier Holding Trust	R1-40	BSC HEI (Proposed)	20-25	8-10
2982410700	929 Border Ave	3.52	3.49	Nonvacant parcel in collection of identified vacant parcels adjacent to the coast. (Coastal Bluff Overlay Zone) PEIR Candidate Site 1F	Single-family residential parcel on a large lot	Stensrud Lazier Holding Trust	R1-40	BSC, HEI (Proposed)	20-25	19-24
2982412900	Camino Del Mar	0.63	0.63	Collection of vacant parcels adjacent to the coast. PEIR Candidate Site 1B	Vacant coastal bluff	Delfina Mar Development C	R1-14	BSC, HEI (Proposed)	20-25	2-3

2982413400	Border Ave	2.46	2.00	Collection of vacant parcels adjacent to the coast. (Coastal Bluff Overlay Zone) PEIR Candidate Site 1A	Vacant coastal bluff	Delfina Mar Development C	R1-14	BSC, HEI (Proposed)	20-25	9-12
2982413500	Border Ave	1.21	0.98	Collection of vacant parcels adjacent to the coast. (Coastal Bluff Overlay Zone) PEIR Candidate Site 1C	Vacant coastal bluff	Delfina Mar Development C	R1-40	BSC, HEI (Proposed)	20-25	4-6
2982413600	Camino Del Mar	1.24	1.24	Collection of vacant parcels adjacent to the coast. PEIR Candidate Site 1D	Vacant coastal bluff	Delfina Mar Development C	R1-40	BSC, HEI (Proposed)	20-25	5-6
North Commercial Parcels[1]										
2991002800	2126 Jimmy Durante Blvd	0.51	0.51	Light industrial uses	Existing warehouse buildings	Read Family LLC	NC	LG	20	2
2991002700	2120 Jimmy Durante Blvd	0.90	0.90	Office/Light industrial uses	Four existing offices buildings	Knorr Donna M Trust 06-24-92	NC	LG	20	4
2990710600	2010 Jimmy Durante Blvd	2.12	2.12	Office uses	Existing office complex	Bungalows Del Mar LLC	NC	LG	20	8
2990710700	2002 Jimmy Durante Blvd	1.42	1.42	Commercial/Office uses	Tradewinds Village Retail Center	Hinds Investments LP	NC	LG	20	6
2991004800	Jimmy Durante Blvd	1.55	1.55	Vacant Parcel	Vacant Parcel	Watermark D M LP	NC	BSC, LG	20	6

2991004700	Jimmy Durante Blvd	1.13	1.13	Vacant Parcel	Vacant Parcel	Watermark D M LP	NC	BSC	20	4
2991004900	2236 Jimmy Durante Blvd	0.42	0.42	Vacant Parcel	Vacant Parcel	Marten R T	NC	LG	20	1
2991003000	2148 Jimmy Durante Blvd	0.38	0.38	Commercial/ Office Uses	Small office business with surface parking lot	Matthews Erin M Separate Property Trust 11-23-16 Marten R T	NC	LG	20	1
Professional Commercial Parcels										
3002223100	853 Camino Del Mar	0.56	0.56	Commercial/ Office uses	Existing office complex	Del Mar Building Group LLC	PC		20	2
3002223300	807 Camino Del Mar	0.30	0.30	Commercial/ Office uses	Existing commercial /office center with surface parking	Wuotan A LLC	PC		20	1
City -Owned Parcels										
2990301200	28th Street	0.06	0.06	Vacant Parcel	Vacant Parcel	City of Del Mar	RME	LG	10.9	4
3000931700	10th Street	0.1	0.1	Vacant Parcel Adjacent to City Hall Parking	City Hall Expansion Area C (Vacant)	City of Del Mar	PF			4
Notes: 1. Density of 20 du/ac is pending result of Referendum of Ordinance 973 (adopted October 19, 2020) and certification by Coastal Commission.										

B.2 Moderate/Above Moderate Income Candidate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the Del Mar's moderate and above moderate income RHNA need.

Calculation of Unit Capacity

The capacity of these sites was initially determined by multiplying the parcel size by the maximum achievable density for that zoning designation and rounding down to the nearest whole dwelling unit. Where information is known, acreage has been netted out for potential constraints to development.

Selection of Sites

This Appendix B contains a selection of those sites that are most likely to be developed for moderate and above-moderate income housing. For the purpose of identifying sites with the potential to be redeveloped within the planning period, this analysis considered existing residentially zoned parcels within the following zones based on the permitted densities within those zones:

- Above moderate
    - R1-40, Very Low Density Residential
    - R1-14, Modified Low Density Residential
    - R1-10, Low Density Residential
    - R1-10B, Low Density Residential - Beach
- Moderate:
    - R1-5, Medium Density Single-Family Residential
    - R1-5B, Medium Density Single-Family Residential - Beach
    - RME, Medium Density Mixed-Use - East
    - RMW, Medium Density Mixed-Use - West
    - RMC, Medium Density Mixed-Use - Central
    - RMS, Medium Density Mixed-Use - South
    - R2, High Density

Due to the primarily developed nature of Del Mar's neighborhoods, sites with a capacity through the existing zoning to develop at least one additional unit were considered within the analysis. In most instances, additional units are achievable through the subdivision of an existing property and addition of dwelling units.

For the purposes of this analysis, accessory dwelling unit potential was calculated separately as outlined within the Candidate Sites Analysis Overview section above. ADUs represent additional potential units to meet the City's RHNA.

Figure X-X: Map of Moderate/Above Moderate Sites

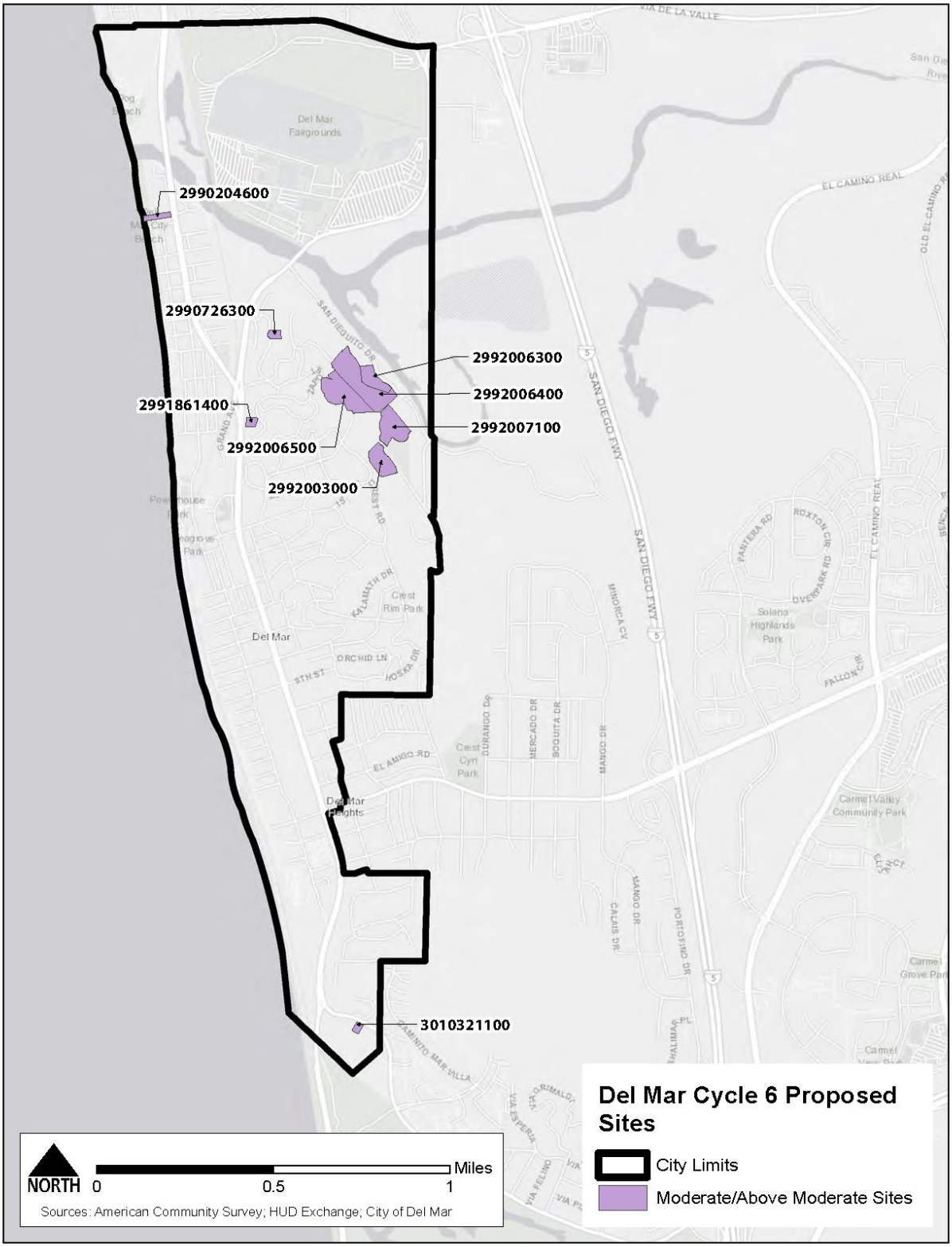

Figure B-5: Above Moderate Sites								
Overlay Zones: Bluff, Slope and Canyon (BSC), Lagoon (LG), Open Space (OS), Urban/Wildland Interface (WUI)								
APN	**Address**	**Parcel Size (AC)**	**Description (Existing Use)**	**Parcel Specific Comments**	**Zone Designation**	**Overlay Zone**	**Density**	**Potential Units**
2990726300	2069 SEAVIEW AVE	0.57	Vacant	Part of residential single family but mostly vacant large lot	R1-10		4.3	1
2991861400	DEL MAR CA 92014	0.50	Vacant	Part of residential single family but mostly large lot	R1-10		4.3	2
2990204600	2920 CAMINO DEL MAR	0.71	Residential Single Family	Backyard of Residential Single Family	R1-10B		4.3	1
3010321100	155 CARMEL VALLEY RD	0.38	Non-conforming Commercial	Non-conforming autobody repair shop with rear parking	R1-14	BSC, LG, OS, WUI	3.1	1
2992006500	690 SERPENTINE DR	5.53	Residential Single Family	Residential Single Family with Large lot	R1-40	BSC, OS, WUI	1	1
2992006300	SAN DIEGUITO DR	2.14	Vacant	Large lot with structure on it	R1-40	BSC, LG, OS, WUI	1	1
2992007100	1810 SAN DIEGUITO DR	3.91	Residential Single Family	Residential Single Family with Large lot	R1-40	BSC, WUI	1	1
2992003000	DEL MAR CA 92014	2.79	Vacant	Large vacant lot	R1-40	BSC, WUI	1	2

Figure B-5: Above Moderate Sites								
Overlay Zones: Bluff, Slope and Canyon (BSC), Lagoon (LG), Open Space (OS), Urban/Wildland Interface (WUI)								
APN	**Address**	**Parcel Size (AC)**	**Description (Existing Use)**	**Parcel Specific Comments**	**Zone Designation**	**Overlay Zone**	**Density**	**Potential Units**
2992006400	2100 GATUN ST	6.95	Residential Single Family	Residential Single Family with Large lot	R1-40	BSC, LG, OS, WUI	1	1

Figure B-6: Moderate Sites								
Overlay Zones: Bluff, Slope and Canyon (BSC), Lagoon (LG), Open Space (OS), Urban/Wildland Interface (WUI)								
APN	**Address**	**Parcel Size (AC)**	**Description (Existing Use)**	**Parcel Specific Comments**	**Zone Designation**	**Overlay Zone**	**Density**	**Potential Units**
2990212000	2810 CAMINO DEL MAR	0.31	Residential	Tennis Court	R1-5B	FP	8.7	2
3000910400	12TH STREET	0.18	Vacant	Vacant lot with existing trees and landscaping	R2		12.5	2
3001740200	9TH STREET	0.18	Vacant	Vacant lot with existing trees and landscaping	R2		12.5	2
3003910800	1230 LUNETA DR	0.24	Single Family Residential	Single Family Residential with Yard	RMC		12.5	2
2991421100	1935 SANTA FE AVE	0.29	Single Family Residential	Single Family Residential with Yard	RMW		17.6	4
2991421300	1923 SANTA FE AVE	0.35	Single Family Residential	Single Family Residential with Yard	RMW		17.6	5

B.3 22nd District Agricultural Association (DAA)

The Del Mar Fairgrounds, which is approximately 370 acres of land area in north coastal San Diego County, is owned and operated by the 22nd District Agricultural Association (DAA), a State of California agency. Although around 80% of the Fairgrounds is in the City of Del Mar, the City as a municipality has no authority to approve/disapprove development or activities held on the Fairgrounds property. The Fairgrounds is governed by a Board of Directors, each of whom is appointed by the Governor.

Despite ownership by the State of California, the Del Mar Fairgrounds presents an opportunity for the development of lower income housing that can potentially help to meet the housing needs of current and future residents of Del Mar. As part of the policy program established within the Housing Element (see **Program 3A**), the City will actively pursue partnership and development agreement opportunities with the 22nd DAA Fairgrounds to accommodate lower income housing within the fairgrounds property. If successful, the development of housing at deed-restricted lower income affordability levels will assist with meeting the City's lower income RHNA need and can help the State provide on-site workforce housing that supports the Fairgrounds operations.

Development of affordable housing at the Del Mar Fairgrounds site would require a development agreement and memorandum of understanding (MOU) between the State of California, the City of Del Mar, and likely an affordable housing developer. As this agreement does not currently exist, the City cannot rely on the potential for development within the State Fairgrounds as adequate sites to meet the City's RHNA need. Therefore, the contingency rezone plan in the Housing Element (see Program 1E) is included in the City's list of adequate sites to meet the City's lower income RHNA need as set forth in **Table B-1**.

In anticipation of an agreement similar to the one described above, the City has conducted a preliminary analysis of the State Fairgrounds property to determine the potential dwelling unit yield. Integration of new housing development can take many forms and configurations to blend with the existing on-site uses and within the Del Mar community. The State Fairgrounds property is located within a short walking distance of the City's downtown village center, Del Mar's public parks and beach, and public transit.

It is assumed that prospective housing development on this site will occur at a minimum density of 20 dwelling units per acre. Through analysis of the State Fairgrounds property and input by the Citizen's Task Force, it is estimated that approximately 24 acres of the 370 acre property may be developable for residential uses without interrupting the existing on-site racetrack facilities and annual Del Mar Fair event areas. This yields a potential housing development capacity of approximately 480 dwelling units.

As stated within the Housing Element goals, the City is committed to vigorously pursuing an agreement to develop housing on the Del Mar Fairgrounds property and has developed **Program 3A** to identify actionable objectives that will lead to the timely development of affordable housing for lower income households. Further, as part of that agreement, the City's objective is to confirm that any affordable units developed on the State Fairgrounds property will be able to count towards meeting the City's lower income RHNA.

Table B-7: Potential Residential Capacity within the Del Mar Fairgrounds

	Gross Acreage[1]	Net Acreage	Targeted Number of Lower Income Units
Del Mar Fairgrounds	220.45	5.65	54

1. The Gross Acreage calculation includes only parcels within the fairgrounds property where it is anticipated that future housing may occur with minimal disruption to existing uses.

Appendix C:
Community Engagement Summary

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Del Mar has conducted extensive public outreach activities beginning in 2019. These recent outreach efforts included presentations, City Council and Planning Commission Study Sessions, numerous meetings with a Housing Element Citizen Task Force, Community Workshops, digital media, numerous mailers and ads and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: http://www.delmar.ca.us/HousingElement.

Outreach for the 6th Cycle Housing Element to the Del Mar community, includes the following actions:

- **Community Workshop#1 –** The City conducted a community workshop on February 29, 2020 at City Hall that was advertised using both handouts and flyers as well as the City's website. At the workshop participants were provided with an overview of the planning process. The City's RHNA obligations and engaged in an interactive exercise to focus on and identify the following:
    - Creative ways can Del Mar Provide Housing in Existing Commercial and Residential Areas,
    - Types of Community Assistance Programs can the City Provide to Facilitate Housing; and,
    - City Incorporating Public Lands into the Housing Element Strategy.

- **Community Survey –** The City released a web-based survey as a part of the 6th Cycle outreach efforts. The survey was available online on the City's Housing Element page from March 16, 2020 to April 22, 2020. The Survey was live and accessible for about five weeks and included a series of multiple choice and free response questions; the survey had a total of 296 participants who completed the survey. The purpose of the Community Survey was to gather additional input on the 6th Cycle Housing Element's potential programs, policies, and areas adequate to provide housing. The Community Survey tool was an important component of the community outreach process. It provided 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.

- **City Council and Planning Commission Study Session –** The City's outreach efforts included both City Council and Planning Commission Study Sessions to engage the City's decisions makers throughout the Housing Element Update process. The Study Sessions were both educational of the Housing Element's importance and purpose, as well as informational of current progress of the update and proposed goals, policies and programs. In total, the City held six City Council Study Sessions and two Planning Commission Study Sessions.

- **Housing Element Citizens' Task Force -** A Citizens' Task Force was appointed by the City Council at the January 13, 2020 City Council meeting. The Task Force was established to provide assistance to the City Council in reviewing draft housing element documents, including:
    - Draft Community Profile and Housing data
    - Sites analysis of Candidate Sites
    - Draft Goals, Policies, Programs, and Objectives (GPPOs) considerations

The Task Force met every other week for three months to accomplish the tasks listed above**.** 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.

- **Housing Element Update Website –** A website developed for public consumption. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool as well as the contact information of city for residents and community members to send additional comments or request additional information. The Housing Element Update website is located at http://www.delmar.ca.us/HousingElement.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council. ***[Note: This section to be updated prior to adoption to include additional public meetings and outreach.]***

C.1 Housing Element Workshop #1

This section contains all available public oral comments provided during the first Community Workshop, as well as, provided materials and handouts. Public comments were received in written and oral form.

PUBLIC WORKSHOP AGENDA
6th CYCLE HOUSING ELEMENT
AD-HOC CITIZENS' TASK FORCE
CITY OF DEL MAR

DEL MAR CIVIC CENTER – 1050 CAMINO DEL MAR
TOWN HALL
SATURDAY, FEBRUARY 29, 2020 – 9:30 AM

TASK FORCE STATEMENT OF MISSION/PURPOSE:

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

1) 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);
2) To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
3) 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.

PUBLIC COMMENT:

Anyone may address the Task Force for three minutes on any items listed on the agenda. If there are several speakers on an item, your time available to speak may be limited to two minutes. When the Task Force Chairperson recognizes you, please step forward and state your name and address of residence clearly for the record. The Task Force may ask questions of you, to which you may respond.

For items not on the agenda, please see: *Oral Communications*.

1. **CALL TO ORDER (9:30 AM)**

2. **ROLL CALL**

3. **ORAL COMMUNICATIONS (NON-AGENDA ITEM)**

State law precludes the Task Force from acting on any topic which is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Committee Chairperson.

4. **TASK FORCE MEMBER UPDATES**
    a. Chair's Remarks
    b. Task Force Introductions
    c. Individual Thoughts on Housing and Vision for Housing in Del Mar

5. **ACTION ITEMS:**
    a. Presentations
        i. Overview of 6th Cycle Housing Element Update
        ii. Overview of CEQA Process and Public Scoping
    b. Comments on EIR Scoping
    c. Interactive Exercise – Workshop Stations
    d. Workshop Station Report Out

6. **ADJOURNMENT**

NEXT TASK FORCE MEETING: MARCH 5, 2020 – 3:00PM

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:

6th 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 2013-2021planning 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 oblilgations; 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 UPDATE

California Environmental Quality Act (CEQA) Program Environmental Impact Report (PEIR)

CEQA— Program Environmental Impact Report (PEIR):

The City of Del Mar, the lead agency for the proposed 6th Cycle Housing Element and Program EIR, is subject to environmental review under CEQA. The City has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term, and cumulative impacts associated with other development. Therefore, a Program EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The Program EIR will be comprehensive in nature evaluating all identified issues from the 2019 CEQA Initial Study Checklist.

The Program EIR will address the short-term and long-term effects of the Project on the environment. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the Program EIR. Mitigation may be proposed for those impacts that are determined to be significant. The environmental determination in this Notice of Preparation (NOP) is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Del Mar in the Program EIR.

Once released, the Program EIR will be made available for review Monday through Thursday from 8:00 a.m. to 5:30 p.m., and 8:00 a.m. and 4:30 p.m. on Fridays (hours may vary at the Del Mar Library) at the following locations:

Del Mar Civic Center	Del Mar Library
1050 Camino del Mar	1309 Camino del Mar
Del Mar, CA 92014	Del Mar, CA 92014

Notice of Preparation (NOP):

CEQA requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response within the **30-day NOP period between February 19, 2020 and March 20, 2020.**

Written comments on the scope of the EIR can be provided to the Planning and Community Development Director Joseph Smith via email at jsmith@delmar.ca.us, or, turned in today at the workshop by filling out the written comment card at the end of your welcome packet. If you wish to turn in a comment card today, please remove the last page from the packet and turn it in to the nearest staff member.

For questions, please contact Shaun McMahon, Management Analyst at:

Email: smcmahon@delmar.ca.us or Phone: 858.755.9313

For more general information, please visit our website at:

www.delmar.ca.us/HousingElement

CITY OF DEL MAR
HOUSING ELEMENT UPDATE

Interactive Exercise Prompts

Station #1

What Creative Ways Can Del Mar Provide Housing in Existing Commercial and Residential Areas?

Del Mar has very limited availability of vacant, appropriately zoned land to accommodate future housing growth. The City must therefore look at existing established commercial and residential areas to accommodate future growth needs.

Station #2

What Types of Community Assistance Programs can the City Provide to Facilitate Housing?

Community assistance programs can provide needed help to residents who may otherwise not be able to access housing or services due to income status, family status or other circumstances.

Station #3

How Should the City Incorporate Public Lands into the Housing Element Strategy?

Del Mar has very limited availability of vacant, appropriately zoned land to accommodate future housing growth. Existing public lands may provide additional opportunity to accommodate growth. The Del Mar Fairgrounds is owned by the State of California and may provide additional opportunity to accommodate housing growth.

For questions, please contact Shaun McMahon, Management Analyst at:

Email: smcmahon@delmar.ca.us or Phone: 858.755.9313

For more general information, please visit our website at:

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CITY OF DEL MAR
HOUSING ELEMENT UPDATE

Workshop Notes

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CITY OF DEL MAR
HOUSING ELEMENT UPDATE

Workshop Notes

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HOUSING ELEMENT UPDATE

Workshop Notes

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CITY OF DEL MAR
HOUSING ELEMENT UPDATE

Notice of Preparation (NOP) & Scoping Meeting Comment Card

The City is requesting comments and guidance on the scope and content of the Program EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15082). All parties that submit their names and mailing addresses will be notified as part of the Project's CEQA review process.

Name: _____

Mailing Address: _____

Email Address: _____

Comment(s):

_____

_____

_____

_____

_____

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Thank you for providing your comment. To ensure your comment is received , please remove this page from your welcome packet and provide it to a City staff member before leaving.

For questions, please contact Shaun McMahon, Management Analyst at:

Email: smcmahon@delmar.ca.us or Phone: 858.755.9313

For more general information, please visit our website at:

www.delmar.ca.us/HousingElement

Station #1

What Creative ways can Del Mar Provide Housing in Existing Commercial and Residential Areas?

Background:

Del Mar has very limited availability of vacant, appropriately zoned land to accommodate future housing growth. The City must therefore look at existing established commercial and residential areas to accommodate future growth needs. This may include:

- Infill development in existing residential areas
- Reuse of existing commercial areas
- Incorporation of mixed use
- Availability of services and amenities for seniors
- Housing unit design appropriate for person with mobility of self-care limitation
- Access to transportation

Examples:

- Mixed Use in Town Center area
- Appropriate infill of higher densities in single-family areas
- Second Units

Station #2

How many Types of Community Assistance Programs can the City Provide to Facilitate Housing?

Background:

Community assistance programs can provide needed help to residents who may otherwise not be able to access housing or services due to income status, family status or other circumstances. Community Assistance Programs may include:

- Rental Assistance
- Mortgage Loan Qualification Assistance
- Housing Choice Vouchers
- Project Based Vouchers
- Veterans Assistance
- Senior Rental Assistance
- Down payment Assistance
- Fair Housing Assistance/Support

Examples:

- Down payment Assistance Loans/Grants
- Low Interest Loans

Station #3

How Should the City Incorporate Public Lands into the Housing Element Strategy?

Background:

Del Mar has very limited availability of vacant, appropriately zoned land to accommodate future housing growth. Existing public lands may provide additional opportunity to accommodate growth. The Del Mar Fairgrounds is owned by the State of California and may provide additional opportunity to accommodate housing growth. Questions to explore include:

- How to work with the 22nd District Agricultural Association?
- Identification and use of surplus properties?
- Housing as a catalyst for future development of site?
- What funding/financing options are available?
- What areas are most appropriate for housing (back stretch, etc.)?
- What partnership opportunities exist (private/public, etc.)?
- What legislative changes need to be explored?

City of Del Mar, 6th Cycle Housing Element Update (2021-2029)
Community Workshop #1 Summary
February 29, 2020

Station 1: What Creative ways can Del Mar Provide Housing in Existing Commercial and Residential Areas?
Comments:

1. Our commercial zone already allows one residential unit per commercial parcel – ideally if every parcel had one unit, we would have about 55 units approximately, we have about 5 now, we should speak to owners and find out why they have not taken advantage of this opportunity, Is it cost? Is it hassle and dealing with the City? Is it height or FAR? Once we know we can then address to make safe and facilitate.
2. Convert upper floors of commercial buildings for residential use
3. Can there be incentives to help business for downtown owners to upgrade buildings to mixed use and make downtown more modern and vital
4. Mixed-use commercial area, fewer offices, more housing units
5. There are R1 zone that have illegal 2nd units, we have not been enforcing so perhaps create an amnesty program to legalize then with restrictions to rent for affordable housing
6. Making regulations for affordable housing simpler, quicker and less expensive
7. Stop R-1 building in R-2 zones
    a. Tearing down multi units for one big single family
8. In restaurants
9. Look at city owned parcels, see if any are appropriate to build, sell and take the money to put into affordable housing building in viable location
10. Encourage community buy in and code changes to allow modifications to make residential above commercial building in [sic]
11. Mixed use in downtown village, small units
12. Allow rental units within R-1 zone homes

Station 2: How many Types of Community Assistance Programs can the City Provide to Facilitate Housing?
Comments:

1. Housing financial advisor
2. Low interest loans, housing assistance, assistance for city employees/interns, assistance for disabled, group home for disabled
3. Students who need down payment assistance
4. Special needs – adult children with disabilities, group home, board and care
5. Assistance with “granny flat” availability and remodel to help elderly create the granny flat
6. Parents who want to live loser to Winston school, mortgage loan qualification
7. Home loans
8. Project based vouchers for senior housing – Gary and Mary, West Ramona Senior Service
9. Financial assistance for disabled rental assistance, security deposit
10. We need to include community groups to the discussion of assistance programs – can’t expect City government to do it all
11. Encourage a short-term rental home to convert to an elderly group home and hire a caretaker company to manage it, or for disabled

12. Project based vouchers through serving seniors – Gary and Mary West, Ramona, Vista, San Marcos

Station 3: How Should the City Incorporate Public Lands into the Housing Element Strategy?
Comments:

1. ADUs (1-2) in shores park rather than parking and offices
2. Crest Canyon in Play?
3. Crest Canyon, Fair grounds, area south of Jimmy Durante
4. Make better use out of City Hall property by building city-owned residential units there
5. Church Property? Library
6. West of track
7. South of practice track
8. East of rail line
9. Long term units in this area (not just temporary during fair)
10. Tony shelter – shelter/community on fairgrounds 9 months out of the year
11. Temporary homeless shelter on fairgrounds
12. Horse caretaker housing should be considered low income housing. They need a variance to not have kitchen in each but use commercial kitchen
13. Tiny homes or mobile homes on 20 RV spots on fairgrounds
14. Look for Zuni Reservoir are these other PRCW parcels in this area along crest?
15. Housing and safety paramount for growth
16. Joint opportunity with State – press hard to partner

Additional Comments:

1. North commercial rezone to high density residential
2. Hydrology water quality building on lagoon
3. Public services no public transportation
4. Aesthetics of high density not compatible with community character
5. Wildfire risk with Crest Canyon traffic congestion could be an issue for evacuation
6. Traffic congestion and greenhouse gasses
7. Noise pollution on Lagoon vs Birds/owls
8. Allocation of 163 units based on highly inaccurate employment data. Great need to modify allocation for Del Mar to accurate verified, current employment data as first step in process
9. It would be good to clearly establish at each meeting that the topic under discussion does not include the question of whether 163 units is the correct number of units required. Everybody should accept the 163 and deal with it whether 163's the right number can be discussed elsewhere.
10. The charm of Del Maris that the residential and commercial are not congested. We would like the future plans to continue this. One suggestion would be to have some housing above existing businesses.
11. Are Mira Costa college or veterans' affairs or other organizations interested in partnering with the City of Del Mar to allocate and build new housing? My feeling is the community in general lumps "low-income" with significant mental health needs/other populations that will bring

drugs, crime to DM. Focusing on housing students, teachers, caregivers, widowed/divorced, who fit the income criteria would be more palatable. I went to college in a small affluent town not so different from DM and the dorms were counted as the town's "low income" housing. Just a thought!

12. Questions and comments. The EIR needs to address the multiple iterations/combinations to get to 163 units. It seems every iteration would have a different environmental impact. So how does the EIR meaningfully address housing impacted without having an idea of what a housing plan might look like.

NOP Comments:

1. Topical EIR Categories definitions (19+ categories)
2. 163 units allocation
    a. Methodology, etc. accurate?
    b. How to substantiate number
    c. Is it based on inaccurate info?
3. How does short term rentals issue address?
4. Hydro/H2O Quality
    a. North HD area
5. Aesthetics of HD Housing
6. Checklist Items too much?
    a. Does it prostrate CEQA process?
7. Emergency response/noise
    a. Study diligently
8. Methodology
    a. How to study?
    b. Why have?
9. Wildfire risk
    a. # of evacuation routes
10. Evacuation/traffic patterns
11. Land Use issues
    a. ADU = R1 to R2
12. Fairgrounds (600 units)
    a. In stable area

Station #1=

Our Commercial Zone already allows one residential unit per commercial parcel - ideally if every parcel had one unit, we would have about 55 units approx. We have about 5 now, We should speak to owners & find out why they have not taken advantage of this opportunity -
- is it cost
- is it hassle of dealing with city
- is it height or FAR?

Once we know we can then address to mitigate & facilitate.

- Convert upper floors of commercial blds for residential use.

Can there be incentives to help busines or downtown owners to upgrade buildings to mix use and make downtown more modern & vital

There are homes in R1 zone that have illegal 2nd units. We have not been enforcing so perhaps Create an Amnesty program to legalize them with restrictions to rent for affordable housing

Making regulations for affordable housing simpler/quicker & less expensive!

Look at city owned parcels, See if any appropriate to build - sell & take $1 to put into affordable housing building in viable location -

Encourage Community Buy in and code changes to allow ~~Residential~~ modifications to make residential & above commercial building in Delhi.

Stop R-1 building in R-2 Zones!

tearing down multi units for one BIG single family.

IN restaurants

Mixed use in downtown village
small units

Mixed use Commercial area - fewer offices - more housing UNIT

allow rental units within R-1 zone homes

Station #2 =

Housing financial advisor

Assistance with "granny flat" availability and remodel to help elder create the granny flat.

We need to include community groups to the discussion of assistance programs. Can't expect City government to do it all.

- Low Interest Loan
- Housing Assistance
- Assistance for City employees/ interns

Parents who want to live closer to Winston School
- Mortgage loan Qualification

Encourage as short term Rental Home to convert to a ~~gro~~ elderly* group home and hire a care taker company to manage it.
*or for Disabled

- Assistance for Disabled
- Group Home for Disabled

Home loans

Project Based Vouchers through Serving Seniors Gary & Jory West Romona Vista/ San Marcos

Students who need down payment assistance

Project Based Vouchers for Senior Housing
Romona Gary + Mary West Sr. Serv

Special Needs
- Adult Children with disabilities
- Group Home
- Board + Care

Financial Assistance for disabled
rental assistance, security deposit

~~Station~~ #3:

ADUs (1-2) IN Shores park rather then parking and offices

Church property ? LIBRARY

City Hall ?

Horse ~~to~~ caretakers Housing Should be considered Low income housing They need a Variance? to ~~be~~ Not have Kitchens in each but use communal Kitchen.

CREST CNYN IN PLAY?

(Annette)

- west of ~~track~~
- South of practice track
- east of rail line

long term units in this area (not just temp during fair)

- Crest Canyon
- Fair Grounds
- Area South of Jimmy Durante

Tiny shelter

Shelter / community on fairgrounds 9 mos of year

TINY homes or mobil homes or 20 RV spots or Fairgrounds

Make better use of the City Hall property by building city-owned residential units there.

Temporary Homeless Shelter on Fairgrounds

(Shirley)

Look for Zuni Reservoir

are there other PROW parcels in this area along Crest?

- ~~Hb~~ ~~safety~~ paramount ~~for~~ growth
- ~~Joint~~ opportunity ~~with~~ ~~state~~
  - → ~~Press~~ hard ~~to~~ partner

COMMENT CARD
City of Del Mar, 6th Cycle Housing Element Update (2021-2029)
Community Workshop #1
Date: February 29, 2020

CITY OF DEL MAR

Please provide any additional information you believe would be useful during the Housing Element Update process. Please return this form to a staff member today, or email to Shaun McMahon at smcmahon@delmar.ca.us. Thank you!

* North Commerial rezone to High Density Residential
(1) Hydrology water quality Building on Lagoon
(2) Public Services - no public transportation
(3) Asethetiss High Density not compatable w/ Community Character
(4) Wildfire risk with Crest Canyon traffic congestion ≠ Evacuation
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[redacted]

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One suggestion would be to have some housing above existing businesses.

[redacted]

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Question + Comment: The EIR needs to address the multiple iterations / combinations to get to 163 units. It seems every iteration would have a different environmental impact. So how does EIR meaningfully address housing impact without having an idea of what a housing plan might look like.

[redacted]

C.2 Online Community Survey Data Summaries

This section contains the final data summaries for each page of the Online Community Survey and additional comments received through the Survey tool.

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Mar 16, 20 - Apr 22, 20 | Screen 1 / Site Traffic

March 2020

Date	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Participants	24	11	6	9	2	4	7	6	7	7	5	6	2	6	2	3



April 2020

Date	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Participants	1	5	1	3	5	4	8	12	6	5	0	2	33	7	7	14	17	7	27	19	6	0



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Mar 16, 20 - Apr 22, 20

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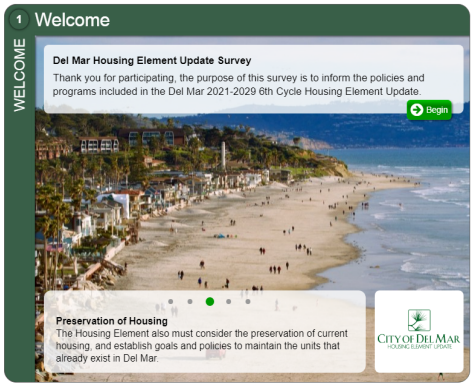
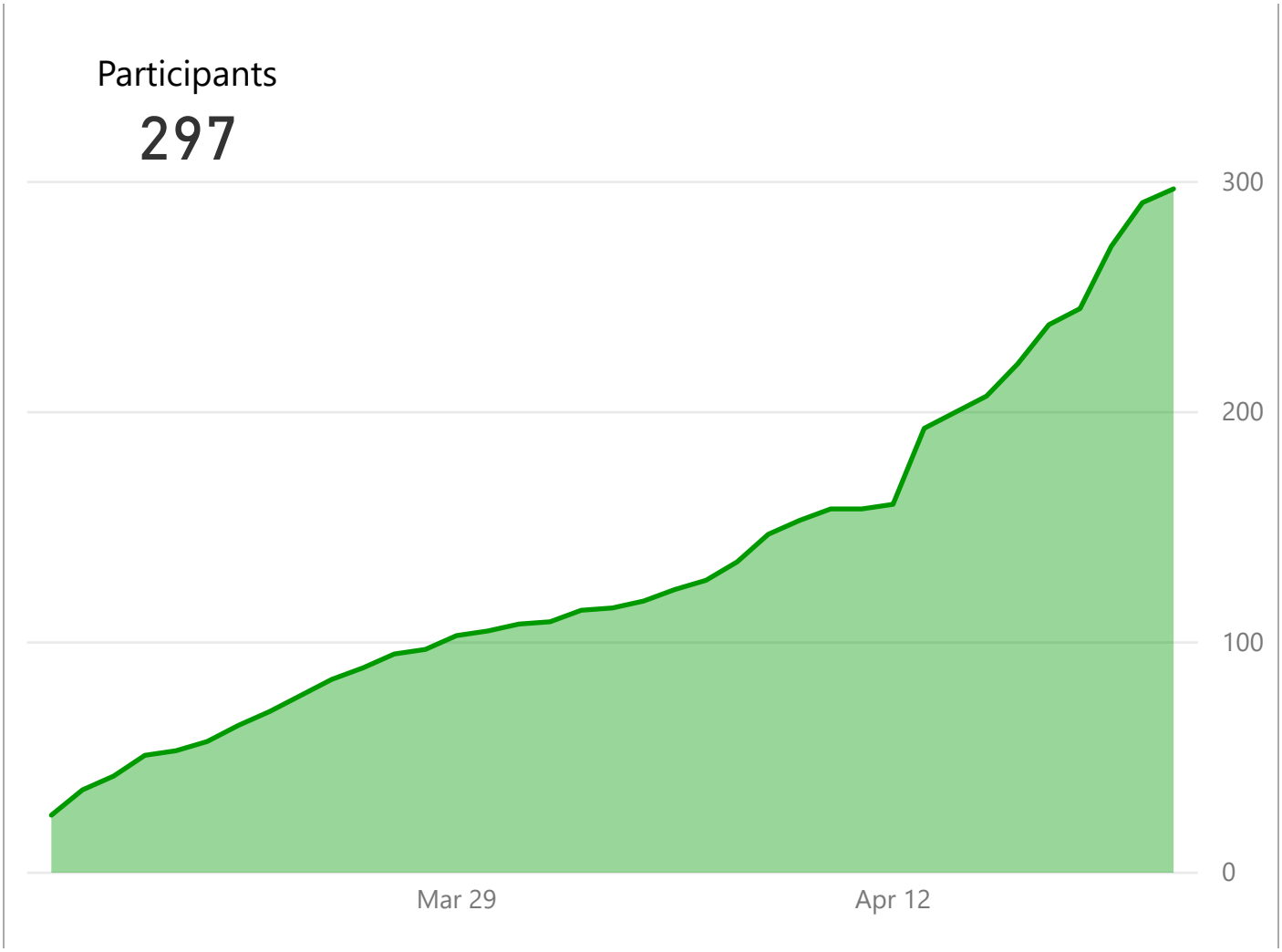


→ **PARTICIPANTS** → URLS → PLATFORMS → VISITS → ALL

Total number of participants over time.



Data points for this Site:

Participants: **296** All data points: **6733** All comments: **541**

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Mar 16, 20 - Apr 22, 20

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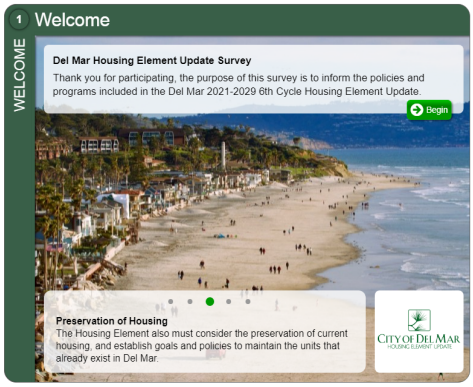
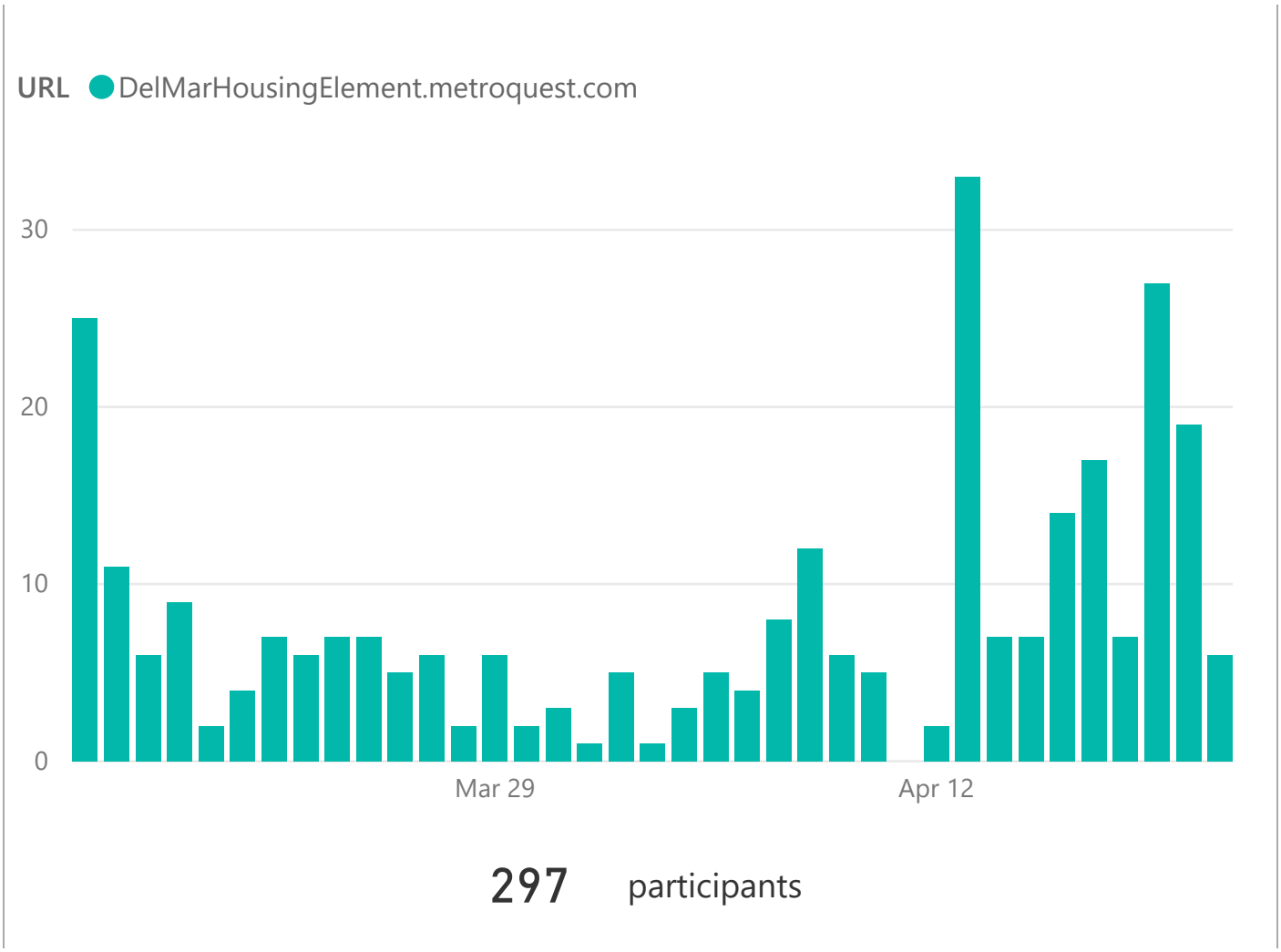


→ PARTICIPANTS → **URLS** → PLATFORMS → VISITS → ALL

Participants by URL per day.



297 participants

Data points for this Site:

Participants: **296** All data points: **6733** All comments: **541**

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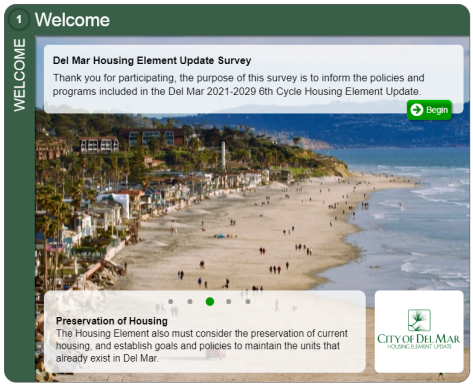
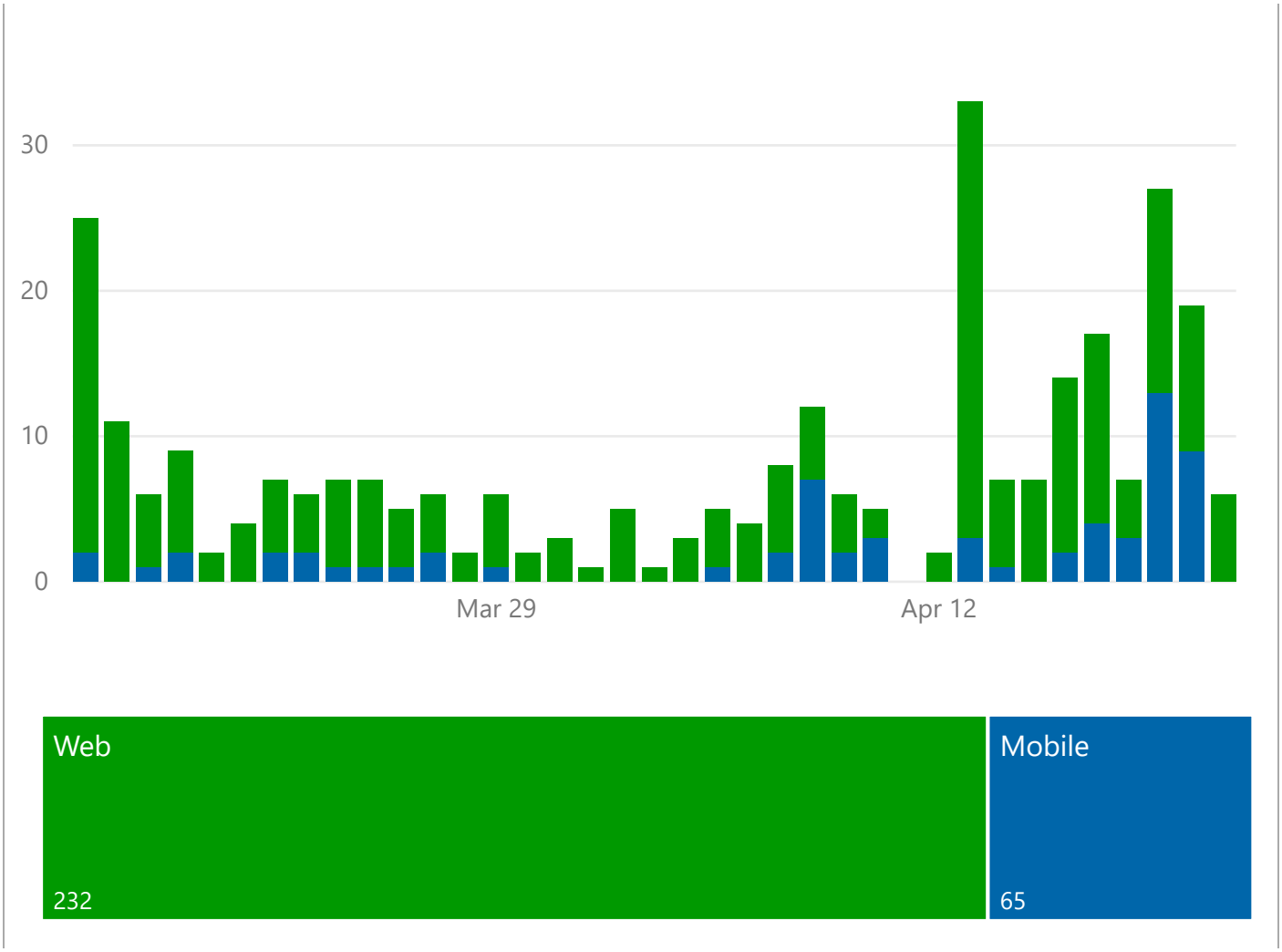


→ PARTICIPANTS → URLS → **PLATFORMS** → VISITS → ALL

Participants by Platform per day.



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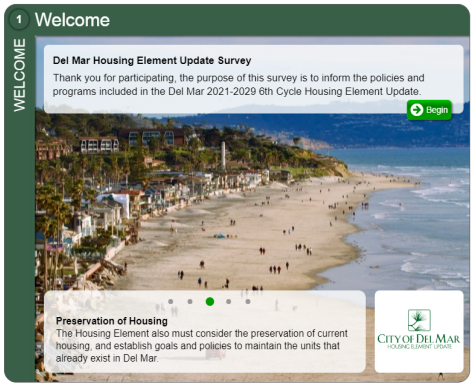
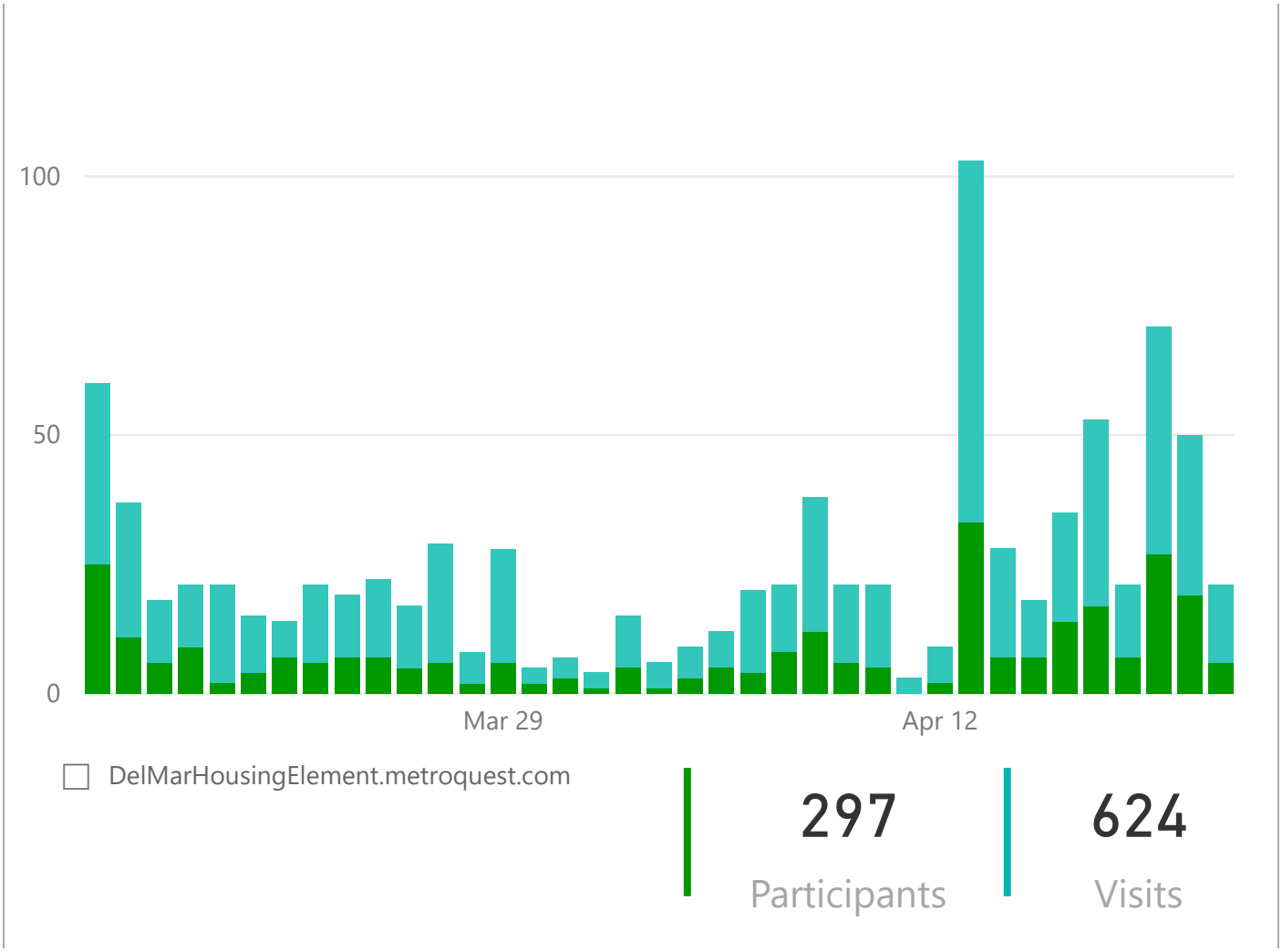


→ PARTICIPANTS → URLS → PLATFORMS → **VISITS** → ALL

Shows participants who left data input versus visitors who just read information.



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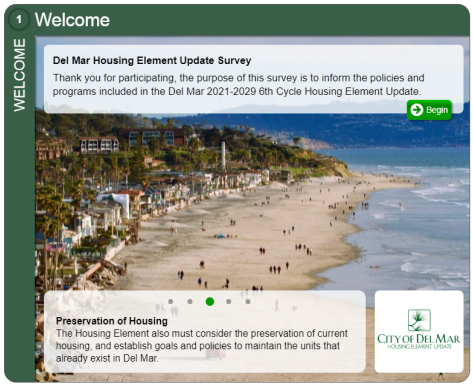
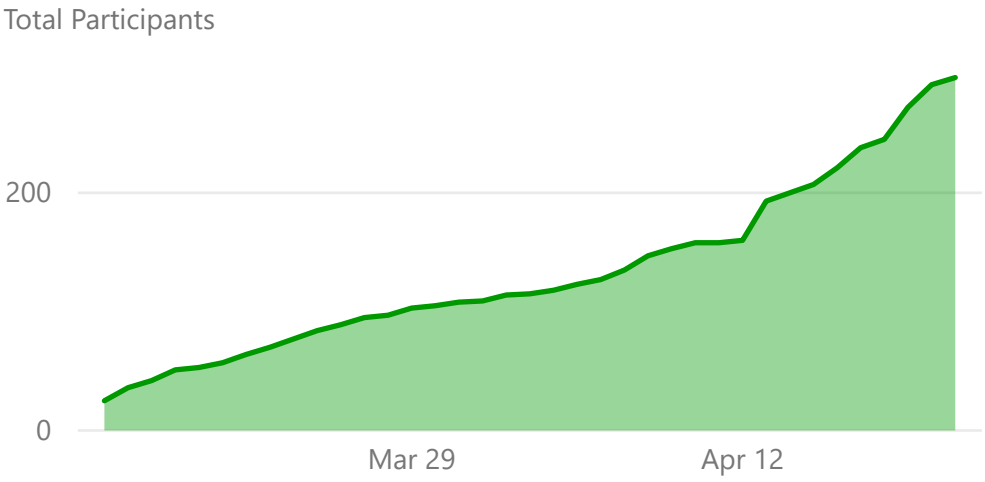
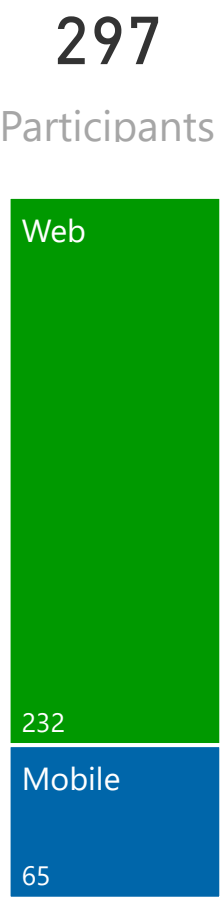
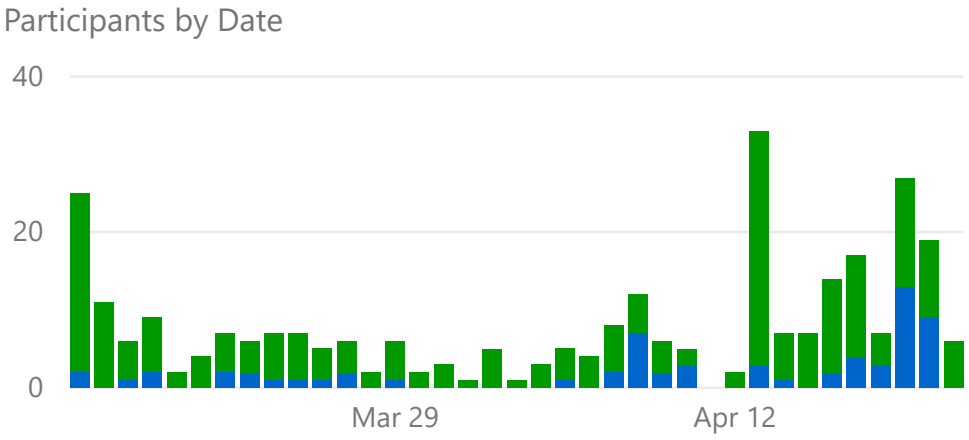


→ PARTICIPANTS → URLS → PLATFORMS → VISITS → **ALL**

Traffic Dashboard.







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Mar 16, 20 - Apr 22, 20 | Screen 2

Below: Each rating item, showing how many times each item was given each rating, sorted by average rating.

Preserve Housing Stock

Existing Units



1	2	3	4	5
120 (47%)	25 (10%)	35 (14%)	24 (9%)	54 (21%)

Times rated: 258
Average rating: 2.484

Density Requirem...



1	2	3	4	5
133 (49%)	20 (7%)	36 (13%)	19 (7%)	64 (24%)

Times rated: 272
Average rating: 2.489

Rent Stabilization



1	2	3	4	5
99 (38%)	27 (10%)	42 (16%)	28 (11%)	63 (24%)

Times rated: 259
Average rating: 2.726

Increase Reducti...



1	2	3	4	5
86 (33%)	26 (10%)	36 (14%)	35 (13%)	77 (30%)

Times rated: 260
Average rating: 2.965

Fee WaiverReduc...



1	2	3	4	5
42 (16%)	17 (6%)	44 (17%)	39 (15%)	122 (46%)

Times rated: 264
Average rating: 3.689

Production of Housing

Affordable Units



1	2	3	4	5
75 (30%)	15 (6%)	45 (18%)	34 (14%)	80 (32%)

Times rated: 249
Average rating: 3.116

Tiny HomesMicro...



1	2	3	4	5
72 (29%)	21 (8%)	34 (14%)	29 (12%)	94 (38%)

Times rated: 250
Average rating: 3.208

Affordable Units ...



1	2	3	4	5
50 (20%)	25 (10%)	38 (15%)	37 (15%)	102 (40%)

Times rated: 252
Average rating: 3.460

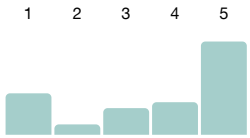
Downtown Village



1	2	3	4	5
57 (23%)	19 (8%)	34 (14%)	23 (9%)	118 (47%)

Times rated: 251
Average rating: 3.502

Incentivize ADUs



1	2	3	4	5
51 (20%)	13 (5%)	33 (13%)	40 (16%)	117 (46%)

Times rated: 254
Average rating: 3.626

Community Assistance Area

Rental Assistance



1	2	3	4	5
76 (31%)	39 (16%)	51 (21%)	25 (10%)	51 (21%)

Times rated: 242
Average rating: 2.736

Homelessness



1	2	3	4	5
86 (35%)	31 (13%)	45 (19%)	21 (9%)	60 (25%)

Times rated: 243
Average rating: 2.745

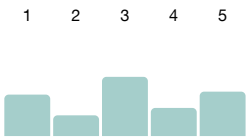
Students Local



1	2	3	4	5
66 (27%)	16 (7%)	64 (26%)	40 (16%)	60 (24%)

Times rated: 246
Average rating: 3.049

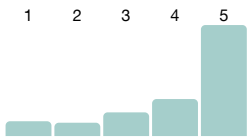
MilitaryVeterans



1	2	3	4	5
52 (21%)	26 (11%)	74 (30%)	36 (15%)	56 (23%)

Times rated: 244
Average rating: 3.074

Senior Citizens



1	2	3	4	5
19 (8%)	17 (7%)	30 (12%)	46 (18%)	139 (55%)

Times rated: 251
Average rating: 4.072

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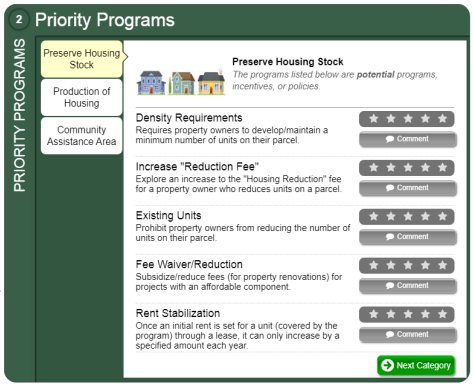
Del Mar 6th Cycle Housing Element

Mar 16, 20 - Apr 22, 20

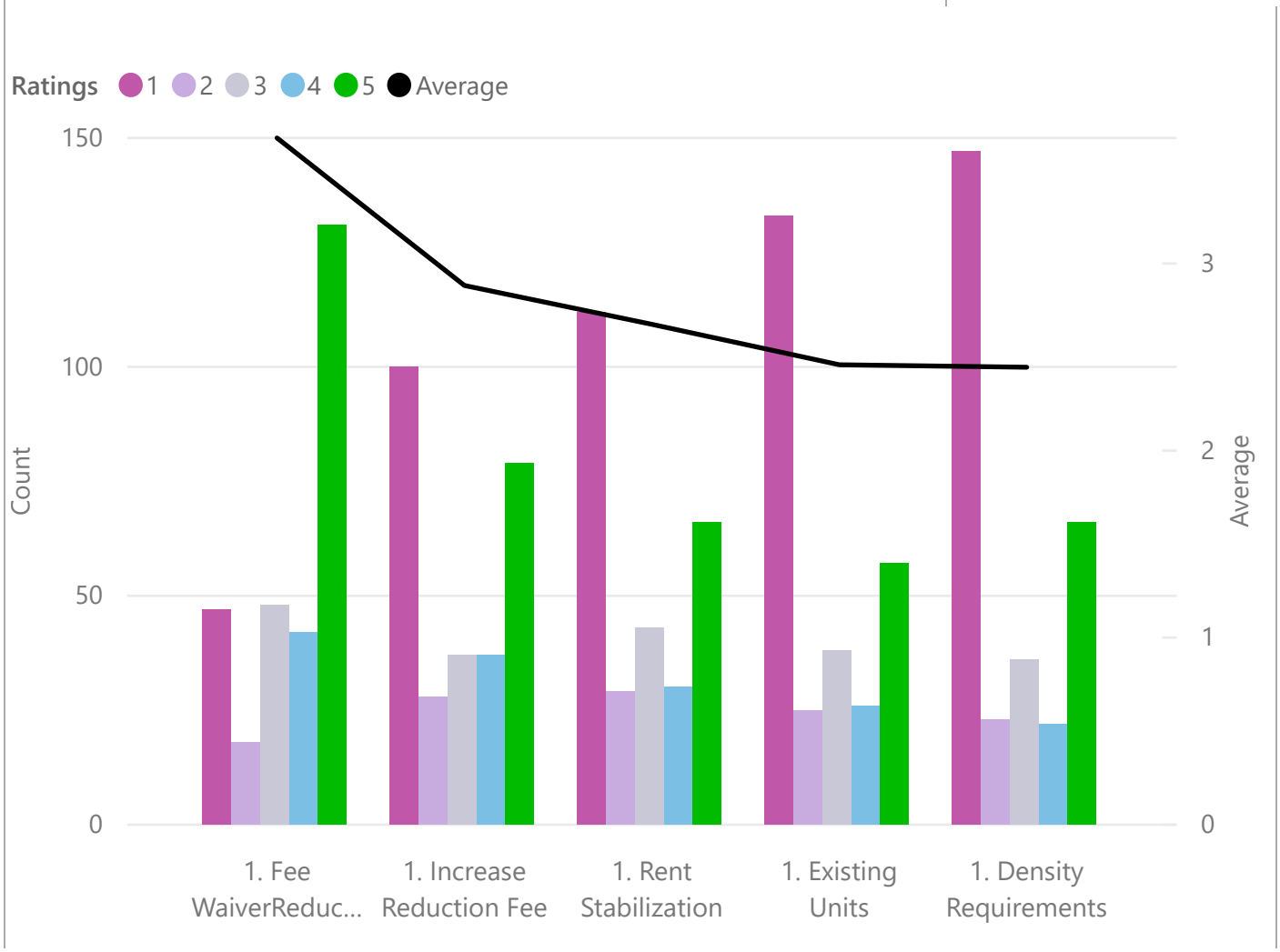
Screen 2



→ **DISTRIBUTIONS** → AVERAGE RATINGS → POPULARITY → TABLE

Rating distributions and averages by panel.

Panels: Preserve Housing Stock | Production of Housing | Community Assistance Area | All Panels



Data points for this Screen:

Ratings: **3795** Comments: **376**

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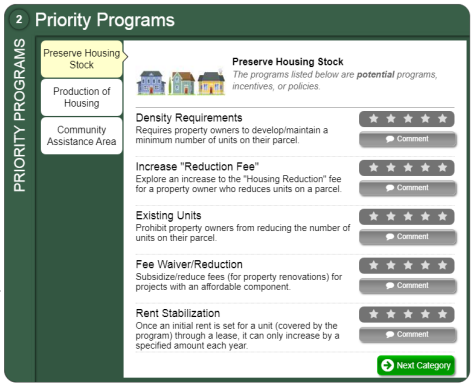
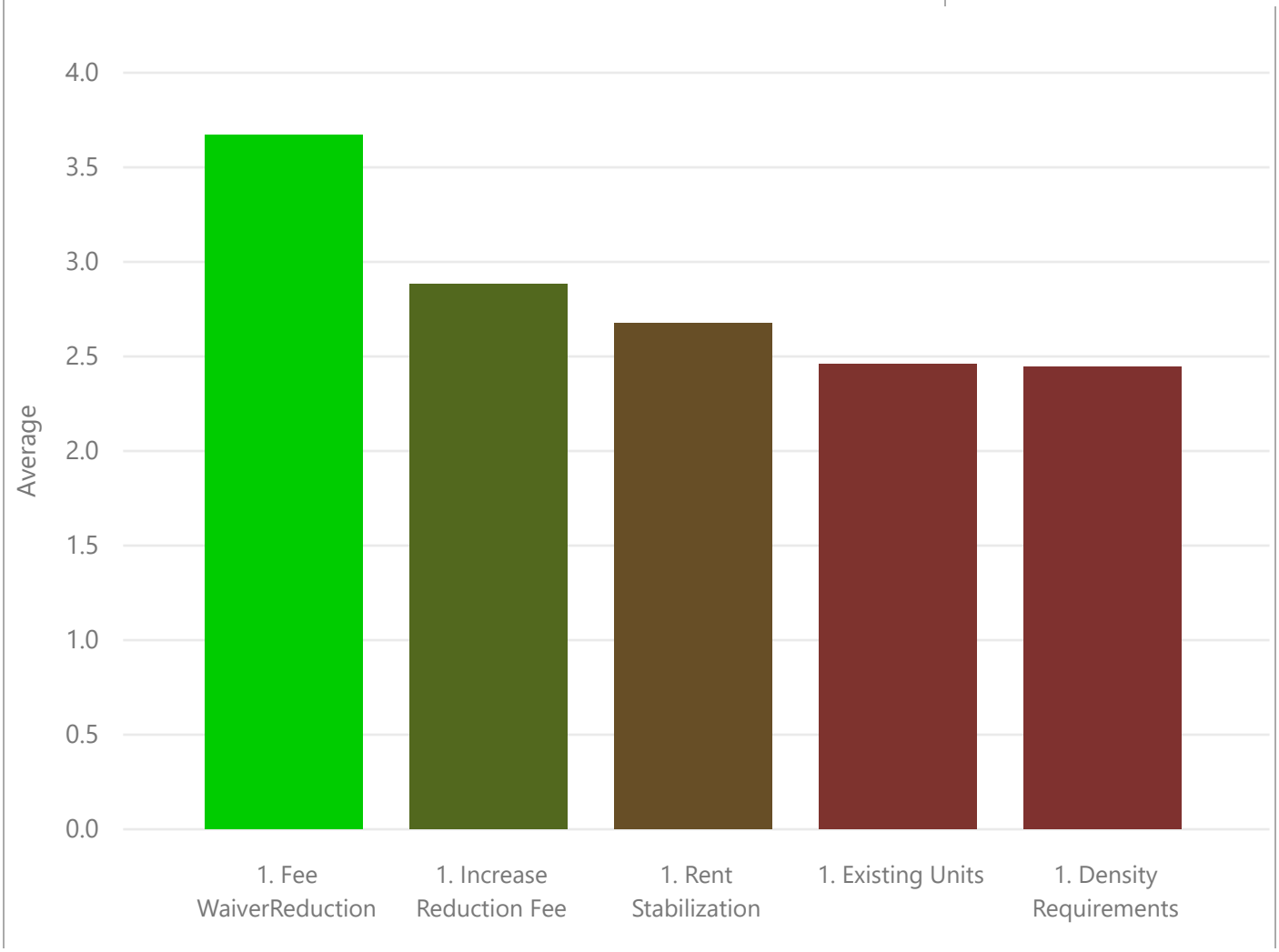


→ DISTRIBUTIONS → **AVERAGE RATINGS** → POPULARITY → TABLE

The average rating of each item for all participants.

Panels: Preserve Housing Stock | Production of Housing | Community Assistance Area | All Panels



Data points for this Screen:

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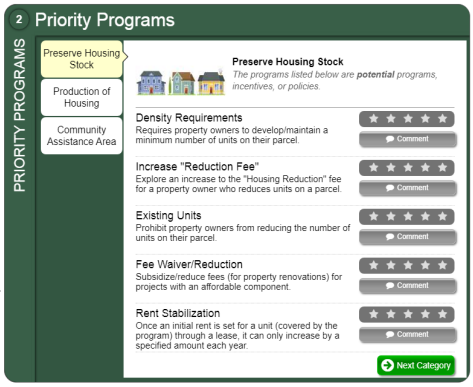
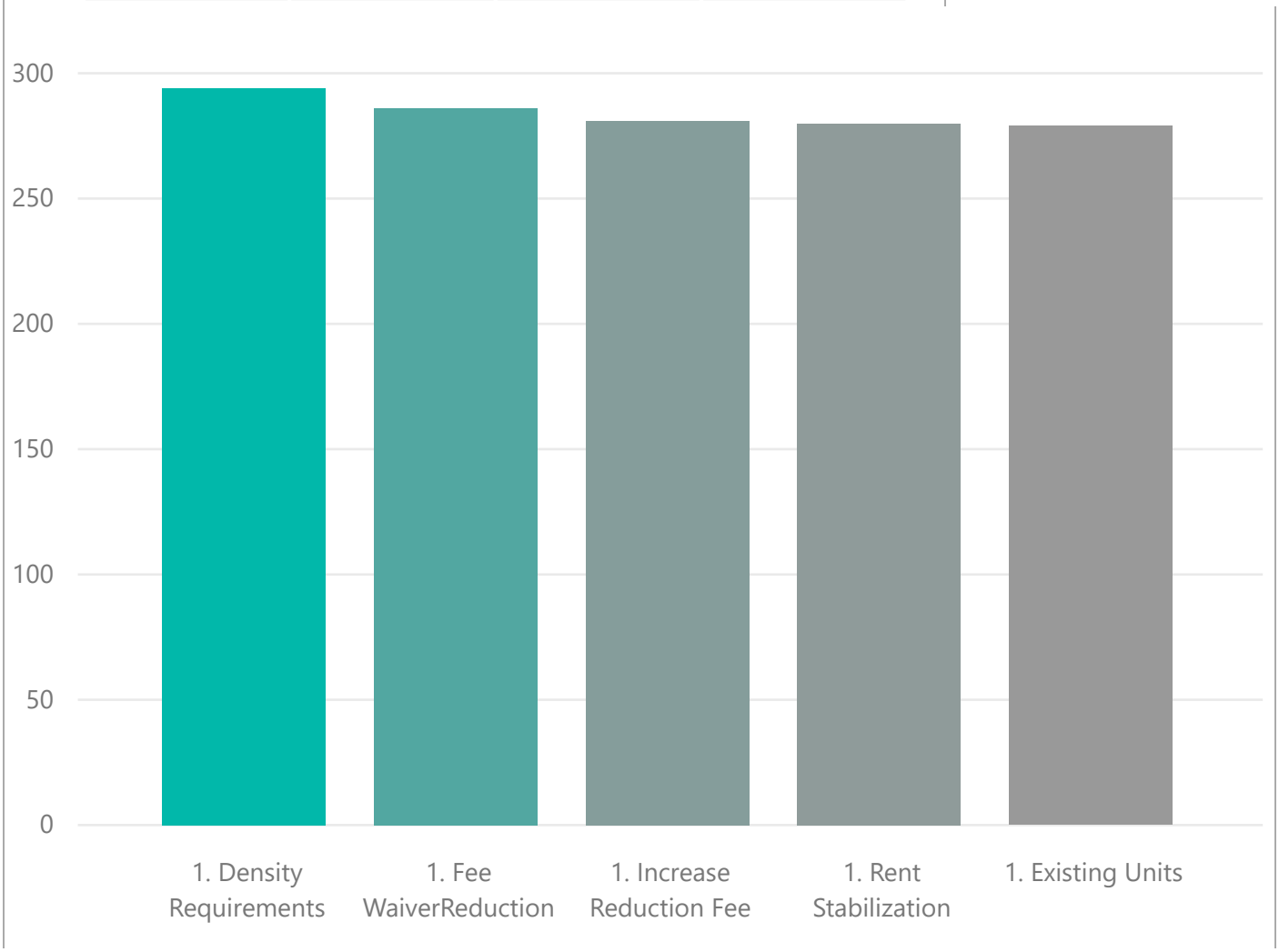


→ DISTRIBUTIONS → AVERAGE RATINGS → **POPULARITY** → TABLE

Panels: Preserve Housing Stock | Production of Housing | Community Assistance Area | All Panels



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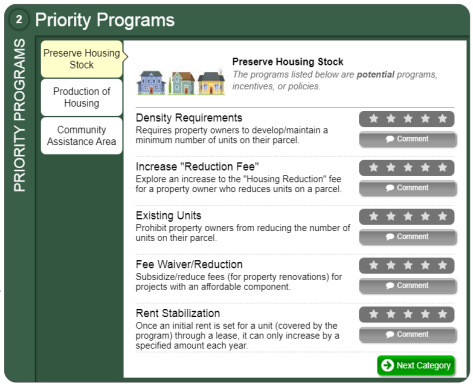
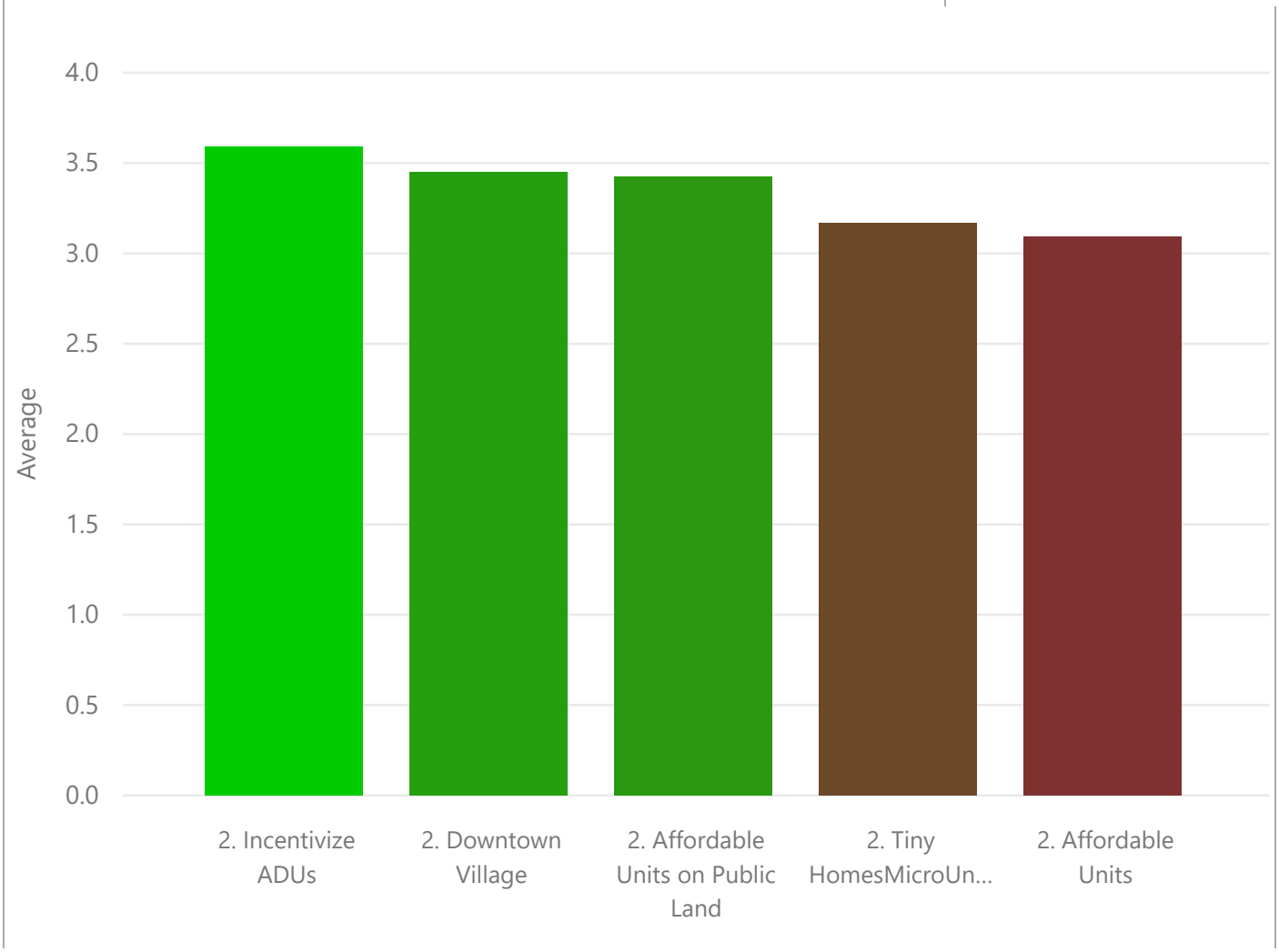


→ DISTRIBUTIONS → **AVERAGE RATINGS** → POPULARITY → TABLE

The average rating of each item for all participants.

Panels: Preserve Housing Stock | Production of Housing | Community Assistance Area | All Panels



Data points for this Screen:

Ratings: **3795** Comments: **376**

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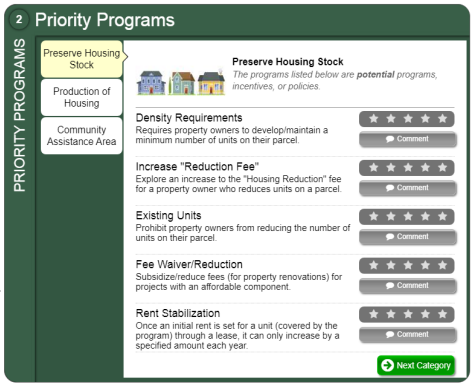
Del Mar 6th Cycle Housing Element

Mar 16, 20 - Apr 22, 20

Screen 2



→ **DISTRIBUTIONS** → AVERAGE RATINGS → POPULARITY → TABLE

Rating distributions and averages by panel.

Panels: Preserve Housing Stock | Production of Housing | Community Assistance Area | All Panels



Data points for this Screen:

Ratings: **3795** Comments: **376**

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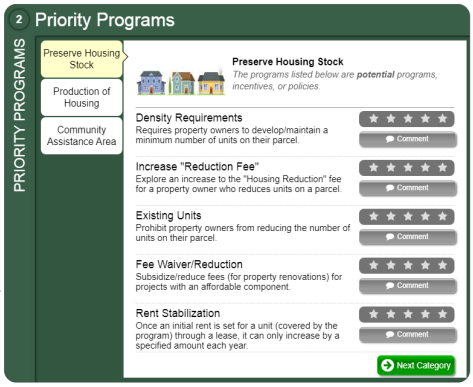

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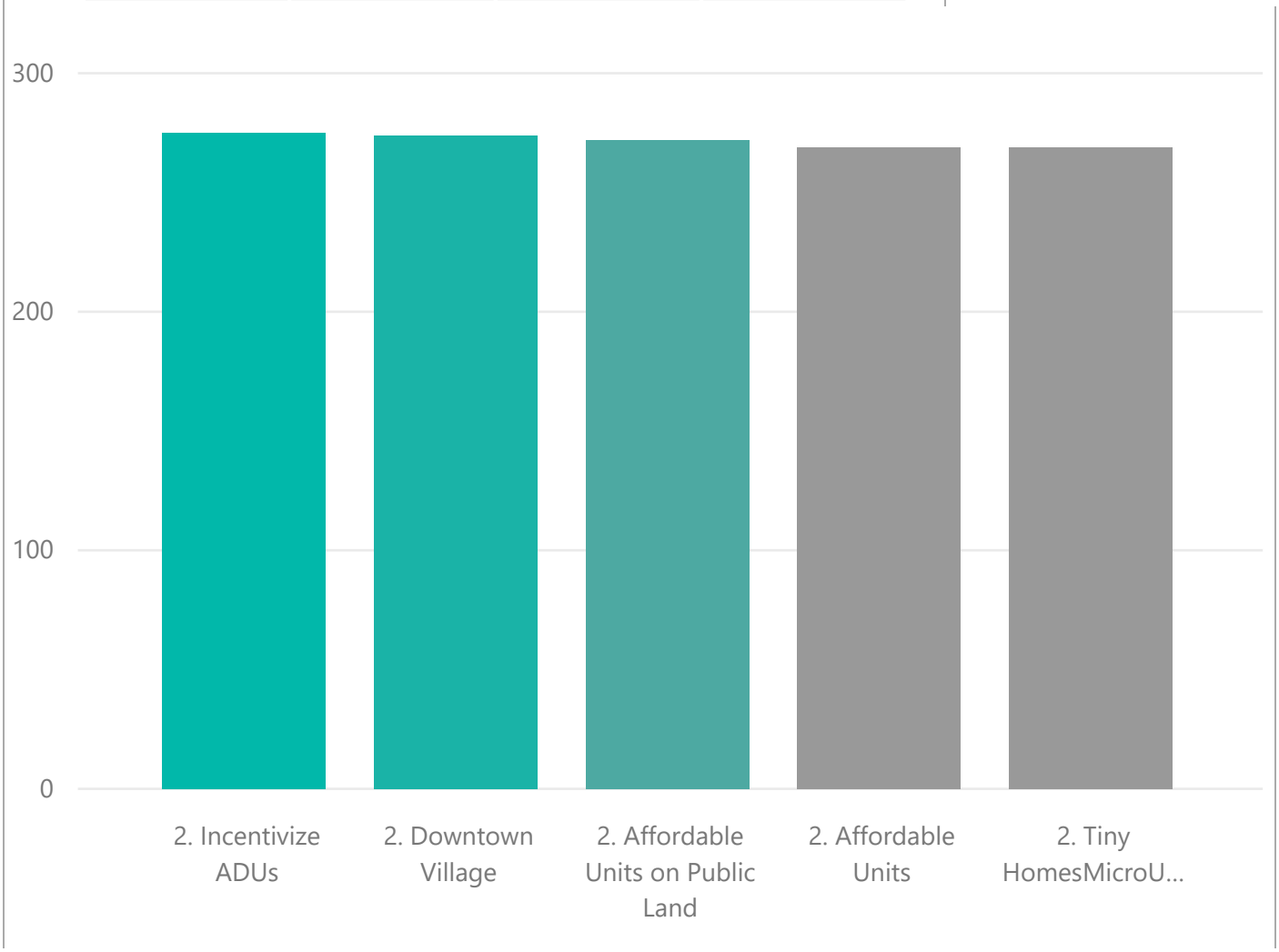

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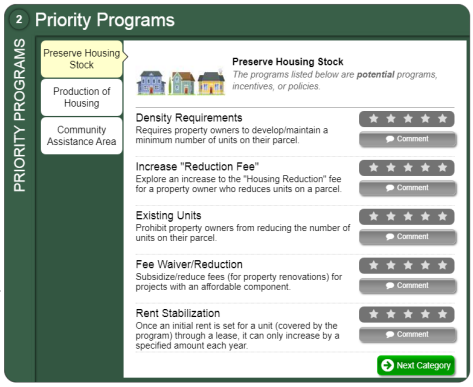

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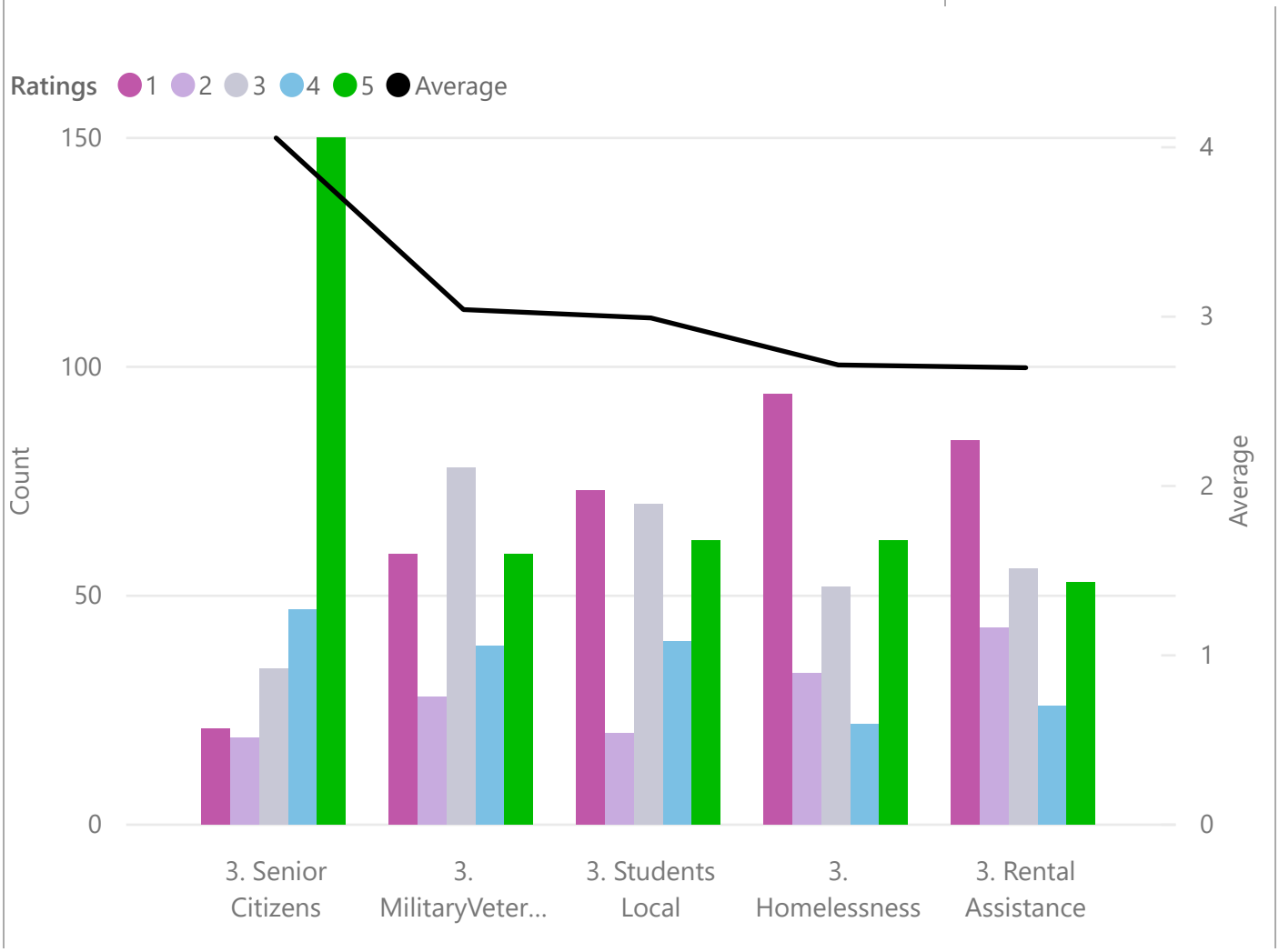

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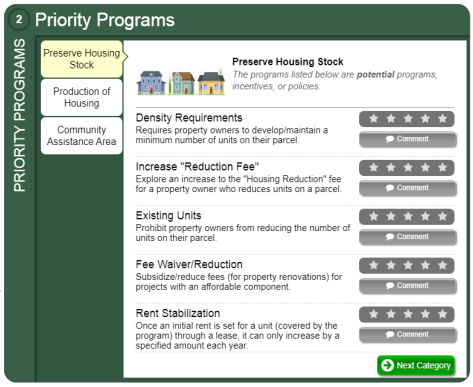

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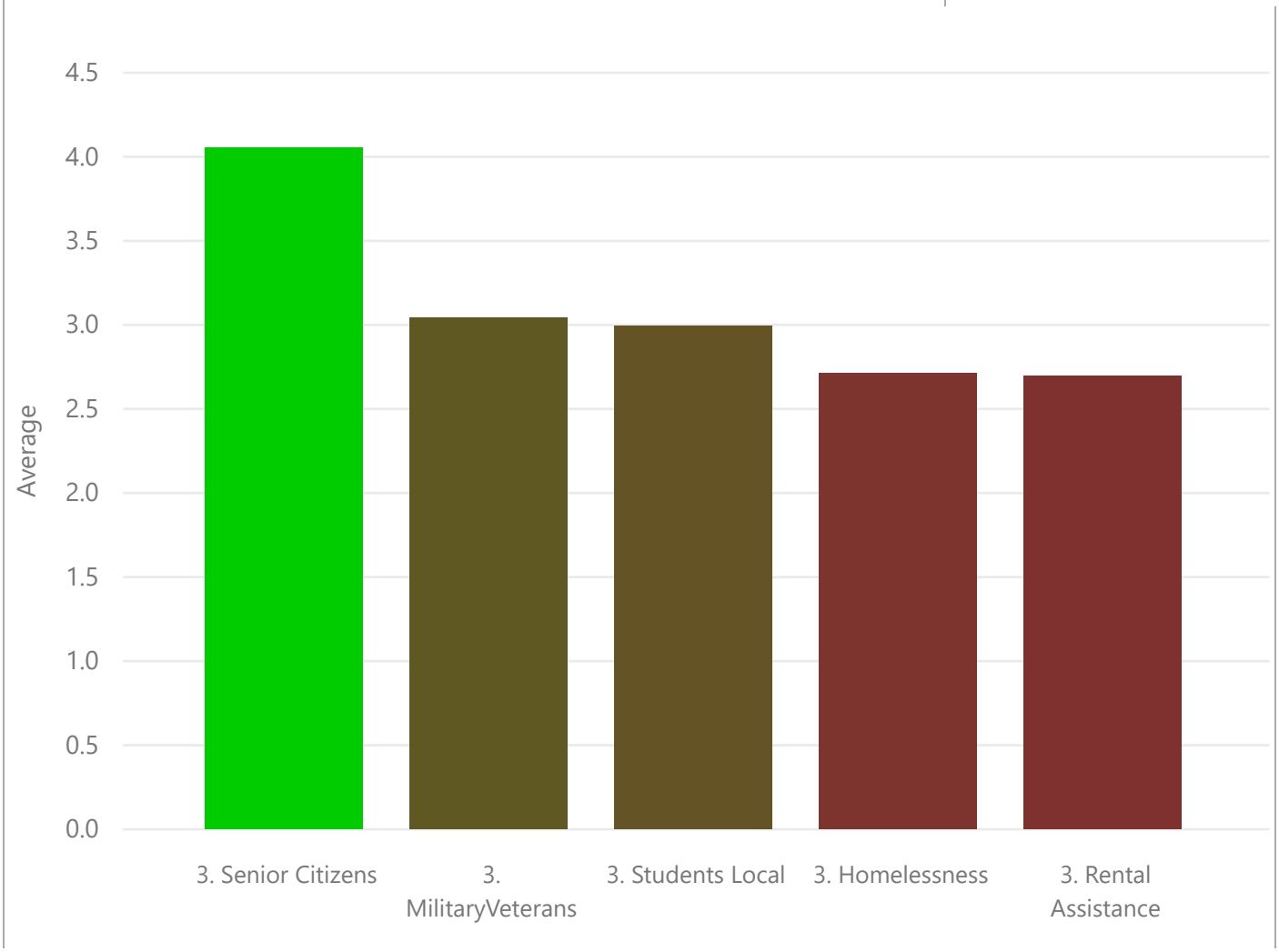

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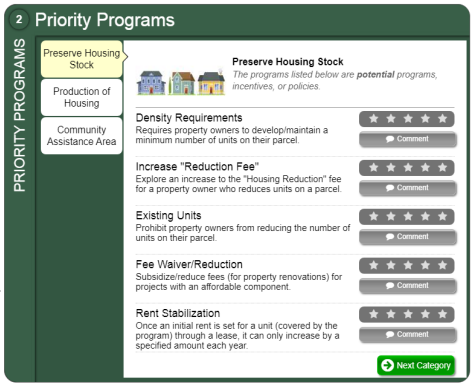

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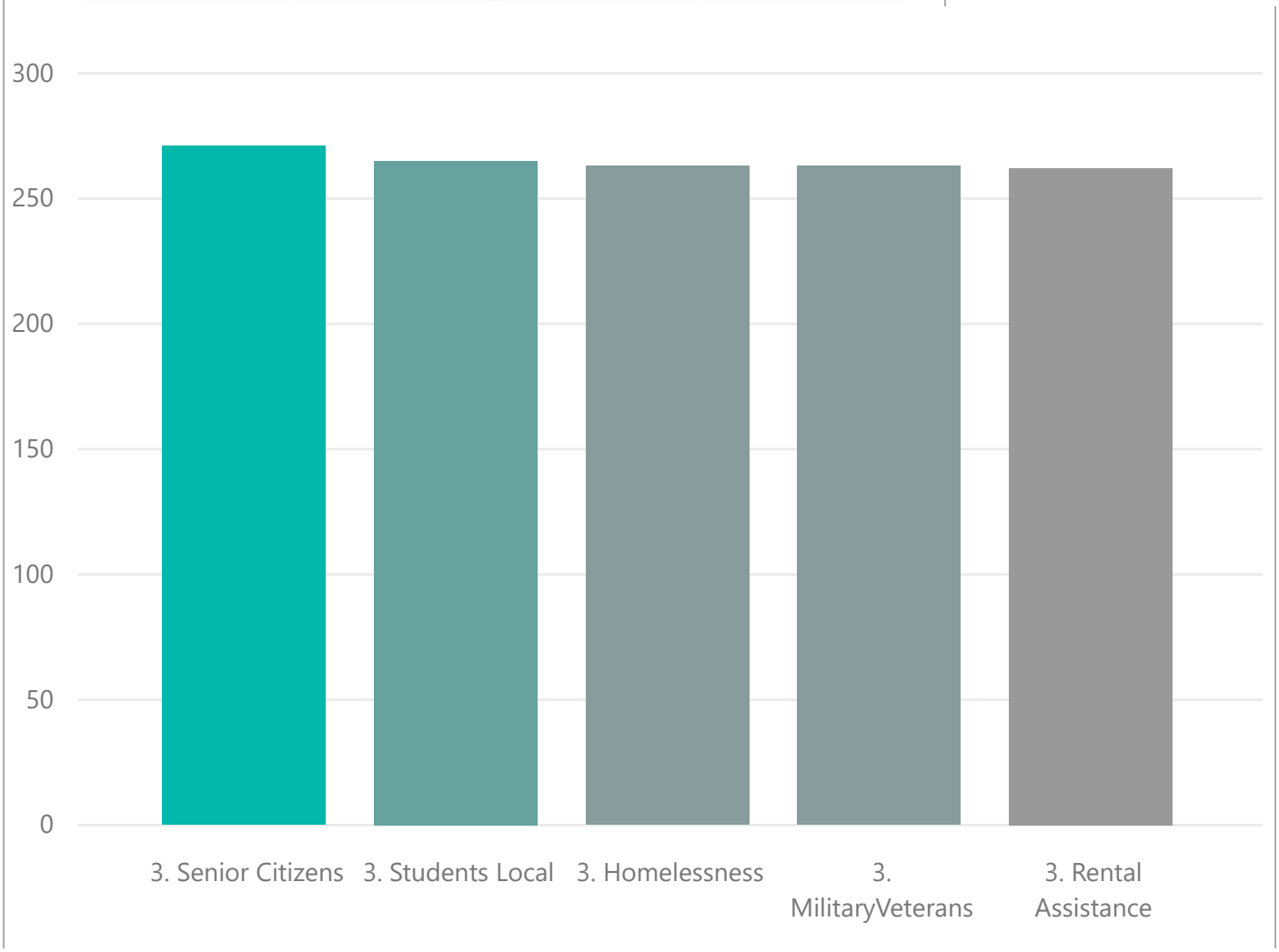

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Below: Each ranking item, showing how often each item was ranked in each position, ordered by average. Note that 1 is the highest rank.

North Commercial

83 (54%)	1
35 (23%)	2
22 (14%)	3
9 (6%)	4
5 (3%)	5

Times ranked: 154
Average rank: 1.818

Village Center

55 (37%)	1
66 (44%)	2
18 (12%)	3
6 (4%)	4
4 (3%)	5

Times ranked: 149
Average rank: 1.913

South Hills

10 (14%)	1
24 (34%)	2
12 (17%)	3
12 (17%)	4
12 (17%)	5

Times ranked: 70
Average rank: 2.886

North Bluff

11 (14%)	1
16 (21%)	2
27 (35%)	3
10 (13%)	4
13 (17%)	5

Times ranked: 77
Average rank: 2.974

North Hills

9 (12%)	1
14 (19%)	2
22 (29%)	3
20 (27%)	4
10 (13%)	5

Times ranked: 75
Average rank: 3.107

South Bluff

7 (10%)	1
10 (14%)	2
21 (30%)	3
19 (28%)	4
12 (17%)	5

Times ranked: 69
Average rank: 3.275

South Beach

4 (5%)	1
13 (18%)	2
23 (31%)	3
16 (22%)	4
18 (24%)	5

Times ranked: 74
Average rank: 3.419

North Beach

5 (8%)	1
4 (7%)	2
22 (37%)	3
11 (18%)	4
18 (30%)	5

Times ranked: 60
Average rank: 3.550

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Mar 16, 20 - Apr 22, 20

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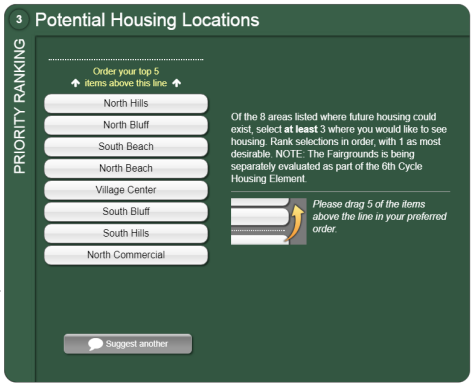
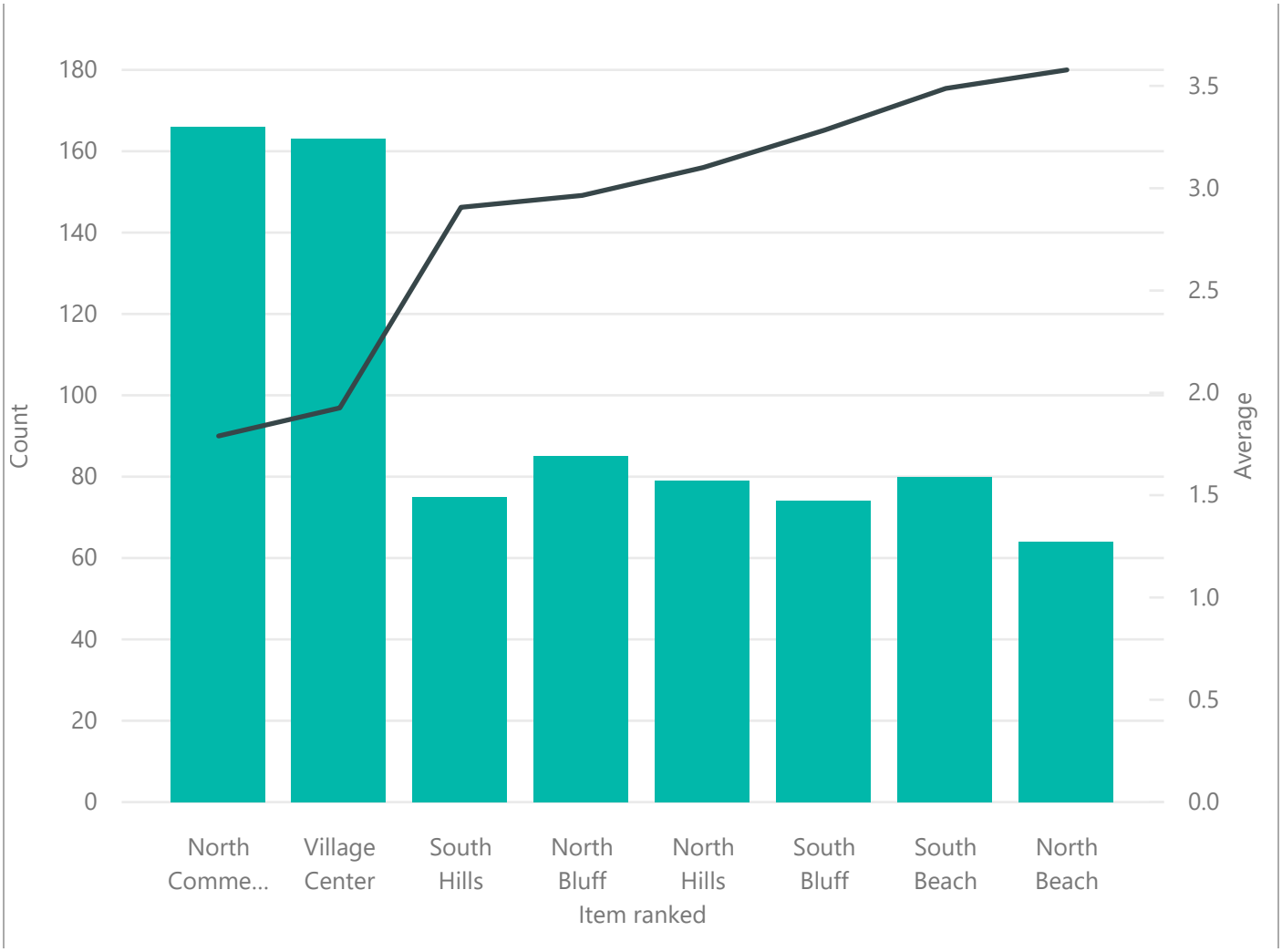


→ **DISTRIBUTIONS** → AVERAGE RANK → POPULARITY → ALL

Priorities by both responses and average rank.



Data points for this Screen:

Rankings: **728** Comments: **24**

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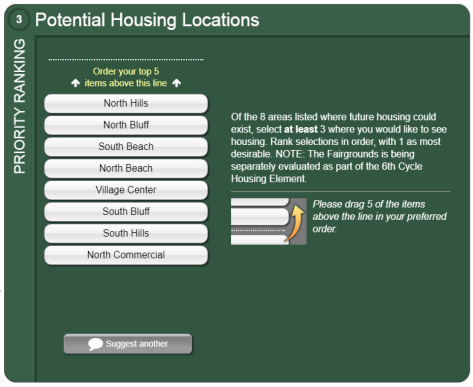
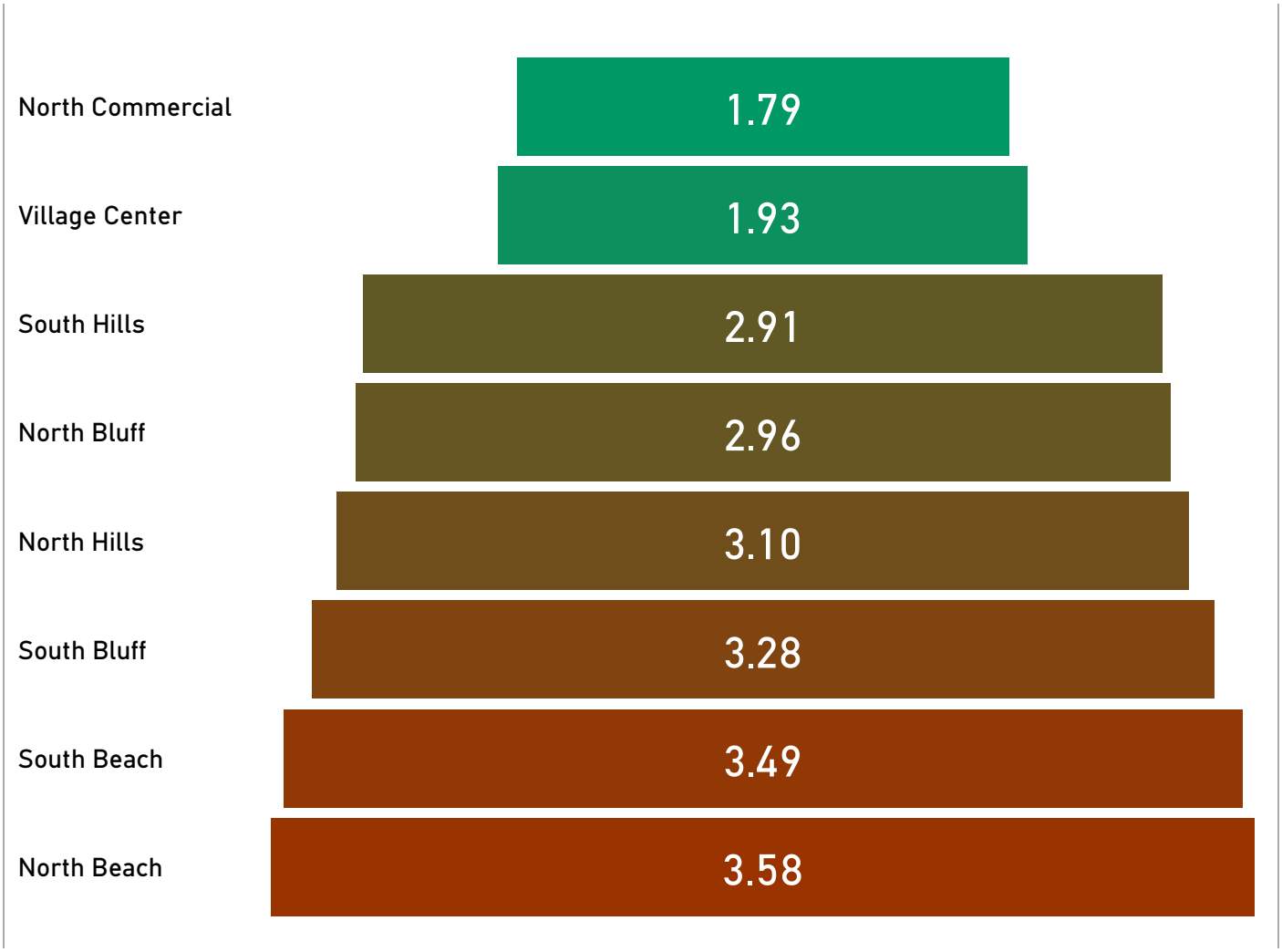


→ DISTRIBUTIONS → **AVERAGE RANK** → POPULARITY → ALL

Priorities listed by average rank.



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Mar 16, 20 - Apr 22, 20

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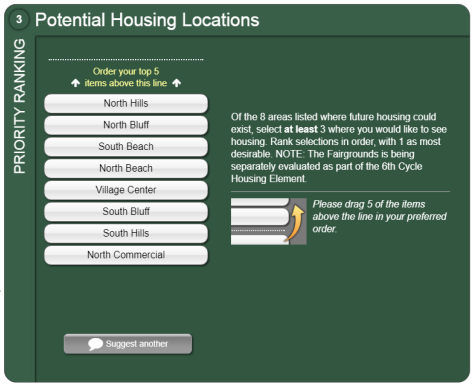
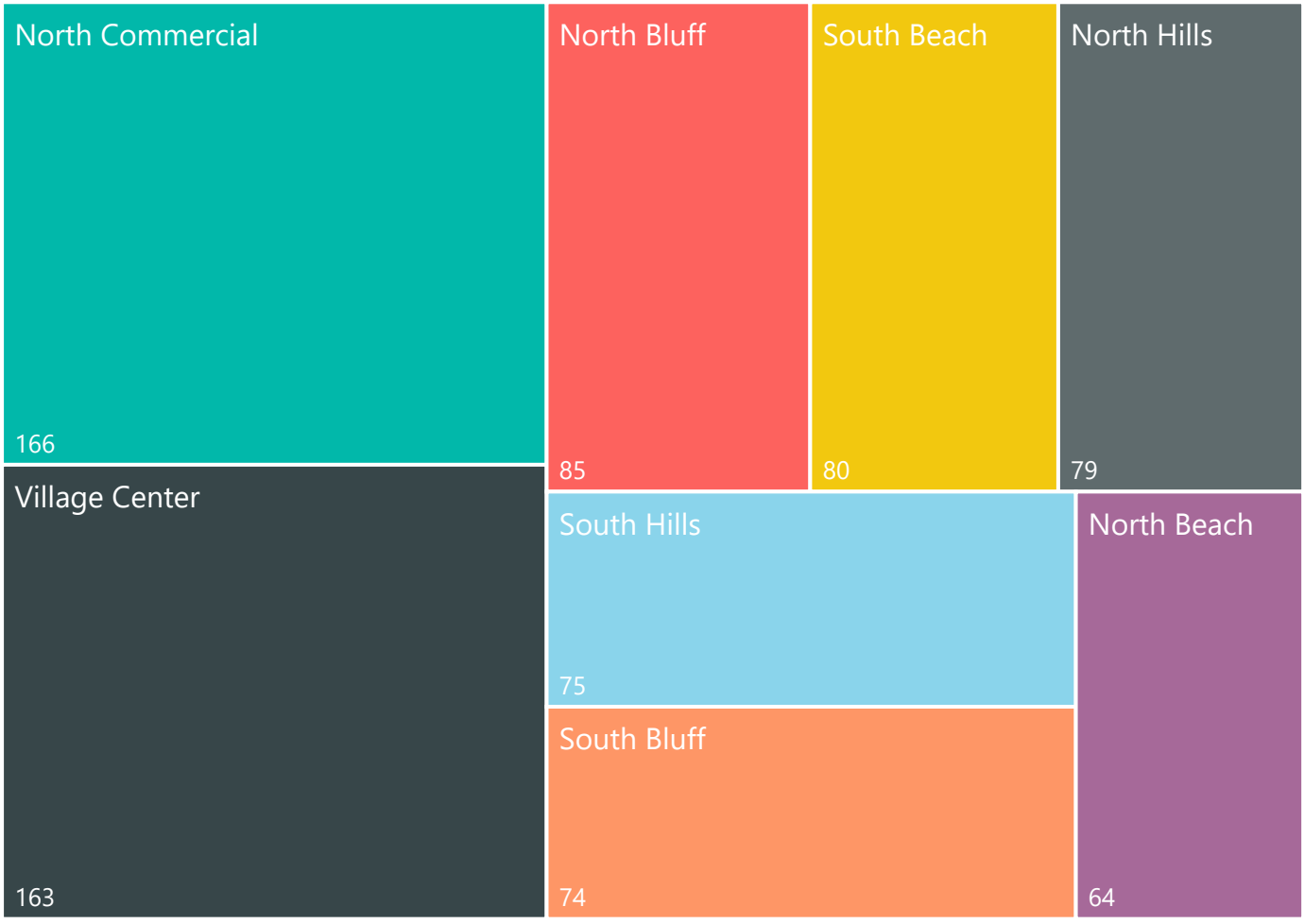


→ DISTRIBUTIONS → AVERAGE RANK → **POPULARITY** → ALL



Data points for this Screen:

Rankings: **728** Comments: **24**

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Mar 16, 20 - Apr 22, 20 | Screen 4

Distributions of the number of items dropped into each category.
'Amount' refers to the number of chips/coins dropped into a category, and 'Count' is the number of participants that used that many chips/coins in that category.

Reduced Setback Requirements

Amount	0	1	2	3	5	6	7	8	10	11	12	13	14	15
Count	98	36	13	6	38	13	2	3	8	1	1	1	1	1

Participants: 222 Total: 531 Average 2.392

Expedited Building Permit Issuance

Amount	0	1	2	3	4	5	6	7	8	9	10	11	12	15	16	18	20
Count	44	32	7	5	5	64	10	5	1	1	24	8	4	5	2	2	3

Participants: 222 Total: 1092 Average 4.919

S4_Remaining

Amount	0	1	4	5	6	7	8	9	10	12	13	14	15	16	17	18	19	20	21	23	24	25	26	27	28	29	30	31	32	33	34
Count	77	1	2	8	3	1	2	5	6	2	2	2	5	1	7	2	1	9	7	3	1	16	2	4	1	1	5	3	2	1	1

Amount	35	36	37	38	40	41	42	43	44
Count	3	5	2	3	7	3	8	4	4

Participants: 222 Total: 3509 Average 15.806

Additional Height Allowances

Amount	0	1	2	3	5	6	7	10	11	12	14	15
Count	138	28	9	3	23	8	2	6	2	1	1	1

Participants: 222 Total: 355 Average 1.599

Increased Density

Amount	0	1	2	3	4	5	6	7	8	10	11	12	13	14	15	17	20	24	35
Count	88	28	9	9	2	54	2	4	1	7	3	4	1	2	3	1	2	1	1

Participants: 222 Total: 752 Average 3.387

Streamlining Design Review Process

Amount	0	1	2	3	4	5	6	7	8	9	10	11	12	13	15	16	20
Count	50	24	6	13	2	58	6	5	5	2	24	12	5	2	6	1	1

Participants: 222 Total: 1086 Average 4.892

Fee Reductions Financing Programs

Amount	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	17	20	23	35
Count	46	32	11	4	1	68	12	7	1	4	15	7	2	1	1	5	1	2	1	1

Participants: 222 Total: 1043 Average 4.698

Floor Area Ratio FAR Incentives

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Amount	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	20
Count	53	36	12	4	2	65	8	5	2	3	11	6	4	2	5	1	1	1	1

Amount:	0	1	2	3	4	5	6	7	8	9	10	11	12	13	15	16	17	22	45

Participants: 222 Total: 956 Average 4.306

Reduced Parking Requirements

Count:	92	37	7	4	42	2	6	1	2	18	5	3	2	1
Amount:	0	1	2	3	5	6	7	8	9	10	11	12	13	16

Participants: 222 Total: 666 Average 3.000

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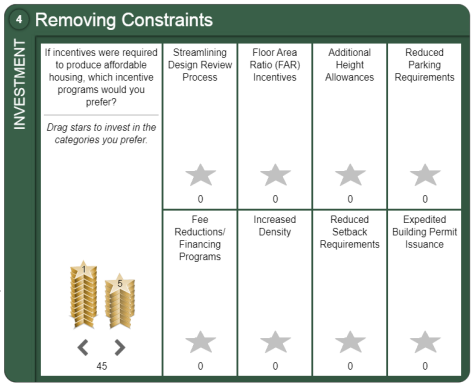
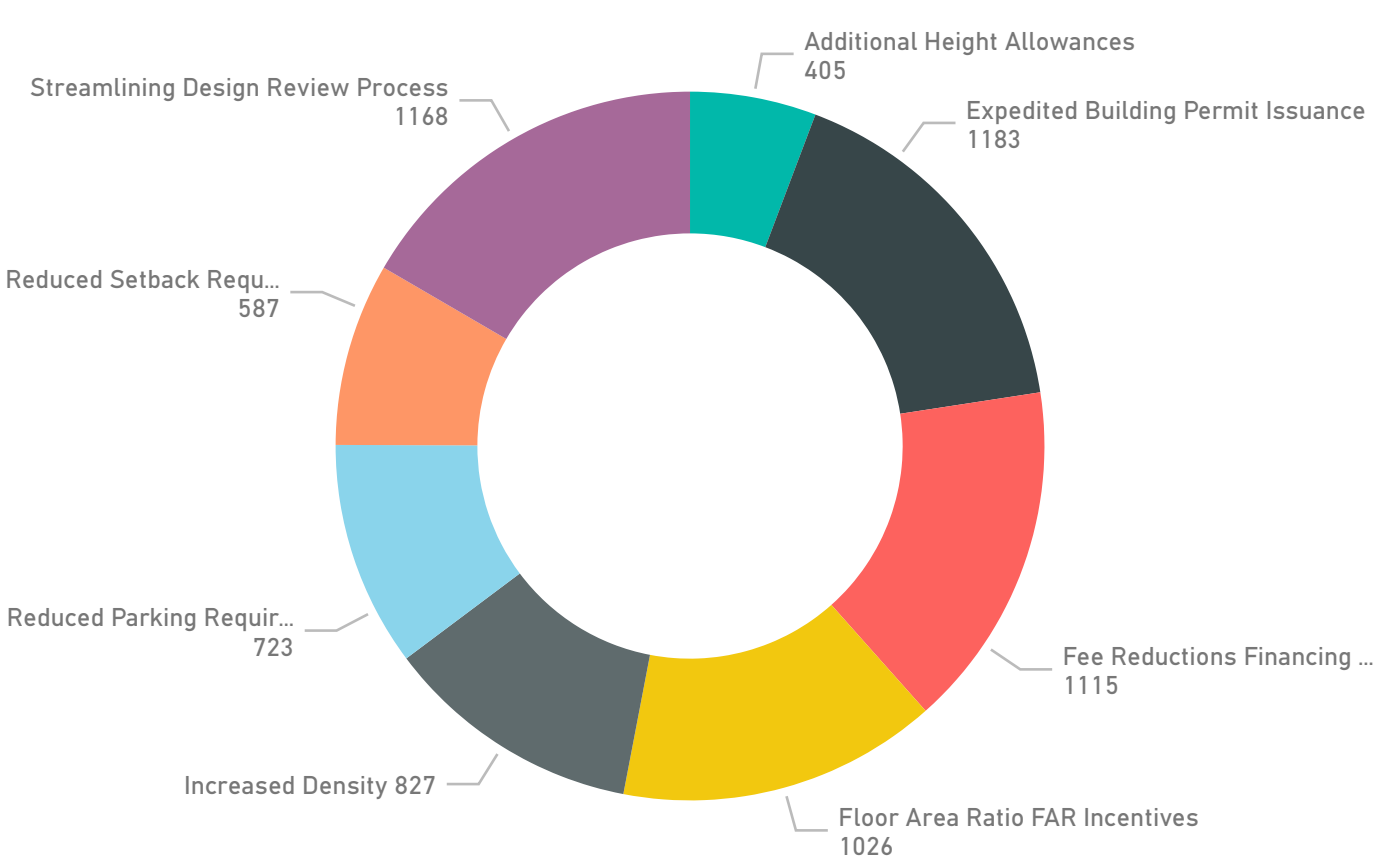


→ **BUDGET ALLOCATED** → AVERAGES → DISTRIBUTIONS → ALL

The total budget allocated to each category for all participants.



Data points for this Screen:

Data points: **1998**

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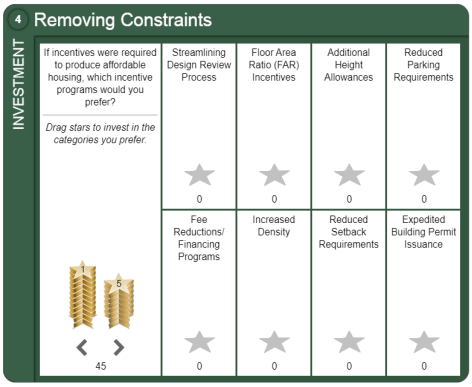
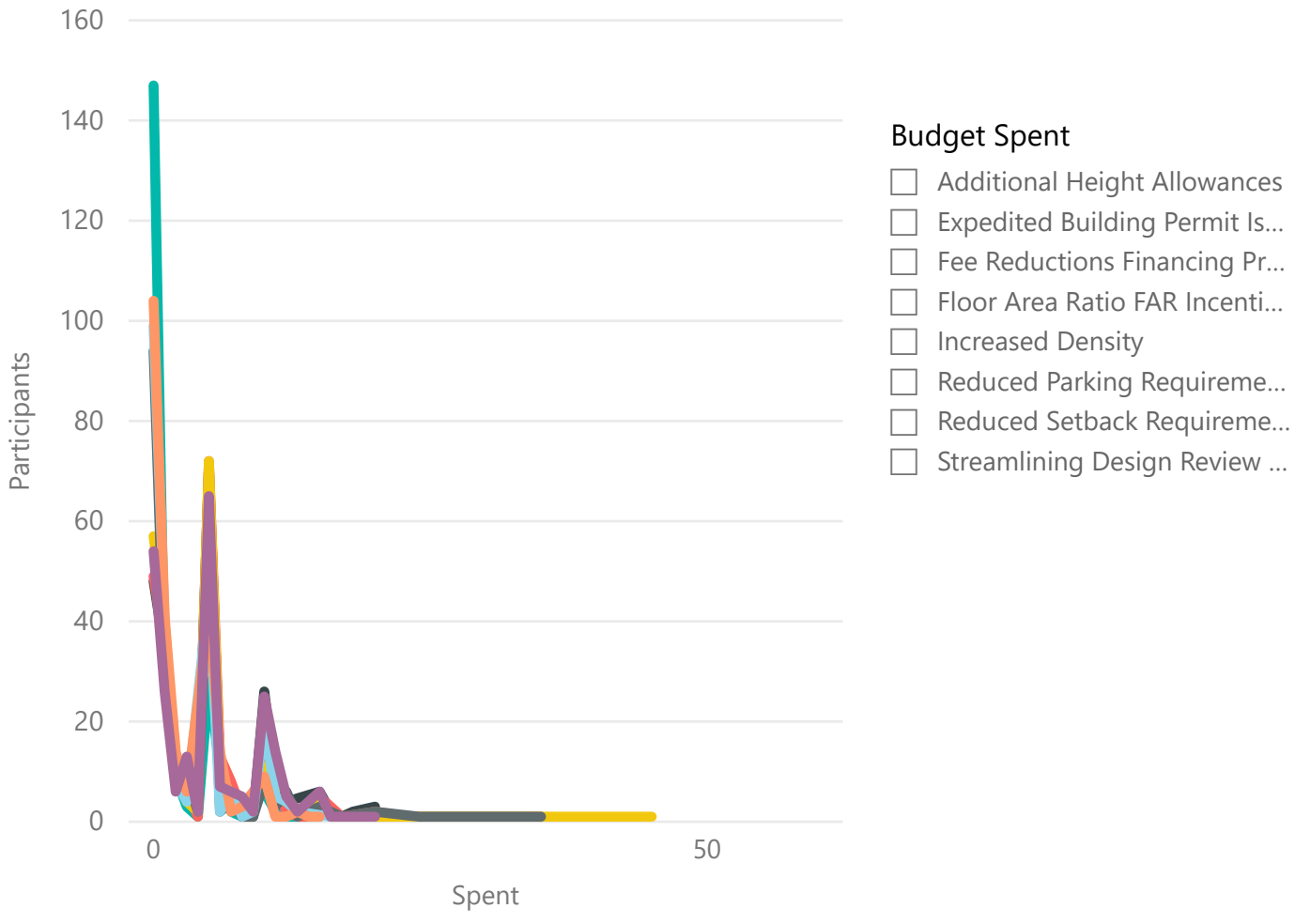


→ BUDGET ALLOCATED → AVERAGES → **DISTRIBUTIONS** → ALL

The distributions of how the budgets were spent.
[Documentation forthcoming]



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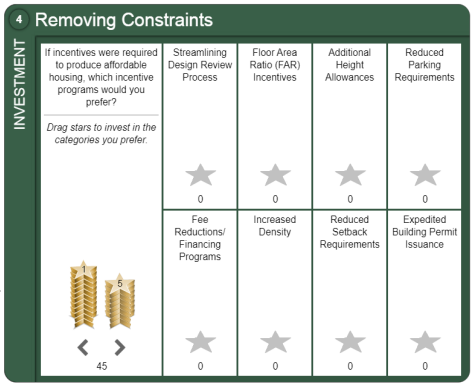
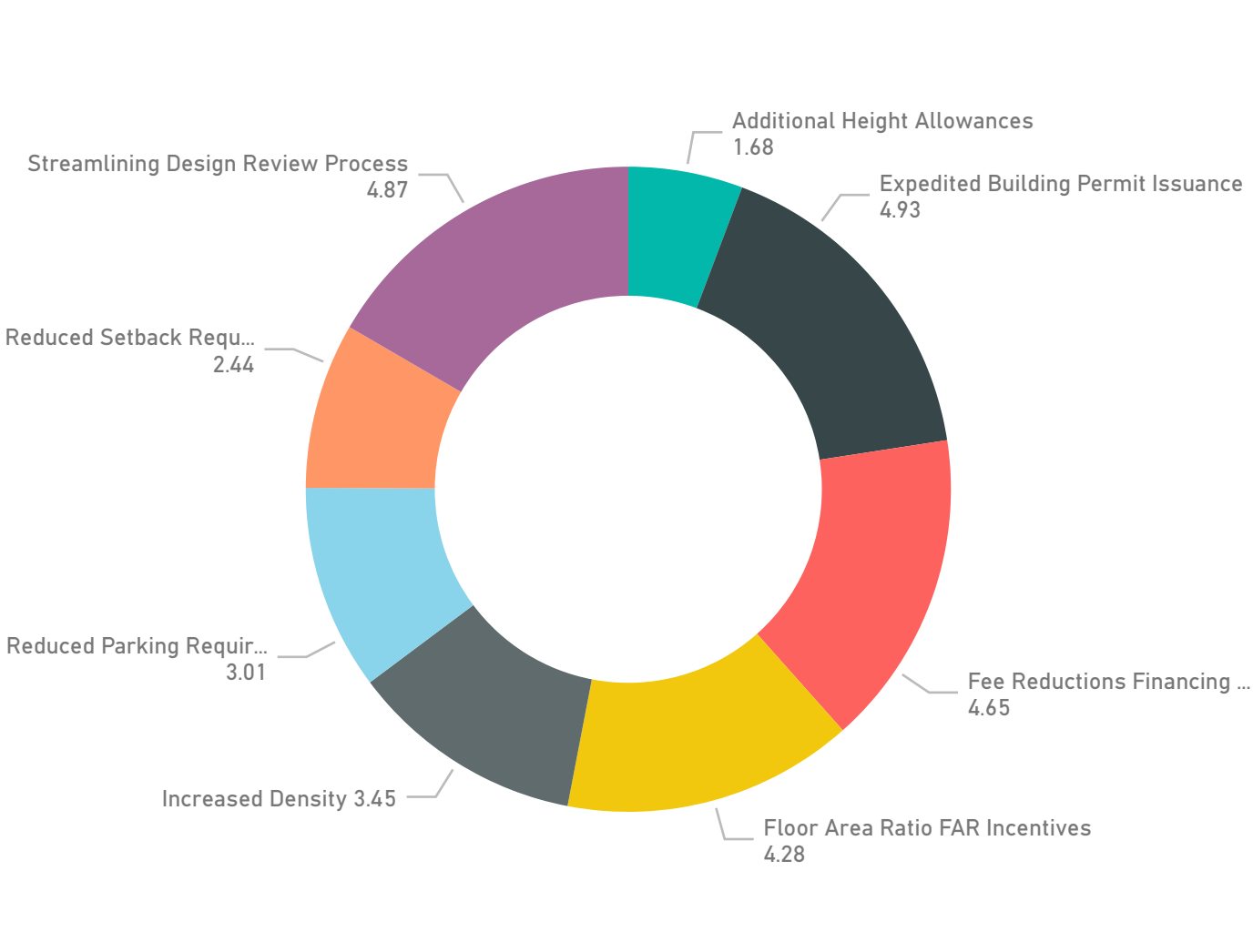


→ BUDGET ALLOCATED → **AVERAGES** → DISTRIBUTIONS → ALL

The average amout of budget allocated to each category.



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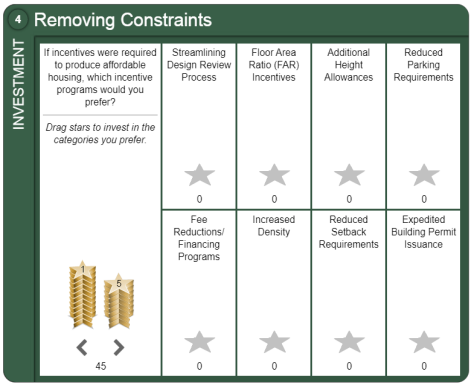

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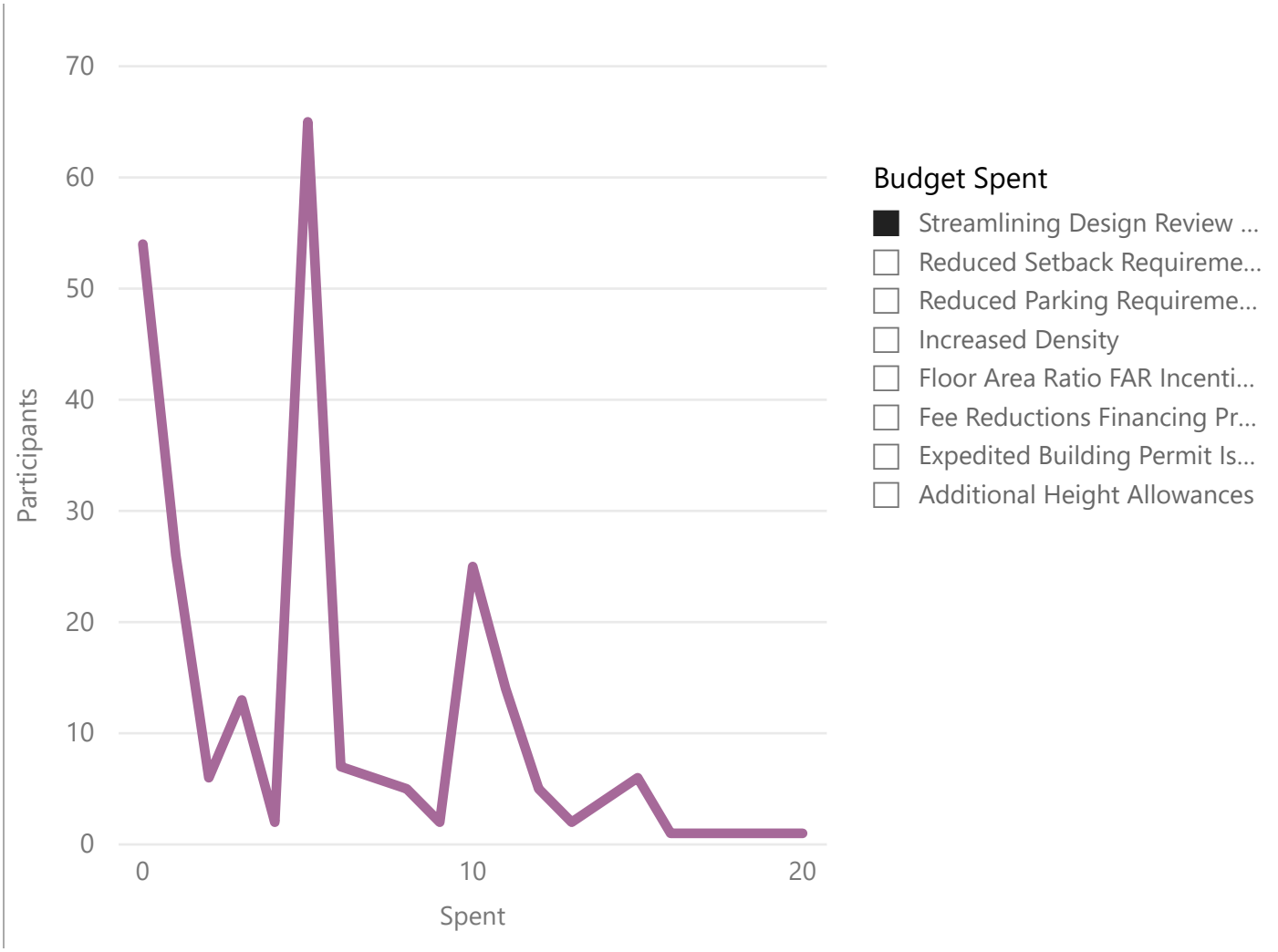

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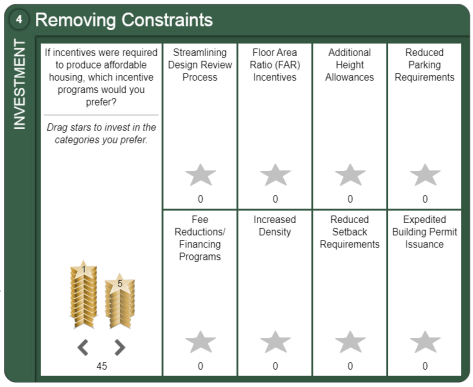

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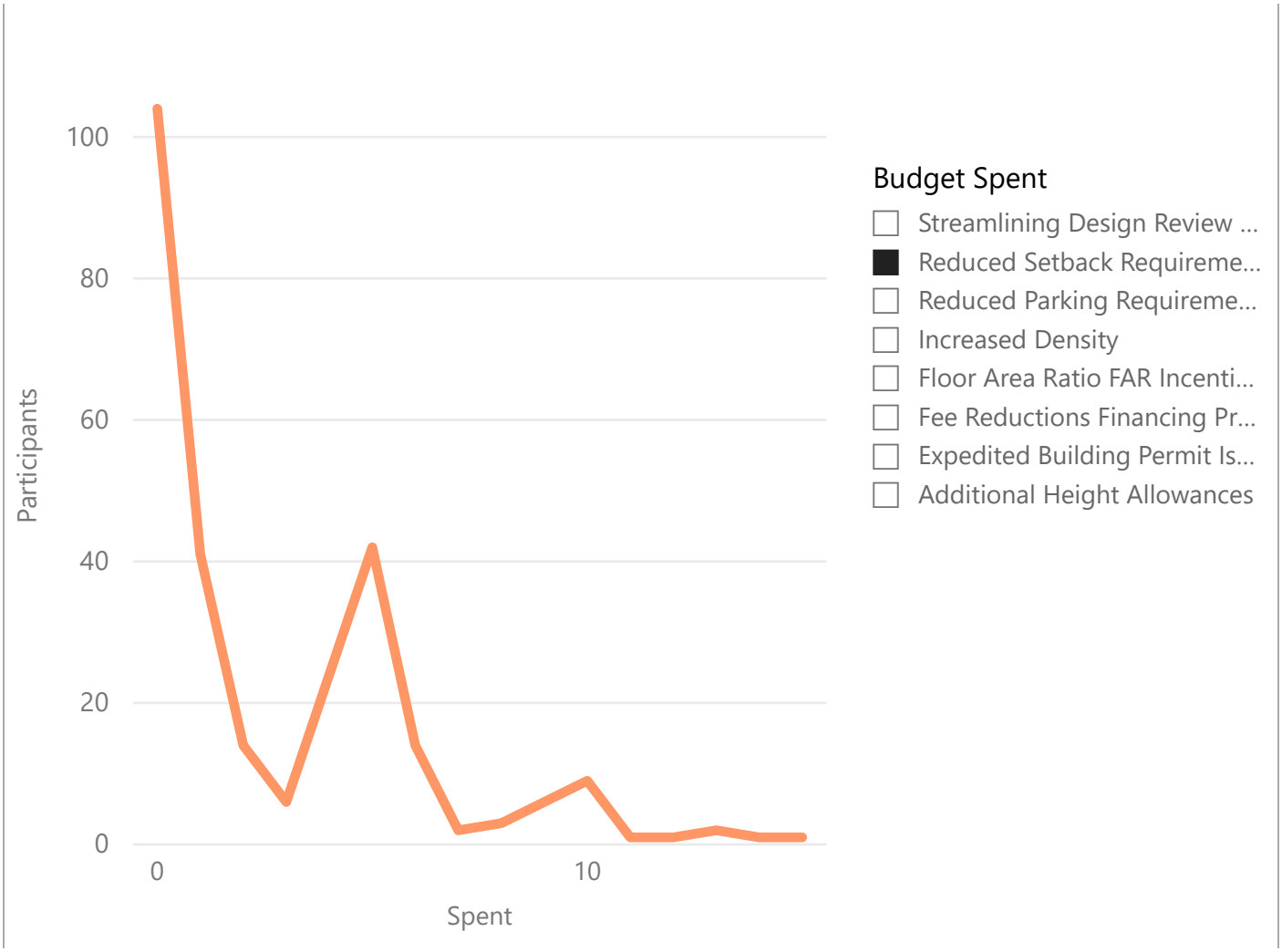

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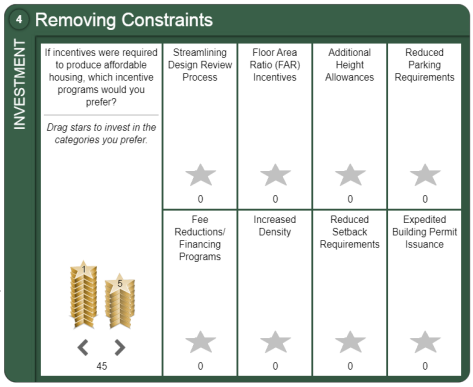

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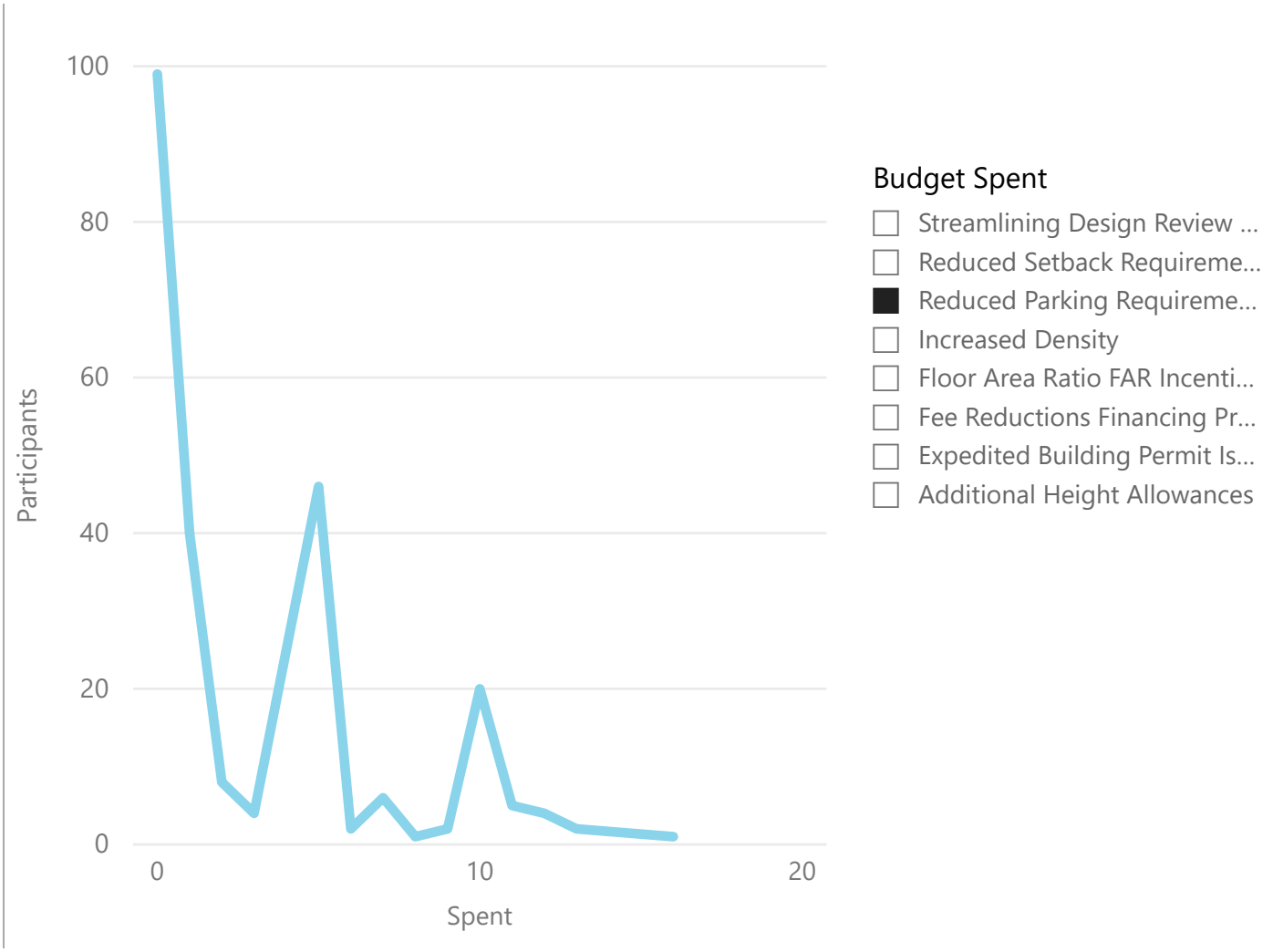

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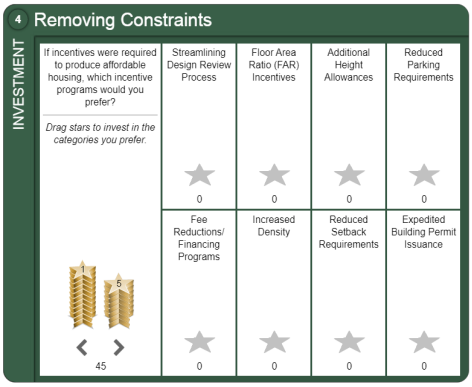

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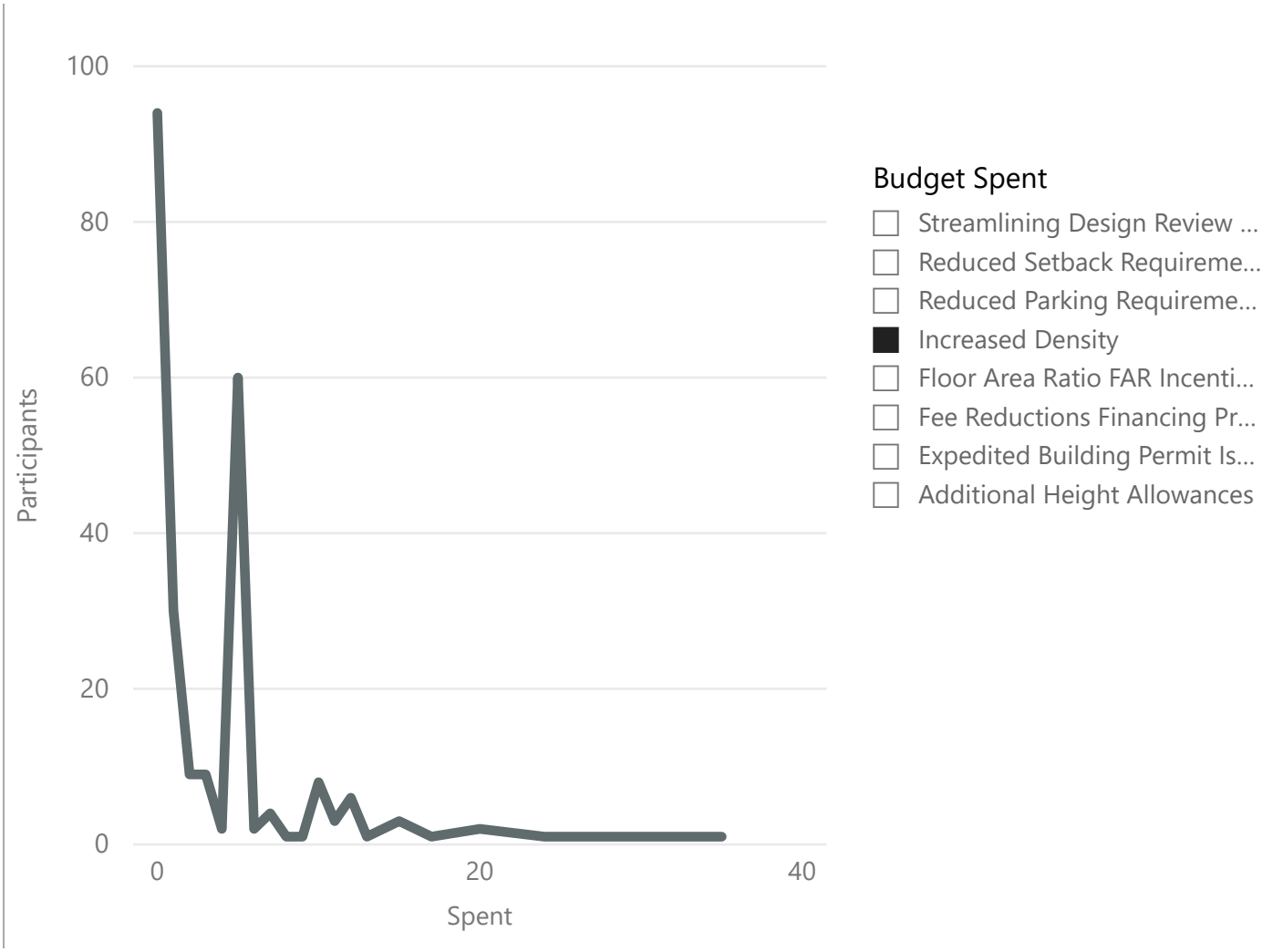

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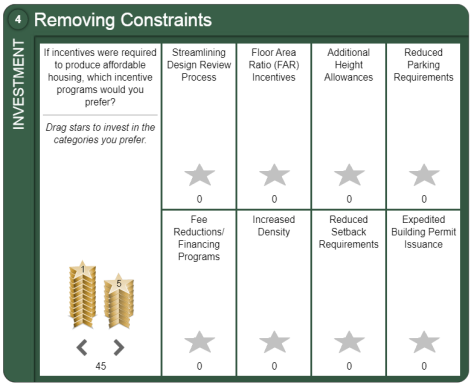

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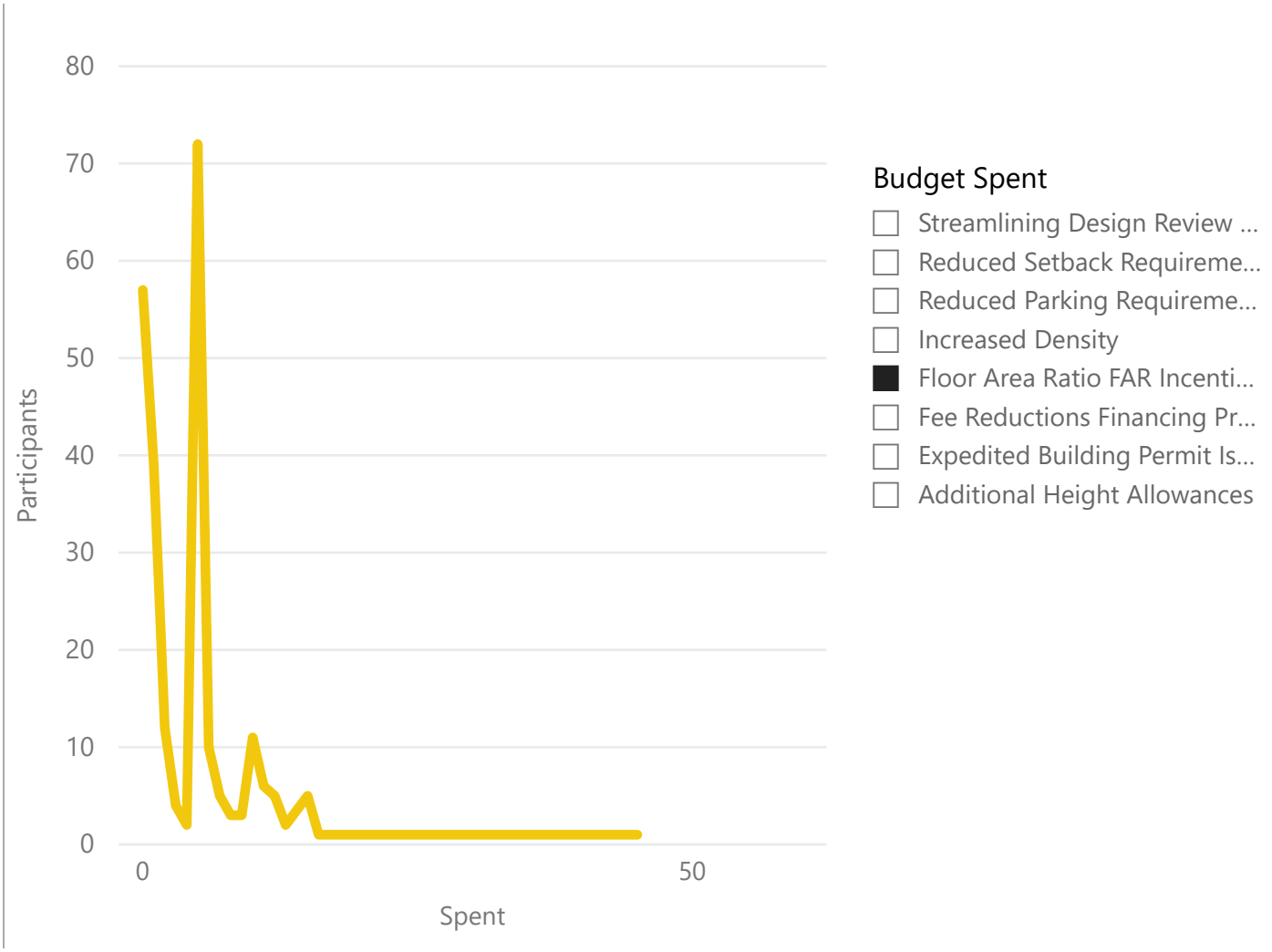

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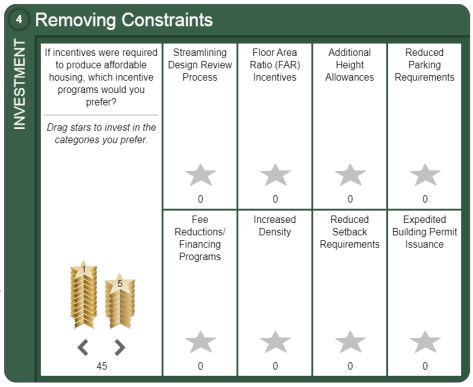
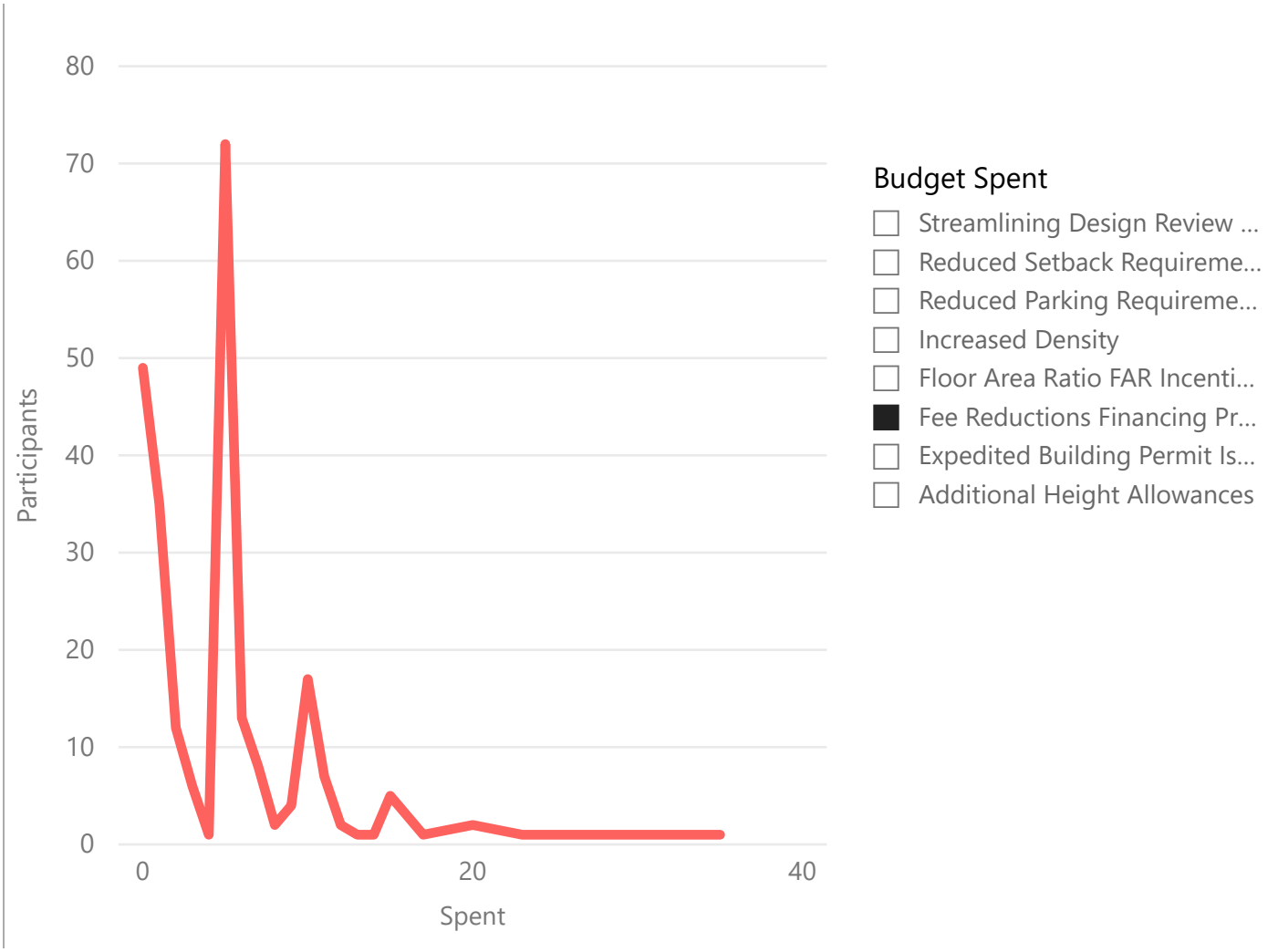
Mar 16, 20 - Apr 22, 20

Screen 4



→ BUDGET ALLOCATED → AVERAGES → **DISTRIBUTIONS** → ALL

The distributions of how the budgets were spent.
[Documentation forthcoming]



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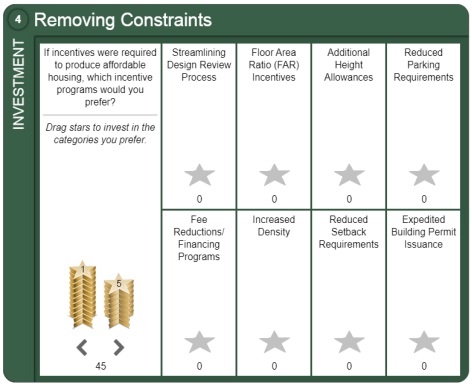
Del Mar 6th Cycle Housing Element

Mar 16, 20 - Apr 22, 20

Screen 4



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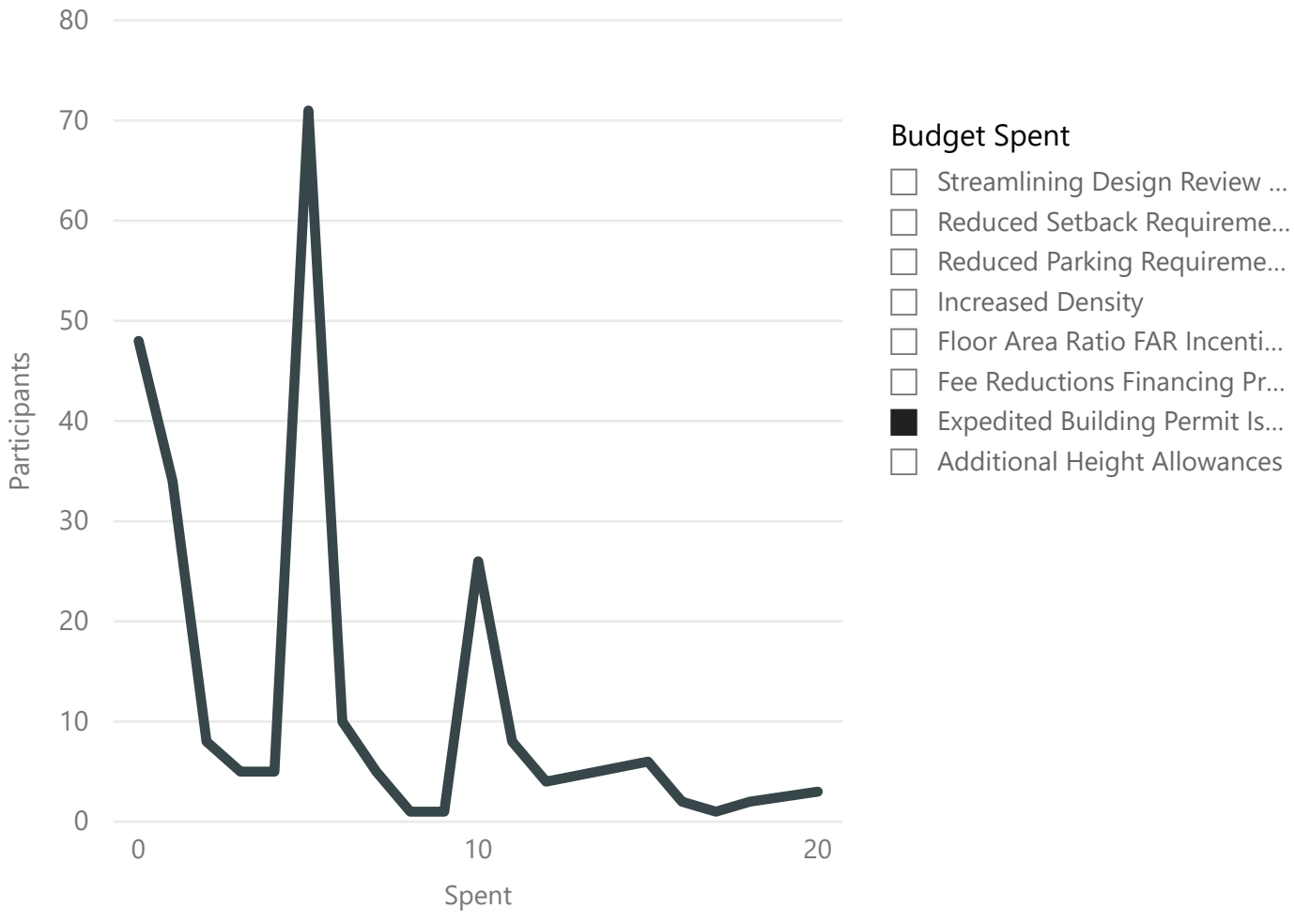

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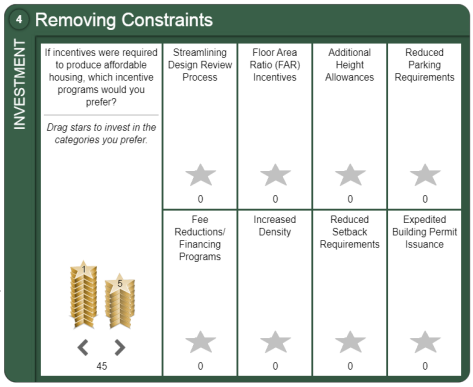

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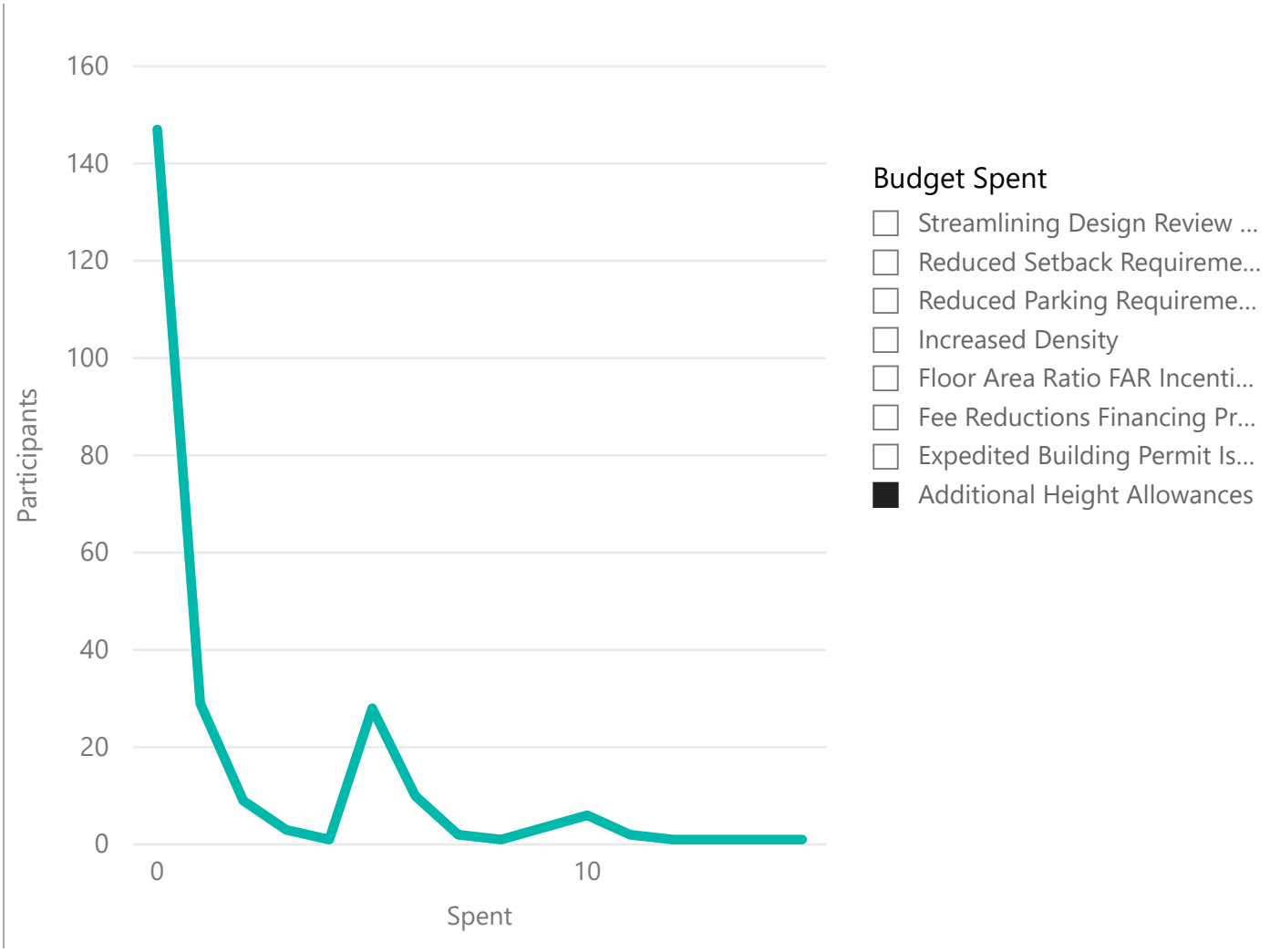

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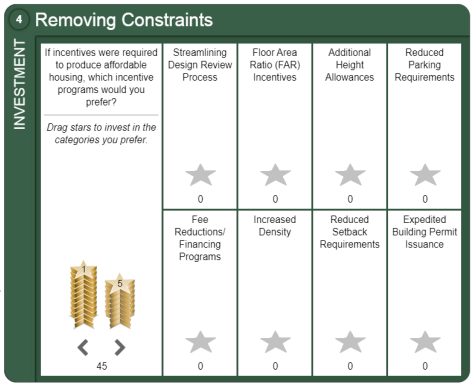
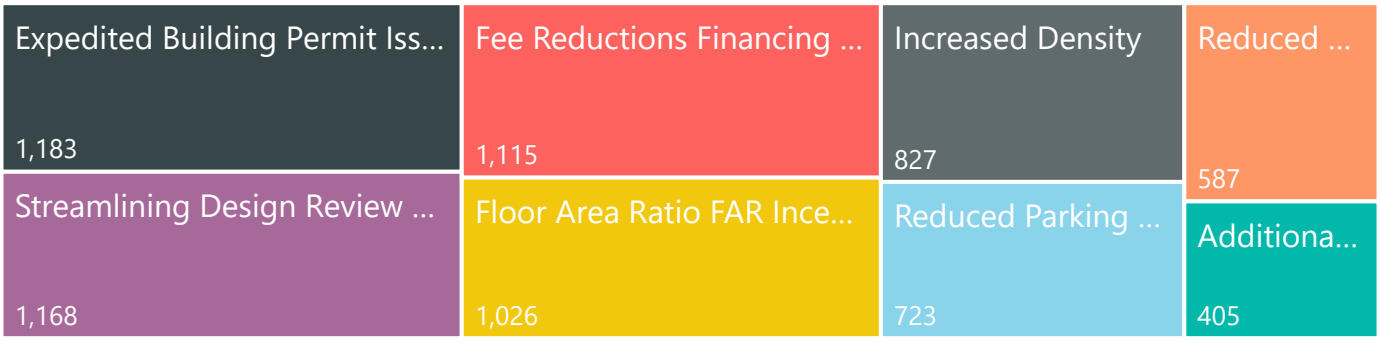


→ BUDGET ALLOCATED → AVERAGES → DISTRIBUTIONS → **ALL**

Budget Dashboard.

Budget Spent	Total	Average of Total	Median of Total	%GT Total
Additional Height Allowances	405.00	1.98	0.00	5.76%
Expedited Building Permit Issuance	1,183.00	5.21	5.00	16.82%
Fee Reductions Financing Programs	1,115.00	5.05	5.00	15.85%
Floor Area Ratio FAR Incentives	1,026.00	4.66	5.00	14.59%
Increased Density	827.00	3.86	1.00	11.76%
Reduced Parking Requirements	723.00	3.35	1.00	10.28%
Reduced Setback Requirements	587.00	2.71	1.00	8.35%
Streamlining Design Review Process	1,168.00	5.10	5.00	16.61%
Total	**7,034.00**	**4.02**	**2.00**	**100.00%**



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Mar 16, 20 - Apr 22, 20 | Screen 5

Below: Wrap Up questions showing answer breakdowns.

Question 6

141	Comment
141	Total

Where in Del Mar do you liveown property

74	North Hills
40	Village Center
24	North Beach
22	South Beach
22	South Bluff
17	South Hills
8	North Bluff
4	North Commercial
211	Total

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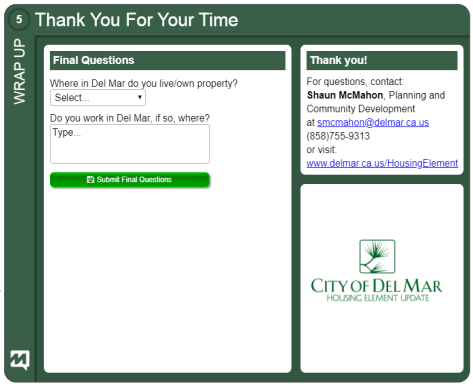
Mar 16, 20 - Apr 22, 20

Screen 5



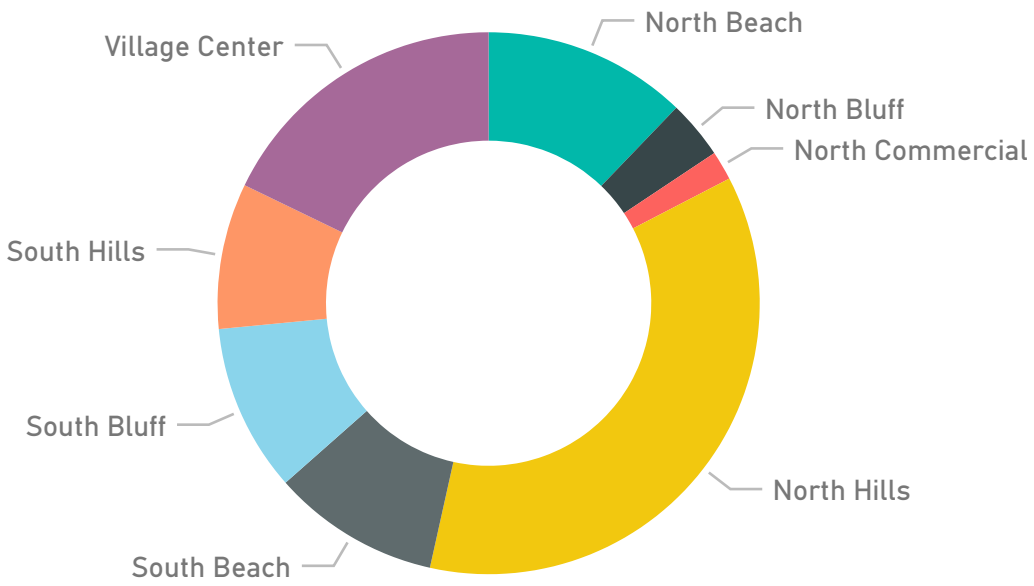
→ QUESTIONS → **ANSWERS** → TREEMAP → TABLE

Distribution of answers by question.

Question

Where in Del Mar do you liveown property

Answer



Data points for this Screen:

Responses: **212** Comments: **141**

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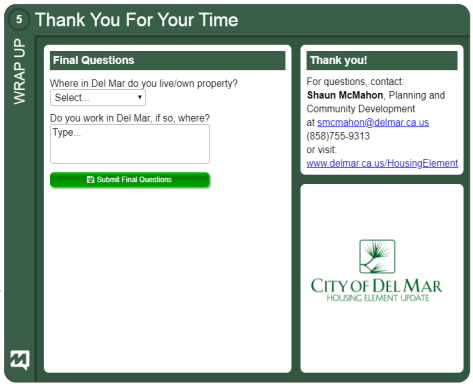
Mar 16, 20 - Apr 22, 20

Screen 5



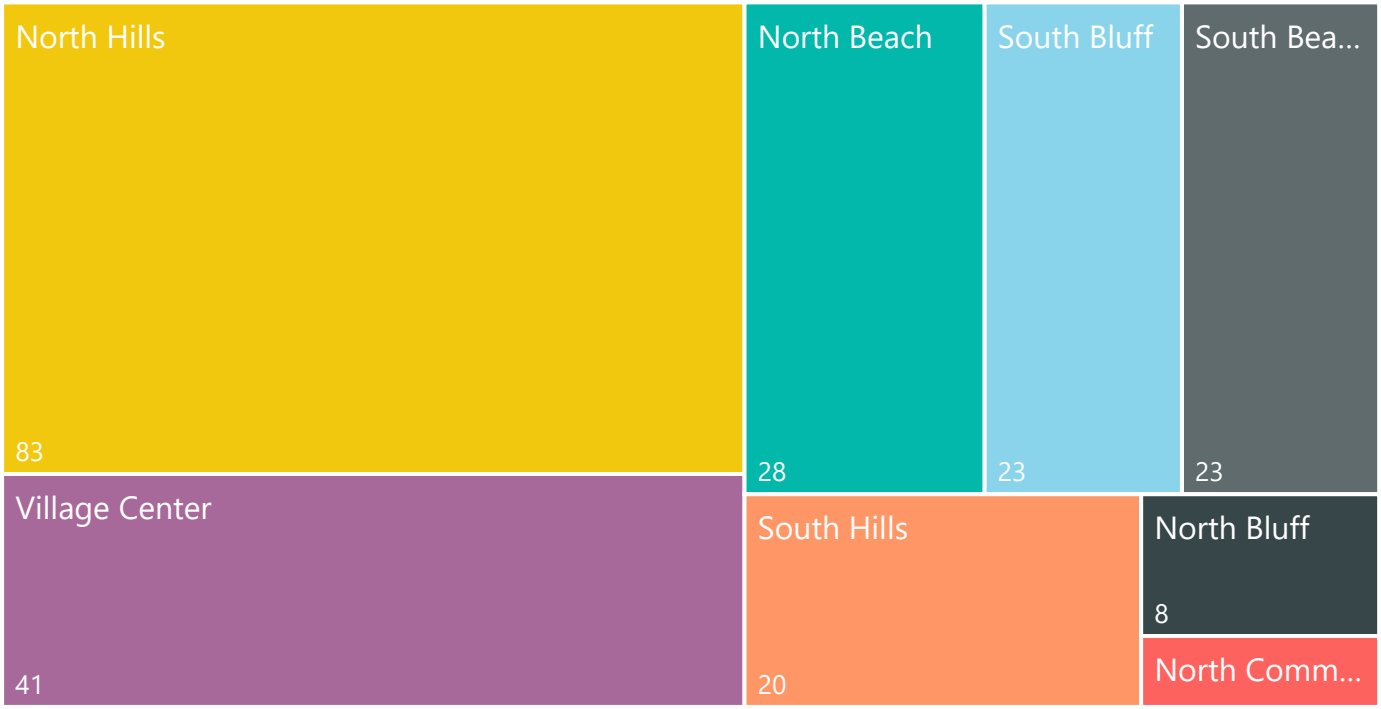
→ QUESTIONS → ANSWERS → **TREEMAP** → TABLE

An alternative view of answers in 'treemap' form. Choose questions at the top.

Question

Where in Del Mar do you liveown property

Answer



Data points for this Screen:

Responses: **212** Comments: **141**

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Q_Comment	S2_P1_T1_Density_Requirements_txt	S2_P1_T2_Increase_Reduction_Fee_txt	S2_P1_T3_Existing_Units_txt	S2_P1_T4_Fee_WaiverReduction_txt	S2_P1_T5_Rent_Stabilization_txt
	Please make sure our community plan is	Anyone reducing should pay cost of creating	Let's preserve housing especially	Waive fees for a six month period to	I am ok with thus as long as it's a fair
NO	property owners should not be required to	Del Mar should not hinder people from	several dwellings in my	O.K. to encourage property owners to	O.K. as long as that amount is no less
Retired.	Only in cases of multi-unit developments,	For multi-family developments, not single	This may be most equitable since	But maintain design review standards,	Prevent price gouging, but allow
I work in La Jolla	People should be allowed to do what they	Great idea to charge fees for removing units.	There may be good reasons to	Great way to encourage inclusion of	Rent stablization has backfired in
No	I don't feel as though it is up to the home	I do not think this would work in Del Mar	Not a clear question...to whom is	Particularly focused on new	
		I oppose this as it would be a way to avoid		Any reduction would have to be large	Without this the program would be
Question 6 - Comment	Density Requirements - Comment	Increase Reduction Fee - Comment	Existing Units - Comment	Fee WaiverReduction - Comment	Rent Stabilization - Comment
work from home but		It depends on whether the existing parcel is	it depends on if a reduction		you'll end up with a community of
No	There are many substandard, non-	It would be bad public policy and unfair to	See previous concerns raised		Without a link to CPI or an end date of
	People bought their property with known	People bought their property with known	People bought their property with		Over the long term rent control does
None of the priority	seems unfair to property owners	seems like a good idea	seems unfair to property owners	seems like a good idea	seems unfair to property owners
	I feel like this would not/should not be	That's not fair.	Again, feels like an illegal taking of	Interesting idea.	No! This will lead to high starting
	That seems unconstitutional.	That's ridiculous.	Again, I don't think that's	That seems reasonable.	It's my property and I should be able
No	The State/County/City should have zero	This is just punitive social manipulation.	If the City prohibits any owner		Absolutely not.
yes and no My office is in	you have governemt land at city hall and	This would need be in effect at purchase	Only if written in deed befor	good idea	if that is in program guidelines
No	Under long founded and legal protective	To insure number of units already in	Prohibition seems beyond the law	A fee if legal and applicable to all other	I believe this type of law has been
	This is an authoritarian measure	Unwarranted social engineering	See above	More unwarranted social engineering	Authoritarian and counterproductive
		What does explore mean?			
	People purchased property with certain	Will you be starting with a certain family on	Absolutely not!!! Property Rights	Absolutely not!!! Put these units on the	no way... let the market set the
	We want to preserve community plan so	Yes, increase to cost of replacing this unit	This must be enforced. Stop	Offer for free for six months to encourage	
	against				
	Ahome owner should nt be required to				
	explain				
No	I support this for NC including Watermark				This is super important to maintaining
No. this is a rental	is this for single family or condo				
	Minimum number of units requirements				
	More than half of the properties in the R2		owners should be allowed to use		Sounds like rent control to me. Only
Yes Home	Need More Housing In Del Mar.				No Rent Control!
Village Center	None of these priority programs should be				
home	not clear what this means				
	OK idea but not enforcable. You can't make				
no. retired	property owners should be able to reduce				
	property owners should not be required to				
No	Should not mandate more density		Prevent mentionalization		
Retired	The density in Del Mar is already too high.				Horrible idea. Will cause landlords to
	TO MAINTAIN ONLY NOT DEVELOP		For 20 years, we have watched		
Compass in the Plaza	What about historic preservation?				
Though my office has a	What does this even mean? What		If an owner want more privacy	Maybe for an individual property owner	
No			I oppose the construction of		
home office			Terrible idea	Only if granny flats are covered under this	Rent control does not work. Trying to
1110 Camino del Mar					

Q_Comment	S2_P1_T1_Density_Requirements_txt	S2_P1_T2_Increase_Reduction_Fee_txt	S2_P1_T3_Existing_Units_txt	S2_P1_T4_Fee_WaiverReduction_txt	S2_P1_T5_Rent_Stabilization_txt
92014					
Architecture and Real					
At home					
at home					
at home 15th street					
At home.					
Don't work here but live					
Everywhere					
From home					
From home.					
From Home.					
From					
Home					
home					
Home					
Home					
Home					
Home office					
Home office				Terrible idea	Absolutely horrible idea. Rent control
Home. Lawyer.					
I am an a Semi-Retired					
I consider Del Mar as					The USA is not a Socialist country.
I have lived in Del Mar					
I work from home					
I work from home much					
jean claude salon					
Marketing Consultant					
my art studio at 1014					
N/A					
N/A					
N/A					
n/a (work in Sorrento					
NA					
No					If this applies only to rents in housing
No					
no					
no					
No					
no					
no					
no					

Q_Comment	S2_P1_T1_Density_Requirements_txt	S2_P1_T2_Increase_Reduction_Fee_txt	S2_P1_T3_Existing_Units_txt	S2_P1_T4_Fee_WaiverReduction_txt	S2_P1_T5_Rent_Stabilization_txt
No					
no					would want to learn more
No					
no					
No					
No					
no					
no					
No					
No					
no					
no					
no					
No					
No					
No					
no					
no					
No					
No					
no					
No					
no					
No					
no

Q_Comment	S2_P1_T1_Density_Requirements_txt	S2_P1_T2_Increase_Reduction_Fee_txt	S2_P1_T3_Existing_Units_txt	S2_P1_T4_Fee_WaiverReduction_txt	S2_P1_T5_Rent_Stabilization_txt
no					
No					
no, previously owned a					Real estate development, investment
No, work at UCSD					
No.					
No.					
none					
nope					
North Commercial and					
Out of our home					
Rented in Del Mar for 38					
Retired					
Retired					
Retired					
Retired					
retired					
Retired				Unclear what this means.	
retired					
Retired					
Retired					
retired					
Retired					
RETIRED					
self-employed					
St. Peter’s					
Village center					
Village Center					
Work from home 50% of					
Work from home as a					
Yes					What is the point of affordability, if
Yes, I am a City Council					
You're asking if we want					
					what does "covered by the program

Q_Comment	S2_P1_T1_Density_Requirements_txt	S2_P1_T2_Increase_Reduction_Fee_txt	S2_P1_T3_Existing_Units_txt	S2_P1_T4_Fee_WaiverReduction_txt	S2_P1_T5_Rent_Stabilization_txt
					depends on how long it is rent

Q_Comment	S2_P1_T1_Density_Requirements_txt	S2_P1_T2_Increase_Reduction_Fee_txt	S2_P1_T3_Existing_Units_txt	S2_P1_T4_Fee_WaiverReduction_txt	S2_P1_T5_Rent_Stabilization_txt

Q_Comment	S2_P1_T1_Density_Requirements_txt	S2_P1_T2_Increase_Reduction_Fee_txt	S2_P1_T3_Existing_Units_txt	S2_P1_T4_Fee_WaiverReduction_txt	S2_P1_T5_Rent_Stabilization_txt

Q_Comment	S2_P1_T1_Density_Requirements_txt	S2_P1_T2_Increase_Reduction_Fee_txt	S2_P1_T3_Existing_Units_txt	S2_P1_T4_Fee_WaiverReduction_txt	S2_P1_T5_Rent_Stabilization_txt
					These types of initiatives, while
				Fees are very expensive in DM. A	

S2_P2_T1_Downtown_Village_txt	S2_P2_T2_Incentivize_ADUs_txt	S2_P2_T3_Affordable_Units_txt	S2_P2_T4_Affordable_Units_on_Public_Land_txt	S2_P2_T5_Tiny_HomesMicroUnits_txt
We already allow 1 unit per building			City can build 4 to 6 units depending on size on the	They are attractive, so efficient and can
16 units per acre would be reasonable	conversion of a garage to an	This would be the only way to	NO: public land is for the public, not for apartment	It depends on where they are.
Maintain bldg height limitations.	Not without maintaining existing	Incentives, not mandates.	Far and away the most sensible and fair decision to	With careful design review standards.
		We've tried that before and had no	Best and likely the only answer.	I would not mess with the current codes.
Downtown Village - Comment	Incentivize ADUs - Comment	Affordable Units - Comment	Affordable Units on Public Land - Comment	Tiny HomesMicroUnits - Comment
this place is dense enough already.				
Given the continual complaints (noise,			The responses to this question are very misleading	
no way! that is way too dense and it's	maybe - but they need to be done in	Like what?	Seems like a bad idea. The public land belongs to the	See comments on ADU's and DRO's
No. Stop trying to make this little town	This is interesting	Need to know	I would need to know the specifics.	Can we not have these now? I would not
No. You know this is Del Mar, right?	Ok	I would have to know	Yes. Put them on the race track property.	Was this not allowed before? Are you trying
		Absolutely not. Just because the		Absolutely not. If you want to live in micro-
yes that is where the public	yes	yes		
I believe 20 units per acre in this town	Anything and everything is	Again, this is taking the long arm of	Public land - land for the benefit of which public, is the	Such an idea in this town is way out of
		Deed restriction is authoritarian		
		What does explore mean?	What does explore mean?	
This only works if the King and Queen	This puts poor development into our	this also put bad development and	Absolutely!!! Put these units on the Fairgrounds or	This puts poor planning and development
It is critical that we demonstrate good	The pilot project for dedicated ADUs,	The concept of a 30+ year dedication	Absolutely - The City should to lead by example, and	Absolutely! I already know a couple who
This will allow long-time low density				
Allowing residential on the top floor of				
Agree	Creates way more density than	No Government Housing. Who is		No
				Do not believe using some of the most
The residential units allowed in CC and	There is no way to indicate "NOT AT			
Adhere to community plan and do not			Also explore increasing affordable housing in all parts	
Horrible idea.	Not enough parking as is			Horrible idea.
What about community plan and	A much better solution.		Could destroy historical sites and community plan!	No way!
		This seems like very specific	If the land is public land it should be developed for the	
High density downtown is good. Also,				

S2_P2_T1_Downtown_Village_txt	S2_P2_T2_Incentivize_ADUs_txt	S2_P2_T3_Affordable_Units_txt	S2_P2_T4_Affordable_Units_on_Public_Land_txt	S2_P2_T5_Tiny_HomesMicroUnits_txt
Current virus contagion should be a			Govmt should not be competing with private property	Again, high density is not healthy.
			Not sure where the publicly owned land is. Would. It	
20 units seems development heavy-			Should be restricted to uses compatible with land use.	Would work as accessory units on a lot,
	We worry about the fact that ADUs	As long as they meet Planning and		With appropriate meeting of DRB and
No way!				No way!
Location should be a factor when				Location become relevant
CC zone for sure good idea, RC zone less				

S2_P2_T1_Downtown_Village_txt	S2_P2_T2_Incentivize_ADUs_txt	S2_P2_T3_Affordable_Units_txt	S2_P2_T4_Affordable_Units_on_Public_Land_txt	S2_P2_T5_Tiny_HomesMicroUnits_txt
				Tiny homes should be tightly regulated and
	ADUs undermine the Del Mar			

S2_P2_T1_Downtown_Village_txt	S2_P2_T2_Incentivize_ADUs_txt	S2_P2_T3_Affordable_Units_txt	S2_P2_T4_Affordable_Units_on_Public_Land_txt	S2_P2_T5_Tiny_HomesMicroUnits_txt
Absolutely opposed	No			No
yes for CC NO for RC for that amount of			Never on parks or Preserves! Not on the North Del Mar	
				Love the concept, seen this in Oregon.
The zoning as of today, or what?				
			Same public sites more then others, eg. save green	don't know enough about this option.

S2_P2_T1_Downtown_Village_txt	S2_P2_T2_Incentivize_ADUs_txt	S2_P2_T3_Affordable_Units_txt	S2_P2_T4_Affordable_Units_on_Public_Land_txt	S2_P2_T5_Tiny_HomesMicroUnits_txt
				don't know enough to rate

S2_P2_T1_Downtown_Village_txt	S2_P2_T2_Incentivize_ADUs_txt	S2_P2_T3_Affordable_Units_txt	S2_P2_T4_Affordable_Units_on_Public_Land_txt	S2_P2_T5_Tiny_HomesMicroUnits_txt
		I don't understand this option		
		I am a low-income woman and I		
I like this idea but prefer vouchers so			Only on the fairgrounds, not park space. If it is only	
Strict height restrictions would be				

S2_P2_T1_Downtown_Village_txt	S2_P2_T2_Incentivize_ADUs_txt	S2_P2_T3_Affordable_Units_txt	S2_P2_T4_Affordable_Units_on_Public_Land_txt	S2_P2_T5_Tiny_HomesMicroUnits_txt
I believe the best zones for low income				only in these zones are the NC , FR, and r1-
			We need our public spaces in Del Mar.	
		Don’t limit ADUs to be deed		
				Great idea. Have seen this idea in Oregon.

S2_P2_T1_Downtown_Village_txt	S2_P2_T2_Incentivize_ADUs_txt	S2_P2_T3_Affordable_Units_txt	S2_P2_T4_Affordable_Units_on_Public_Land_txt	S2_P2_T5_Tiny_HomesMicroUnits_txt
I like concept of residential (e.g. mixed				This would run negatively impact character

S2_P3_T1_Senior_Citizens_txt	S2_P3_T2_Students_Local_txt	S2_P3_T3_MilitaryVeterans_txt	S2_P3_T4_Homelessness_txt	S2_P3_T5_Rental_Assistance_txt	S3_P0_T0_txt	XIT_Custom1
We talk about helping our seniors	Great idea. This helps us to have		We should do our part and	Only if this program gives us credit for		Village Center
Del Mar is aging. Community	What constitutes "in-need".	Frankly, Del Mar lacks useful	NO. Del Mar is a small community	I'm sorry for the poor, but why		North Beach
Seniors and/or their families	Forced student housing not	Military or civilian status should be	Should not be incentivized or	Low income rental assistance not	Utilize existing parcels	North Hills
						South Bluff
To include those who are home	Has been tried in the past with so-				Fairgrounds is the most	South Hills
						South Beach
Senior Citizens - Comment	Students Local - Comment	MilitaryVeterans - Comment	Homelessness - Comment	Rental Assistance - Comment	Suggest another -	Where in Del Mar do you
						North Beach
There are plenty of existing	Del Mar cannot afford to fund any	Del Mar cannot afford to fund any	Del Mar cannot afford to fund any	Del Mar's rental assistance program		North Beach
Good idea - DMCC already does	Students can be noisy and out of	Yes	Del Mar is way too small to	Seems unfair to people in the middle		South Bluff
Yes. This is good.	This seems like an interesting	Also an interesting idea	I would need to know	We already have this.	I hate this form on	North Beach
These are great! Keep this	I would	This also seems	Need to know	You already do this. There are		
No. This is just duplicitous			There is virtually no "food	Absolutely not. We already have the		South Beach
Not if they can not afford it.	No student should be able to	yes if there is a veteran housing	There are less expensive areas to	We do not have the jobs available in		North Commercial
THIS Question is vague without any	I see no reason to make special	This is the same question as the	Again and Again, I make no	California has already set up a		
	What does in need mean? Will this	Does this imply vets need	Buzz words to create in Del Mar	More buzz words to destroy what Del		North Hills
						South Hills
	Why is this town always go back to	We are the smallest town in the	We are the smallest town in the	We are the smallest town in the		North Hills
						Village Center
This is so important. We have had	Yes - some residents already do			I rated this lower because I think it is		North Hills
						South Bluff
						North Hills
						North Beach
					East Del Mar - Land East	North Hills
						North Hills
			NO -- one star means NO . 5 stars			
						Village Center
		While a good idea, faced with	Collaborate with churches and		Make development fair	Village Center
	There are very few students here.	These are foolish ideas for small	Enforce vagrancy and panhandling	Waste if money.		South Beach
					Around the Fairgrounds!	North Hills
			Our community does not have ALL	I would also like the city of Del Mar to	I strongly believe	North Hills
I am 78. Seniors should not hang on	How old are these students?					North Hills
			Horrible idea	No	City Hall	North Hills
						Village Center

S2_P3_T1_Senior_Citizens_txt	S2_P3_T2_Students_Local_txt	S2_P3_T3_MilitaryVeterans_txt	S2_P3_T4_Homelessness_txt	S2_P3_T5_Rental_Assistance_txt	S3_P0_T0_txt	XIT_Custom1
	No	No	No	No		
						North Hills
						North Beach
	Private owners are already doing	Fine if done by the private sector -	Given that the underlying root	Not with local public funds - we are		North Beach
						North Hills
						South Beach
		they can do that now-"special" rules				
						North Beach
						North Hills
						North Hills
						Village Center
						North Hills
						Village Center
						North Hills
						North Commercial
						South Beach
						Village Center
						North Hills
						South Bluff
						South Hills
	ay, of course		y.			Village Center
		Noble goal but won't work without	Must be screened before getting	The Fairgrounds has the		North Hills
						North Hills
						Village Center
						Village Center
						North Bluff
						North Hills
						North Hills
						North Hills
						North Hills
						North Beach
			Would rate higher if it were			North Hills
						North Beach
						North Beach
						North Hills
						North Bluff
						North Hills
						South Beach
						North Bluff

S2_P3_T1_Senior_Citizens_txt	S2_P3_T2_Students_Local_txt	S2_P3_T3_MilitaryVeterans_txt	S2_P3_T4_Homelessness_txt	S2_P3_T5_Rental_Assistance_txt	S3_P0_T0_txt	XIT_Custom1
						North Hills
			Perhaps this could be explored at			South Hills
						North Hills
						Village Center
						South Bluff
						North Hills
						Village Center
						South Bluff
						Village Center
						North Hills
						South Beach
						North Hills
						Village Center
						Village Center
						South Beach
						South Beach
						North Hills
						South Hills
						North Beach
						South Hills
						South Bluff
			should not encourage homeless	Not everyone can live near the beach		South Hills
						North Hills
						North Beach
						Village Center
						North Hills
						North Hills
						Village Center
						North Beach
						North Beach
						Village Center
						Village Center
						North Hills
						South Hills
						North Hills
						Village Center
						North Commercial
					No where in Del Mar.	South Hills
						South Beach

S2_P3_T1_Senior_Citizens_txt	S2_P3_T2_Students_Local_txt	S2_P3_T3_MilitaryVeterans_txt	S2_P3_T4_Homelessness_txt	S2_P3_T5_Rental_Assistance_txt	S3_P0_T0_txt	XIT_Custom1
						South Beach
						North Beach
	I am not supportive of this			The services which these individuals	fairgrounds are my vote	Village Center
						North Hills
						North Hills
						South Bluff
						North Hills
						South Hills
					Best place is the fair	Village Center
						Village Center
						South Bluff
						South Bluff
						Village Center
						North Hills
						Village Center
						South Beach
						South Beach
						North Hills
						South Bluff
						South Hills
						South Beach
					FAIRGROUNDS	South Bluff
		Veterans would not be comfortable	Homelessness doesn't need to be	A city like Del Mar must keep its	against ALL building	North Bluff
						Village Center
						Village Center
					Fairgrounds	
						North Hills
						South Beach
				This needs to be explored. What		South Bluff
						North Hills
						Village Center
						Village Center
						South Bluff

S2_P3_T1_Senior_Citizens_txt	S2_P3_T2_Students_Local_txt	S2_P3_T3_MilitaryVeterans_txt	S2_P3_T4_Homelessness_txt	S2_P3_T5_Rental_Assistance_txt	S3_P0_T0_txt	XIT_Custom1
						North Bluff
						North Hills
						North Hills
						Village Center
						North Hills
						North Beach
					Public works area	North Hills
						North Beach
						South Beach
						North Beach
					How about NONE.	South Bluff
						North Hills
						South Hills
						North Hills
						North Hills
						North Beach
						North Hills
						South Bluff
						North Hills
					Property under control	North Hills
						Village Center
						Village Center
						North Bluff
						North Hills
						South Beach
						South Beach
						South Bluff
						North Hills

S2_P3_T1_Senior_Citizens_txt	S2_P3_T2_Students_Local_txt	S2_P3_T3_MilitaryVeterans_txt	S2_P3_T4_Homelessness_txt	S2_P3_T5_Rental_Assistance_txt	S3_P0_T0_txt	XIT_Custom1
						North Beach
						North Hills
						North Hills
					Consider annexation of	South Hills
						South Hills
						North Hills
I'm soon to be a senior and this				Very important if you can do this		South Bluff
DMCC already does much in this						South Hills
					With the high cost of	
						Village Center
						North Hills
						North Hills
						South Bluff
						Village Center
						North Hills
						South Hills
						North Beach
						South Beach
						North Hills
						South Hills
						North Hills

S2_P3_T1_Senior_Citizens_txt	S2_P3_T2_Students_Local_txt	S2_P3_T3_MilitaryVeterans_txt	S2_P3_T4_Homelessness_txt	S2_P3_T5_Rental_Assistance_txt	S3_P0_T0_txt	XIT_Custom1
Eliminate short term rentals to	Ban short term rentals in order to					South Beach
					should be spread	North Hills
						Village Center
						North Commercial
						North Beach
						Village Center
						South Hills
						North Hills
					My to 3 are are the NC ,	North Bluff
						North Hills
						North Hills
						North Beach
						South Bluff
						Village Center
				I would think that n Del Mar with the		
						North Bluff
						South Bluff
						North Hills
						South Bluff

S2_P3_T1_Senior_Citizens_txt	S2_P3_T2_Students_Local_txt	S2_P3_T3_MilitaryVeterans_txt	S2_P3_T4_Homelessness_txt	S2_P3_T5_Rental_Assistance_txt	S3_P0_T0_txt	XIT_Custom1
						South Beach
						Village Center
						North Hills
						North Hills
						South Beach
						Village Center
This is comment re Senior Citizens,				Idea is ok but concerned about	Crest Canyon	North Hills
						North Hills

C.3 City Council and Planning Commission Study Session Notes

This section contains summary notes of the City Council and Planning Commission Work Sessions held as a part of the Housing Element Update process. The Work Sessions were open to the public.

C.4 Housing Element Citizens' Task Force

This section contains summary notes of the Housing Element Citizens' Task Force meetings held as a part of the Housing Element Update process. The meetings were open to the public.

AGENDA
6th CYCLE HOUSING ELEMENT
AD-HOC CITIZENS' TASK FORCE
CITY OF DEL MAR

DEL MAR CIVIC CENTER – 1050 CAMINO DEL MAR
BREEZEWAY CONFERENCE ROOMS
THURSDAY, FEBRUARY 6, 2020 – 3:00 PM
CITY COUNCIL LIAISONS: DWIGHT WORDEN, TERRY GAASTERLAND

TASK FORCE STATEMENT OF MISSION/PURPOSE:

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

1) 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);
2) To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
3) 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.

PUBLIC COMMENT:

Anyone may address the Task Force for three minutes on any items listed on the agenda. If there are several speakers on an item, your time available to speak may be limited to two minutes. When the Task Force Chairperson recognizes you, please step forward and state your name and address of residence clearly for the record. The Task Force may ask questions of you, to which you may respond.

For items not on the agenda, please see: *Oral Communications*.

1. **CALL TO ORDER (3:00pm)**
2. **ROLL CALL AND TASK FORCE INTRODUCTIONS**
3. **CITY COUNCIL LIAISON WELCOME AND REVIEW OF THE TASK FORCE'S MISSION/PURPOSE AND WORK PROGRAM**
4. **OVERVIEW OF BINDER AND MATERIALS**
5. **ORAL COMMUNICATIONS (NON-ACTION ITEM)**

   State law precludes the Task Force from acting on any topic which is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Task Force Chairperson.

6. **TRAINING ON PUBLIC MEETING LAW (BROWN ACT REQUIREMENTS)**
7. **NOMINATIONS FOR AND SELECTION OF A CHAIR, VICE-CHAIR AND SECRETARY**

8. DISCUSSION ITEMS:

a. Housing Element Background/History

b. Input on format and info on the Housing Element webpage (www.delmar.ca.us/HousingElement).

c. Review the Preliminary Draft Project Description to be Included in the Notice of Preparation (Draft Environmental Impact Report).

9. ITEMS FOR NEXT AGENDA

a. Preliminary Discussion on Citywide Survey Tool

b. Overview and formatting of Public Workshop on Saturday, February 29, 2020 at 9:30AM

10. ADJOURNMENT

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6 - Draft Project Description for EIR	Page 67
7 - PPT from 2.6.20 Meeting	Page 69

6th Cycle Housing Element Ad-Hoc Citizens' Task Force Charter

Mission:
The mission of the 6th Cycle Housing Element Citizens' Ad-Hoc Task Force (Task Force) is to 1) 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); 2) To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and 3) 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.

Work Program:
The Task Force will review, discuss, and provide feedback to staff, the Housing Consultant and City Council on various Housing Element issues/topics in preparation of the associated CEQA document; help educate the public on State-mandated Housing Element requirements and processing; encourage public participation throughout the update process; provide recommendations to City on the key components of the Housing Element; serve as a conduit of information between Del Mar community members and the City on Housing Element issues/topics; and carry out any other duties assigned by the City Council, and where applicable, the City Manager.

Membership:
Seven (7) citizens of Del Mar who are familiar with relevant topics such as housing advocacy, project development, non-profits, business and finance, senior assistance, and CEQA; One (1) non-voting member from the City's Planning Commission.

Members will serve on the Task Force until the work deemed complete and the Task Force is dissolved.

Meeting Requirements and Schedule:
The Taskforce will meet bi-weekly from February 2020 through May 2020 in full compliance with the California Open Meeting Laws.

Conflict of Interest Filings:
Members of the Taskforce are not required to file Conflict of Interest Filings due to the advisory nature of the committee.

Status:
The Task Force is an ad-hoc committee and will automatically be dissolved on June 30, 2020, unless extended by the City Council.

Resolution:
2020-XX

6th Cycle Housing Element Ad-Hoc Citizens' Task Force
Anticipated Schedule

Task	Projected Date
Housing Element Citizens' Task Force – First Meeting (bi-weekly)	February 6, 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
Housing Element Citizens' Task Force – Meeting #4 (bi-weekly)	March 19, 2020
Housing Element Citizens' Task Force – Meeting #5 (bi-weekly)	April 2, 2020
Housing Element Citizens' Task Force – Meeting #6 (bi-weekly)	April 16, 2020
Housing Element Citizens' Task Force – Meeting #7 (bi-weekly)	April 30, 2020
Housing Element Citizens' Task Force – Meeting #8 (Last meeting)	May 7, 2020

City of Del Mar

A PRIMER ON OPEN MEETINGS

The Ralph M. Brown Act – The Open Meetings Law

Background

The intent of the Ralph M. Brown Act is to require that legislative bodies handle their decision-making actions and deliberative processes in open, noticed, and public meetings. This applies to cities, counties, and school districts. It applies to all boards and committees that are created by formal action of the City Council (regardless of whether the committee is temporary, permanent, or advisory).

What Defines a Meeting?

A meeting is defined as any congregation of a majority of the committee members, at the same time and location, to hear, discuss, deliberate, or take action on any item that is within the subject matter jurisdiction of the legislative body (Government Code §54952.2). This includes indirect communication (e.g. serial meetings) to develop a collective concurrence. For example, a serial meeting is when a member calls each of his/her fellow committee members to find out how they are voting and talk to them about the issue. This is not allowed under the Brown Act.

What are the Requirements?

- ü Post an agenda 72 hours prior to the meeting. (See "Standard Operating Principles for Advisory Committees and Board" for more information about the City of Del Mar's deadlines.)
  - o The agenda must include an opportunity for the public to address the legislative body
  - o The legislative body must allow the public the opportunity to comment before or during consideration of the item
- ü The legislative body must provide for ADA accommodations
- ü The legislative body cannot require that attendees register to attend the meeting
- ü The public has the right to record and broadcast the meeting proceedings (audio or video recording is allowed unless it is disruptive).
- ü Documents that are distributed to the legislative body must be made available to the public.

What Do We Need to Know?

- Brown Act ensures meetings are open and available to the public
- Brown Act ensures that the public knows what is going to be discussed at the meeting
- All public meetings must have an agenda that is available to the public that describes the time, location, and brief descriptions of discussion items
- Agendas have to be posted at least 72-hours in advance
- Documents that are distributed to the committee must be made available to the public

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:

6th 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 2013-2021planning 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 oblilgations; 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
Staff Report

TO: Honorable Mayor and City Council Members

FROM: Joseph D. Smith, AICP, Director of Planning and Community Development
Prepared by Shaun McMahon, 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	6th 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 additional 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:

Anticipated 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
Anticipated Housing Element Citizens' Task Force Meeting #2 (bi-weekly from 3-5pm)	Thursday, February 20, 2020
Anticipated Housing Element Citizens' Task Force Public Workshop and CEQA Document Scoping Meeting	Saturday, February 29, 2020
Anticipated 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

Attachment A— DRAFT 1/6/2019

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:

6th 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 2013-2021planning 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 oblilgations; 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.

Table 1: Population Growth (1990-2020)								
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

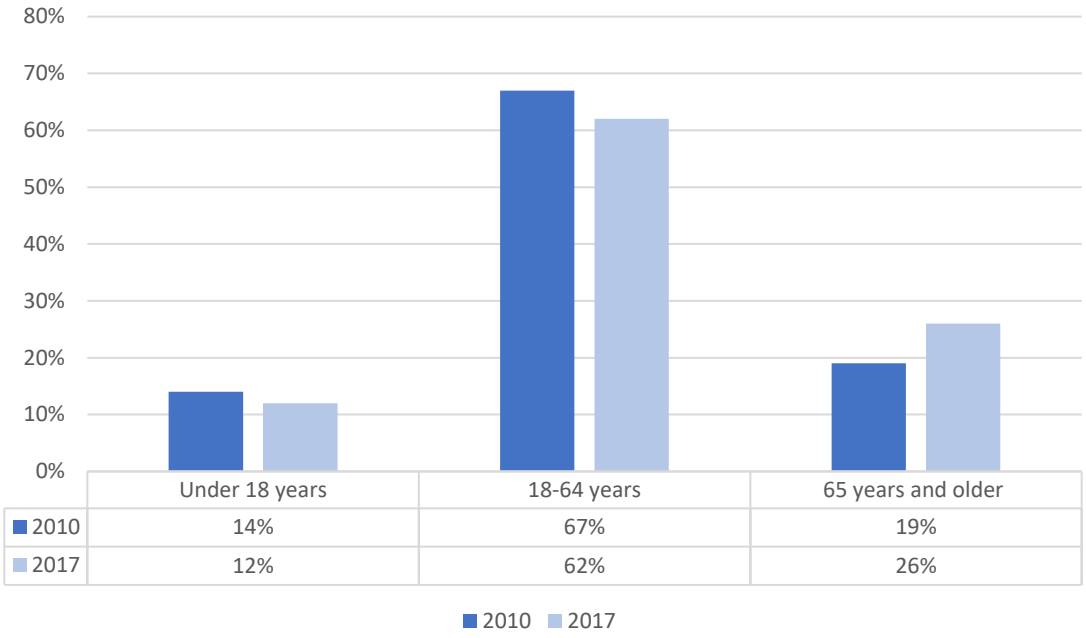
The age structure of a population is an important factor in evaluating housing needs. The traditional assumption is that in many communities, young adults favor apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units, while mature adults provide the market for 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.

Table 3: Racial Composition (2017) – San Diego County Cities and Region

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

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%**

Sources: Census and American Community Survey (2006-2010 and 2013-2017)

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**
Source: California Employment Development Division, Occupational Wage data, 2019.	

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).

Table 6: Household Characteristics (2017)

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.

Table 7: Changes in Household Types (2000 – 2017) – Del Mar

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).

Table 8: Average Persons per Household in 2017	
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
Source: American community Survey (2017).	

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]

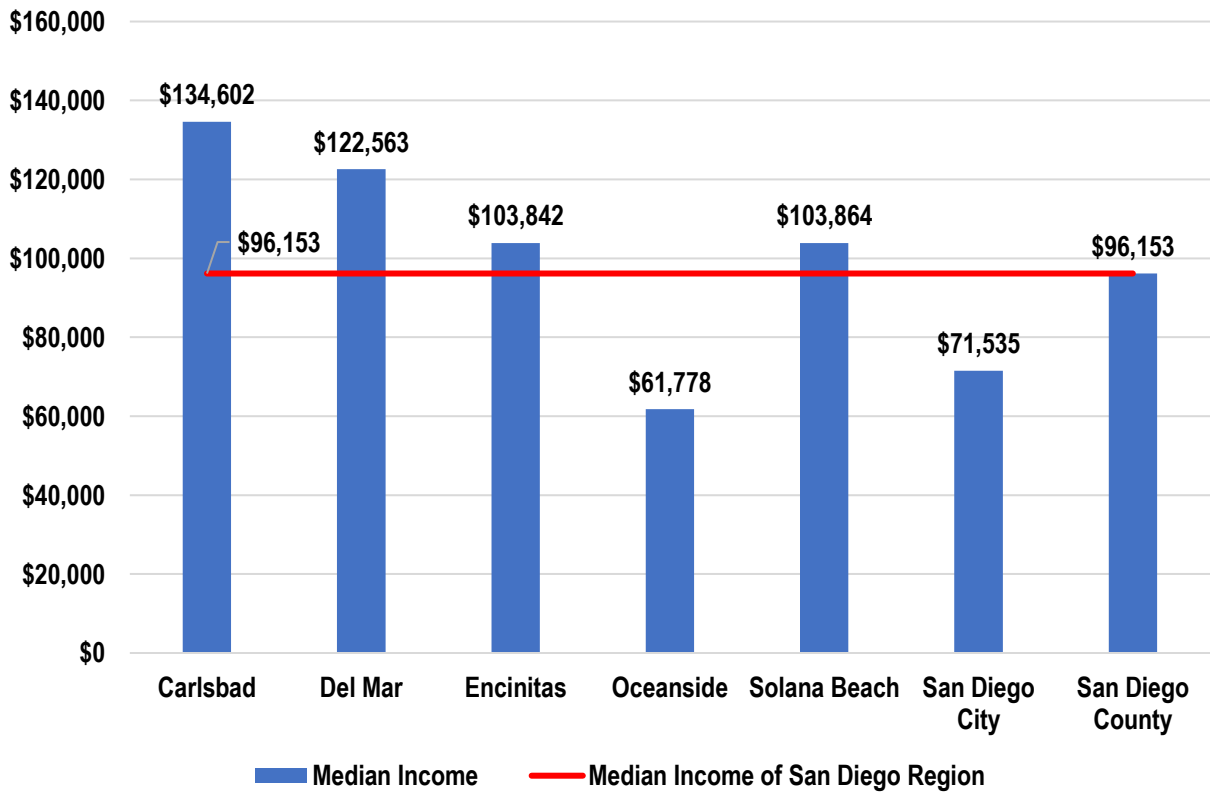
Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2006-2016 American Community Survey (ACS) data used below. In 2016, approximately 77 percent of Del Mar households earned moderate or above moderate incomes (**Table 9**), while 22.5 percent of households had incomes in the extremely 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)

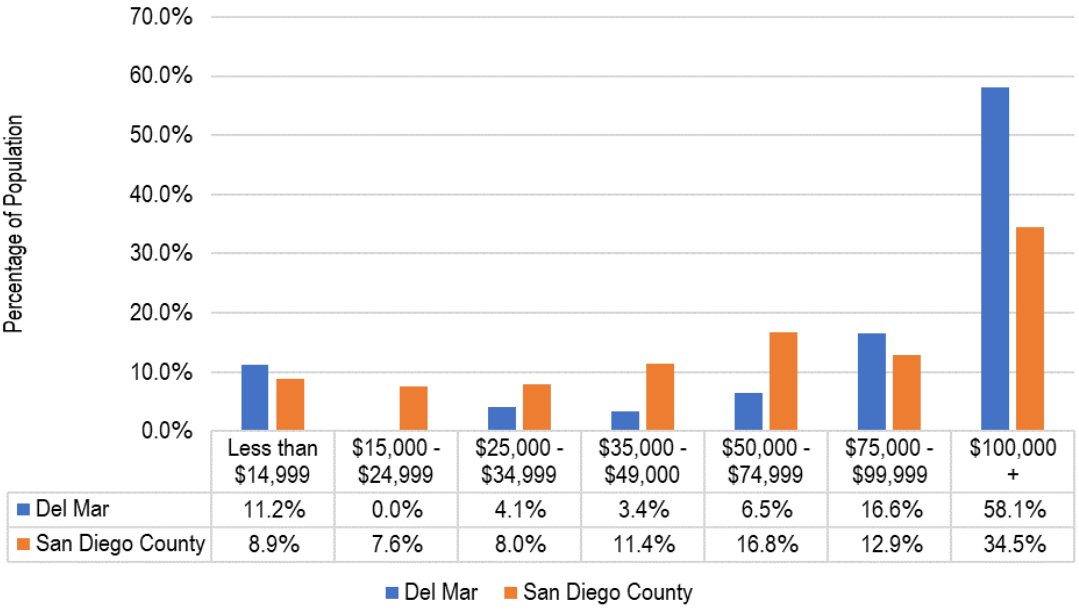


Source: Bureau of the Census, American Community Survey, 2013-2017.

Table 10: Median Household Income in Del Mar (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)



	Less than $14,999	$15,000 - $24,999	$25,000 - $34,999	$35,000 - $49,000	$50,000 - $74,999	$75,000 - $99,999	$100,000 +
Del Mar	11.2%	0.0%	4.1%	3.4%	6.5%	16.6%	58.1%
San Diego County	8.9%	7.6%	8.0%	11.4%	16.8%	12.9%	34.5%

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.

Table 11: Housing Assistance Needs of Lower Income Households (2000) – Del Mar								
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%

Sources: Bureau of the Census (2000) and American Community Survey (2006-2010 and 2013-2017).

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

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.

Table 13: Special Needs Groups in Del Mar (2017)

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.

Table 14: Persons Age 65 and Over by City (2017)

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%

Source: American Community Survey, (2013-2017)

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.

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

Table 15: Disability Status in Del Mar (2017)

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

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.

Table 16: Large Households in Del Mar (2017)

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.

Table 17: Single-Parent Households in Del Mar (2017)					
	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	690
# 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.

Table 1918: Homelessness in Del Mar and Surrounding Cities (2019)

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

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

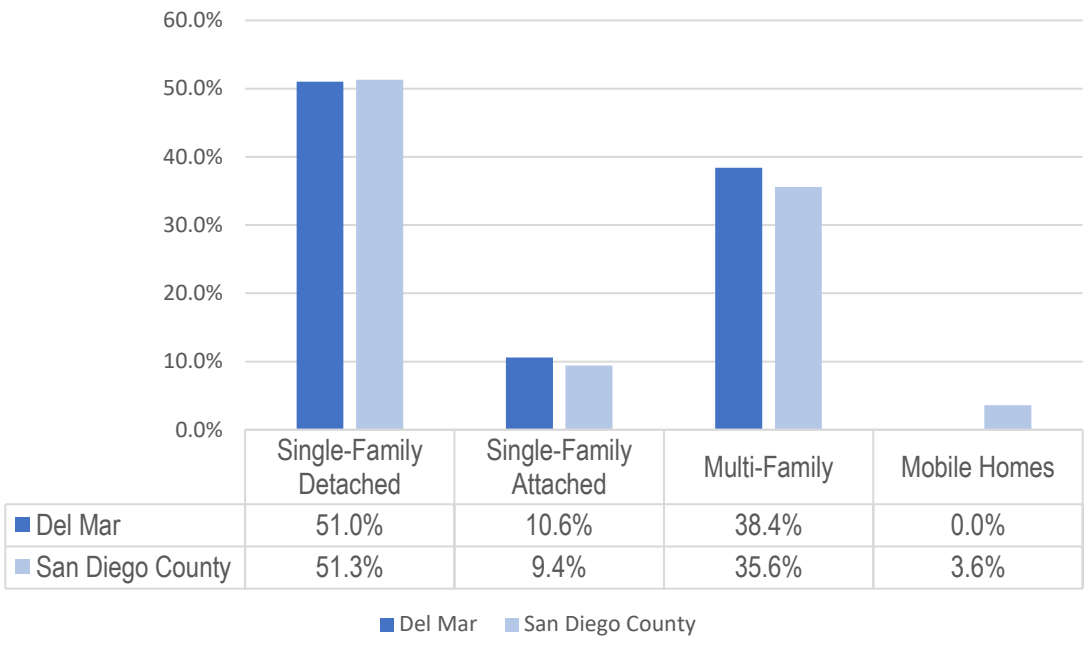
As a built-out community with limited land resources for residential development, Del Mar experienced moderate housing growth from 1990 to 2010, reporting 3.3 percent growth over twenty years (2,514 units to 2,596 units). However, between 2010 and 2017, the Del Mar housing stock was estimated to grow 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.

Table 21: Tenure of Occupied Units (2000-2010) – Del Mar

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.

Table 22: Tenure of Occupied Units (2000-2017) – Del Mar

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.

Table 23: Vacancy Rates by Community (2017)

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%

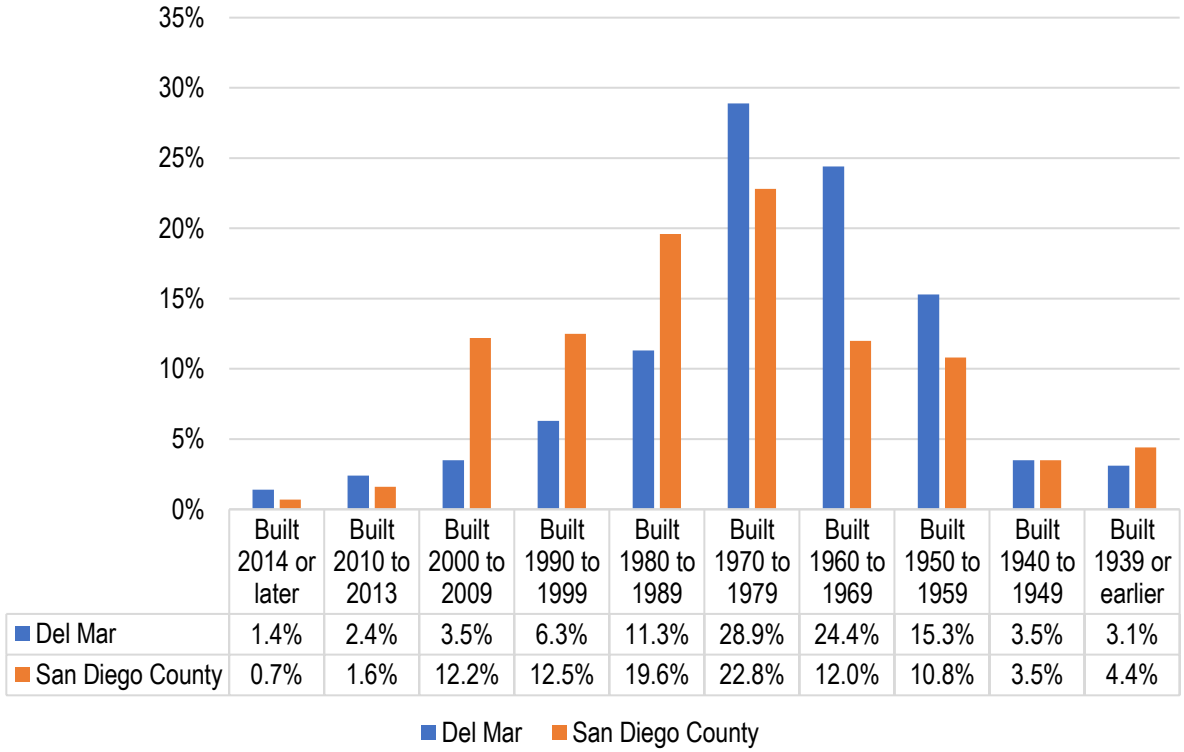
Source: American Community Survey, 2013-2017.

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



	Built 2014 or later	Built 2010 to 2013	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Del Mar	1.4%	2.4%	3.5%	6.3%	11.3%	28.9%	24.4%	15.3%	3.5%	3.1%
San Diego County	0.7%	1.6%	12.2%	12.5%	19.6%	22.8%	12.0%	10.8%	3.5%	4.4%

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.

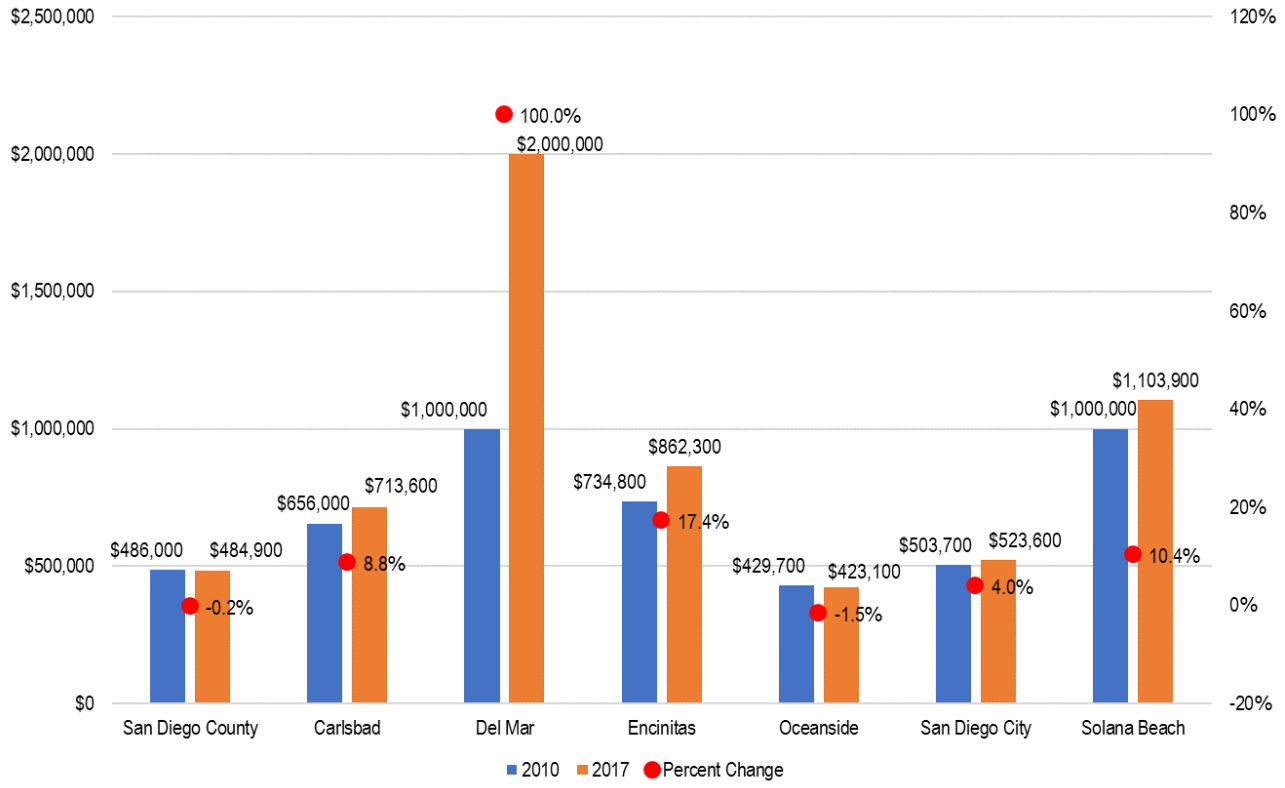
Home Ownership Market

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

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	--	--
Source: San Diego County Apartment Association Survey, Fall 2019						

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

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.

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).

ATTACHMENT C

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 additional 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

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.

- 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 inthe 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.

ATTACHMENT C

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**

ATTACHMENT C

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

ATTACHMENT D
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

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

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

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

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.

DRAFT Project Description for Program EIR

A. Project Overview

The Housing Element is a State-mandated policy document that is a component of the Del Mar Community Plan. The Housing Element 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 support and create the framework for the production, preservation and maintenance of the city's housing stock for all income levels.

Background

The City's current Housing Element (5th Cycle) was adopted by the City Council in 2013 and certified by the State Department of Housing and Community Development (HCD). The adopted Housing Element covers the planning period from April 2013, through April 2021. Staff is currently implementing the respective actions and programs for the current planning cycle. The next housing cycle (6th Cycle) will cover the planning period from April 2021 to 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 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). The 6th Cycle Housing Element and associated environmental document(s) will be reviewed for compliance with state law by the California State Department of Housing and Community Development (HCD) and adopted by the City Council no later than April 15, 2021.

To meet these statutory deadlines, the local Del Mar approval process will need to be completed by October 30, 2020. Regularly-scheduled City Council and Housing Committee meetings may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

6th Cycle Housing Element Update Components

The 6th Cycle Housing Element update will consist of five main components:

1. Assessment of City-wide Housing Needs and Opportunities;
2. Drafting of Goals, Policies, Programs and Objectives (GPPOs);
3. Preparation of CEQA - Environmental Review Documents as applicable;
4. Preparation of the Sixth Cycle Housing Element; and
5. Coordination with HCD to Obtain State Certification

Completion of these five components and local adoption process are envisioned to take place from November 2019 through October 2020, and will include various public engagement opportunities, such as a community-wide survey workshops, and meetings and public hearings before the Planning Commission and City Council.

Regional Housing Needs Assessment (RHNA)

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

SANDAG is responsible for oversight of the RHNA process for the San Diego region. SANDAG is currently overseeing the 6th cycle RHNA, which covers the planning period from 2021-2029.

For the RHNA 2021-2029 planning period, the City of Del Mar is allocated 163 units to accommodate the estimated growth need at various income levels. As required by state law, 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:

City of Del Mar 6th Cycle RHNA Allocations by Income Category			
Income Category	**Income Range***		**RHNA Allocation**
	Minimum	***Maximum***	
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*

Available Sites and Capacity Analysis

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 its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. Additionally, sites designated to meet the City's income category thresholds must also be appropriately zoned and meet the requirements of state law

The Housing Element will explore opportunities to accommodate the RHNA through current production, entitled units or the availability of properly zoned land that can accommodate additional growth.

6th Cycle Housing Element
Ad-Hoc Citizens' Task Force

Meeting #1

February 6, 2020

CITY OF DEL MAR
HOUSING ELEMENT UPDATE

Task Force Mission / Purpose

- Discuss, evaluate, and provide feedback on potential 6th Cycle Housing Element items.
- To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
- Generally aid the City in the preparation and development of the associated CEQA document.

Task Force Schedule

Task	Projected Date
Housing Element Citizens' Task Force – First Meeting (bi-weekly)	February 6, 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
Housing Element Citizens' Task Force – Meeting #4 (bi-weekly)	March 19, 2020
Housing Element Citizens' Task Force – Meeting #5 (bi-weekly)	April 2, 2020
Housing Element Citizens' Task Force – Meeting #6 (bi-weekly)	April 16, 2020
Housing Element Citizens' Task Force – Meeting #7 (bi-weekly)	April 30, 2020
Housing Element Citizens' Task Force – Meeting #8 (Last meeting)	May 7, 2020

Discussion Item (a.)
Housing Element Background / History

CITY OF DEL MAR
HOUSING ELEMENT UPDATE

What is a Housing Element?

- Required Element of the Del Mar Community Plan
  - ❖ Provides for the implementation of various programs to meet existing and future housing needs for all income levels within the community
- Required by State housing law
  - ❖Requires review by the State Department of Housing and Community Development (HCD) for compliance with State housing laws
- Covers eight (8) year cycle from 2021-2029
  - ❖Currently in 5th Cycle (2013-2021)

Features and Requirements

- Population and housing profile of Del Mar
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites appropriate for housing
- Develop policies, programs and quantified objectives to meet City's share of regional housing needs

Process Benefits

- Allows the community to further engage in the planning process
- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Demonstrates the ability to meet the future housing growth needs

What is RHNA?

- Regional Housing Needs Assessment
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households

Income Category	% of AMI	Income Range		RHNA Allocation
		Minimum	*Maximum*	
Very Low Income	0-50%	--	$43,150	37 units
Low Income	51-80%	$43,151	$69,040	64 units
Moderate Income	81-120%	$69,041	$103,560	31 units
Above Moderate Income	>120%	$103,561	$103,561+	31 units
			TOTAL	**163 units**

What is included in the 6th Cycle Update?

Outreach and Input

- Community workshops and outreach
- Public Hearings at the City Council and Planning Commission

Housing Element Document

- Community Profile
- Adequate sites analysis
- Housing needs, constraints, and resources
- Goals, Policies, Programs, and Quantified Objectives (GPPOs)

Outreach and Input

- Two Public Workshops
  - ❖ First Workshop is Saturday, February 29, 2020 @9:30AM
- Community Survey Tool
- City informational webpage (www.delmar.ca.us/HousingElement)
- Six City Council Meetings
- Two Planning Commission Meetings
- Local approval needed by end of October 2020

Housing Element Components

Community Profile

- Based on most recently available demographic data (Census, American Community Survey (ACS) estimates, CHAS)
- Forms the basis for future policy decisions in the housing element
- Contains the following information:
  - ❖ Population/Economic/Household characteristics
  - ❖ Housing problems
  - ❖ Special needs populations
  - ❖ Housing stock characteristics
  - ❖ Assisted housing

Housing Element Components

Adequate Sites Analysis

- RHNA Allocation for Del Mar is 163 units
- Initial assessment looked at sites with the potential ability to accommodate RHNA need
- Parcels evaluated included vacant lands, underutilized lands, infill properties, and commercially-zoned properties permitting residential uses

Housing Element Components

Housing Needs, Constraints, and Resources

- Housing needs and resources addresses:
  - ❖Publicly assisted housing
  - ❖Resources for preserving affordable units
  - ❖Tenant-based rental assistance
- Governmental (Land use controls, permit process, development standards) vs Non-governmental (Economic factors, land costs, financing) Constraints
- Environmental and infrastructure constraints

Housing Element Components

Goals, Policies, Programs, and Quantified Objectives

- Set of goals related to ensuring that:
  - ❖ Existing housing is maintained and preserved
  - ❖ There is a broad range of housing types
- Programs with objectives and timeframes developed to accomplish the identified Housing Element goals
  - ❖ Programs specific to Del Mar and the conditions within the City
- Review of City's past program performance

Overview of Processing

1. Housing Element Development (January – June)
2. Final Draft of Housing Element (July – September)
3. Local Approval (October ‘20)
4. Review and Certification by HCD (November ‘20 – April ‘21)
5. Deadline for Certification (April 15, 2021)

Discussion Item (b.)
Review of Housing Element Webpage

CITY OF DEL MAR
HOUSING ELEMENT UPDATE

6th Cycle Housing Element Webpage

(www.delmar.ca.us/HousingElement).

Discussion Item (c.)
Review the Preliminary Draft Project Description

CITY OF DEL MAR
HOUSING ELEMENT UPDATE

A. Project Overview

The Housing Element is a State-mandated policy document that is a component of the Del Mar Community Plan. The Housing Element 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 support and create the framework for the production, preservation and maintenance of the city's housing stock for all income levels.

Background

The City's current Housing Element (5th Cycle) was adopted by the City Council in 2013 and certified by the State Department of Housing and Community Development (HCD). The adopted Housing Element covers the planning period from April 2013, through April 2021. Staff is currently implementing the respective actions and programs for the current planning cycle. The next housing cycle (6th Cycle) will cover the planning period from April 2021 to 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 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). The 6th Cycle Housing Element and associated environmental document(s) will be reviewed for compliance with state law by the California State Department of Housing and Community Development (HCD) and adopted by the City Council no later than April 15, 2021.

To meet these statutory deadlines, the local Del Mar approval process will need to be completed by October 30, 2020. Regularly-scheduled City Council and Housing Committee meetings may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

6th Cycle Housing Element Update Components

The 6th Cycle Housing Element update will consist of five main components:

1. Assessment of City-wide Housing Needs and Opportunities;
2. Drafting of Goals, Policies, Programs and Objectives (GPPOs);
3. Preparation of CEQA - Environmental Review Documents as applicable;
4. Preparation of the Sixth Cycle Housing Element; and
5. Coordination with HCD to Obtain State Certification

Completion of these five components and local adoption process are envisioned to take place from November 2019 through October 2020, and will include various public engagement opportunities, such as a community-wide survey workshops, and meetings and public hearings before the Planning Commission and City Council

Regional Housing Needs Assessment (RHNA)

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

SANDAG is responsible for oversight of the RHNA process for the San Diego region. SANDAG is currently overseeing the 6th cycle RHNA, which covers the planning period from 2021-2029.

For the RHNA 2021-2029 planning period, the City of Del Mar is allocated 163 units to accommodate the estimated growth need at various income levels. As required by state law, 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:

Available Sites and Capacity Analysis

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 its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. Additionally, sites designated to meet the City's income category thresholds must also be appropriately zoned and meet the requirements of state law

The Housing Element will explore opportunities to accommodate the RHNA through current production, entitled units or the availability of properly zoned land that can accommodate additional growth.

Questions?

CITY OF DEL MAR
HOUSING ELEMENT UPDATE

AGENDA
6th CYCLE HOUSING ELEMENT
AD-HOC CITIZENS' TASK FORCE
CITY OF DEL MAR

DEL MAR CIVIC CENTER – 1050 CAMINO DEL MAR
TOWN HALL
THURSDAY, FEBRUARY 20, 2020 – 3:00 PM
CITY COUNCIL LIAISONS: DWIGHT WORDEN, TERRY GAASTERLAND

TASK FORCE STATEMENT OF MISSION/PURPOSE:

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

1) 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);
2) To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
3) 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.

PUBLIC COMMENT:

Anyone may address the Task Force for three minutes on any items listed on the agenda. If there are several speakers on an item, your time available to speak may be limited to two minutes. When the Task Force Chairperson recognizes you, please step forward and state your name and address of residence clearly for the record. The Task Force may ask questions of you, to which you may respond.

For items not on the agenda, please see: *Oral Communications*.

1. **CALL TO ORDER (3:00pm)**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **CITY COUNCIL LIAISON COMMENTS**
5. **OVERVIEW OF NEW BINDER MATERIALS (STAFF)**
6. **ORAL COMMUNICATIONS (NON-ACTION ITEM)**

   State law precludes the Committee from acting on any topic which is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Committee Chairperson.

7. **TASK FORCE MEMBER UPDATES**

   a. Individual thoughts on housing & vision for housing in Del Mar

8. ACTION ITEMS:

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

b. Review of DRAFT Agenda for Public Workshop #1 (2-29-20 at 9:30AM)

c. Overview and initial feedback on City-wide Survey

d. Formation of Task Force Subcommittees

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

a. Discussion and Takeaways from Public Workshop

b. Final review of City-wide survey

10. ADJOURNMENT

2-6-2020
Minutes from the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force

City Staff Attendees
Shaun McMahon, Amanda Lee, Joseph Smith, Tianna de la Paz

Members Attending:
Tracey Martinez
Bud Emerson
Julie Kawasaki
Karen Lare
Don Countryman

Members Absent:
Jas Grewal
Shirley King

City Council Liaisons:
Terry Gaasterland
Dwight Worden

1. Meeting called to order at 3:03pm
   Shirley and Jas not present but we have a quorum

2. Roll Call and Task Force Introductions

3. Dwight / Terry - Welcome and Review of PowerPoint Presentation
   Dwight
   - Council Liaisons are here to help and support but are not here to tell us what to do
   - E-mail rule - do not do a reply all. Ok to reply to the Chair and Liaisons and staff but not a reply all
   - In person - if there is a quorum of the committee don't discuss business or be perceived to talk business
   - Understand our role - make policy recommendations to the City Council
   - Accept RHNA numbers we are not here to discuss or debate
   - We have a budget for this Task Force
   - Consultant Kimberly Horn Associates
   - If we feel things need to be done that are not being done we can suggest it to the City or Council but need to think through implications

   Terry
   - We are at a great starting point with the work that has already been done by the City staff
   - Thank you to the staff for getting us here!

   Joseph
   - This was all done quickly (putting together the Task Force) and it was necessary to be that way per the schedule

- Discussed deeper our mission and purpose – the CEQA document is being developed alongside the Housing Element Document and needs to be completed in May for public review
- As part of the initial work we need to lock down the project description
- They also want us to help get information out to the public

No comment from public - no one present

4. Overview of Binder and Materials
    - Binders have been created for each member and Council. They will collect and fill them with additional documents after each meeting - Shaun will send out electronic copies as well.
    - The group reviewed all of the documents in the binder
5. Oral Communications
    - Tracey commented that she does not think many of the public were aware that they can attend and that they are all invited! All agreed that we need to get the word out and the city staff have some plans they will share with us.
6. Training on Public Meeting Law
    - Dwight had gone over the rules earlier in the meeting
7. Nominations for and selection of a Chair, Vice Chair and Secretary
    - It was noted that the Chair will be expected to show up to some of the City Council Meetings to update the council members on our progress
    - The following Officers were nominated and unanimously elected
        - Jas Grewal - Chair
        - Tracey Martinez - Vice Chair
        - Karen Lare - Secretary

8.Discussion Items:

A. Shaun presented the Housing Element Background /History - why is this important?

- sets forth a path for the City to follow for the next 8 years
- allows the City to have access to State grants and funds (you must have a certified Housing Element to be eligible)
- allows Del Mar to meet its growth needs

What is RHNA - Regional Housing Needs Assessment. Does the city need to become a developer? No, but they need to have programs for others to be able to develop housing in the City

Community workshops – the first one is on Saturday February 29 at 9:30am. The second workshop in May - specific date to be determined

There is a Web Page dedicated to this effort (more on that later)

Get into detail about the elements that go into the Housing Element.
Housing Element Components:

- Community Profile using data from a variety of sources
- Adequate sites analysis - RHNA allocation is 163
- Housing needs constraints and resources
- Goals policies programs and quantified objectives

- Overview of processing

Deadline for Certification is April 15, 2021 - or else .....there are serious repercussions for the city with funding.

- Review and certification by HCD November 2020 to April 2021
- Local City Council approval - October 2020
- Final draft of housing element - July to September
- Housing Element development - January to June - Ad Hoc housing element citizens task force - February to Mat

Dwight commented that the state was very serious about us getting to the finish line but we had some flexibility on how to do it. Tracey asked about getting the PowerPoint and Shaun said he would provide it as a part of the packet he sends us and will put it in our binder

B. Input on format and info on the Housing Element webpage

- Shaun reviewed the webpage with the group
- A few suggestions were made:
  - Add feedback on web-site to next agenda
  - Add contact information on task force members to web-site - sign-in sheet was passed to do this
- Amanda mentioned that they will provide us with copies of documents received from SANDAG on this topic
- Shaun suggested that we work to try to be the public to sign up for e-mail notifications
- Terry asked if there was a way to do a follow-up for those who cannot make the first public workshop - Shaun suggested that they do plan to televise and record the sessions and they are working on a city wide mailer to be in the mail on 2-14 to all residents and property owner (same sheet they provided us). He also noted that no big policy items are planned for this workshop it is more preliminary - it will also be discussed at the City Council Meetings
- Amanda noted that people can also come to the Task Force Meetings to get information if they cannot make the workshop

C. Review the Preliminary Draft Project Description

- Discussion of draft Project Description for EIR
- Joseph Smith went over what it is and how the rules work for issuing the EIR and making it available to public and council, timing, etc.
- May 14th targeted on release of the EIR to July 15th (60-day review)
- Then October the document would go to City Council
- Discussed and reviewed the draft project description in detail (EIR and RHNA)
- One way to think of it is in buckets:
  - Bucket 1 - how will you address the new housing needs (RHNA) allocation - this is the programs like zoning
  - Bucket 2 - preservation of existing housing
  - Bucket 3 - production of new housing (like ADU's and multi-family housing, etc.)
  - Bucket 4 - housing support (subsistence/support)
  - Bucket 5 - community buy-in - what is right for Del Mar

- Bud brought up the idea of having a discussion about what things we could do to make it customer /resident friendly and how we can take out obstacles and consider them and

Amanda mentioned that this is definitely a part of what we need to do and she suggested that they include the link to the document that the City of San Diego has (they have already submitted theirs and have gotten feedback) the City has put quite a few new programs in place or plans to and we can review them and get ideas.

- Terry mentioned that we are doing some of this today and Shaun also noted that we have plan to do some things to support this further in some upcoming new programs. Further discussion was had about what we have to look at for programs - Terry led us in a thought exercise given our current ADU environment and experience and the group talked about state rules and impacts on what we need to do (no net loss law and other state laws and assembly bills, etc. tab 5 in binder)
- Consultants will participate as part of the community workshop
- The task force can have sub-committees so we need to think about which ones we want to have and who wants to be on them, adding the formation of sub-committees on next agenda
- It was suggested that we could have a communication sub-committee to come up with ideas like FAQs and other ways to get the message out
- It was suggested that we look at what some others are doing (other cities) - Shaun noted that Kimley Horn our consultant also works with other cities doing this. Could we have the consultants talk to us? Yes, we could. Bud suggested that we could see what others have done in earlier cycles that have worked for them that we could look to. Terry thought it would be good to come up with a short list of cities that we want to look at (like cities). Shaun said that we have access to data because there is a housing element progress tracker. HCD tracker - Tracey noted that this would be a good sub-committee as well that could look at this (i.e. do some research on programs that have worked) - it is a public site accessible to all. Shaun will send out a link.
- Joseph suggested we have a brainstorm report out on research on every agenda.
- Add what our vision is for this project and where we all send it ending up. Task Force committee
- Amanda will generate a list and Shaun will send out a list of cities and a link to the HCD Tracker

9. Items for next agenda
    - Group discussion on the proposed Survey tool
    - Group review of format for the first Public Workshop
10. Bud motioned for adjournment and Julie seconded it.

Action Item b.

DRAFT Workshop Agenda for 2/29

Public Workshop #1 @ 9:30AM

1. Introductions

2. Presentation
    a. Overview of Housing Element (Big Picture)

    b. 6th Cycle Housing Element Update (2021-2029)

    c. Public Scoping

3. Public Comments on EIR

4. Interactive Exercise - Open house stations

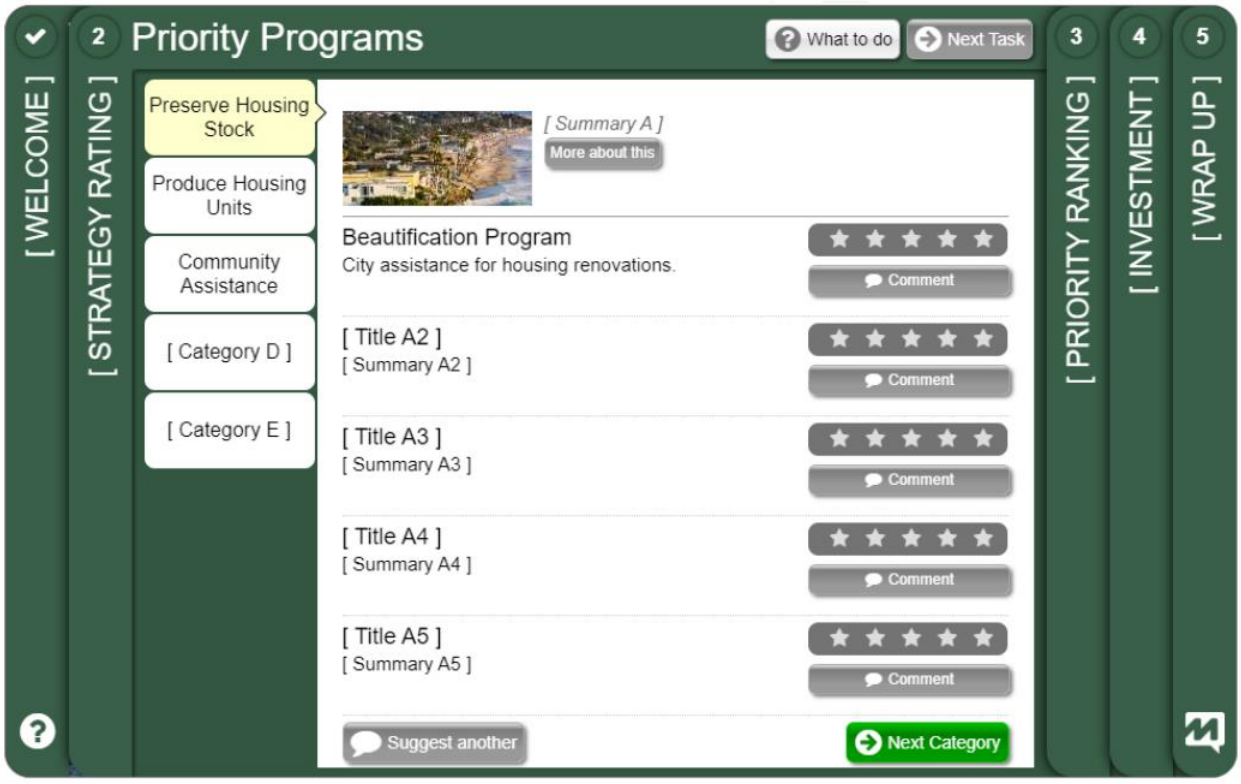
5. Next Steps

DRAFT

Action Item c.

Overview of City-wide Survey

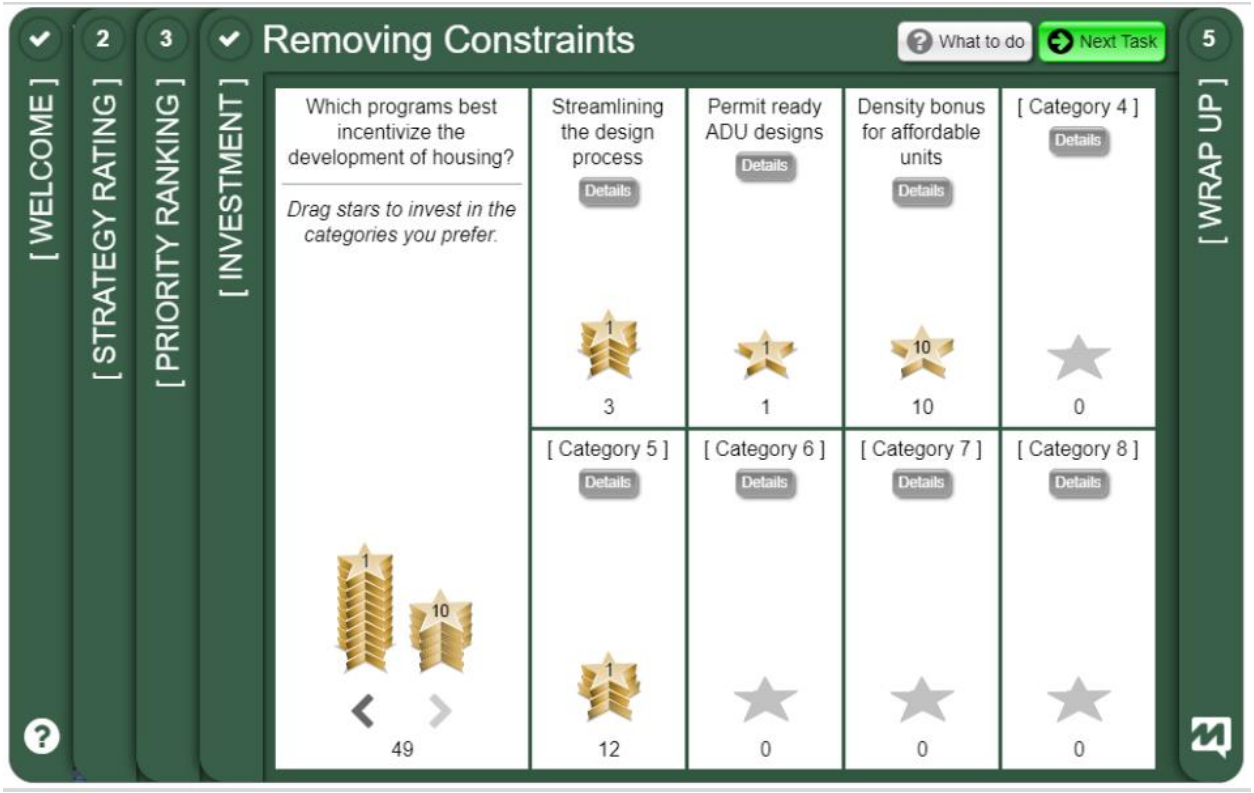
Strategy Rating Slide



Priority Ranking Slide



Investment Style Slide



PUBLIC WORKSHOP AGENDA
6th CYCLE HOUSING ELEMENT
AD-HOC CITIZENS' TASK FORCE
CITY OF DEL MAR

DEL MAR CIVIC CENTER – 1050 CAMINO DEL MAR
TOWN HALL
SATURDAY, FEBRUARY 29, 2020 – 9:30 AM

TASK FORCE STATEMENT OF MISSION/PURPOSE:

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

1) 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);
2) To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
3) 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.

PUBLIC COMMENT:

Anyone may address the Task Force for three minutes on any items listed on the agenda. If there are several speakers on an item, your time available to speak may be limited to two minutes. When the Task Force Chairperson recognizes you, please step forward and state your name and address of residence clearly for the record. The Task Force may ask questions of you, to which you may respond.

For items not on the agenda, please see: *Oral Communications*.

1. **CALL TO ORDER (9:30 AM)**

2. **ROLL CALL**

3. **ORAL COMMUNICATIONS (NON-AGENDA ITEM)**

State law precludes the Task Force from acting on any topic which is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Committee Chairperson.

4. **TASK FORCE MEMBER UPDATES**
    a. Chair's Remarks
    b. Task Force Introductions
    c. Individual Thoughts on Housing and Vision for Housing in Del Mar

5. **ACTION ITEMS:**
    a. Presentations
        i. Overview of 6th Cycle Housing Element Update
        ii. Overview of CEQA Process and Public Scoping
    b. Comments on EIR Scoping
    c. Interactive Exercise – Workshop Stations
    d. Workshop Station Report Out

6. **ADJOURNMENT**

NEXT TASK FORCE MEETING: MARCH 5, 2020 – 3:00PM

AGENDA
6th CYCLE HOUSING ELEMENT
AD-HOC CITIZENS' TASK FORCE
CITY OF DEL MAR

DEL MAR CIVIC CENTER – 1050 CAMINO DEL MAR
TOWN HALL
THURSDAY, MARCH 5, 2020 – 3:00 PM
CITY COUNCIL LIAISONS: DWIGHT WORDEN, TERRY GAASTERLAND

TASK FORCE STATEMENT OF MISSION/PURPOSE:

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

1) 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);
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3) 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.

PUBLIC COMMENT:

Anyone may address the Task Force for three minutes on any items listed on the agenda. If there are several speakers on an item, your time available to speak may be limited to two minutes. When the Task Force Chairperson recognizes you, please step forward and state your name and address of residence clearly for the record. The Task Force may ask questions of you, to which you may respond.

For items not on the agenda, please see: *Oral Communications*.

1. **CALL TO ORDER (3:00pm)**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **CITY COUNCIL LIAISON COMMENTS**
5. **OVERVIEW OF NEW BINDER MATERIALS (STAFF)**
    a. Committee Roster
    b. List of California Coastal Cities (addition of Half Moon Bay)
    c. Materials from Public Workshop #1
6. **ORAL COMMUNICATIONS (NON-ACTION ITEM)**

State law precludes the Task Force from acting on any topic which is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Committee Chairperson.

7. **TASK FORCE MEMBER UPDATES**

    a. Discussion and Takeaways from Public Workshop

8. **ACTION ITEMS:**

    a. Final Review of City-wide survey

    b. Overview of 5th Cycle Housing Element Programs

9. **SUBCOMMITTEE REPORT OUTS**

10. **ITEMS FOR NEXT AGENDA (3-19-20)**

    a. Reminder – Last Day to Submit Comments on NOP (3-20-20)

    b. Preview of Public Workshop # 2 (4-20-20)

11. **ADJOURNMENT**

Citizen Housing Task Force Meeting Minutes 2-20-2020

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

Dwight Worden and Terry Gaasterland – City Council Liaisons

Shaun McMahon, Joseph Smith, Amanda Lee – City Staff

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

1. CALL TO ORDER (3:00pm)

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

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

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

5. OVERVIEW OF NEW BINDER MATERIALS (STAFF)

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

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

6. ORAL COMMUNICATIONS (NON-ACTION ITEM)

- There were no members of the public present.

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

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

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

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

8.ACTION ITEMS:

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

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

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

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

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

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

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

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

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

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

Flow:

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

c. Overview and initial feedback on City-wide Survey

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

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

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

Timeline for the survey is:

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

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

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

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

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

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

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

9. ITEMS FOR NEXT AGENDA (3-5-20)
a. Discussion and Takeaways from Public Workshop
b. Final review of City-wide survey
c. Add updates from the various sub-committees and 5th cycle re-cap

Meeting adjourned at 5:11pm

Action Item b

5th Cycle Housing Element Program List - Updated Date: 9/16/19

Housing Program #	Annual Progress Report - Year Reported	Synopsis of Program	Implementation time frame specified in Housing Element
1-A.	2018 Ongoing	Continue implementing the City's Condominium Conversion Ordinance to protect and mitigate against loss of apartment stock.	Program now in place. Ongoing implementation
1-B.	2016 Completed	Municipal Code amendment modifying the affordable unit set-aside rate for condominium conversions from current 67% to a range of 10- to 30% (DMMC 24.21).	By May 2014 (12 months from date of Council adoption of Housing Element.)
1-C.	2016 Completed	Municipal Code amendment amending the Condominium Conversion Ordinance to allow in-lieu fee rather than unit set-aside mitigation for condominium conversions involving 2-5 apartments (DMMC 24.21).	By May 2014
1-D.	2018 Completed	Municipal Code amendment amending the Condominium Conversion Ordinance to allow off-site unit set-aside mitigation (DMMC 24.21).	By May 2014
1-E.	2018 Ongoing	Continue to use collected mitigation fees for affordable housing programs.	Program now in place. Ongoing implementation.
1-F.	2018 Completed	Review and possible increase of existing In-lieu Housing Mitigation Fee rate.	By May 2014
1-G.	2016 Completed	Municipal Code amendment to require the payment of an In-lieu Housing Mitigation Fee in cases where development proposal would result in an adverse impact on housing opportunities.	By May 2014
1-H.	2018 Ongoing	Continue allowance for retention of structural and residential density non-conformities for multi-family structures (three or more units).	Program now in place. Ongoing implementation.
1-I.	2016 Completed	Municipal Code amendment allowing multi-family apartment building with nonconforming density to convert to condominiums with mitigation requirements applied.	Within 36 months of adoption of Housing Element Update, by May 2017
1-J.	2016 Completed	Municipal Code amendment to require mitigation measures on condominium conversions to assist renters of apartments to be converted (DMMC 24.21).	By May 2014
1-K.	2018 Ongoing	Continue to guard against degradation and loss of affordable housing stock	Program now in place. Ongoing implementation
2-A.	2018 Ongoing	Continue to implement Community Plan and Zoning Ordinance to provide opportunities and incentives for the construction of 42 new residential units during 2013-2021 cycle for: extremely low, very low, low and moderate income levels	Program now in place. Ongoing implementation.

2-B.	2014 Completed	Zone Code amendment to remove the requirement for receipt of Conditional Use Permit to develop at 17.6 du/ac density in the RM-East, RM-West, RM-Central and RM-South Zones (DMMC 30.16, 17, 18 and 19).	By May 2014
2-C.	2016 Completed	Continue to maintain record of sites suitable for residential development and provide such information to the public.	Ongoing
2-D.	2018 completed	Conduct workshops to apprise the public of the opportunities for residential and mixed-use development in the City.	By May 2014
2-E.	2018 Underway	Zoning Code amendment to increase allowed density on properties in the North Commercial (NC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.24).	Within 24 months of adoption of Housing Element Update, by May 2016
2-F.	2018 Underway	Zoning Code amendment to increase allowed density on properties in the Professional Commercial (PC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.25).	By May 2016
2-G.	2018 Underway	Zoning Code/Community Plan amendments and Local Coastal Program Amendment (LCPA) to assign a new land use designation and accompanying development parameters to two adjacent vacant parcels in the NC Zone allowing residential development at 20-25 du/ac with affordable housing component.	By May 2014
2-H	2018 Underway	Conduct an analysis of governmental owned properties and consider modifying the provisions of the Public Facility (PF) zone to allow residential uses at appropriate locations with affordable housing component.	No specified time frame
2-I.	2018 Completed	Complete a property record and conduct public workshops to identify any other properties that would be appropriate for a land use re-designation to accommodate density of 20 du/ac.	By May 2014
2-J.		Assign Community Plan and LCP land use designations for 22nd DAA Fairgrounds property to accommodate construction of dwelling units at 20 du/ac for replacement of backstretch housing, as identified in the 22nd DAA's Master Plan.	By May 2015
2-K.	2014 Completed	Zone Code amendment to permit emergency shelters in the North Commercial Zone through ministerial review process (DMMC 30.24).	By May 2014
2-L.	2016 Completed	Zone Code amendment to allow development of Single-Room Occupancy (SRO) units.	By May 2014
2-M.	2018 Ongoing	Continue to encourage St. Peter's Episcopal Church to continue its Interfaith Shelter Network Rotating Shelter and its Helping Hands program.	Ongoing, no action required.

2-N.	2018 Underway	Work with 22nd DAA and Thoroughbred Club to utilize Fairgrounds site for emergency housing during the winter months.	No specified time frame
2-O.	2014 Completed	Zone Code amendment to allow transitional/supportive housing in all zones where housing is otherwise permitted and subject to the same development standards (Multiple DMMC Chapters).	By May 2014
2-P.	2018 Ongoing	Continue to permit community care facilities through the same zoning provisions applicable to residential units.	Ongoing
2-Q.	2014 Completed	Zone Code Amendment to reduce the 1,000-linear foot minimum spacing requirement between community care facilities to 300-linear foot minimum spacing (multiple DMMC Chapters).	By May 2014
2-R.	2016 Completed	Zone Code amendment to permit manufactured homes meeting state and federal standards to be treated in same way as other single-family homes (multiple DMMC Chapters).	By May 2014
2-S.	2014 Completed	Zone Code amendment to create new definition of "family" (DMMC 30.04).	By May 2014
3-A.	2018 Ongoing	Continue to use Housing Assistance Reserve for Rental Subsidy program, consider increasing number of individuals/families served from 8 to 16 per year.	Program now in place. Ongoing implementation.
3-B.	2018 Completed	Consider increase in rate of In-lieu Housing Mitigation Fee.	No specified time frame
3-C.	2014 Completed	Municipal Code amendment requiring payment of a Housing Mitigation Fee for projects that result in a net reduction in housing units on a property (DMMC 30.78).	By May 2014
3-D.	2018 Ongoing	Continue to accommodate and promote the construction of affordable Second-Dwelling Units.	Program now in place. Ongoing implementation
3-E.	2018 Completed	Zone Code amendment to provide additional incentives for Second-Dwelling-Units including, but not limited to: a 550 sq. ft. Floor Area Ratio (FAR) exemption and allowing encroachments into rear-yard setbacks, with caveats. (multiple DMMC sections).	By May 2014
3-F.	2018 Underway	Municipal Code amendment for an amnesty program authorizing second units built without permits, with requirement for affordable rental rate deed restriction (multiple DMMC sections).	By May 2015
4-A.	2018 Ongoing	Continue Shared Housing Program.	Program now in place. Ongoing implementation.
4-B.	2018 Ongoing	Continue to work with Community Connections to keep records on the duration of each Shared Housing matches.	Program now in place. Ongoing implementation.

4-C.	2018 Ongoing	Continue to contract with the San Diego County Housing Authority to administer the Housing Voucher Program.	Program now in place. Ongoing implementation.
4-D.	2018 Ongoing	Continue to support the County Housing Authority's applications.	Program now in place. Ongoing implementation.
4-E.	2018 Ongoing	Continue to promote the Housing Choice Voucher Program to owners and residents of City-approved Second-Dwelling-Units.	Program now in place. Ongoing implementation.
4-F.	2014 Completed	Zone Code amendment to make City's subdivision ordinance compliant with State Density Bonus Ordinance (DMMC 30.90).	By May 2014
4-G.	2016 Completed	Continue to educate citizens and prospective applicants of the opportunities available under the City's density bonus ordinance.	Program now in place. Ongoing implementation
4-H.	2016 Completed	Municipal Code amendment to apply set-aside/in-lieu fee requirement not only to subdivisions of 10 or more lots but also to subdivisions of six or more lots (DMMC 24.61).	By May 2014
4-I.	2018 Ongoing	Continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units.	Program now in place. Ongoing implementation.
4-J.	2018 Completed	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	Program now in place. Ongoing implementation
4-K.	2018 Completed	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	Program now in place. Ongoing implementation
4-L.	2018 Completed	Work with local non-profit housing organizations to apply for available State funding to implement additional affordable housing programs.	New Program, no timeframe specified.
4-M.	2018 Completed	Support qualified affordable housing developers in their applications for State and federal City's Housing Assistance Reserve Funds.	New Program, no timeframe specified.
4-N.	2018 Ongoing	Monitor the affordability covenants and restrictions of all future affordable housing components of new development	Program now in place. Ongoing implementation.
4-O.	2018 Ongoing	Take necessary steps to enroll City in the County's Mortgage Credit Certificate Program.	By May 2014
5-A.	2018 Ongoing	Continue the application processing fee reduction/waiver program for projects with an affordable housing component.	Program now in place. Ongoing implementation.
5-B.	2018 Ongoing	Continue to implement the development processing streamlining program for affordable housing development proposals.	Program now in place. Ongoing implementation.

5-C.	2016 Completed	Adoption of streamlined procedures for flexibility in the implementation of land use and zoning regulations for persons with disabilities.	By May 2014.
5-D.	2016 Completed	Continue to provide information to the public in general and architects in particular about the benefits for adoption of universal design elements of the Uniform Building Code.	Program now in place. Ongoing implementation
5-E.	2016 Completed	Zone Code amendment to provide a Floor Area Ratio (FAR) exemption and setback allowances for portions of building retrofit needed solely for providing increased accessibility (Multiple DMMC sections).	Within eight-year cycle of the Housing Element Update.
5-F.	2016 Completed	Development of a set of design guidelines for education and guidance.	By May 2016
6-A.	2018 Ongoing	Continue to contract with Del Mar Community Connections or similar agencies to assure unrestricted access to housing in the community.	Program now in place. Ongoing implementation.
6-B.	2018 Ongoing	Support of Del Mar Community Connections to disperse information regarding the shared housing and fair housing services they provide.	Program now in place. Ongoing implementation.
6-C.	2018 Ongoing	Continue to work with Del Mar Community Connections to provide services for the elderly and those with special needs.	Program now in place. Ongoing implementation.

Table 38: Summary of Housing Programs					
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
Objective #1: Conserve and Improve the City's Existing Stock of Housing Units					
Program #1: Amend the City's Condominium Conversion Ordinance	Preserve existing multi-family rental housing while creating truly affordable housing if a conversion is to take place.	1-A.	The City will continue to implement the Condominium Conversion Ordinance affordable unit set-aside and In-lieu Housing Mitigation Fee requirements in order to preserve the existing stock of apartment units and to accrue In-lieu Housing Mitigation funds where conversions do occur.	None required	Planning and Community Development
		1-B.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Condominium Conversion Ordinance to modify the affordable unit set-aside requirement to include a unit set-aside figure in the range of 10- to 30 percent, rather than the existing 67-percent figure, with the set-aside requirement percentage figure rounded to the next highest whole number.	None required	Planning and Community Development
		1-C.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will also amend the Condominium Conversion Ordinance to allow a property owner to satisfy the affordable unit set-aside mitigation requirement by instead paying an In-lieu Housing Mitigation Fee for each apartment unit converted in condominium conversion proposals involving 2-5 apartments.	None required	Planning and Community Development
		1-D.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Condominium Conversion Ordinance to allow a property owner to satisfy the affordable unit set-aside mitigation requirement by acquiring and donating to the City, or to a qualified housing advocacy organization, another dwelling unit in the City of a like size and condition to be reserved for use as affordable housing.	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
			1-E.	The City will continue to make the funds accrued in the City's Housing Assistance Reserve available for implementation of existing affordable housing programs such as the Rental Subsidy Program. The funds will also be available for other programs such as the acquisition of land and construction of affordable units or acquisition of residential units to be made available for individuals or families of extremely low, very low or low income levels or for assistance for displaced individuals or families of extremely low, very low or low income.	None required	Planning and Community Development
			1-F.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will review the existing rate of the In-lieu Housing Mitigation Fee to determine if a rate increase is appropriate and justifiable to mitigate the impact that condominium conversions have on affordable housing .	None required	Planning and Community Development
			1-G.	Although not strictly a condominium conversion issue, within 12 months of City council adoption of the 2013-2021 Housing Element, the City will amend the Zoning Ordinance to require the payment of an In-lieu Housing Mitigation Fee in cases where other development proposals, in addition to condominium conversions, would have an adverse impact on the affordable housing opportunities. For example, the City will amend the Municipal Code to require payment of In-lieu Housing Mitigation Fee in cases where a proposed development project would result in a net loss in the number of residential units on a property.	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
	Program #2: Preservation of Rental Housing Stock and Nonconforming Multi-family Densities	Preserve rental housing while allowing for condominium conversion to take place if truly affordable units are created or a mitigation fee is paid.	1-H.	The City will continue to allow the retention of structural and residential density non-conformities for multi-family structures containing three or more units without a requirement for abatement of such nonconformities when the structure undergoes major renovation or replacement. . To accommodate the "sprucing up" of older buildings, the City will also amend the Municipal Code to allow flexibility for a property owner to make structural modifications that improve the aesthetics of the nonconforming structure without a requirement for abatement of the nonconformity. Such allowance would retain the prohibition on expansion or exacerbation of a nonconformity. The City will also establish an education/outreach program to apprise property owners of the opportunities for structural modifications available under the Municipal Code.	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
			1-I.	Within 36 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Municipal Code to allow the owner of an existing multi-family apartment building(s) which is nonconforming with respect to residential density, to convert the building(s) to condominiums with the proviso that, as mitigation for the conversion, a portion of the converted units be set aside for affordable housing. The amended code section would establish requirements for the number of units to be set to be aside for affordable housing with that figure to be in the range of 10 percent to 30 percent of the converted units, and specifying that, as applicable, the set-aside percentage figure would be rounded to the next highest whole number. The amended code section would also establish a limitation the number of condominium conversions allowed in any 12 month period. As is required under the City's Condominium Conversion Ordinance, the affordable set-aside units would be subject to recordation of a deed restriction setting forth the required affordable rental or sales rate for no less than the minimum duration required under state housing law.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			1-J Within 12 months of City Council adoption of the Housing Element, the City will amend the provisions of the Condominium Conversion Ordinance to require, in addition to other applicable mitigation measures, requirements that authorizations for condominium conversions be conditioned to include: 1) a minimum waiting period following City authorization of the Condominium Conversion to allow dwellers of the apartments to be converted time to locate replacement housing; 2) funds to be provided to dwellers of the apartments to be converted to assist in the costs of securing and moving to replacement housing; 3) and the right of first refusal for purchase of the converted units by the dwellers of the apartments to be converted.	None required	Planning and Community Development
	Program #3: Zoning Ordinance Enforcement and Building Code Compliance	Preserve and enhance existing housing conditions	1-K. The City will continue to guard against affordable housing unit degradation through enforcement of the City's Zoning Ordinance and the California Building Code, either by City staff or by contract with the EsGil Corporation or other qualified service provider.	General Fund	Code Enforcement

Table 38: Summary of Housing Programs					
# Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
Objective #2: Provide Adequate Sites to Achieve a Variety of Housing Types					
Program #4: Implement the Community Development Element and Zoning Ordinance	Provide a range of opportunities for various housing types and different economic segments of the community.	2-A.	The City will continue to implement and augment the Community Development Element of the Community (General) Plan and the Zoning Ordinance. The objective is to provide opportunities and incentives for the construction of a minimum of 42 residential units during the 2013-2021 period that are affordable for persons of extremely low, very low, low and moderate incomes.	None required	Planning and Community Development
		2-B.	Within 12 months of certification of the 2013-2021 Housing Element, the City will adopt an amendment to the Municipal Code that would remove the requirement for receipt of a Conditional Use Permit in order to develop at the maximum allowable density of 17.6 du/ac for properties in the RM-East, RM-West, RM-Central and RM-South Zones.	None required	Planning and Community Development
		2-C.	The City will maintain a record of sites suitable for residential development and provide that information to all interested developers, property owners and the public.	None required	Planning and Community Development
		2-D.	The City will hold workshops and prepare materials to apprise the public and both for- profit and non-profit developers of the opportunities for residential and mixed-use development throughout the City's various zoning districts.	None required	Planning and Community Development
		2-E.	Within 24 months of City Council adoption of the Housing Element, the City will amend the provisions of the North Commercial (NC) zone to allow residential development at a density of 20 du/ac for projects that include an affordable housing component.	None Required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
			2-F	Within 24 months of City Council adoption of the Housing Element, the City will amend the provisions of the Professional Commercial (PC) zone to allow residential development at a density of 20 du/ac for projects that include an affordable housing component.	None Required	Planning and Community Development
			2-G.	Pursuant to Government Code Sections 65583.2(h) an (i), within 12 month of City Council adoption of the 2013-2021 Housing Element, the City will assign a new land use designation to two adjacent vacant parcels, roughly 2.3 acres in size in the NC Zone, to allow, by right, residential development of the properties at a density of 20-25 du/ac. with such density allowance to include a requirement for a percentage of the residential units to be available, long-term, at affordable rates, either through dedication to a non-profit housing advocacy organization or through deed restrictions for no less than the minimum duration required under state housing law applicable to affordable dwelling units.	None required	Planning and Community Development
			2-H	The City will conduct an analysis of governmental owned properties and consider modifying the provisions of the Public Facility (PF) zone to allow residential uses at appropriate locations but with a required affordable housing component for any residential proposal and with a prohibition on siting residential uses in parks or open space areas.	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
			2-I	Within 12 month of City Council adoption of the 2013-2021 Housing Element, the City will complete a property record and conduct public workshops to identify other properties that would be appropriate for a land use re-designation to accommodate residential development at a density of 20 du/ac.		
			2-J.	Within 24 months of City Council adoption of the 2013-2021 Housing Element, the City will assign land use designations in the City's Community (General) Plan, Local Coastal Program (LCP), and Zoning Ordinance and Zoning Map that accommodate residential development at an allowable density of 20 dwelling units per acre (20 du/ac) for that portion of the 22nd District Agricultural Association (22nd DAA) Fairgrounds property located in the City's corporate boundaries. The assignment of this land use classification will accommodate construction of dwelling units on the Fairgrounds property in the manner identified in the 22nd DAA's Master Plan for the Fairgrounds property.	None required	Planning and Community Development
	Program #5: Provide Sites for Homeless Shelters and Transitional Housing	Provide a range of opportunities for various housing types and different economic segments of the community.	2-K.	Within 12 months of adoption of the 2013-2021 Housing Element, the City will modify its zoning code to permit emergency shelters as a permitted use in the North Commercial Zone via a ministerial process without discretionary review. The zoning code amendment will establish appropriate performance standards for emergency shelters, including: number of beds; parking; on-site management; security; hours of operation; noise regulations; and restrictions on loitering.	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
			2-L.	Within 12 months of adoption of the 2013-2021 Housing Element, the City will modify its zoning code to include provisions for Single-Room Occupancy (SRO) units.	None required	Planning and Community Development
			2-M.	The City will continue to encourage local congregations to participate with the Interfaith Shelter Network Rotating Shelter and will also encourage St. Peter's Episcopal Church to continue its Helping Hands program.	None required	Planning and Community Development
			2-N.	The City will actively work to encourage the 22nd DAA and Thoroughbred Club to utilize both its existing dormitory-style housing units and the proposed residential units described in Fairgrounds Master Plan to provide emergency housing during the winter months.	None required	Planning and Community Development
			2-O.	Within 12 months of adoption of the 2013-2021 Housing Element, the Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted in all zones where housing is permitted and subject to the same development standards as other housing in that zone.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
# Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
Program #6: Provide Sites for Special Needs Housing	Provide a range of opportunities for various housing types that suit the special needs of certain populations	2-P.	The City will continue to permit community care facilities through the same zoning provisions applicable to residential units in the zone in which they are proposed.	None required	Planning and Community Development
		2-Q.	Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to reduce the 1,000-linear foot minimum spacing requirement for community care facilities to 300-linear foot minimum spacing, and to expressly exclude community care facilities from the definition of lodging and boardinghouse.	None required	Planning and Community Development
		2-R.	Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to permit manufactured homes meeting state and federal standards and installed on a permanent foundation to qualify as a regular single-family use.	None required	Planning and Community Development
		2-S.	The zoning code currently defines a "family" as "an individual, or two or more persons related by blood, marriage, adoption, or guardianship, or a group of not more than five persons, excluding servants, who are not so related, living together in a single dwelling unit and maintaining a common household." Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to amend the definition of family as necessary and appropriate to ensure clarity and remove any potential constraints to housing for persons with disabilities and large households.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
Objective #3: Accommodate the Development of New Affordable Housing Opportunities					
Program #7: Rental Subsidy Program	Expand revenue source for the Affordable Housing Fund and provide rental assistance to extremely low, very low, and low income households to relieve cost burden.	3-A.	The City will continue to utilize Housing Assistance Reserve to fund rental subsidies to income qualified households. Within 24 months of City Council adoption of the 2013-2021 Housing Element, the City will consider the use of other potential funding sources to increase the number of individuals and families served by the program from eight to 16 individuals and families. Funding will be prioritized for extremely low income households, seniors, and persons with disabilities.	Affordable Housing Fund	City of Del Mar through contract with Community Connections
		3-B.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will consider whether to increase the fee rate of the In-lieu Housing Mitigation Fee to more appropriately off-set the impacts that subdivisions, condominium conversions and other projects that result in a net loss of housing units have on affordable housing opportunities. The options for a fee increase include raising the level of the existing flat fee or establishing a fee based on a percentage of indexed market values of similar condominium units. As part of that evaluation, the City will also explore whether the set-aside requirement or In-lieu Housing Fee for affordable units currently applicable to subdivisions of 10 lots or more should also be applied as a condition of approval for subdivisions of less than ten lots. The City will also consider setting aside a portion of the In-Lieu Housing Fee to benefit extremely low income households.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
# Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
		3-C.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will adopt an ordinance requiring that payment of a Housing Mitigation Fee be applied as a condition of approval of those projects that result in a net reduction in the number of dwelling units on a property. This requirement shall not apply in cases where the net reduction in the number of dwelling units brings a nonconforming parcel into compliance with maximum residential density limitations applicable to the parcel's current zoning designation. If adopted, the City will also consider setting aside a portion of the Housing Mitigation Fee to benefit extremely low income households.	None required	Planning and Community Development
Program #8: Second-Dwelling-Units	Remove constraints and provide incentives to facilitate the development of second-dwelling-units as a potential source of affordable housing.	3-D.	The City will continue to accommodate and promote the construction of affordable Second-Dwelling-Units by increasing the public awareness of the Second-Dwelling-Unit program. The specific goal is to have 10 new Second-Dwelling-Units constructed during the 2013-2021 period.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			3-E. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will consider the adoption of an amendment to the Zoning Ordinance to provide additional incentives for property owners to pursue authorizations for and construct Second-Dwelling-Units. The incentives to be considered will include, but not be limited to, the following: 1) The granting of a maximum 550 sq. ft. Floor Area Ratio (FAR) exemption for a Second Dwelling Unit that meets all of the parameters and requirements of the Second Dwelling Unit Ordinance. 2) An allowance for encroachments into otherwise required rear-yard setbacks, provided a minimum setback of ten (10) feet is provided adjacent to any residentially zoned property. As part of this amendment to the Zoning Ordinance, the City will also consider amending the provisions of the Second- Dwelling Unit Ordinance to remove the existing prohibition on locating Second-Dwelling Units (SDU) on sites located in special overlay zones, provided that the SDU structure complies with siting requirements of such special overlay zone with respect to protection of sensitive resources.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			Within 24 months of City Council adoption of the 2013-2021 Housing Element, the City will explore the enactment of an amnesty program under which property owners with illegal second units could apply for authorization to retain the illegal units provided it complied both of the following parameters: 1) The structure in which the illegal unit is located complies with or is retrofitted to comply with the applicable standards of the California Building Code, including minimum dwelling-unit-size requirements; and 2) The second dwelling unit is reserved and deed restricted at rental rates for low or very low income households. In order to minimize adverse impacts on established neighborhoods and to provide a transition period for installation of Second-Dwelling-Units in otherwise single-family residential neighborhoods, the City will monitor the effects that construction of Second-Dwelling Units have on the character of the surrounding neighborhood. If detrimental impacts are found to be occurring, the City may establish a caveat that not more than a specified number of Second-Dwelling-Units be authorized in any calendar year. The zoning amendments would also contain the caveat that the 550 sq. ft. FAR exemption would not be offered for sites where the property's structures already exceed the allowable FAR specified per the underlying zoning designation.	None required	Planning and Community Development
			3-F.		

Table 38: Summary of Housing Programs					
# Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
Objective #4: Preserve and Expand Opportunities for Use of Existing Affordable Housing					
Program #9: Shared Housing	Provide opportunities for shared housing costs to lower income households and households with special needs (such as seniors)	4-A.	The City will continue to offer shared housing services to residents of Del Mar to achieve at least five credits under the affordable housing goal.	Affordable Housing Fund	City of Del Mar through contract with Community Connections
		4-B.	The City will continue to work with Community Connections to keep records on the duration of each Shared Housing match. This will allow the City to track housing accomplishment(s) and to evaluate the program's effectiveness.	Affordable Housing Fund	City of Del Mar through contract with Community Connections
Program #10: Housing Choice Vouchers	Provide rental assistance to extremely low and very low income households to relieve cost burden.	4-C.	The City will continue to contract with the San Diego County Housing Authority to administer the Housing Voucher Program.	HUD Section 8 Allocations	City of Del Mar through contract with Housing Authority of County of San Diego
		4-D.	The City will continue to support the County Housing Authority's applications for additional allocation or Housing Choice Voucher funds.	HUD Section 8 Allocations	City of Del Mar through contract with Housing Authority of County of San Diego
		4-E.	The City will continue to promote the Housing Choice Voucher Program to owners and residents of City-approved Second-Dwelling-Units.	HUD Section 8 Allocations	City of Del Mar through contract with Housing Authority of County of San Diego
Program #11: Residential Density Bonus	Facilitate the construction of affordable housing by providing density bonus incentives pursuant to State law.	4-F.	Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to be consistent with the State Density Bonus Ordinance.	None Required	Planning and Community Development
		4-G.	The City will continue to educate citizens and prospective applicants of the opportunities available under the City's density bonus ordinance.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
# Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
Program #12: Inclusionary Affordable Housing for Subdivision	Increase the number of affordable units and expand the revenue source to replenish the Affordable Housing Fund in order to provide assistance to an increased number of households.	4-H.	The City will continue to enforce Chapter 24.21 of the Del Mar Municipal Code to proposed subdivisions. Within 12 months of adoption of the 2013-2021 Housing Element, the City will adopt an amendment to the Municipal Code to apply the set-aside/in-lieu fee requirement not only to subdivisions of 10 or more lots but also to subdivisions of six or more lots. The review process for this amendment will include consideration of the balance between the desirability of establishing a wider scope of mitigation for affordable housing against the perceived barrier that applying the affordable unit set-aside or In-lieu Housing Mitigation Fee on subdivisions of six or more lots would have on proposed housing subdivisions. That balance will include consideration of the concern that application of either of these mitigation requirements might dissuade property owners from pursuing subdivisions that would otherwise increase the number of properties available for new housing units in the community.	None required	Planning and Community Development
Program #13: Coastal Housing Requirements	Monitor affordable housing opportunities within the Coastal Zone.	4-I.	The City will continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units within the City limits in order to comply with Section 65588(d) of the Government Code.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
# Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
Program #14: Provide Affordable Housing Fund	Expand the revenue source to replenish the Affordable Housing Fund in order to provide assistance to an increased number of households.	4-J.	Within 12 months of adoption of the 2013-2021 Cycle, the City will amend the zoning code to require that an In-lieu Housing Mitigation Fee be paid to mitigate the loss of housing stock when a property with multiple dwelling units is redeveloped with a project that results in a net loss of the number of dwelling units on the property. If adopted, the City will also consider setting aside a portion of the Housing Mitigation Fee to benefit extremely low income households.	None required	Planning and Community Development
		4-K.	The City will continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	None required	Planning and Community Development
		4-L.	The City will continue to work with local non-profit housing organizations to apply for available State funding to implement additional affordable housing programs.	None required	Planning and Community Development
		4-M.	The City will support qualified affordable housing developers in their applications for State and federal City's Housing Assistance Reserve Funds, provided the proposed projects/programs are consistent with the goals and policies of the City.	None required	Planning and Community Development
		4-N.	The City will monitor the affordability covenants and restrictions of all future affordable housing created through City efforts to ensure compliance with the goals, objectives, and program guidelines for affordable housing funds.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
# Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
Program #15: Homeownership Assistance	Increase homeownership opportunities for moderate income households.	4-O.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will take the necessary steps to enroll in the Mortgage Credit Certificate Program and will distribute information about the availability and benefits of the Program.	San Diego County Mortgage Credit Certificate Allocation	City of Del Mar through contract with San Diego County Department of Housing and Community Development
Objective #5: Remove Governmental Constraints to the Maintenance, Improvement and Development of Affordable Housing.					
Program #16: Fee Waivers for Affordable Housing	Facilitate the construction of affordable housing.	5-A.	The City will continue its application processing fee reduction/waiver program and related policies that remove or reduce governmental constraints for those projects that include an affordable housing component.	General Fund	City of Del Mar
Program #17: Streamline Development Process	Facilitate the construction of affordable housing.	5-B.	The City will continue to implement the development processing streamlining program for affordable housing development proposals. Under this program, affordable housing developments are guaranteed priority processing.	None required	Planning and Community Development
Program #18: Providing Housing for Persons with Disabilities	Facilitate the development of housing for persons with disabilities.	5-C.	Within 12 months of the adoption of the 2013-2021 Housing Element, the City will adopt streamlined procedures for processing reasonable accommodation requests by persons with disabilities for flexibility in the implementation of land use and zoning regulations, in order to allow equal access to and enjoyment of housing.	None required	Planning and Community Development
		5-D.	The City will continue to provide information to the public in general and architects in particular about the benefits for adoption of universal design elements of the Uniform Building Code.	None required	Planning and Community Development

Table 38: Summary of Housing Programs					
# Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
		5-E.	In the 2013-2021 Housing Element cycle, the City will consider an amendment to the Zoning Ordinance to provide a Floor Area Ratio (FAR) exemption to allow additional floor area for the retrofit of existing residences as necessary solely for providing improvements to increase accessibility for persons with disabilities and for encroachments into setbacks for exterior access ramps.	None required	Planning and Community Development
		5-F.	Within three years of certification of the 2013-2021 Housing Element, the City will develop a set of design guidelines to provide to property owners, applicants, and members of the Design Review Board guidance on how the DRO standards are applied to development proposals.	None required	Planning and Community Development
Objective #6: Promote Equal and Fair Housing Opportunities.					
Program #19: Fair Housing	Promote equal housing opportunities for all residents.	6-A.	Del Mar will continue to contract with Del Mar Community Connections or similar agencies to assure unrestricted access to housing in the community.	CDBG/ General Fund	City of Del Mar through contract with Community Connections
		6-B.	The City will assist in program outreach through the support of Del Mar Community Connections to disperse information throughout the community regarding the shared housing and fair housing services provided by Del Mar Community Connections.	CDBG/General Fund	City of Del Mar through contract with Community Connections
		6-C.	In the 2013 - 2020 Housing Element cycle, the City will continue to work with Del Mar Community Connections to provide services for the elderly and those with special needs.	CDBG/General Fund	City of Del Mar through contract with Community Connections

6th Cycle Housing Element Ad-Hoc Citizen's Task Force

Meeting Cancellation

The scheduled March meeting of the
6th Cycle Housing Element Ad-Hoc Citizen's Task Force,
scheduled for Thursday, March 19, 2020,
has been cancelled.

6th Cycle Housing Element Ad-Hoc Citizen's Task Force

Meeting Cancellation

The scheduled April meeting of the
6th Cycle Housing Element Ad-Hoc Citizen's Task Force,
scheduled for Thursday, April 2, 2020,
has been cancelled.

AGENDA
6th CYCLE HOUSING ELEMENT
AD-HOC CITIZENS' TASK FORCE
CITY OF DEL MAR

THURSDAY, APRIL 16, 2020 – 3:00 PM
WATCH THE LIVE MEETING HERE:
www.delmar.ca.us/watch
CITY COUNCIL LIAISONS: DWIGHT WORDEN, TERRY GAASTERLAND

TASK FORCE STATEMENT OF MISSION/PURPOSE:
The mission of the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force (Task Force) is to:
1) 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);
2) To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
3) 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.

PUBLIC COMMENT:
Members of the public can participate in the meeting by emailing comments to Shaun McMahon at smcmahon@delmar.ca.us by 12:00 PM the day of the meeting. The subject line of your email should clearly state the item number you are commenting on. If you desire to have your comment read into the record during the meeting, please note that in the email subject line and limit the comment to 500 words or less. There is no character limit for comments not being read into the record. All comments will be transmitted to the Task Force prior to the start of the meeting.

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

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**
   a. 2-29-20 and 3-5-20 Meetings

4. **CITY COUNCIL LIAISON COMMENTS**

5. **ORAL COMMUNICATIONS (NON-ACTION ITEM)**

Any Oral Communications must be submitted prior to the meeting as described in Public Comment above and will be read into the record. Live comment will not be available for this teleconference meeting.

State law precludes the Task Force from acting on any topic which is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Committee Chairperson.

6. **TASK FORCE MEMBER AND STAFF UPDATES**

   a. Overview of Packet Materials (Staff)

b. Community Survey Open (3-16-20 through 4-20-20)
    i. www.delmar.ca.us/HousingElement

7. ACTION ITEMS:

a. Review Recommended Programs from Public Workshop #1

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

c. Discussion of EIR Status and Analysis

8. SUBCOMMITTEE REPORT OUTS

a. Communications

b. Community Assistance

c. Preservation / Production of Housing Stock

9. ITEMS FOR NEXT AGENDA (4-30-20)

a. Update on EIR Work Effort

b. Continued Discussion on Potential 6th Cycle Housing Programs

10. ADJOURNMENT

Sixth Housing Element - Public Forum

February 29, 2020

The meeting is being held at the Del Mar City Town Hall. The meeting and workshop are being shown on Del Mar TV and recorded for playback.

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

Staff: Shaun McMahon, Amanda Lee, Joseph Smith and Tianna de la Paz

City Council Liaisons – Dwight Worden and Terry Gaasterland

Workshop Welcome Packet can be accessed here:

http://www.delmar.ca.us/DocumentCenter/View/6512/Public-Workshop-Welcome-Packet-22920

1. Jas kicked off the meeting at 9:30

   Each task force member introduced themselves and talked about their vision for Del Mar and affordable housing. Jas covered some of Bud's thoughts in his absence.

2. Jas took formal roll call (which was amended to add Don) and Shaun introduced the staff and consulting team.
   - Jas, Tracy, Karen, Jill, Julie, Shirley, Don present. Bud Emerson not present.
   - Dwight and Terry not present.
   - Three consultants are present from Kimley Horn. David Barquist, Nick Chen and Candyce Burnett
   - Joseph, Shaun, Amanda, Elizabeth Owen and Tianna de la Paz present for the city along with support staff
   - Mayor Haviland and Councilmember Parks present from City Council (in the audience)

3. Oral Communications (Non-Agenda Items) Jas asked for public comments on things not on the agenda - no comments from the teams or public.

4. Task Force Member Updates

   a. Chair's Remarks

   - Jas talked about our sub-committees and explained how the number of required affordable units that we have been given is not those that have to be built in 8 years but that could be built in the upcoming 8 year cycle (Sixth Cycle).
   - Jas covered housekeeping items and reviewed what the handouts are that they have all received.

   b. .Task Force Introductions

   c. Individuals thoughts on Housing and Vision for Housing in Del Mar

   - Covered at the start of the meeting (see above)

- Jas turned the meeting over to Shaun who introduced the staff present and Ellie and Cheryl and then turned the meeting over to David to start his presentation.

5. Action Items

a. Presentations

i. David started his presentation (available on the Housing Element webpage) at 9:50am. Upon conclusion he turned the meeting over to Candice Burnett to discuss CEQA.

ii. Candice started her presentation (available on the Task Force web-site) and she talked about the EIR report as well.

The PPT Presentation can be accessed here:

http://www.delmar.ca.us/DocumentCenter/View/6513/Presentation-from-Public-Workshop-1-22920

b. Comments on EIR Scoping

Candice opened the floor to the community to speak on the Scoping topic (Public Comment Period):

- Robert Fried from 910 Stratford Court had a comment about the numbers of employees in the City which was stated in the study and the subsequent RHNA number and allocation from SANDAG. Joseph responded.
- Lynn Gaylord questioned how the short term rental market (the current regulations) work with all of the housing discussion. Amanda responded and Jas asked a clarifying question about the length of housing necessary like students, etc.
- Annette Wiesel on Heather Lane - high density residential being planned for the North area - hydrology and water quality, public services (lack of in that area) and the aesthetics of the high density units being allowed.
- Greg Rothnem - 9th street - believes that our charter is to identify 163 opportunities throughout the city - how do we do an EIR that addresses so many different areas and opportunities (ADUs, Condo's, etc.).
- Arnold Wiesel - Heather Lane - from the North Del Mar area - similar question to Greg as to the EIR scope on such a broad and different areas - feels that the requirements are overwhelming. Is it structurally doable? it seems like it will really just frustrate the intent of CEQA. Also he agrees with everyone that there are a lot of needy people here however if we really want to open our hearts and wallets we will have to just give them Del Mar .... but that is not what we all want so there must be a balance we can achieve. Lots of details to think through.
- Alan Wittgrove - on David Way - looks at this like a scientist - wonders how housing units are defined and the information is derived how do we study it if we don't have a solid foundation of data and numbers.
- Laura DeMarco - Avenue Primavera - on the wildfire risk according to the plan we have 3700 units that need to be evacuated we have an evacuation issue with the routes we have. Specifically for the North Hill and it is one of our most vulnerable areas. According to the modeling it will spread quickly. Cannot add density without adding evacuation routes. Adding new ADUs in effect changes zoning. Concerns over deed restriction comments. Wants us to consider the current fairground units as low income housing.

The public comment section concluded.

c. Interactive Exercise - Workshop situations

- The discussion of the workshops started at approximately 10:35am with Nick Chen from Kimley Horn introducing the interactive exercise - it is 3 stations and they plan to run it for 30 minutes. Topics the stations are:
- Creative ways we can provide housing in existing commercial and residential areas
- What types of community assistance programs can the city provide to facilitate housing
- How should the city incorporate public lands in the housing element strategy?

At the end there will be a report out. At 10:45 the group started the interactive workshop session.

d. Workshop Station Report Out

The report out from each station started at approximately 11:18am. The Consultants will capture the comments and details.

- Report out Station 1
- Report out Station 2
- Report out Station 3

Report out completed at 11:31

6. Adjournment

Jas closed the meeting 11:32

Watch the Workshop recording here:

http://delmar.12milesout.com/video/meeting/860ef8b9-6f0d-46d0-82b4-5fdf1e9a0466

March 5, 2020

6th Cycle Housing Element Task Force Meeting

Meeting held at Del Mar Civic Center

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

Task Force Attendees:	Jill Gartman, Karen Lare, Tracy Martinez, Jas Grewal, Julie Kawasaki, Don Countryman, Bud Emerson present. Shirley King absent.
Council Liaison:	Terry Gaasterland present Dwight Worden absent
City of Del Mar Staff:	Shaun McMahon, Tianna de la Paz present

The meeting is being recorded and will be posted on the web-site for playback

1. Call to order - Jas called the meeting to order at 3:00pm

2. Roll call; Jas, Tracy, Karen, Don, Julie, Terry. Shirley King and Dwight Worden out. Shaun McMahon and Tania de la Paz present

3. Approval of Minutes from 2-20-2020
Karen moves to approve them, Julie seconds approval of the minutes, all in favor.

4. City Council Report:
Terry did not have any comments at this time but was looking forward to hearing about our public meeting

5. Shaun updates the Task Force on the new information in the binder:

- Updated roster page
- List of Cities for comparison (this was sent on-line to the group as well)
- Copy of the packet from the recent Workshop - Shaun reminded us that all materials are on the web-site for reference
- Copy of the survey that the communication sub-committee has been worked on - we will review this as a group at a later time in the meeting

6. Oral Communication Public Comments:
None

7. Task Force Updates
Chair update:
Last meeting we formed sub-committees and then were asked to work on certain assignments .

Jas asked for each Task Force Members to give their feedback on the workshop event where we had 23 community members in attendance:

- Bud - was not in able to make the workshop
- Julie - pleased overall - thought it was productive
- Jill - thought it was good and that it went pretty well but there was a lot of questions about things that were brought up that could have been answered by the 22 /5 reports - suggested that we could discuss how to get the information in these reports out to the public.
- Don - thinks that the FAR needs to be increased from .3 in the North Commercial area. He feels that the new proposed zoning and allowable numbers of houses (changed from current level to 22 per acre) is good but the current FAR restricts it from getting development done. He also thinks the zoning ordinance could be changed to allow mixed use and not just commercial in that area. If this change were made we would get better participation.

8. Action Items

- **Action Item A** - Shaun to review the next round of the survey – the survey will be open for 3 weeks (March 13th to April 3rd).
    - ✓ Run through a planning survey tool that is used by many cities and SANDAG
    - ✓ Will have 5 slides, 3 are the guts of the survey
    - ✓ Simple not intimidating
    - ✓ Keep it easy to fill out
    - ✓ Use English and no acronyms
    - ✓ Tab 9 has the info

- Let the public tell us which housing programs they want us to pursue and it gets into the different parts to the program, they can provide written comments as well. Task force agrees to ask them for comments in an obvious way. Concern when the information will be available to the committee to review - the group discussed timing. Goal would be to get it to us as soon as they can. Shaun reviews the survey priority programs slide with us.
- Jas asked when the data would be available - Shaun said it would definitely be done by the April 16th meeting and it should be a summary of the data versus raw data.
- Shaun said he would share the Beta version of the Survey for comment (including the Council Liaisons). All agreed that would be helpful. And that the team would give Shaun some direction on the way we want to see the instructions work.
- In keeping it simple they will limit the choices on the ranking to a maximum of 3 items
- Fairgrounds will not be included in this survey as it is already a priority project for the City Council - Jill suggested it be included in the survey as a comment so it is obvious to them why it is not included as an option - Jill also thought it would be good to see if they can tell us where they live as well to add context to their answers. Shaun noted this may not be possible but he would check. Discussion on where to put the info about the fairgrounds already included.
- A lot of discussion about who can complete the survey and how will we have information on the participants (i.e. are they an owner or a resident and what area do they live in). Discussion around purpose and value of the survey without capture of additional data. Shaun will discuss the requests with the consultants and see what they can do. Why survey? To get community feedback for those who cannot attend a meeting in person.

- Shaun asked the group about their recommendation on how many stars they should include for people to vote on the removing constraints slide. He was thinking we should use 50 stars. Group discussed and agreed to either 30 or 50.
- Bud asked a question about putting together a preferred lending program (financing program) on the list for slide 3. All agreed to add financing programs to Fee Reductions/Waivers

The Task Force took a motion for Shaun to change the description. Bud made the motion and Julie seconds it. All in favor.

Action Item B - Group reviews the 6 areas of the 5th Cycle Housing Element Programs

- All six areas will be a part of the 6th Cycle. Group reviewed Shaun's presentation and discussed how best to read and digest the information he has provided. Shaun noted that the document was written in 2012 so it may have some outdated terminology.

- Group discussed the list Shaun had handed out of programs.

- Questions around the Fairgrounds projects there is a lot of detail in the 22 / 5 report and the work around that and they were involved (the fairgrounds) - discussions are on-going about the options. The group is clear on their homework due Friday March 13th.

9. Sub-committee Report-outs

- **Communications** (Julie, Jill and Bud)

Jill – they focused on the Survey when they met and we will go over it today later in the meeting. She believes that again people need facts. Shaun went over the feedback on a slide he had put together (it will be not be on the web-site).

EIR was brought up - I think there were a few misunderstandings

Jas asked about a summary of the 22/5 report? Shaun said yes there is one really already done in the Staff report to City Council - he will provide copies of it to us (Executive Summary). He also suggest we look at a 2 spreadsheet that he will give us that should help make it clearer.

Jas asked if they thought about how we are going to send out the survey to get the most participation. Jill suggested we could all forward a link to people we know and they could complete it. Karen commented that we had discussed sending out a notice on paper and if we do then with the notice that we could let them know how / where to complete it. The group also discussed adding it to the weekly update, e-mail blast, Tracy asked if we had a budget to send out a postcard? Shaun said yes but most of that budget is being used - he estimates it will cost $1800 to do a city wide mailing and maybe they could find some money in the project budget to send it out.

- **Community Assistance** (Shirley and Julie)

They spoke with Joseph and sent him a list of potential ideas/programs. Based on their discussion, she is looking for project based vouchers information and research from Joseph. The group asked how they work; Shirley noted that HUD provides a certain number of Project Based Vouchers for housing assistance. Generally they are for new developments and are for affordable housing at the

lower levels only. This is not in our housing element at this time. They had not looked at the current program but believe it is similar. Does not apply to new ADUs but more to new development projects.

- **Production and Preservation**

Karen and Jill spoke for the sub-committee. We have met for over 4 hours so far and have gotten a lot of information from Shaun and Dwight and have been digging in deep. Discussed the process the group is going through to understand and then evaluate opportunities. It is premature to have a list for the group at this time but that is the plan we are pursuing.

We are also waiting on the Info from consultants on the survey results and additional info from Shaun and more digging to come back with a list. Discussed the timing and its importance for the City Council meeting on April 20th. Looking at having it done the last week of March and turn in by April 2nd.

Jas asked everyone to review the documents Shaun had sent out on the list of previous and current programs (from previous Housing Elements) and get back to her (with a copy to Shaun) in an e-mail your thoughts about the programs and which ones should be continued or stopped. Shaun clarified that we will spend time going over the documents he sent out to help us understand them fully.

Develop scope of the EIR - when in doubt be as comprehensive as possible on our thoughts of what we want to have included. Even if we think it might not make it to the end we want to put all of it in the document so it can be studied.

10. Upcoming items for the next agenda:

- Last day to submit comments for the EIR will be the 20th
- He plans to add agenda items (on the Housing Element) to the City Council meeting on the 23rd (the agenda will be published on the 18th or 19th of March). So it will be added to the agenda for our meeting on the 20th.
- Add preview of the upcoming public workshop
- Recommendation of carry over programs in the fifth 5th Cycle Housing to be included in the 6th cycle

Meeting adjourned at 4:30

RECAP OF COMMENTS RECEIVED AT PUBLIC WORKSHOP #1

The first Community Workshop/CEQA Scoping Session for the 2021-2029 Housing Element Update was held on Saturday, March 29, 2020 at 9:30 am. The Workshop was conducted as part of the Housing Element Citizens' Task Force and included an introductory presentation of the Housing Element Update, a Notice of Preparation Scoping Session and an open house style Community Workshop. The Workshop was also televised live and recorded. A link to the recorded meeting is provided on the City's Housing Element webpage at www.delmar.ca.us/HousingElement.

The Workshop format and content was created to establish a framework by which the City can meet its four main housing goals of production of new housing, preservation of existing housing, providing community assistance, and meeting the RHNA need.

The Agenda for the Workshop/NOP Scoping Session included:

I. Housing Element Overview
II. 6th Cycle Housing Element Update (2021-2029)
III. NOP Scoping Comments
IV. Interactive Exercise – Station Topics
V. Station Topic Summaries
VI. Conclusion/Next Steps

Each participant was provided a Welcome Packet. The packet provided the following information:

- Meeting Agenda
- Housing Element Fact Sheet
- CEQA info sheet
- Notes Pages
- Removable Scoping Comment Card

The Workshop presentation focused on the following topics:

- What a Housing Element is
- Why Housing Elements are updated, and
- What components make up Del Mar's 6th Cycle Housing Element

The presentation also described what the Regional Housing Needs Assessment (RHNA) is and the allocation provided to Del Mar. This purpose of the first workshop presentation was to inform the community and the Task Force of issues and opportunities related to housing.

Notice of Preparation Scoping Session Comments

As part of the Workshop, the City conducted a Notice of Preparation Scoping Session providing an overview of the Environmental Review process for the Housing Element. This was followed by an opportunity for speakers to identify environmental issues that should be considered in the environmental analysis for the Housing Element.

Written Comments Received During the Scoping Session included:

- North Commercial rezone to high-density residential;
- Hydrology water quality when building on lagoon;
- Public services issues/no public transportation;
- Aesthetics of high-density not compatible with community character;
- Wildfire risk with Crest Canyon traffic congestion could be an issue for evacuation;
- Traffic congestion and greenhouse gasses;
- Noise pollution on Lagoon vs Birds/owls;
- Allocation of 163 units based on inaccurate employment data. Great need to modify allocation and for Del Mar to accurately verify, current employment data as first step in process;
- It would be good to clearly establish at each meeting that the topic under discussion does not include the question of whether 163 units is the correct number of units required. Everybody should accept the 163 and deal with whether 163's the right number can be discussed elsewhere;
- The charm of Del Mar is that the residential and commercial are not congested. We would like the future plans to continue this. One suggestion would be to have some housing above existing businesses;
- Are Mira Costa College or Veterans' Affairs or other organizations interested in partnering with the City of Del Mar to allocate and build new housing? My feeling is the community in general lumps "low-income" with significant mental health needs/other populations that will bring drugs, crime to DM. Focusing on housing students, teachers, caregivers, widowed/divorced, who fit the income criteria would be more palatable. I went to college in a small affluent town not so different from Del Mar and the dorms were counted as the town's "low-income" housing. Just a thought!
- Questions and comments. The EIR needs to address the multiple iterations/combinations to get to 163 units. It seems every iteration would have a different environmental impact. So how does the EIR meaningfully address housing impacted without having an idea of what a housing plan might look like?

It should be noted that a number of the Scoping Session comments were not germane to the environmental review process but will be still be considered part of the record when developing the Housing Element document.

Oral Comments Received During the Scoping Session

- Will all 19 environmental categories be studied?
- 163 unit allocation of RHNA to Del Mar:
    - Is methodology accurate?
    - Is allocation based on inaccurate info?
- How are short term rental issues addressed?
- Hydrology/Water Quality
- Aesthetics of High-Density Housing in Del Mar
- Emergency response/noise issues
    - Study diligently
- Wildfire risks

    - Number of evacuation routes
- Evacuation/traffic patterns
- Land Use issues
    - Example: ADU permitting can mean R1 to R2
- Fairgrounds (600 units possible?)
    - Stable area as an opportunity?

Written comments will continue to be received up until the close of the NOP Scoping Period on March 20, 2020. Any additional comments, if received, will be provided to the City Council at a later date.

Interactive Exercise – Open House Stations
Following the scoping session, the open house portion of the Workshop included a half-hour free-flowing, interactive session where attendees visited three stations and provided comments on three discussion prompts including:

- Station #1 Prompt: *What Creative Ways Can Del Mar Provide Housing in Existing Commercial and Residential Areas?*
- Station #2 Prompt: *What Types of Community Assistance Programs can the City Provide to Facilitate Housing?*
- Station #3 Prompt: *How Should the City Incorporate Public Lands into the Housing Element Strategy?*

A summary of the community's responses received is provide below.

Station #1
Prompt: What Creative Ways Can Del Mar Provide Housing in Existing Commercial and Residential Areas?

Comments received at Station #1 focused on zoning in Del Mar, including suggestions to allow residential in currently zoned commercial areas, specifically the downtown village, update some zones to allow mixed-use, and development of affordable housing on public lands. Comments also discussed different ways to encourage housing development, including development incentives for property owners. Comments also reflected that regulations and City processes may be a barrier to increased housing.

Station #1 responses are listed below:

- Our commercial zone already allows one residential unit per commercial parcel – ideally if every parcel had one unit, we would have about 55 units approximately, we have about 5 now, we should speak to owners and find out why they have not taken advantage of this opportunity. Is it cost? Is it hassle and dealing with the City? Is it height or FAR? Once we know we can then address to make safe and facilitate;
- Convert upper floors of commercial buildings for residential use;

- Can there be incentives to help business for downtown owners to upgrade buildings to mixed use and make downtown more modern and vital?
- Mixed-use commercial area, fewer offices, more housing units;
- There are R1 zones that have illegal 2nd units, we have not been enforcing so perhaps create an amnesty program to legalize them with restrictions to rent for affordable housing;
- Making regulations for affordable housing simpler, quicker and less expensive;
- Stop R-1 building in R-2 zones;
    - Tearing down multi units for one big single family;
- Housing in restaurants?
- Look at City-owned parcels, see if any are appropriate to build, sell and take the money to put into affordable housing building in viable location;
- Encourage community buy-in and code changes to allow modifications to make residential above commercial building in downtown;
- Mixed use in downtown village;
- Allow rental units within R-1 zone homes;

Station #2

Prompt: What Types of Community Assistance Programs can the City Provide to Facilitate Housing?

Station #2 comments included opportunities for financial assistance for seniors, students, and persons with disabilities, as well as renters looking to become homeowners. Comments also suggested including community groups in the conversation about financial and housing assistance.

Station #2 responses are listed below:

- Housing financial advisor;
- Low interest loans, housing assistance, assistance for City employees/interns, assistance for disabled, group home for disabled;
- Students who need down payment assistance;
- Special needs – adult children with disabilities, group home, board and care
- Assistance with “granny flat” availability and remodel to help elderly create the granny flat;
- Parents who want to live closer to Winston school, mortgage loan qualification;
- Home loans;
- Project based vouchers for senior housing – Gary and Mary West, Ramona Senior Service;
- Financial assistance for disabled rental assistance, security deposit;
- We need to include community groups to the discussion of assistance programs – can’t expect City government to do it all;
- Encourage a short-term rental home to convert to an elderly group home and hire a caretaker company to manage it, or for disabled;

- Project based vouchers through serving seniors – Gary and Mary West, Ramona, Vista, San Marcos;

Station #3
Prompt: How Should the City Incorporate Public Lands into the Housing Element Strategy?

Station #3 responses included various options including multiple suggestions for using Crest Canyon and the Fairgrounds in the Housing Element strategy. Some suggestions included using the land south of the race track and east of the rail line, others suggested types of housing, such as tiny homes and mobile homes on public land. Comments also included opportunities to partner with the State and use the Fairgrounds for temporary homeless shelters.

Station #3 responses are listed below:

- ADUs (1-2) in shores park rather than parking and offices;
- Crest Canyon in play?
- Crest Canyon, Fairgrounds, area south of Jimmy Durante;
- Make better use out of City Hall property by building City-owned residential units there;
- Church Property? Library?
- West of track;
- South of practice track;
- East of rail line;
- Long term units in this area (not just temporary during fair);
- Tiny shelter – shelter/community on Fairgrounds 9 months out of the year;
- Temporary homeless shelter on Fairgrounds;
- Horse caretaker housing should be considered low income housing. They need a variance to not have kitchen in each but use communal kitchen;
- Tiny homes or mobile homes on 20 RV spots on Fairgrounds;
- Look for Zuni Reservoir are there other PROW parcels in this area along crest?
- Housing and safety paramount for growth;
- Joint opportunity with State – press hard to partner;

Key Workshop Takeaways
To assist in the creation of future policy options, a summary of workshop input related to Del Mar's four community housing goals is provided below:

Production of new housing units:
- Incentivize development within commercial and mixed-use zones;
- Incentivize Tiny House/ADU development;
- Partner with the State for joint development opportunities.

RECAP OF COMMENTS RECEIVED AT PUBLIC WORKSHOP #1

Preservation of existing housing:

- Don't allow large single-dwelling in the R2 zones. Leads to people tearing down multi-dwelling and replacing with single-dwelling;
- Provide a way to permit existing illegal accessory dwelling units (ADUs).

Community Assistance

- Provide assistance programs for different housing needs groups, including elderly, disabled, students, and veterans;
- Include community groups in the housing discussion;
- Provide a Housing financial advisor or various financing programs;
- Simplify/explain the ADU development process (permit-ready ADU program).

Meeting City's RHNA allocation:

- Review public (City-owned) lands for potential housing development;
- Explore the following areas for potential development: Canyon Crest, land adjacent to the Del Mar Fairgrounds, church properties, and land adjacent to NCTD rail corridor.

5th Cycle Housing Element Program List - Updated Date: 9/16/19
Ongoing Programs =

Housing Program #	Annual Progress Report - Year Reported	Synopsis of Program	Implementation time frame specified in Housing Element
1-A.	2018 Ongoing	Continue implementing the City's Condominium Conversion Ordinance to protect and mitigate against loss of apartment stock.	Program now in place. Ongoing implementation
1-B.	2016 Completed	Municipal Code amendment modifying the affordable unit set-aside rate for condominium conversions from current 67% to a range of 10- to 30% (DMMC 24.21).	By May 2014 (12 months from date of Council adoption of Housing Element.)
1-C.	2016 Completed	Municipal Code amendment amending the Condominium Conversion Ordinance to allow in-lieu fee rather than unit set-aside mitigation for condominium conversions involving 2-5 apartments (DMMC 24.21).	By May 2014
1-D.	2018 Completed	Municipal Code amendment amending the Condominium Conversion Ordinance to allow off-site unit set-aside mitigation (DMMC 24.21).	By May 2014
1-E.	2018 Ongoing	Continue to use collected mitigation fees for affordable housing programs.	Program now in place. Ongoing implementation.
1-F.	2018 Completed	Review and possible increase of existing In-lieu Housing Mitigation Fee rate.	By May 2014
1-G.	2016 Completed	Municipal Code amendment to require the payment of an In-lieu Housing Mitigation Fee in cases where development proposal would result in an adverse impact on housing opportunities.	By May 2014
1-H.	2018 Ongoing	Continue allowance for retention of structural and residential density non-conformities for multi-family structures (three or more units).	Program now in place. Ongoing implementation.
1-I.	2016 Completed	Municipal Code amendment allowing multi-family apartment building with nonconforming density to convert to condominiums with mitigation requirements applied.	Within 36 months of adoption of Housing Element Update, by May 2017
1-J.	2016 Completed	Municipal Code amendment to require mitigation measures on condominium conversions to assist renters of apartments to be converted (DMMC 24.21).	By May 2014
1-K.	2018 Ongoing	Continue to guard against degradation and loss of affordable housing stock	Program now in place. Ongoing implementation
2-A.	2018 Ongoing	Continue to implement Community Plan and Zoning Ordinance to provide opportunities and incentives for the construction of 42 new residential units during 2013-2021 cycle for: extremely low, very low, low and moderate income levels	Program now in place. Ongoing implementation.

2-B.	2014 Completed	Zone Code amendment to remove the requirement for receipt of Conditional Use Permit to develop at 17.6 du/ac density in the RM-East, RM-West, RM-Central and RM-South Zones (DMMC 30.16, 17, 18 and 19).	By May 2014
2-C.	2016 Completed	Continue to maintain record of sites suitable for residential development and provide such information to the public.	Ongoing
2-D.	2018 Completed	Conduct workshops to apprise the public of the opportunities for residential and mixed-use development in the City.	By May 2014
2-E.	2018 Underway	Zoning Code amendment to increase allowed density on properties in the North Commercial (NC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.24).	Within 24 months of adoption of Housing Element Update, by May 2016
2-F.	2018 Underway	Zoning Code amendment to increase allowed density on properties in the Professional Commercial (PC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.25).	By May 2016
2-G.	2018 Underway	Zoning Code/Community Plan amendments and Local Coastal Program Amendment (LCPA) to assign a new land use designation and accompanying development parameters to two adjacent vacant parcels in the NC Zone allowing residential development at 20-25 du/ac with affordable housing component.	By May 2014
2-H	2018 Underway	Conduct an analysis of governmental owned properties and consider modifying the provisions of the Public Facility (PF) zone to allow residential uses at appropriate locations with affordable housing component.	No specified time frame
2-I.	2018 Completed	Complete a property record and conduct public workshops to identify any other properties that would be appropriate for a land use re-designation to accommodate density of 20 du/ac.	By May 2014
2-J.		Assign Community Plan and LCP land use designations for 22nd DAA Fairgrounds property to accommodate construction of dwelling units at 20 du/ac for replacement of backstretch housing, as identified in the 22nd DAA's Master Plan.	By May 2015
2-K.	2014 Completed	Zone Code amendment to permit emergency shelters in the North Commercial Zone through ministerial review process (DMMC 30.24).	By May 2014
2-L.	2016 Completed	Zone Code amendment to allow development of Single-Room Occupancy (SRO) units.	By May 2014
2-M.	2018 Ongoing	Continue to encourage St. Peter's Episcopal Church to continue its Interfaith Shelter Network Rotating Shelter and its Helping Hands program.	Ongoing, no action required.

2-N.	2018 Underway	Work with 22nd DAA and Thoroughbred Club to utilize Fairgrounds site for emergency housing during the winter months.	No specified time frame
2-O.	2014 Completed	Zone Code amendment to allow transitional/supportive housing in all zones where housing is otherwise permitted and subject to the same development standards (Multiple DMMC Chapters).	By May 2014
2-P.	2018 Ongoing	Continue to permit community care facilities through the same zoning provisions applicable to residential units.	Ongoing
2-Q.	2014 Completed	Zone Code Amendment to reduce the 1,000-linear foot minimum spacing requirement between community care facilities to 300-linear foot minimum spacing (multiple DMMC Chapters).	By May 2014
2-R.	2016 Completed	Zone Code amendment to permit manufactured homes meeting state and federal standards to be treated in same way as other single-family homes (multiple DMMC Chapters).	By May 2014
2-S.	2014 Completed	Zone Code amendment to create new definition of "family" (DMMC 30.04).	By May 2014
3-A.	2018 Ongoing	Continue to use Housing Assistance Reserve for Rental Subsidy program, consider increasing number of individuals/families served from 8 to 16 per year.	Program now in place. Ongoing implementation.
3-B.	2018 Completed	Consider increase in rate of In-lieu Housing Mitigation Fee.	No specified time frame
3-C.	2014 Completed	Municipal Code amendment requiring payment of a Housing Mitigation Fee for projects that result in a net reduction in housing units on a property (DMMC 30.78).	By May 2014
3-D.	2018 Ongoing	Continue to accommodate and promote the construction of affordable Second-Dwelling Units.	Program now in place. Ongoing implementation
3-E.	2018 Completed	Zone Code amendment to provide additional incentives for Second-Dwelling-Units including, but not limited to: a 550 sq. ft. Floor Area Ratio (FAR) exemption and allowing encroachments into rear-yard setbacks, with caveats. (multiple DMMC sections).	By May 2014
3-F.	2018 Underway	Municipal Code amendment for an amnesty program authorizing second units built without permits, with requirement for affordable rental rate deed restriction (multiple DMMC sections).	By May 2015
4-A.	2018 Ongoing	Continue Shared Housing Program.	Program now in place. Ongoing implementation.
4-B.	2018 Ongoing	Continue to work with Community Connections to keep records on the duration of each Shared Housing matches.	Program now in place. Ongoing implementation.

4-C.	2018 Ongoing	Continue to contract with the San Diego County Housing Authority to administer the Housing Voucher Program.	Program now in place. Ongoing implementation.
4-D.	2018 Ongoing	Continue to support the County Housing Authority's applications.	Program now in place. Ongoing implementation.
4-E.	2018 Ongoing	Continue to promote the Housing Choice Voucher Program to owners and residents of City-approved Second-Dwelling-Units.	Program now in place. Ongoing implementation.
4-F.	2014 Completed	Zone Code amendment to make City's subdivision ordinance compliant with State Density Bonus Ordinance (DMMC 30.90).	By May 2014
4-G.	2016 Completed	Continue to educate citizens and prospective applicants of the opportunities available under the City's density bonus ordinance.	Program now in place. Ongoing implementation
4-H.	2016 Completed	Municipal Code amendment to apply set-aside/in-lieu fee requirement not only to subdivisions of 10 or more lots but also to subdivisions of six or more lots (DMMC 24.61).	By May 2014
4-I.	2018 Ongoing	Continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units.	Program now in place. Ongoing implementation.
4-J.	2018 Completed	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	Program now in place. Ongoing implementation
4-K.	2018 Completed	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	Program now in place. Ongoing implementation
4-L.	2018 Completed	Work with local non-profit housing organizations to apply for available State funding to implement additional affordable housing programs.	New Program, no timeframe specified.
4-M.	2018 Completed	Support qualified affordable housing developers in their applications for State and federal City's Housing Assistance Reserve Funds.	New Program, no timeframe specified.
4-N.	2018 Ongoing	Monitor the affordability covenants and restrictions of all future affordable housing components of new development	Program now in place. Ongoing implementation.
4-O.	2018 Ongoing	Take necessary steps to enroll City in the County's Mortgage Credit Certificate Program.	By May 2014
5-A.	2018 Ongoing	Continue the application processing fee reduction/waiver program for projects with an affordable housing component.	Program now in place. Ongoing implementation.
5-B.	2018 Ongoing	Continue to implement the development processing streamlining program for affordable housing development proposals.	Program now in place. Ongoing implementation.
5-C.	2016 Completed	Adoption of streamlined procedures for flexibility in the implementation of land use and zoning regulations for persons with disabilities.	By May 2014.

5-D.	2016 Completed	Continue to provide information to the public in general and architects in particular about the benefits for adoption of universal design elements of the Uniform Building Code.	Program now in place. Ongoing implementation
5-E.	2016 Completed	Zone Code amendment to provide a Floor Area Ratio (FAR) exemption and setback allowances for portions of building retrofit needed solely for providing increased accessibility (Multiple DMMC sections).	Within eight-year cycle of the Housing Element Update.
5-F.	2016 Completed	Development of a set of design guidelines for education and guidance.	By May 2016
6-A.	2018 Ongoing	Continue to contract with Del Mar Community Connections or similar agencies to assure unrestricted access to housing in the community.	Program now in place. Ongoing implementation.
6-B.	2018 Ongoing	Support of Del Mar Community Connections to disperse information regarding the shared housing and fair housing services they provide.	Program now in place. Ongoing implementation.
6-C.	2018 Ongoing	Continue to work with Del Mar Community Connections to provide services for the elderly and those with special needs.	Program now in place. Ongoing implementation.

AGENDA
6th CYCLE HOUSING ELEMENT
AD-HOC CITIZENS' TASK FORCE
CITY OF DEL MAR
1050 Camino del Mar, Del Mar CA 92014

VIA TELECONFERENCE ONLY
www.delmar.ca.us/watch
Thursday, April 30, 2020 at 3:00 PM

Pursuant to the State of California Executive Order N-25-20, and in the interest of public health, the City of Del Mar is temporarily taking actions to mitigate the COVID-19 pandemic by holding Task Force Meetings electronically or by teleconference. The Town Hall will not be open to the public for this meeting.

TASK FORCE STATEMENT OF MISSION/PURPOSE:
The mission of the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force (Task Force) is to:
1) 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);
2) To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
3) 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.

PUBLIC COMMENT:
Members of the public can participate in the meeting by emailing comments to Shaun McMahon at smcmahon@delmar.ca.us by 12:00 PM the day of the meeting. The subject line of your email should clearly state the item number you are commenting on. If you desire to have your comment read into the record during the meeting, please note that in the email subject line and limit the comment to 500 words or less. There is no character limit for comments not being read into the record. All comments will be transmitted to the Task Force prior to the start of the meeting.

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

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**
   a. April 16, 2020 Meeting

4. **CITY COUNCIL LIAISON COMMENTS**

5. **ORAL COMMUNICATIONS (NON-ACTION ITEM)**

Any Oral Communications must be submitted prior to the meeting as described in Public Comment above and will be read into the record. Live comment will not be available for this teleconference meeting.

State law precludes the Task Force from acting on any topic which is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Committee Chairperson.

6. TASK FORCE MEMBER AND STAFF UPDATES

a. Overview of Packet Materials (Staff)

7. ACTION ITEMS:

a. Overview of Methodology Used to Determine Number of Units Analyzed in Draft EIR

b. Task Force Recommendation of Preferred Sites for Study within Draft EIR

c. Ordering of Overarching Housing Plan Goals

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

8. SUBCOMMITTEE REPORT OUTS

a. Communications

b. Community Assistance

c. Preservation / Production of Housing Stock

9. ITEMS FOR NEXT AGENDA (4-30-20)

10. ADJOURNMENT

ITEM #3 APPROVAL OF MINUTES (4.16.20)

April 16, 2020

6th Cycle Housing Element Task Force Virtual Meeting

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

Task Force Attendees:	Jill Gartman, Karen Lare, Tracy Martinez, Jas Grewal, Julie Kawasaki, Bud Emerson, Shirley King – present Don Countryman - absent
Council Liaisons:	Terry Gaasterland - present Dwight Worden - present
City of Del Mar Staff:	Shaun McMahon, Amanda Lee, Joseph Smith - present

The meeting is being held via zoom and will be recorded and posted on the web-site for playback. Participants (non-Staff and Task Force Members) are allowed to listen in and were asked to submit comments or questions in writing prior to the meeting.

1. CALL TO ORDER (3:00pm)

Meeting called to order (via zoom) at 3:00pm

2. ROLL CALL

All present except Don Countryman

3. APPROVAL OF MINUTES

a. 2-29-20 and 3-5-20 Meetings

Jill commented on page the meeting for the 5th, on page 4 it should be Tracy not Jill Gartman

Bud moves for approval and Karen seconds. Minutes approved by unanimous consent with the one change.

4. CITY COUNCIL LIAISON COMMENTS

Dwight Worden - the Council met and cancelled all non-urgent Committee meetings. They have left meetings for the Planning Commission, DRB and this Task Force in place.

Council has sent a note to HCD for an extension on the deadline to file our 6th Cycle Housing Element. We have not heard a formal extension and do not have an allowance at this time.

The decision has been made to cancel the Fair for this year. David Watson has resigned from the Fairgrounds Board and Lee Haydu was not re-appointed for another term. Don Mosier remains on the board. It is unfortunate

as these two were good for the City and our desire to work with the Fairgrounds Board on housing. Lee's seat was filled by someone who Dwight was not familiar with. There is one position still open at this time. The City has the opportunity to suggest someone to the Governor for the open seat.

Terry Gaasterland – she gave a suggestion for how we could streamline the voting process while on-line and echoed Dwight's comments about the Fair being cancelled and voiced concerns about the revenue for the City and noted that we have heard that the track may only run with horses and not with anyone in the stands. It is possible they may open it for the final day of racing. This will dramatically impact the City's revenue for this year as we receive a lot of revenue from the Fair and the Track. Terry mentioned that we are the first Advisory Committee to meet and she knows that other committee members are anxious to get back to their role with the City.

5. ORAL COMMUNICATIONS (NON-ACTION ITEM)

No oral comments from the public.

6. TASK FORCE MEMBER AND STAFF UPDATES

a. Overview of Packet Materials (Staff) - Shaun went through the handouts that were included in the packet.

b. Community Survey Open (3-16-20 through 4-20-20) i. www.delmar.ca.us/HousingElement

Shaun let the group know that 207 participants to date (as of 4-15-2020) have taken the survey. They are happy with the responses. The consultants said that this is the highest number they have seen yet and that includes a similar survey done for the City of Encinitas who has 60,000 residents.

7. ACTION ITEMS:

a. Review Recommended Programs from Public Workshop #1

Shaun is going to give us a re-cap in summary form and then validate their findings with the Task Force Members to be sure we all agree on the top items from our recollection of the event and discussions with the attendees.

There were 3 separate stations set up in the Town Hall. Each is summarized below:

1. What creative way can Del Mar Provide Housing?

- Limit or prohibit owners from building single dwelling units in multi dwelling zones
- Allow(incentivize) mixed use in the downtown village (residential above commercial)
- Promote new ADUs and legitimizing existing unpermitted ADUs and JrADUs

There was a lot of discussion about the wording for the first one and it was decided to use disincentivize instead of prohibit.

2. What type of Community Assistance Programs can the City Provide to Facilitate Housing?

Everyone agreed that they the ones listed by Shaun were accurate

3. How should the City Incorporate Public Lands into the Housing Element Strategy?

Shaun listed them and then it was further agreed to add in additional language about emergency homeless shelter and also add in a general comment about the opportunity to look at lands outside the City Boundaries that might provide opportunities. All agreed on the changes.

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

The group referred to the list of on-going programs that was provided for our review. Shaun went over the objectives on the 5th element for housing and discussed each of the 6 areas as follows:

- 6 areas
- 60 program objectives
- 33 completed
- 22 on-going
- 4 currently underway
- 1 not yet implemented

The group reviewed the current status of the 5th Cycle Tasks and let us know that he will be sending an updated report to the City Council on each of these items for Mondays City Council Meeting.

Shaun laid out how we will do the review and approval of the different items. We are going to go through each one and if anyone has questions or concerns they can voice it if not we will move forward to the next one.

#1A – Yes

#1E – question about potentially increasing the fees charged for mitigation. Current fees are housing reduction fee, sub-division mitigation fee and the condo conversion fee. Suggested a note being added that City should continue to review fees to be sure they are adequate and appropriate.

#1H – Yes

#1K – ok with additional wording to review, monitor and revise. Combine #1K with #1E into one item.

#2A – Yes with updates for language and dates as appropriate.

#2M – Yes – group discussion about the goals of this program.

#2P – Yes - this is State Law so it is required. So it should be revised and changes should be made to the code. This may not be appropriate as a program.

#3A – No decision / tabled - discussed the origins of this program and the language of the program. Currently we have 4 units. Group discussed it in detail and determined to table this

item for our next meeting where Shaun will present all of the data around the program. Lots of time spent on this item.

It was agreed that the rest of the items would be discussed at our next meeting.

c. Discussion of EIR Status and Analysis

We ran out of time and did not cover this item

8. SUBCOMMITTEE REPORT OUTS

- Housing Production and Preservation

Tracy let the group know that we have been spending quite a bit of time on our work for this sub-committee. To date we have met with council liaisons and staff to learn about prior work and options, visited open parcels, and sought creative ideas and ways to leverage several sites together, as follows:

- Met with Council Liaisons Worden, Gaasterland & Staff McMahon to gain insight and history on the city's affordable housing initiatives and to understand the potential options / solutions available.
- Spent considerable time understanding the various potential housing options available at the Fairgrounds and received feedback from Worden & McMahon on each.
- Reviewed maps and documents provided by McMahon that show each City-owned parcel and its current uses.
- Conducted walking tours of sites to review them first hand.
- Reviewed City-owned parcels and considered; Could we build? Should we build? And how many units?
- Discussed re-zoning with McMahon and Liaisons on several of the City-owned parcels.
- Attended a Tiny Homes Symposium to understand regulatory challenges and advances in utilizing Tiny Homes as affordable housing units.
- Spent significant time discussing creative solutions amongst ourselves, McMahon, Liaisons and some residents.

With the knowledge gained, we ranked each City-owned parcel and Fairground option by adhering to the best use of land principal and the timeline required for completion.

Karen added, due to the Covid -19 pandemic and its implications on City revenue, we made appropriate changes to ensure financial viability for each recommended option.

We expect to have our report finalized and out to the Task Force soon.

- Communications Committee

They worked on the survey and Bud proactively put a few items in the Sandpiper in support of the survey

- Social Programs

Julie and Shirley – nothing new to report

9. ITEMS FOR NEXT AGENDA (4-30-20)

a. Continued discussion of action items for the 6th cycle

b. Discussion on Sub-committee Reports

c. Update on EIR Work Effort

d. Continued Discussion on Potential 6th Cycle Housing Programs

10.ADJOURNMENT

City of Del Mar
DRAFT 6th Cycle Housing Element Goals

OVERALL GOAL: Inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Del Mar.

1. **Facilitate a Variety of Housing Strategies to meet Housing Element Production Targets in a way that Complements the Existing Character of the Community**
   Example Programs: Set and evaluate annual housing production targets; Accommodate specialized housing types; Process updates to the Community Plan and Zoning Code to address development standards in areas most suitable for infill development; Implement permit process improvements; Create objective design standards for streamlined processing of projects with affordable housing.

2. **Prioritize Production of Accessory Dwelling Units (ADUs)**
   Example Programs: Creation/extension of incentive program for deed-restricted ADUs; Creation of publicly available ADU plans; Fee waivers or reductions for ADU applications.

3. **Prioritize Housing Opportunities on 22nd District Agricultural Association Property (Del Mar Fairgrounds)**
   Example Programs: Partner with the 22nd DAA to develop housing on the Surf and Turf RV Lot; Develop a plan to upgrade and/or convert backstretch housing to permanent affordable units.

4. **Provide an Economically and Socially Diverse Balance of Housing Options that are Affordable for a Variety of Income Levels and Housing Needs**
   Example Programs: Promote diversity of housing; Facilitate the production of affordable housing for all income levels; Incentivize the construction and long term rental of dwelling units and Accessory Dwelling Units at affordable rates; Support programs aimed at housing vulnerable and special needs populations including seniors and the homeless; Track the production of new housing units and affordability levels.

5. **Improve and Preserve the Community's Existing Housing Stock**
   Example Programs: Provide funding and/or help connect owners to funding programs for small home improvement/renovation programs such as HUD Healthy Homes Grant; Regulate short term vacation rentals to preserve long term rental units; Increase the Existing Housing Reduction Fee; Require Inclusion of a "Housing Impact Statement" in Staff Reports.

6. **Ensure a Sustainable Approach to New Housing Opportunities that Protects the Quality of Life and Future of Del Mar**
   Example Programs: Promote sustainable building practices that align with the Climate Action Plan and greenhouse gas reduction targets; Promote and incentivize projects that reduce vehicle miles of travel (VMT) through job-housing balance; Reduce resource consumption in existing homes; Promote City energy efficiency and conservation programs.

7. **Promote Housing Resources and Assistance Opportunities**
   Example Programs: Utilize mortgage assistance or down-payment assistance programs; Provide opportunities to foster community discussion; Utilize and support local non-profit assistance programs (Del Mar Community Connections, St. Peter's Helping Hands, Del Mar Foundation); Make housing resource information more easily accessible.

Action Item d.

5th Cycle Housing Element Program List - Updated Date: 9/16/19
Ongoing Programs =

Housing Program #	Annual Progress Report - Year Reported	Synopsis of Program	Implementation time frame specified in Housing Element
1-A.	2018 Ongoing	Continue implementing the City's Condominium Conversion Ordinance to protect and mitigate against loss of apartment stock.	Program now in place. Ongoing implementation
1-B.	2016 Completed	Municipal Code amendment modifying the affordable unit set-aside rate for condominium conversions from current 67% to a range of 10- to 30% (DMMC 24.21).	By May 2014 (12 months from date of Council adoption of Housing Element.)
1-C.	2016 Completed	Municipal Code amendment amending the Condominium Conversion Ordinance to allow in-lieu fee rather than unit set-aside mitigation for condominium conversions involving 2-5 apartments (DMMC 24.21).	By May 2014
1-D.	2018 Completed	Municipal Code amendment amending the Condominium Conversion Ordinance to allow off-site unit set-aside mitigation (DMMC 24.21).	By May 2014
1-E.	2018 Ongoing	Continue to use collected mitigation fees for affordable housing programs.	Program now in place. Ongoing implementation.
1-F.	2018 Completed	Review and possible increase of existing In-lieu Housing Mitigation Fee rate.	By May 2014
1-G.	2016 Completed	Municipal Code amendment to require the payment of an In-lieu Housing Mitigation Fee in cases where development proposal would result in an adverse impact on housing opportunities.	By May 2014
1-H.	2018 Ongoing	Continue allowance for retention of structural and residential density non-conformities for multi-family structures (three or more units).	Program now in place. Ongoing implementation.
1-I.	2016 Completed	Municipal Code amendment allowing multi-family apartment building with nonconforming density to convert to condominiums with mitigation requirements applied.	Within 36 months of adoption of Housing Element Update, by May 2017
1-J.	2016 Completed	Municipal Code amendment to require mitigation measures on condominium conversions to assist renters of apartments to be converted (DMMC 24.21).	By May 2014
1-K.	2018 Ongoing	Continue to guard against degradation and loss of affordable housing stock	Program now in place. Ongoing implementation
2-A.	2018 Ongoing	Continue to implement Community Plan and Zoning Ordinance to provide opportunities and incentives for the construction of 42 new residential units during 2013-2021 cycle for: extremely low, very low, low and moderate income levels	Program now in place. Ongoing implementation.

2-B.	2014 Completed	Zone Code amendment to remove the requirement for receipt of Conditional Use Permit to develop at 17.6 du/ac density in the RM-East, RM-West, RM-Central and RM-South Zones (DMMC 30.16, 17, 18 and 19).	By May 2014
2-C.	2016 Completed	Continue to maintain record of sites suitable for residential development and provide such information to the public.	Ongoing
2-D.	2018 Completed	Conduct workshops to apprise the public of the opportunities for residential and mixed-use development in the City.	By May 2014
2-E.	2018 Underway	Zoning Code amendment to increase allowed density on properties in the North Commercial (NC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.24).	Within 24 months of adoption of Housing Element Update, by May 2016
2-F.	2018 Underway	Zoning Code amendment to increase allowed density on properties in the Professional Commercial (PC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.25).	By May 2016
2-G.	2018 Underway	Zoning Code/Community Plan amendments and Local Coastal Program Amendment (LCPA) to assign a new land use designation and accompanying development parameters to two adjacent vacant parcels in the NC Zone allowing residential development at 20-25 du/ac with affordable housing component.	By May 2014
2-H	2018 Underway	Conduct an analysis of governmental owned properties and consider modifying the provisions of the Public Facility (PF) zone to allow residential uses at appropriate locations with affordable housing component.	No specified time frame
2-I.	2018 Completed	Complete a property record and conduct public workshops to identify any other properties that would be appropriate for a land use re-designation to accommodate density of 20 du/ac.	By May 2014
2-J.		Assign Community Plan and LCP land use designations for 22nd DAA Fairgrounds property to accommodate construction of dwelling units at 20 du/ac for replacement of backstretch housing, as identified in the 22nd DAA's Master Plan.	By May 2015
2-K.	2014 Completed	Zone Code amendment to permit emergency shelters in the North Commercial Zone through ministerial review process (DMMC 30.24).	By May 2014
2-L.	2016 Completed	Zone Code amendment to allow development of Single-Room Occupancy (SRO) units.	By May 2014
2-M.	2018 Ongoing	Continue to encourage St. Peter's Episcopal Church to continue its Interfaith Shelter Network Rotating Shelter and its Helping Hands program.	Ongoing, no action required.

2-N.	2018 Underway	Work with 22nd DAA and Thoroughbred Club to utilize Fairgrounds site for emergency housing during the winter months.	No specified time frame
2-O.	2014 Completed	Zone Code amendment to allow transitional/supportive housing in all zones where housing is otherwise permitted and subject to the same development standards (Multiple DMMC Chapters).	By May 2014
2-P.	2018 Ongoing	Continue to permit community care facilities through the same zoning provisions applicable to residential units.	Ongoing
2-Q.	2014 Completed	Zone Code Amendment to reduce the 1,000-linear foot minimum spacing requirement between community care facilities to 300-linear foot minimum spacing (multiple DMMC Chapters).	By May 2014
2-R.	2016 Completed	Zone Code amendment to permit manufactured homes meeting state and federal standards to be treated in same way as other single-family homes (multiple DMMC Chapters).	By May 2014
2-S.	2014 Completed	Zone Code amendment to create new definition of "family" (DMMC 30.04).	By May 2014
3-A.	2018 Ongoing	Continue to use Housing Assistance Reserve for Rental Subsidy program, consider increasing number of individuals/families served from 8 to 16 per year.	Program now in place. Ongoing implementation. Balance of fund = $271,500 Monthly Subsidies = $5,650 & $875 for DMCC
3-B.	2018 Completed	Consider increase in rate of In-lieu Housing Mitigation Fee.	No specified time frame
3-C.	2014 Completed	Municipal Code amendment requiring payment of a Housing Mitigation Fee for projects that result in a net reduction in housing units on a property (DMMC 30.78).	By May 2014
3-D.	2018 Ongoing	Continue to accommodate and promote the construction of affordable Second-Dwelling Units.	Program now in place. Ongoing implementation
3-E.	2018 Completed	Zone Code amendment to provide additional incentives for Second-Dwelling-Units including, but not limited to: a 550 sq. ft. Floor Area Ratio (FAR) exemption and allowing encroachments into rear-yard setbacks, with caveats. (multiple DMMC sections).	By May 2014
3-F.	2018 Underway	Municipal Code amendment for an amnesty program authorizing second units built without permits, with requirement for affordable rental rate deed restriction (multiple DMMC sections).	By May 2015
4-A.	2018 Ongoing	Continue Shared Housing Program.	Program now in place. Ongoing implementation.
4-B.	2018 Ongoing	Continue to work with Community Connections to keep records on the duration of each Shared Housing matches.	Program now in place. Ongoing implementation.

4-C.	2018 Ongoing	Continue to contract with the San Diego County Housing Authority to administer the Housing Voucher Program.	Program now in place. Ongoing implementation.
4-D.	2018 Ongoing	Continue to support the County Housing Authority's applications.	Program now in place. Ongoing implementation.
4-E.	2018 Ongoing	Continue to promote the Housing Choice Voucher Program to owners and residents of City-approved Second-Dwelling-Units.	Program now in place. Ongoing implementation.
4-F.	2014 Completed	Zone Code amendment to make City's subdivision ordinance compliant with State Density Bonus Ordinance (DMMC 30.90).	By May 2014
4-G.	2016 Completed	Continue to educate citizens and prospective applicants of the opportunities available under the City's density bonus ordinance.	Program now in place. Ongoing implementation
4-H.	2016 Completed	Municipal Code amendment to apply set-aside/in-lieu fee requirement not only to subdivisions of 10 or more lots but also to subdivisions of six or more lots (DMMC 24.61).	By May 2014
4-I.	2018 Ongoing	Continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units.	Program now in place. Ongoing implementation.
4-J.	2018 Completed	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	Program now in place. Ongoing implementation
4-K.	2018 Completed	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	Program now in place. Ongoing implementation
4-L.	2018 Completed	Work with local non-profit housing organizations to apply for available State funding to implement additional affordable housing programs.	New Program, no timeframe specified.
4-M.	2018 Completed	Support qualified affordable housing developers in their applications for State and federal City's Housing Assistance Reserve Funds.	New Program, no timeframe specified.
4-N.	2018 Ongoing	Monitor the affordability covenants and restrictions of all future affordable housing components of new development	Program now in place. Ongoing implementation.
4-O.	2018 Ongoing	Take necessary steps to enroll City in the County's Mortgage Credit Certificate Program.	By May 2014
5-A.	2018 Ongoing	Continue the application processing fee reduction/waiver program for projects with an affordable housing component.	Program now in place. Ongoing implementation.
5-B.	2018 Ongoing	Continue to implement the development processing streamlining program for affordable housing development proposals.	Program now in place. Ongoing implementation.
5-C.	2016 Completed	Adoption of streamlined procedures for flexibility in the implementation of land use and zoning regulations for persons with disabilities.	By May 2014.

5-D.	2016 Completed	Continue to provide information to the public in general and architects in particular about the benefits for adoption of universal design elements of the Uniform Building Code.	Program now in place. Ongoing implementation
5-E.	2016 Completed	Zone Code amendment to provide a Floor Area Ratio (FAR) exemption and setback allowances for portions of building retrofit needed solely for providing increased accessibility (Multiple DMMC sections).	Within eight-year cycle of the Housing Element Update.
5-F.	2016 Completed	Development of a set of design guidelines for education and guidance.	By May 2016
6-A.	2018 Ongoing	Continue to contract with Del Mar Community Connections or similar agencies to assure unrestricted access to housing in the community.	Program now in place. Ongoing implementation.
6-B.	2018 Ongoing	Support of Del Mar Community Connections to disperse information regarding the shared housing and fair housing services they provide.	Program now in place. Ongoing implementation.
6-C.	2018 Ongoing	Continue to work with Del Mar Community Connections to provide services for the elderly and those with special needs.	Program now in place. Ongoing implementation.

REVISED AGENDA
6th CYCLE HOUSING ELEMENT
AD-HOC CITIZENS' TASK FORCE
CITY OF DEL MAR
1050 Camino del Mar, Del Mar CA 92014

VIA TELECONFERENCE ONLY
www.delmar.ca.us/watch
Thursday, May 7, 2020 at 3:00 PM

Pursuant to the State of California Executive Order N-25-20, and in the interest of public health, the City of Del Mar is temporarily taking actions to mitigate the COVID-19 pandemic by holding Task Force Meetings electronically or by teleconference. The Town Hall will not be open to the public for this meeting.

TASK FORCE STATEMENT OF MISSION/PURPOSE:
The mission of the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force (Task Force) is to:
1) 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);
2) To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
3) 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.

PUBLIC COMMENT:
Members of the public can participate in the meeting by emailing comments to Shaun McMahon at smcmahon@delmar.ca.us by 12:00 PM the day of the meeting. The subject line of your email should clearly state the item number you are commenting on. If you desire to have your comment read into the record during the meeting, please note that in the email subject line and limit the comment to 500 words or less. There is no character limit for comments not being read into the record. All comments will be transmitted to the Task Force prior to the start of the meeting.

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

2. **ROLL CALL**

3. **CITY COUNCIL LIAISON COMMENTS**

4. **ORAL COMMUNICATIONS (NON-ACTION ITEM)**

Any Oral Communications must be submitted prior to the meeting as described in Public Comment above and will be read into the record. Live comment will not be available for this teleconference meeting.

State law precludes the Task Force from acting on any topic which is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Committee Chairperson.

5. **TASK FORCE MEMBER AND STAFF UPDATES**

    a. Overview of Packet Materials (Staff)

6. SUBCOMMITTEE REPORT OUTS

a. Communications

b. Community Assistance
    i. Discussion on Provided Research and Reports (attached)

c. Preservation / Production of Housing Stock
    i. Discussion on Provided Research and Reports (attached)

7. ACTION ITEMS:

a. Task Force Recommendation of Preferred Areas and Alternatives for Study in the Draft EIR

b. Discussion on a Concluding Task Force Presentation to City Council

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

8. ITEMS FOR NEXT AGENDA (5-14-20)

a. Review of Concluding Task Force Presentation to City Council

9. APPROVAL OF MINUTES (4-30-20)

10. ADJOURNMENT

6th Housing Element, City of Del Mar
Community Assistance Programs

Federal Government:
Financial Resources Available for Housing Activities
HUD

Section 202 Supportive Housing for the Elderly Program
HUD provides capital advances to finance the construction, rehabilitation, or acquisition with or without rehabilitation of structures that will serve as supportive housing for very-low-income elderly persons, including the frail, elderly, and provides rent subsidies for the projects to help make them affordable.

Section 811
HUD provides grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities

Housing Choice Vouchers
HUD administers this program to assist very low-income families, the elderly, and the disabled to afford decent, safe, and clean housing in the private market. The housing choice vouchers are administered by locally public housing agencies (PHA's) One specialized program is the **Family Unification program** for Families for whom the lack of adequate of housing is a primary factor in the imminent placement of the family's child or children in out-of-home care; eligible youth who have attained at least 18 years and not more than 24 years of age and who have left foster care or will leave foster care; income below 30% of median household income for the area.

Community Development Block Grant Program (CDBG)
HUD administers the Community Development Block Grant (CDBG) program. It is a flexible program that provides communities with resources to address a wide range of unique community development needs. It works to ensure decent affordable housing, to provide services to the most vulnerable populations, and to create jobs through the expansion and retention of businesses.

HOME Investment Partnership Funds (HOME)
HOME is a Federal housing program administered by the California Department of Housing and Urban Development (HUD). The program provides federal funds to local jurisdictions to develop and rehabilitate rental and ownership housing affordable to low-income households. The program defines low-income as households below 80 percent of area median income. HOME gives local governments flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations.

Section 8 Rental Assistance
The Housing Choice (Section 8) voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family

or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments from landlords who accept vouchers.

The County of San Diego Department of Housing and Community Development (County HCD) coordinates and administers Section 8 rental assistance.

Low-Income Housing Tax Credit Program
The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Projects funded under the Tax Credit programs must include a certain percentage of rent-restricted units, typically for households earning 50 to 60 percent of median income.

Nine percent tax credits are granted by the California Tax Credit Allocation Committee and are highly oversubscribed, with few successful projects. Four percent tax credits are granted by the California Debt Limit Allocation Committee. While these are less competitive, they provide a lower subsidy, so that typically only a portion of a development is affordable.

National Non-Profit Resources

Homeownership Council of America (HCA)
HCA promotes, advocates for, and build affordable delivery systems that provide capital for homeownership in underserved communities; advances the growth of nonprofit mortgage lending through the Community Lending Initiatives in Mortgage Banking (CLIMB) Program.; focusing on unreserved homeowners in communities of color, low-to-moderate income and rural communities.

State of California
Programs Available for Housing Activities

Housing California
Housing California's 2020 Policy Agenda centers the communities most in need of an affordable place to call home. These include those struggling the most to make ends meet and those experiencing homelessness. Multiple strategies are used to meet these goals, including reforms of California's laws and regulations on land use and finance, as well as innovative approaches to end homelessness. Equity and diversity are prioritized for those who have been historically marginalized and/or neglected in decision-making processes, work in close collaboration with a variety of partners. These include non-profits, affordable housing developers, residents, foundations, labor unions, trade associations, corporations, and supportive policymakers from a diverse set of backgrounds.

California Housing Financing Agency (CalHFA)

The California Housing Finance Agency (CalHFA) was established in 1975 as the state's affordable housing bank. CalHFA makes low interest rate loans to first-time homebuyers and multifamily developers through the sale of tax-exempt bonds and other financing tools. CalHFA is a self-supporting state agency, with bonds being repaid by revenues generated through mortgage loans, not taxpayer dollars. However, beginning with the 2008 recession, CalHFA was unable to issue bonds for low-interest multifamily housing development, and no funds are currently available. CalHFA does administer the Mental Health Services Act, which assists supportive housing for mentally ill persons.

State Department of Housing and Community Development (HCD)

Low-income Housing Tax Credit (LIHTC)

The California Tax Credit Allocation Committee (TCAC) administers two low-income housing tax credit programs, a federal tax credit and state tax credit. Both programs encourage private investment in affordable rental housing for households meeting certain income requirements.The program enables housing developers to raise equity through the sale of tax credits to tax credit investors. The state tax credit is only valuable to a housing project concurrently receiving an allocation of federal tax credits unless the project is a development of permanent housing for farmworkers.

Multi-Family Housing Revenue Bond Program (MHP)

The multi-family housing program (MHP) is administered by the State Department of Housing and Community Development (HCD) and provides assistance for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. The program offers 55-year term loans with a simple interest of three percent per year. For the first 30 years, annual interest payments are required in the amount of 0.42 percent of the outstanding principal loan balance. The annual payment amount for the next 25 years is set by HCD in year 30, and is the minimum amount necessary to cover HCD's monitoring costs. Unpaid principal and accrued/deferred interest is due at the end of the loan term.

MHP funds are provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves. HCD expects MHP funds to be leveraged with other resources, including local government funds, the federal Continuum of Care programs, four percent low-income housing tax credits, tax-exempt bond financing and private debt financing. MHP-General projects using nine percent tax credits are ineligible.

Eligible applicants include local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project.

CalHome

The CalHome Program is administered by HCD to enable low and very low income households to become or remain homeowners. Localities or nonprofit organizations that receive CalHome

6th Housing Element Community Assistance Programs (cont.) Page 4

awards in turn make deferred-payment or forgivable loans available to individual homeowners or homebuyers.

Infill Infrastructure Grant Program
The primary objective of the Infill Infrastructure Grant Program is to promote infill housing development. The program seeks to accomplish this objective by providing financial assistance for infrastructure improvements necessary to facilitate new infill housing development. Under the program, grants are available as gap funding for infrastructure improvements necessary for specific residential or mixed use infill development projects. Both infill projects and areas must have either been previously developed or be largely surrounded by development. Specific eligible improvements include: development or rehabilitation of parks or open space, water, sewer or other utility service improvements, streets, roads, parking structures, transit linkages, transit shelters, traffic mitigation features, sidewalks and streetscape improvements.

Building Equity and Growth in Neighborhoods Program (BEGIN)
The purpose of the Building Equity and Growth in Neighborhoods Program (BEGIN) is to reduce local regulatory barriers to affordable homeownership housing and provide down-payment assistance loans to qualifying first-time low- and moderate-income homebuyers in BEGIN Program projects. Grants recipients (Cities and Counties) make deferred-payment, second mortgage loans to qualified buyers of new homes in projects where the affordability has been enhanced by local regulatory incentives or barrier reductions. The loans cannot exceed 20 percent of the home sales price. Applications are invited through the issuance of Notices of Funding Availability (NOFA) from HCD.

Transit-Oriented Development (TOD) Housing Program
Under the Transit-Oriented Development (TOD) Program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.

Housing Related Parks Programs
Financial incentives are available to jurisdictions who construct new units affordable to very low and low income households. Grants for creation of new parks, or rehabilitation or improvement to existing parks.

CalHFA Residential Development Loan Program:
This program includes low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.

Homeless Initiative Senate Bill 2
SB 2 is a state law intended to strengthen existing housing element requirements to provide for the development of emergency shelters and transitional and supportive housing. Under SB 2, all cities must identify a zone that allows emergency shelters as a permitted use. The identified zone(s) shall include sufficient capacity to accommodate the need and regardless of the need,
6th Housing Element Community Assistance Programs (cont.) Page 5

each City must have a zone to outright permit year-round emergency shelters. Additionally, SB 2 specifies that transitional housing and supportive housing shall be considered a residential use of the property, and subject only to those restrictions that apply to other residential uses in the same zone.

State NonProfit Organizations

California Housing Partnership

The California Housing Partnership creates and preserves affordable and sustainable homes for Californians with low incomes by providing expert financial and policy solutions to government and nonprofit housing agencies. Director San Diego Region - Diep Do, 858-617-0579 ddo@chpc.net

Southern California Association of Nonprofit Housing

SCANPH is a membership association, founded in 1985, that supports and advocates for those who develop and sustainably operate affordable housing. SCANPH is uniquely situated to identify, prioritize, strategize, and lead policy efforts that are designed to create an environment conducive to affordable housing development. SCANPH is measured by its ability to serve low-income residents of the region by securing critical public subsidy funds for new affordable home development, and by its ability to make its members more effective developers amidst funding and resource challenges.

SCANPH strives to increase the capacity and expertise of its members, educate policymakers and the public about the need for affordable housing, and help to establish policies and programs that further these objectives.

The mission of SCANPH is to facilitate development of affordable homes across southern California by advancing effective public policies, sustainable financial resources, strong member organizations, and beneficial partnerships.

Nonprofit developers, SCANPH's core constituent, provide below market-rate homes for low-to-extremely-low income community members and for people experiencing homelessness. Simply put, it focuses on economically disadvantaged individuals and families who are most in need of affordable housing.

National Core (National Community Renaissance)

A nonprofit affordable housing developer creating healthy communities that thrive and prosper for many generations to come.

National CORE supports families and seniors by providing housing communities that are affordable, safe, and of the highest quality. It enhances neighborhood stability through long-term management and maintenance, as well as industry-leading services such as senior wellness, preschool and after-school programs, and family financial training.

National CORE created the Hope through Housing Foundation in order to provide high-quality services for our residents to improve their lives and their communities. HOPE strives to meet or

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exceed nationally recognized benchmarks and best practices for its programs. CORE evaluates its program delivery and publishes the results every year.

County of San Diego
Resources Available for Housing Activities

Housing Authority of the County of San Diego
3989 Ruffin Road
San Diego, CA 92123

Regional Task Force on the Homeless
1300 Rancho Del Oro Rd., Oceanside, CA 92056 (North County)

It is the San Diego County's leading resource for information on issues of homelessness. Established in 1984 as the San Diego Mayor's Task Force on Homelessness, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness.

Since 2005, the San Diego region has performed annual Point-in-Time counts of homeless persons. HUD requires Continuum of Care Councils (CoC's) to conduct Point-in-Time counts at least once every two years, but encourages them to count annually. The count, which must be conducted during the last ten days of January, represents a snapshot of the total number of homeless people, both sheltered and unsheltered, at a single point in time.

VI-SPDAT Assessment
Assessment site for the Coordinated Entry System (CES) administering the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SDPAT). The Vi-SSPDAT is an evidence-based assessment tool that is used to determine the most appropriate housing intervention and enables providers to fairly and uniformly provide resources to those in needed.

Emergency Shelter Grant Program (ESG)
Each year, the County Department of Housing and Community Development (County HCD) receives funding from the U.S. Department of Housing and Urban Development (HUD) for homeless assistance under the Emergency Shelter Grant (ESG). The ESG program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living.

ESG funds are used by emergency shelters and transitional housing facilities for activities such as: renovation, rehabilitation and conversion of building for use as an emergency shelter or transitional housing, essential services, operating costs and homeless prevention activities.

County HCD currently funds five programs in San Diego County with ESG funds including the Interfaith Shelter Network, which provides seasonal shelter and services to homeless persons.

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San Diego City and County Continuum of Care
Homeless referral Contact
Chris Shilling
chris.shilling@rtfhsd.org
858-292-7627

Home Repair Loan Grant Program

The County of San Diego Department of Housing and Community Development (County HCD) administers a Home Repair Program for owner-occupied property, which provides loans and grants for the repair of owner-occupied homes. Eligible households may receive deferred loans offered at three percent simple interest and calculated annually on the unpaid principal. The total amount borrowed must be repaid when the property changes hands or the recipient moves from the property. Owners may borrow up to $25,000 for a single-family home. A non-repayable grant is available to eligible mobilehome owners of up to $12,000. Homeowners must reside within the residence they wish to repair and have an annual gross household income at or below 80 percent of the County of San Diego area median income (AMI).

Downpayment and Closing Cost Program
The County of San Diego offers low-interest deferred payment loans of up to $35,000 or 17 percent of the purchase price, whichever is less, for low-income first-time homebuyers and 4% p to $10,000 in closing costs assistance. The loan funds may be used to pay downpayment and closing costs on the purchase of a new or re-sale home. Properties eligible for assistance include single-family homes, condominiums, townhomes and manufactured homes on a permanent foundation. The appraised value of the property may not exceed $466,000 (attached homes) or $574,750 for detached homes. Participants must contribute a minimum of one percent of the purchase price from their personal funds. The total gross annual income of the entire household must not exceed 80 percent of the San Diego County area median income (AMI).

Energy Conservation Opportunities
SDG&E offers an Energy Savings Assistance program to income-qualified households to:
- Install improvements to help make the home more energy efficient;
- Help understand the best ways to save energy around the home; and
- Determine whether some of the appliances are eligible for free repairs or replacement.

Examples of free home improvements offered by SDG&E include: attic insulation; door weatherstripping and caulking; low-flow showerheads and faucet aerators; water heater blankets; energy-efficient lighting; and assistance in selecting energy-efficient appliances. The City helps publicize this program on its website.

Local Federal Support Resources

San Diego Housing Commission (HUD)
1122 Broadway Suite 300
San Diego, CA 92123

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Homebuyer Education Providers In San Diego
HUD approved 8-hour Homebuyer Education Providers:
- Framework Homeownership http://sdhc.frameworkhomeownership.org•
- Urban League of San Diego County :http://www.sdul.org/workshopsEmail:www.credit.org/homebuyerclass/
- Clear Point Credit Counseling Solutions https://www.clearpoint.org/housing/home-pre-purchase-counseling/

- Money Management International https://www.moneymanagement.org/Credit-Counseling/Pre-Purchase-Housing-Counseling/Homebuyer-Education-Courses.aspx

California Department of Veterans Affairs
1300 Rancho Del Oro Rd, Oceanside, CA 92056

Veteran Affairs Supportive Housing Vouchers (VASH)
HUD-Veterans Affairs program provides rental assistance for homeless veterans with case management and clinical services

Local Non-Profit Resources

San Diego Housing Federation
3939 Iowa Street, Suite 1, San Diego CA 92104
Since 1990, San Diego Housing Federation has been the collective voice of those who support, build, and finance affordable housing in the San Diego region. San Diego Housing Federation creates affordable housing opportunities for low-income people by expanding the knowledge, capacity, and influence of the affordable housing development community. In addition to its advocacy work, SDHF offers professional training, networking opportunities, and provides resources for housing policy advocates.

SDHF encourages all jurisdictions in the SD region to adopt similar policies and programs or Best Practices in their housing elements such Offsite Density Bonus, Reduction in Parking Requirements, Ministerial Affordable Housing Overlay Zoning, Permit Expedite Program, Project-based Section 8, Affordable Housing education campaign

Housing Opportunities Collaborative
1100 Broadway, San Diego CA 92101
HOME Clinics originated at the start of the foreclosure crisis in 2007 to assist distressed homeowners. It is designed to be a hub for housing services and resources; aggregate property search; assist families in their pursuit of affordable and sustainable housing.

San Diego Region Nonprofit Housing Service Providers

Casa de Amparo
4055 Oceanside Blvd, Oceanside, CA 92056
New Directions
6th Housing Element Community Assistance Programs(cont.) Page 9

Casa Kids, ages 10 to 25, who are foster and former foster youth, can participate in New Directions, a transitional housing program that equips youth with necessary kills and resources to make a successful transition from foster care to independent living.

Children of the Immaculate Heart (confidential)
Adult Human Trafficking Survivor Program
Assists survivors of human trafficking by providing a housing and rehabilitation program for adult women and their children.

Community Resource Center, Encinitas
Bridge housing and shelter assistance, rapid re-housing assistance
Opening Doors Program - financial housing assistance

Community HousingWorks(CHW)
CHW is a non-profit organization that develops, rehabilitates, preserves and operates affordable communities in San Diego and throughout California.
Examples: North Park Seniors(LBGTQ), Paseo Artists Village (Vista), Mission Cove Seniors (Oceanside), Paradise Creek National City (transit-oriented), North Sant Fe (Vista transit-oriented development), Kalos North Park transit-oriented), Avocado Court (Escondido), Solara (Poway), La Costa Paloma (Carlsbad), Fallbrook View (Fallbrook)

Las Casitas Permanent Supportive Housing Program (confidential)
Offers permanent supportive housing to chronically homeless and disabled person who are involved with Child Protective Services (CPS) or exiting Drug Dependency Court's program that results in the opportunity to reunite with their children after a court enforced separation or drug or alcohol treatment.

Fraternity House (confidential)
Offers a residential care facility for men who are chronically ill with AIDS. Provides low-cost permanent or transitional housing in a homelike atmosphere for people with HIV/AIDS.

Interfaith Shelter Network
There is a church in Del Mar that provides shelter and assistance to homeless persons as part of the Interfaith Shelter Network. Churches that belong to the Network rotate responsibility of sheltering homeless families and individuals for up to two weeks during the winter months. Only 12 guests at a time generally stay in the congregation facilities. At the end of two weeks, the whole operation - cots and guests - rotates to another area congregation. St. Peter's Episcopal Church provides volunteers and food for the homeless, and allows the use of its facilities for up to two weeks to shelter the homeless. The neighboring City of Encinitas' Community Resource Center serves as the case management agency for the Network's North County Coastal Branch.

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Interfaith Community Services
1671 Mission Ave., Oceanside, CA 92058
Housing Stability Case Management
Assists homeless veterans or veterans at imminent risk of losing housing,, that are not already enrolled in a housing program, connect to safe, stable, long-term housing pr programs.

Veteran's Transitional Housing Program
Provides transitional housing for single male or female veterans. Transitional housing services include case management, vocational rehabilitation, and psychological counseling.

El Nido Transitional Living Program

Provides transitional housing up to 12 months to homeless single parent families headed by mothers and and single women experiencing domestic violence.

Protestant Episcopal Church United States
500 La Terraza Blvd, Ste 150, Escondido, CA 92025
Shared room rentals, Good Samaritan Apartment Housing Coalition
Provides shared apartment living to homeless individuals with verified monthly income seeking a percent residence. Housing provided are shared rooms and up to six people per apartment living.

Solutions For Change, Inc.
722 W. California Ave, Vista, CA 92083
Long-term Transitional Housing: Provides long-term (2 Years) enhanced transitional housing for Homes families with children, homeless pregnant women and single fathers.

South Bay Community Services (serves SD County)(confidential)
Casas Seguras: Provides a short-term, confidential shelter and transitional housing to victims of domestic violence(male or female) and their children who are homeless.

Wounded Warriors Homes
1145 Linda Vista Vista Drive, San Marcos, CA 92078
Transitional Housing: Provides housing for single post 9/11 veterans who suffer from Traumatic Brain Injury (TBI) and/or Post Traumatic Stress (PTS).

Local Non-Profit Resources for Seniors

Gary and Mary West Foundation and West Health Institute
Master Plan For Aging (State Executive Order) Developed by October 1, 2020

Serving Seniors
525 14th St., San Diego, CA 92101
Transitional Housing for Homeless Seniors (90-120 days rent-free)
Permanent Supportive Housing 3 residences in City Height and Ramona
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Serving Seniors provides housing stability by increasing the stock of affordable and transitional housing for low-income and homeless seniors, and advocating at the local and state levels for designated funding to address senior homelessness.

National Community Renaissance (San Diego County)
422 Kos Vallecitos Blvd
San Marcos, CA 92069
hhtps://nationalcore.org
Affordable Housing Apartments
Offers affordable housing apartments that vary in size for those that qualify in San Marcos.

Pacific Southwest Community Development Corporation
16935 W. Bernardo Drive, Ste 238

San Diego, CA 92127
Residential and Community Services
Manages affordable housing listings online and provides residential services for residents that live in properties owned by PSCCDC and the community. Services in clyde ESL classes, computer literacy, citizenship, financial education, after-school program, health and wellness programs and community building events.

Project Based Voucher Housing Projects

https://www.sandiegocounty.gov/content/sdc/sdhcd/community-development/pbv.html

Wakeland Housing & Development Corporation https://www.wakelandhdc.com/san-diego-county-property-list.html

Grove Project in Vista (new) http://www.cityofvista.com/home/showdocument?id=9093
Chelsea Investment Corporation Projects in San Diego in conjunction with Gary & Mary West Serving Seniors Program https://www.chelseainvestco.com

Schmale Family Senior Residence in Ramona https://patch.com/california/ramona/county-allots-funds-ramona-affordable-housing-units

Potiker Family Senior Residence https://www.chelseainvestco.com/market-square-manor

Mercy Housing https://www.mercyhousing.org/california/

Villa de Vida in Poway https://villadevida.org

Existing PBVs are located in the Pine View apartments in Fallbrook, Vista Terrace developments in Vista and Schmale Family Senior Residence in Ramona. https://www.sandiegocounty.gov/content/sdc/sdhcd/rental-assistance/overview.html

Pine View Apartments in Fallbrook https://www.conamwaitlist.com/pine-view

Vista Terrace in Vista

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Affordable Housing Developments

ConAm Group https://www.conam.com/index.asp

National CORE and Community Housing Works http://nationalcore.org/affordable-housing/national-core-community-housingworks-to-break-ground

Submitted By Julie Kawasaki and Shirley King
May 1, 2020

C.

Report to ad hoc Citizen's Housing Task Force May 1, 2020

REPORT FROM HOUSING PRODUCTION AND PRESERVATION SUB-COMMITTEE

EXECUTIVE SUMMARY

The State of California mandates each City to provide a planning document called a Housing Element, that provides policy direction for the implementation of various programs and actions that accommodate projected future housing growth needs, identifies opportunities for new housing units, preserves existing housing stock and assists the existing population for all income levels within their Community.

The City of Del Mar is required by the State, for this next eight year cycle (2021 to 2029) to ensure through the Housing Element planning document that our regional allocation of 163 affordable housing units can be met. *This does not mean we have to actually build these units. It means we have to create policies and programs to allow and incentivize the potential creation of the 163 units.*

The City through its last eight year cycle Housing Element planning document already provided the policy changes to meet not only the last cycle's goal of 76 units but more than the 163 required for this next cycle. Thus, our goal for this cycle is to see how we can ensure affordable units are created by 1. using the existing policies and procedures and 2. creating new directives and programs to see tangible results over the next eight years.

It is important to note that each year the San Diego County Area calculates the regional median income. This number impacts the income level designated for each level of affordable housing. The 2019 median income was $86,300*, which then mandates the four income categories and the number of required units accordingly. The regional allocation of 163 housing units for the City is as follows:

1. 37 units for Very Low income ($26,753 to $43,150).
2. 64 units for Low Income ($43,151 to $69,040).
3. 31 units for Moderate Income ($69,041 to $103,560).
4. 31 units for Above Moderate Income (greater than $103,560).

*The income in each category will adjust annually based on each year's median income.

In our work as the sub-committee on Production and Preservation, we educated ourselves by completing the following:

- Met with Council Liaisons Worden, Gaasterland & Staff McMahon to gain insight and history on the city's affordable housing initiatives and to understand the potential options / solutions available.
- Spent considerable time understanding the various potential housing options available at the Fairgrounds and received feedback from Worden & McMahon on each.
- Reviewed maps and documents provided by McMahon that show each City-owned parcel and its current uses.
- Conducted walking tours of sites to review them first hand.
- Reviewed City-owned parcels and considered; Could we build? Should we build? And how many units?
- Discussed re-zoning, zoning amendments and processes with McMahon and Liaisons on several of the City-owned parcels.

- Attended a Tiny Homes Symposium to understand regulatory challenges and advances in utilizing Tiny Homes as attractive affordable housing units.
- Spent significant time discussing creative solutions amongst ourselves, McMahon, Liaisons and some residents.
- The group considered the report from the Finance committee that was completed in 2014 where they reviewed and analyzed the City owned properties for potential sale or change in use.

With the knowledge gained, we ranked each City-owned parcel and Fairground options by adhering to the best use of land principal and the timeline required for completion. While carefully examining all available options, we made a concerted effort to be impartial and avoided all political considerations including, our own preferences and prejudices. Due to the Covid -19 pandemic and its implications on City revenue, we made appropriate changes to ensure financial viability for each recommended option.

This report evaluates and prioritizes the following two approaches to produce additional units:

A. City Owned Properties and Fairgrounds opportunities

B. Accessory Dwelling Units (ADUs)

Each of these two approaches has recommended steps and a count of feasible new units.

This report further evaluates *risks to current housing* and *mechanisms to retain existing units*. Also included are *options for the 100 year old Dunham House*, including ways to use the structure for office space, affordable housing or revenue generation. Finally, this report summarizes *financial feasibility for accomplishing the prioritized options*.

PRODUCTION OF NEW AFFORDABLE HOUSING UNITS:

A. City Owned Property and Fairgrounds

Our subcommittee looked at each and every substantial parcel of land the City owns to see if they were suitable for creating affordable housing units (we did not look at all easements or street ends due to their size). Each property was assessed and then ranked below by those locations which have a high desirability, feasibility, and then by priority based on ease, cost and appeal to the majority of the residents for a positive outcome.

High Priority Options for the 6th housing cycle

1. **City owned Zuni Water Tank property** – based on land value and location of lot we suggest selling it versus developing it and using the proceeds to fund other affordable housing programs noted in options 2 through 8 below. (Estimated sale price of $4.5M to $5.0M).
2. **City owned 28th Street property** – 2500 sq. foot lot with potential for a minimum of 2 units and a maximum of 4 units (Tiny Homes of 400 - 800 square feet each). This option has been studied by staff and has been deemed feasible. Parking permits or other accommodations will be necessary for 4 units. (Estimated purchase cost for Tiny homes $75k each $150k to $300k total). City could elect to build but costs will be significantly higher. The City would receive monthly revenue from this non-preforming asset.
3. **City Hall 10th Street south expansion lot** – 6500 square foot lot with potential for a minimum of 4 units up to a maximum of 6 units depending on size of units in a 2-story configuration. Parking spaces designated at adjacent civic center if required. Costs for

4000 sq. ft. of development (build costs only for 4 to 6 units) approximately $1.2m. The City would receive monthly revenue from this non-preforming asset.

4. **Annex the Surf and Turf RV Park** on the east side of the Fairgrounds all the way to the Lagoon from the City of San Diego (so this would be City of Del Mar land and would count in our RHNA numbers), and turn the current RV Park into an affordable housing area (75 parking spots today) or split the RV lot and make half tiny homes/mobile homes and the other half would remain as RV lots. Initial potential (estimated based on Fairgrounds discussions) for 20 units with the potential for increasing numbers up to 60 units. Federal or State Grants may be available to support this initiative related to Lagoon Habitat Restoration. Costs attributed to annexing, planning, landscaping and utilities hook-ups (if required), for Tiny Home/Mobile Home community estimated at $350k. Monthly revenue from rental of spaces would benefit the Fairgrounds and the City would count these affordable housing unit towards their regional allocation.
5. **Encourage residential unit development above commercial buildings** in existing downtown commercial zone. Incentivize through reduced fees, streamlined processes and incorporate the 2018 law allowing the use of existing building codes to bring units into compliance. For further details see Section B Number 6 below.
6. **Pine Needles Water Tank** - Property needs to be assessed for space for a Tiny Home beside water tank – based on initial review potential for 1 to 2 units. The City would receive monthly revenue from this non-preforming asset.
7. **10th Street / Highland Water Tank** – lot boundaries need to be assessed to see if adding a Tiny Home would work alongside water tank – based on initial review potential for 1 unit. The City would receive monthly revenue from this non-preforming asset.
8. **Convert Del Mar Fairgrounds track housing to affordable units** (in order to have it count for Del Mar RHNA goals we will need an exemption from the existing rules requiring a kitchen as this housing currently utilizes a communal kitchen per safety regulations). Available only to track or fairgrounds employees, it has a potential of 500+ units. Costs for necessary upgrades are not known at this time, but we estimate a City contribution of $500k for this housing cycle would allow us to upgrade 100 units. We request the City to work with Senator Toni Atkin's office and the Fairgrounds to accomplish this.
9. **Convert an existing Fairgrounds livestock / horse barn to housing** (south of first gate/north of main gate Jimmy Durante side). Will require new development. Potential for a fairgrounds / developer revenue split. Could have a separate entrance. Potential for a minimum of 66 units which would count towards the City's regional allocation.

<u>Medium Priority Options - for the 7th Housing Cycle these could be the highest priorities</u>

1. **The two lots on 9th Street where current DMF and DMCC offices are located.** As part of the design and development of Shores Park, the City could consider adding 4 to 6 affordable senior housing units above the DMCC/DMF building when it is newly constructed. While we respect the vision of Shores Park and realize that citizens have contributed to its preservation of open space for the community, the need for senior housing in this idyllic setting could be easily placed and be a win-win for the City, it's seniors and the community without compromising the desired open space vision.
2. **Jimmy Durante and Via de la Valle right of way area** - funded by a developer / revenue split with Fairgrounds potential for a minimum of 10 units
3. **Water Tower on Crest** - needs to be assessed for potential replacement – if decommissioned and tank removed from this lot there is a potential for up to 10 units. If not removed there is some open space behind tank but topography is not known. This was assessed in 2014 for sale and we recommend that it be used for affordable housing stock production.

Low Priority - for the 7th Housing Cycle these could be the medium priorities

1. **Pump Station by tennis courts** (would require the City to give up the basketball and tennis courts which are regularly used by the community) potential for 4 to 6 units but there are concerns over environmental odors
2. **Maintenance Yard** – most of the property is in use today as maintenance yard and office and the City would have to find alternative site to be able to utilize. The property borders the lagoon and it is in a flood plain. Potential for 10 to 15 units built on stilts.
3. **Develop units over Fairgrounds offices** - would require significant investment and development or partnership with developer to build. Includes re-building the fairground offices and conference room in addition to the new units. Potential for 10 -12 units on the second level.
4. **Develop units over Fire Station** – would require significant investment and development or partnership with developer to build. Includes re-building space for fire department as well as their personnel living quarters. Potential for 2-4 units on second level.
5. **Second Homes in Del Mar** – The City has long been considered a desirable beachside community in which to live. This is a credit to our village feel and our livable climate. This has historically led to many homes and condominiums being owned by out of town residents who use them for short periods of time throughout the year. There is not an accurate number of second homes (that we are aware of) however they should be acknowledged as a potential source of additional housing stock. There are many examples of how other cities have addressed this situation when the need for housing availability for residents became critical (https://sf.curbed.com/2020/3/9/21171856/chiu-mid-tax-mayors-sf-oakland-san-jose-bay-area, https://www.sfchronicle.com/business/networth/article/Oakland-s-vacant-property-tax-takes-effect-13563273.php, https://vancouver.ca/home-property-development/empty-homes tax.aspx?utm_campaign=EHT&utm_medium=Vanity&utm_source=EHT_Vanity#redirect).

   We firmly believe that this does not need to be addressed in this housing cycle as there are many other creative ways to address meeting our RHNA goals.

Extremely Low – ideas to continue to assess for each successive housing cycle

1. **Shores Park** – citizen donations paid for a portion of this park and changing usage plan to add affordable housing on current open space is not desired by donors.
2. **Practice Track at Fairgrounds** – used today by fairgrounds for exercising horses.
3. **City Hall 11th Street northeast edge of property** – daily utilization by residents and visitors as meeting or relaxing space and utilized today for community events as well as open space.
4. **CDM/Border Avenue west of the Brigantine** – land profile makes it expensive to develop and there is limited space to build
5. **Lay down lot at the fairgrounds** – this is a high use area today (just past the intersection of Via de la Valle and Jimmy Durante) for the track, fair and horse shows for truck and trailer access, maneuvering and storage. Potential units unknown.

Excluded from Consideration – functional, high use City Properties

1. City Hall - new construction and building is fully utilized today
2. Library - historic home that is fully utilized today
3. Power House Park – a historic venue fully utilized today
4. Post Office – a necessary function, re-location would be challenging

5. Most City street easements and street ends due to ownership questions and buildability concerns.

B. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)
We reviewed the City's current ADU policies and programs and gathered information on the State of California's new law which went into effect on January 1, 2020. We also discussed the current programs and policies and new ideas with Shaun McMahon and our Council Liaisons and attended the City's Planning Commission to listen to the ADU/JADU presentation.

ADUs and JADUs are present in our City today even in areas where they are not officially allowed by the City. The State of California's new laws on ADUs/JADUs, effective January 1, 2020, will offer residents additional options for having these units on their property. Under the new State law the City will need to amend their current regulations and the City is currently undertaking that process. The new State law and the changes in Del Mar regulations will assist the City in meeting their RHNA allocation for the 6th Housing Cycle. This will allow the City to add upwards of 1,000 plus units to the City's housing stock over the coming years by bringing current units out of the shadows and legalizing them as well as the production of new units.

In addition to the changes in laws and regulations, there are numerous ADU/JADU policies and programs to consider as High Priority Options for the 6th Housing Cycle:

1. **Put an amnesty program in place** so that all existing ADUs and Jr ADUs in the City are recognized and counted. Understand clearly what the benefits are to the City for putting this program in place and develop it to include such things as incentives on building code inspection requirements. We recommend that we ask the state HCD to allow these ADUs/JADUs to count towards the City allocation if the City does an annual survey of rents and maintains the records for affordability. Institutionalize process to collect annual information on rent and income of tenants for qualification to fulfill affordable housing unit requirements.

    - Under new California Law, the City must update their current ADU/JADU Policies to be in line with the State of California requirements under their new 2020 law for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). We recommend that the City take this opportunity to incorporate the 2018 law allowing use of existing building codes to bring existing units into compliance (HSC Section 17958.12 Ch.1010, Sec. 1. (SB 1226) which was effective January 1, 2019).
    - Put the amnesty program in place and require that every property owner who has an ADU or JADU work with the City to register their unit(s) with the City. Apply financial penalty if the unit is not registered within two years of the program roll-out.
    - Designate a City staff position to gather and track data on an annual basis to identify those units that would fit our affordable housing grid.

2. **Implement and communicate the recent change in California Law** that were effective January 1, 2020 to all homeowners to encourage them to build ADUs. Develop a full program of communication and incentives for existing homeowners to add an ADU, or Jr ADU, to their home. Outline a program which may include such things as; free plans, free plan review and expedited approval. We recommend that the leasing of these units be tracked by the City to see how many of them will qualify for the affordable housing allocation. Institutionalize process to collect annual information on rent and income of tenants for qualification to fulfill affordable housing unit requirements.

- If residents take advantage of fee waiver programs, put in place a requirement that they rent within the affordable guidelines for a period of 5 years. If they do not want to follow these guidelines for the stated period of time the City can charge the resident back the previously waived fees.

3. **As noted in items 1 and 2, designate a City Staff position to request and track rental leases** or administer an annual survey for ADU rentals to see which qualify for the affordable housing categories. This will allow us to get credit with HUD for the affordable housing allocation. NO other use would be permitted from the collection of such leases or data.

4. **Expand the current ADU pilot program** to allow one additional ADU or JADU in R1 zoned areas in exchange for 500 square feet additional FAR to the main structure as long as the ADU/JADU is used for affordable housing and is deed restricted for an agreed upon period of time. Assess current program and see if changes need to be made and determine if a buyout program would be appropriate. The amount of the buyout needs to be significant enough to fund additional housing stock. This will help to ensure our goal of long term preservation of housing stock.

5. **Create a Tiny Home Program** to allow Tiny Homes to be used in the City of Del Mar in multiple zoning districts (R1, R2 City Utility Zone). The City of San Diego Planning Commission recently recommended approval of new code allowing Tiny Homes in San Diego, to be considered by the City Council for approval. Link to SD City staff report: https://www.sandiego.gov/sites/default/files/dsd_pc_20-017_movable_tiny_houses.pdf We recommend the City of Del Mar use this proposed law as a template for the City of Del Mar to create their own law to allow residents to use a Tiny Home on their property for an ADU or JADU as appropriate.

6. **Amend the existing zoning regulation which currently allows only one ADU in buildings in the Downtown Commercial Zone.** Allow more than one ADU in existing buildings within the Downtown Commercial Zone, as space permits, as long as an appropriate number are restricted as affordable housing. Amend the existing zoning regulation and allow the total number to be based off of the property size and potential. We recommend talking to each property owner in the Downtown Commercial Zone to discuss potential incentives and mitigate their concerns over barriers to ensure success in adding units in this critical area of the City. We recommend that these units would also be a part of the annual survey for qualification as discussed above and that they would also be a part of the Amnesty Program detailed above (with grandfathering of code compliance). We are not proposing a zoning change for the Downtown Commercial Zone because we feel there is enough potential for the creation of additional units in this area without a zoning change.

7. **Develop and launch a Student ADU Rental Program** to encourage student rentals. Design and develop a program with SIO, UCSD and Mira Costa College for students as long as HCD will allow them to count towards the City's RHNA housing goal. Approval of HCD required for this creative approach.

PRESERVATION OF EXISTING HOUSING STOCK

Del Mar is a small City with extremely limited open land for development. As a part of any City's evolution and growth, existing older homes are torn down to make way for new homes as part of the building cycle. The concept of preservation of housing stock usually focuses on keeping

affordable housing units. In the case of Del Mar, the concept can be broken down into five components with different tactics or programs to address each of them:

1. **Preservation of affordable housing** – since the 1990s Del Mar has had very little affordable housing. As an expensive beach community, it is difficult to imagine rents on homes ever being considered affordable however ADUs and JADU's are one area that the City can focus on for affordability.
2. **Mansionization of the City** can be curtailed if the City follows the Current City Plan and does not allow developers or residents to deplete housing stock by allowing single large homes on properties where multiple homes are currently located. The current mitigation requirements are not significant enough to discourage this activity today. We recommend the city look to significantly increase the current buy-out fees so they are sufficient to fund new housing stock.
3. **Support for Seniors** – provide necessary services for older residents to allow them to remain in their homes as they age thus forestalling the sale of their property and the potential for it to be torn down to make way for a larger home. In addition, is it important to also create housing for seniors to allow them to remain in the City when they can no longer safely live in their home. This is a great opportunity for DMCC to include if and when their facility is rebuilt.
4. **Short Term Rentals (STRs)** - We acknowledge that in this last housing cycle the number of STRs in the City have increased in number resulting in the loss of housing stock. However, it is hard to assess this issue given no accurate number of STRs is available (that we are aware of) and there are unresolved issues being discussed by the City Council and Staff. Therefore, we believe that it is not appropriate for us to assess and make recommendations until the on-going issues in the City are resolved.

THE HISTORIC HOME FROM 10TH STREET

A 100-year-old original Del Mar house circa Jacob Taylor's time at 119 10th St, referred to as the Dunham House, is being donated to the Del Mar Historical Society. This re-furbished 28x28 foot home has been beautifully re-done but must be moved or torn down to make way for a new home to be built. The owner of the property has offered to pay his tear down cost towards the expenses of moving this historic home.

Until a final place for this historic home is found, we suggest that it be stored on a temporary space. The home has been donated to the Del Mar Historical Society and would be an ideal home for either affordable housing or for offices for one of Del Mar's Community Service Organizations.

We were asked to assess potential options for the use of the home as affordable housing as part of our work for the Task Force. We have listed below several temporary and long term solutions for the houses placement.

Temporary Placement

- Behind DMCC
- Parking Lot by the Brewery off Jimmy Durante Blvd
- 28th street lot on North side
- Public Works Yard
- 10th street Water Tank parcel

Final Place for the Historic Home

- Tiny Homes Community at the Surf & Turf RV Park (Caretakers cottage)
- 10th street by the existing Water Tank as an affordable housing unit
- Part of Shores Park Redevelopment Project on 9th street lot - for use as non-profit or affordable housing unit
- Placed in one of the City's other parks for use as offices for one of Del Mar's Community Service Organizations or used for events to generate revenue for the City's affordable housing fund.

AFFORDABLE HOUSING PROGRAM FINANCES

Past work and outcomes have shown that it is challenging to add affordable housing units in Del Mar. The cost of the land and the scarcity of vacant land are just a few of the issues. The cost of programs however does not need to stop the City from considering them. There are several ways to finance programs that have worked in the past for the City as well as have worked for other cities in the country:

- State and Federal housing grants
- public/private partnerships through fundraising or matching grants
- developer financing with an income sharing to the City
- public fundraising
- City sponsored projects using:
    - existing housing funds
    - fee income designated for affordable housing projects
    - annual contribution to the affordable housing fund by the City Council
    - sale of underutilized City property
    - re-purposing City property

In light of the COVID-19 Pandemic, it will be necessary for the City to carefully assess any proposed spending. This Housing Element however, takes a longer term view and so should be prepared with an eye towards the future and not just for today's circumstances. While the City does not have a lot of extra resources to put towards affordable housing projects at this time, we feel with the sale of the Zuni lot there will be enough funds to seed several programs for the short and long term. An on-going commitment from City Council to set aside money on an annual basis (starting with the 2022 Budget) will continue the strengthen the housing fund.

CONCLUSION

The State of California mandates that each City produce a planning document that provides policy direction for the implementation of various programs and actions that support, encourage and accommodate housing growth including identifying opportunities for new housing units, help preserve existing housing stock and assist the existing population at all economic levels within their Community.

Based on the State of California's calculations for the next eight year housing cycle (2021 to 2029), the City of Del Mar must meet a regional allocation of 163 affordable housing units. With our work to date on this Task Force, specifically this sub-committee, we feel that the City has many creative ways in which to meet these goals and that it can be done while adhering to our current Community Plan and dispersing units throughout the City. While there is an effort underway to create housing stock through zoning changes, the ideas put forth in this report would not require zoning changes (except to the Zuni Property as noted) and would only require

amendments to the zoning definitions for both the Downtown Commercial Area and the City owned Utility Lots. Our recommended changes prevent the need to change zoning (as is currently underway) in the City to increase density to 20 units per acre as mandated by state law for any zoning change. This newly required density conflicts with the spirit of our Community Plan. By obtaining feedback from our residents and spending time with them on the potential solutions, we feel that sufficient housing units can be added to our community while not creating a contentious environment. Achieving our goals and hitting our numbers however, will take political will on behalf of our City Council and will involve some heavy lifting by the City Staff as well as the involvement and support of the community.

We have appreciated the opportunity to work on this Task Force and to get a chance, as a part of this sub-committee, to dig deeply into these important issues for the City and its residents. We want to acknowledge the support we have been given and thank those that took their time to help us understand the current landscape as well as the history of housing in Del Mar. We look forward to your thoughts and feedback on our findings and stand ready to engage with residents, City Staff and City Council as necessary to support the City of Del Mar through this next eight year cycle.

Respectfully submitted,

Jas Grewal, Karen Lare & Tracy Martinez

Action Item a

Task Force Discussion on Preferred Areas

- Community Survey Closed and Individual Preferences Received
- Staff is Requesting the Task Force's Preferences
  - Provide 3 Preferred Areas to Accommodate Units
  - Provide any Feedback on Remaining Areas
- Next Steps:
  - Compiling Feedback Received, Sites Analysis, and Legislative Requirements into Draft EIR Project Description and Alternatives

Eight Areas in Survey

1. North Beach
2. North Bluff
3. North Commercial
4. North Hills
5. South Beach
6. South Bluff
7. South Hills
8. Village Center

Area Descriptions

North Bluff
This area includes approximately nine acres of land at the southern termination of the Solana Beach coastal bluff north of the San Dieguito River mouth and east of the railway. It includes a four-acre, City-owned natural preserve, and parcels zoned for modified low-density residential and very-low density residential land use.



North Beach
This planning area comprises approximately one mile of beach frontage including the mouth of the San Dieguito River and extends inland to the Railroad right-of-way and is one of the oldest and highest-density residential areas in the City. Present development is mixed with single-dwelling residential near the ocean, and multi-dwelling unit development farther east. Land development is marked by a gridiron pattern, rather narrow streets (except Camino del Mar and Coast Boulevard), and small lots.



Area Descriptions

North Hills
Most of the existing low-density residential development of Del Mar lies within this district. Winding streets, steep sites, relatively large lots, and informal, small and moderate-sized single-dwelling units typify this area. In the western portion of this district, just east of Camino del Mar, the land is more even; however, it has been partially developed into medium density residential uses.



North Commercial
The northern commercial area located at the intersection of Jimmy Durante Boulevard and San Dieguito Drive in close proximity to the San Dieguito Lagoon and Fairgrounds. This area is relatively flat in nature and comprised of mixed commercial uses.



Area Descriptions

South Beach
This area is bounded by 15th Street on the north, the Village Center District and Camino del Mar on the east, the edge of apartments and condominium development on the south and beach bluffs on the west. This area is composed of a mixture of single-dwelling, and high-density multi-dwelling residential development. That portion of the area south of 4th Street is characterized by high density apartment and condominium development.



South Bluff
This district consists principally of a rugged topography of canyons and bluffs and contains a major part of the undeveloped land remaining in Del Mar outside of the San Dieguito flood plain. It also contains the parcels within the Carmel Valley Precise Plan (CVPP) which consists of low-density residential development.



Area Descriptions

South Hills
This planning area consists of low-density, single-dwelling development spread across medium-sized parcels and is accessed from Nob Avenue and Pine Needles Drive.



Village Center
The Village Center located in the heart of the Del Mar community, containing approximately 185,000 square feet of commercial space. The area presently contains a diversity of land uses and physical quality. Retail activities within the district is physically segregated into three separate areas: the original center of commercial activity, located on the southwest corner of Camino del Mar and 15th Street; the Del Mar Plaza Shopping Center at the northeast corner of Camino del Mar and 15th Street; and scattered restaurants and specialty shops located between 10th and 13th Streets along Camino del Mar.



Action Item c.

5th Cycle Housing Element Program List - Updated Date: 9/16/19
Ongoing Programs =

Housing Program #	Annual Progress Report - Year Reported	Synopsis of Program	Implementation time frame specified in Housing Element
1-A.	2018 Ongoing	Continue implementing the City's Condominium Conversion Ordinance to protect and mitigate against loss of apartment stock.	Program now in place. Ongoing implementation
1-B.	2016 Completed	Municipal Code amendment modifying the affordable unit set-aside rate for condominium conversions from current 67% to a range of 10- to 30% (DMMC 24.21).	By May 2014 (12 months from date of Council adoption of Housing Element.)
1-C.	2016 Completed	Municipal Code amendment amending the Condominium Conversion Ordinance to allow in-lieu fee rather than unit set-aside mitigation for condominium conversions involving 2-5 apartments (DMMC 24.21).	By May 2014
1-D.	2018 Completed	Municipal Code amendment amending the Condominium Conversion Ordinance to allow off-site unit set-aside mitigation (DMMC 24.21).	By May 2014
1-E.	2018 Ongoing	Continue to use collected mitigation fees for affordable housing programs.	Program now in place. Ongoing implementation.
1-F.	2018 Completed	Review and possible increase of existing In-lieu Housing Mitigation Fee rate.	By May 2014
1-G.	2016 Completed	Municipal Code amendment to require the payment of an In-lieu Housing Mitigation Fee in cases where development proposal would result in an adverse impact on housing opportunities.	By May 2014
1-H.	2018 Ongoing	Continue allowance for retention of structural and residential density non-conformities for multi-family structures (three or more units).	Program now in place. Ongoing implementation.
1-I.	2016 Completed	Municipal Code amendment allowing multi-family apartment building with nonconforming density to convert to condominiums with mitigation requirements applied.	Within 36 months of adoption of Housing Element Update, by May 2017
1-J.	2016 Completed	Municipal Code amendment to require mitigation measures on condominium conversions to assist renters of apartments to be converted (DMMC 24.21).	By May 2014
1-K.	2018 Ongoing	Continue to guard against degradation and loss of affordable housing stock	Program now in place. Ongoing implementation
2-A.	2018 Ongoing	Continue to implement Community Plan and Zoning Ordinance to provide opportunities and incentives for the construction of 42 new residential units during 2013-2021 cycle for: extremely low, very low, low and moderate income levels	Program now in place. Ongoing implementation.

2-B.	2014 Completed	Zone Code amendment to remove the requirement for receipt of Conditional Use Permit to develop at 17.6 du/ac density in the RM-East, RM-West, RM-Central and RM-South Zones (DMMC 30.16, 17, 18 and 19).	By May 2014
2-C.	2016 Completed	Continue to maintain record of sites suitable for residential development and provide such information to the public.	Ongoing
2-D.	2018 Completed	Conduct workshops to apprise the public of the opportunities for residential and mixed-use development in the City.	By May 2014
2-E.	2018 Underway	Zoning Code amendment to increase allowed density on properties in the North Commercial (NC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.24).	Within 24 months of adoption of Housing Element Update, by May 2016
2-F.	2018 Underway	Zoning Code amendment to increase allowed density on properties in the Professional Commercial (PC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.25).	By May 2016
2-G.	2018 Underway	Zoning Code/Community Plan amendments and Local Coastal Program Amendment (LCPA) to assign a new land use designation and accompanying development parameters to two adjacent vacant parcels in the NC Zone allowing residential development at 20-25 du/ac with affordable housing component.	By May 2014
2-H	2018 Underway	Conduct an analysis of governmental owned properties and consider modifying the provisions of the Public Facility (PF) zone to allow residential uses at appropriate locations with affordable housing component.	No specified time frame
2-I.	2018 Completed	Complete a property record and conduct public workshops to identify any other properties that would be appropriate for a land use re-designation to accommodate density of 20 du/ac.	By May 2014
2-J.		Assign Community Plan and LCP land use designations for 22nd DAA Fairgrounds property to accommodate construction of dwelling units at 20 du/ac for replacement of backstretch housing, as identified in the 22nd DAA's Master Plan.	By May 2015
2-K.	2014 Completed	Zone Code amendment to permit emergency shelters in the North Commercial Zone through ministerial review process (DMMC 30.24).	By May 2014
2-L.	2016 Completed	Zone Code amendment to allow development of Single-Room Occupancy (SRO) units.	By May 2014
2-M.	2018 Ongoing	Continue to encourage St. Peter's Episcopal Church to continue its Interfaith Shelter Network Rotating Shelter and its Helping Hands program.	Ongoing, no action required.

2-N.	2018 Underway	Work with 22nd DAA and Thoroughbred Club to utilize Fairgrounds site for emergency housing during the winter months.	No specified time frame
2-O.	2014 Completed	Zone Code amendment to allow transitional/supportive housing in all zones where housing is otherwise permitted and subject to the same development standards (Multiple DMMC Chapters).	By May 2014
2-P.	2018 Ongoing	Continue to permit community care facilities through the same zoning provisions applicable to residential units.	Ongoing
2-Q.	2014 Completed	Zone Code Amendment to reduce the 1,000-linear foot minimum spacing requirement between community care facilities to 300-linear foot minimum spacing (multiple DMMC Chapters).	By May 2014
2-R.	2016 Completed	Zone Code amendment to permit manufactured homes meeting state and federal standards to be treated in same way as other single-family homes (multiple DMMC Chapters).	By May 2014
2-S.	2014 Completed	Zone Code amendment to create new definition of "family" (DMMC 30.04).	By May 2014
3-A.	2018 Ongoing	Continue to use Housing Assistance Reserve for Rental Subsidy program, consider increasing number of individuals/families served from 8 to 16 per year.	Program now in place. Ongoing implementation. Balance of fund = $271,500 Monthly Subsidies = $5,650 & $875 for DMCC
3-B.	2018 Completed	Consider increase in rate of In-lieu Housing Mitigation Fee.	No specified time frame
3-C.	2014 Completed	Municipal Code amendment requiring payment of a Housing Mitigation Fee for projects that result in a net reduction in housing units on a property (DMMC 30.78).	By May 2014
3-D.	2018 Ongoing	Continue to accommodate and promote the construction of affordable Second-Dwelling Units.	Program now in place. Ongoing implementation
3-E.	2018 Completed	Zone Code amendment to provide additional incentives for Second-Dwelling-Units including, but not limited to: a 550 sq. ft. Floor Area Ratio (FAR) exemption and allowing encroachments into rear-yard setbacks, with caveats. (multiple DMMC sections).	By May 2014
3-F.	2018 Underway	Municipal Code amendment for an amnesty program authorizing second units built without permits, with requirement for affordable rental rate deed restriction (multiple DMMC sections).	By May 2015
4-A.	2018 Ongoing	Continue Shared Housing Program.	Program now in place. Ongoing implementation.
4-B.	2018 Ongoing	Continue to work with Community Connections to keep records on the duration of each Shared Housing matches.	Program now in place. Ongoing implementation.

4-C.	2018 Ongoing	Continue to contract with the San Diego County Housing Authority to administer the Housing Voucher Program.	Program now in place. Ongoing implementation.
4-D.	2018 Ongoing	Continue to support the County Housing Authority's applications.	Program now in place. Ongoing implementation.
4-E.	2018 Ongoing	Continue to promote the Housing Choice Voucher Program to owners and residents of City-approved Second-Dwelling-Units.	Program now in place. Ongoing implementation.
4-F.	2014 Completed	Zone Code amendment to make City's subdivision ordinance compliant with State Density Bonus Ordinance (DMMC 30.90).	By May 2014
4-G.	2016 Completed	Continue to educate citizens and prospective applicants of the opportunities available under the City's density bonus ordinance.	Program now in place. Ongoing implementation
4-H.	2016 Completed	Municipal Code amendment to apply set-aside/in-lieu fee requirement not only to subdivisions of 10 or more lots but also to subdivisions of six or more lots (DMMC 24.61).	By May 2014
4-I.	2018 Ongoing	Continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units.	Program now in place. Ongoing implementation.
4-J.	2018 Completed	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	Program now in place. Ongoing implementation
4-K.	2018 Completed	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	Program now in place. Ongoing implementation
4-L.	2018 Completed	Work with local non-profit housing organizations to apply for available State funding to implement additional affordable housing programs.	New Program, no timeframe specified.
4-M.	2018 Completed	Support qualified affordable housing developers in their applications for State and federal City's Housing Assistance Reserve Funds.	New Program, no timeframe specified.
4-N.	2018 Ongoing	Monitor the affordability covenants and restrictions of all future affordable housing components of new development	Program now in place. Ongoing implementation.
4-O.	2018 Ongoing	Take necessary steps to enroll City in the County's Mortgage Credit Certificate Program.	By May 2014
5-A.	2018 Ongoing	Continue the application processing fee reduction/waiver program for projects with an affordable housing component.	Program now in place. Ongoing implementation.
5-B.	2018 Ongoing	Continue to implement the development processing streamlining program for affordable housing development proposals.	Program now in place. Ongoing implementation.
5-C.	2016 Completed	Adoption of streamlined procedures for flexibility in the implementation of land use and zoning regulations for persons with disabilities.	By May 2014.

5-D.	2016 Completed	Continue to provide information to the public in general and architects in particular about the benefits for adoption of universal design elements of the Uniform Building Code.	Program now in place. Ongoing implementation
5-E.	2016 Completed	Zone Code amendment to provide a Floor Area Ratio (FAR) exemption and setback allowances for portions of building retrofit needed solely for providing increased accessibility (Multiple DMMC sections).	Within eight-year cycle of the Housing Element Update.
5-F.	2016 Completed	Development of a set of design guidelines for education and guidance.	By May 2016
6-A.	2018 Ongoing	Continue to contract with Del Mar Community Connections or similar agencies to assure unrestricted access to housing in the community.	Program now in place. Ongoing implementation.
6-B.	2018 Ongoing	Support of Del Mar Community Connections to disperse information regarding the shared housing and fair housing services they provide.	Program now in place. Ongoing implementation.
6-C.	2018 Ongoing	Continue to work with Del Mar Community Connections to provide services for the elderly and those with special needs.	Program now in place. Ongoing implementation.

ITEM 9 Approval of Minutes from 4-30-20

4-30-2020

Minutes for the Citizen Task Force on Affordable Housing Meeting

Jas Grewal – Chair

Tracy Martinez – Vice Chair

Karen Lare – Secretary

Dwight Worden and Terry Gaasterland – City Council Liaisons

Shaun McMahon, Joseph Smith, Amanda Lee – City Staff

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

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

1. CALL TO ORDER (3:00pm)

Jas called the meeting to order at 3:06pm

2. ROLL CALL

Bud Emerson and Don Countryman absent for roll-call. Bud joined the meeting at 4:40pm. All else present.

3. APPROVAL OF MINUTES

a. April 16, 2020 Meeting Minutes

Shirley suggested one change to the title for sub-committees. Section 8 last bullet – the title should be Community Assistance Programs – Shaun will make that change.

Karen moves to approve the minutes as amended and Shirley seconds approval. All approved.

4. CITY COUNCIL LIAISON COMMENTS

Dwight Worden – There is a standing housing item on the agenda for the Monday City Council Meeting. Beach update – they (the City) were surprised when the order was lifted and so they discussed timing to re-open beaches and were ready to do it today (Thursday) however, the governor shut down all beaches according to the leaked memo and now the governor has stated that he only intended to close the Orange County beaches so the City Council will be meeting tomorrow to discuss the Del Mar beaches and the opening date.

Terry Gaasterland - She discussed further the Del Mar beach closure - San Diego County beaches are not open in the usual way. Each City gets to decide how to allow use of beaches. Terry had a discussion with the County health officer to confirm her understanding (Wilma Wooten). Wilma gave her insights on what the data was what they were looking at and her thoughts. Terry felt it was a very worthwhile conversation and helpful.

5. ORAL COMMUNICATIONS (NON-ACTION ITEMS)

None submitted

6. TASK FORCE MEMBER AND STAFF UPDATES

a. Overview of Packet Materials (Staff)

7. ACTION ITEMS:

a. Overview of Methodology Used to Determine Number of Units Analyzed in Draft EIR

Joseph Smith gave the group an update on the timing of the necessary work on the EIR and the Housing Element Plan (Document). The EIR is targeted to go out to the public in mid-May while the Housing Document will continue to evolve into October and at that time it will go to the City Council for them to ultimately determine which projects or processes or policy changes are included in the Housing Document. He further discussed how this EIR was different from a Project EIR and how it will impact the city documents. The EIR for this program is an overarching review document for all areas that could potentially be looked at for the completion of the Housing Element Document and its included items.

He further stated that they are analyzing broad scope and a looking at a picture that may or may not be the Housing Element at the end of the day. What will be included will be determined in October by the City Council. The goal is that the Program EIR will provide decision makers with enough analysis to make an informed decision. They want to be sure that they study the right number of units and the potential placement of those units in the City. They don't want to do to fewer units as they can always be less but if they do not do enough it will be an issue when decisions need to be made.

Joseph clarified that this effort involves both CEQA Law and Housing Law and these two do not always agree. In addition to those two we also have the Coastal Commission Laws. Draft EIR's needs to look at a full range of options. This should not be confused with the Draft Housing Element Document. The EIR is a disclosure document to the City Council and the Public.

Shaun McMahon took over to talk about units and how the numbers have been calculated. There are three categories:

- RHNA
- No net Loss Buffer
- Rollover penalty

We then reviewed each of the categories in detail:

- RHNA number for this cycle = 163
- No net loss buffer – covers us if the city is unable to complete a program within the housing element or if we approve a project with a lower density than what was stated in the document. This is from a law adopted in 2017 and is new to all concerned. If we are required to re-zone and it is in our program then the city must complete it or they have only 180 days to identify alternative sites and re-zone them to meet the requirements. The income category for those units must match. If this gets triggered there can be an impact. In order to cover for this HCD suggests the City analyze a 30% buffer on top of the 163 RHNA units. 30% = 49 units.
- Roll-over or penalty units – we will not completed program #2g from the 5th Housing Cycle for the re-zoning of 2 parcels in the North Commercial zone – also known as the Watermark sites. So we will have these as carryover units. This number is estimated to be from 41-46 units.

So to look at the numbers you must really consider all three categories - 163 (RHNA) + 49 units (buffer) + 41-46 (carryover).

The group had discussion on the numbers. Terry noted that this is the first we were hearing about these additional units for the buffer and for the roll-over as we have not completed fairgrounds projects and the re-zoning of north commercial either. Do we have to take a hit for those as well? The Staff answered that program #2g was the only uncompleted re-zone project the other two had no specific units tied to them. For the zoning changes they believe it will still be completed during this cycle. On the north commercial the number of units are tied to a zone code amendment versus a re-zone of this area. It is a change that will allow additional residential units in this zone. It would allow us to then count those units in the 6th cycle as new units are permitted. On the Fairgrounds that program was not a re-zone either. In order for the City to claim any of the units on the Fairgrounds the State must declare it as excess state property (or as clarified by Dwight later in the meeting the project must be in cooperation with the Fairgrounds). This has not happened. Discussion continued on the definition of the buffer units. This is new to the City Staff as well and they stated they just received this information from HCD in mid-April.

Terry asked additional questions on the SANDAG numbers because the numbers they assigned to us had multipliers in it – she said she would pull her notes from that time. Seems like the numbers were being double counted. Amanda noted that it does not really work that way. We get penalized if you do not complete a re-zone program on time. The No Net Loss Buffer we will have regardless of completion of units in program – the penalty will be there if we don't complete it in the first year unless we can find a different site to re-zone. There are other multipliers in the current number.

Karen asked about the re-zoning programs and the potential penalties that can be incurred. Amanda clarified that Program #2g was in the 5th program because it was required by the State.

Jas asked about the options for the City in looking at re-zoning programs. Joseph noted that there are a lot of subtle differences in the applicable laws. Time plays into the options that we can put forth.

Jas further asked about what lots are covered under the EIR and was the Zuni lot included. Staff indicated that the Public Facilities parcels are currently being analyzed under a separate EIR which is already in progress (NC/PC Zone Code Amendment).

Shirley asked about the Fairgrounds and its requirement to be considered excess property. Joseph addressed this and Karen asked a follow-up question about the likelihood for this to ever happen. Joseph worked to address this. It has to do with the buckets of how we satisfy our RHNA numbers and explained that although we can't plan for RHNA on the fairgrounds, there is still opportunity for other housing programs. Jas asked a follow-up question and Dwight noted that we can do something cooperatively with the Fairgrounds then it (the Fairgrounds Property) does not have to be declared surplus for it to count. So there is potentially more than one way to have the units count towards the City's numbers.

Discussion continued around what can count and impacts on the EIR and timeline for necessary updates. Jas asked an additional question on the buffer units and the roll-over units - do they have to be affordable or not? Staff answered that they must be the same on the buffer units as what was promised on the project/program not getting done. They are still working on what the number will look like and working with HCD. Jill asked a question about Watermark and how many units it actually had in it as affordable housing? It was discussed and brought up by staff that the City continues to work with HCD to get an answer in writing from them.

b. Task Force Recommendation of Preferred Sites for Study within Draft EIR

The City is looking for Task Force Input and they are taking input received from the housing survey. Joseph discussed how they have gotten feedback and how they are determining what sites should be used and designated as preferred sites for affordable units. He is asking the Task Force to give him our preferred three areas. If we can come to agreement as a group that would be good if not he would like to hear from each of us individually. It was asked if we could wait until next week and Joseph said yes but timing is a challenge for them. After much discussion, it was decided that it will go on next week's agenda and the City Staff agreed to send out the report from the sub-committee on Production and Preservation ahead of the agenda.

c. Ordering of Overarching Housing Plan Goals

Draft Housing plan goals reviewed by City Council at April 26th meeting. Asking Task Force to order these goals. Karen gave her input and Shirley commented on the Short Term Rental, Bud commented on his thoughts (ADUs, Fairgrounds). Tracy also gave input on the Fairgrounds and

Terry voiced her opinions as did Jas. Shaun was asked to clarify how this would be used and he described that it is organizationally focused and will be used for the Housing Element Report. Additional discussion on how to organize them and also some changes to the wording on the goals. By a show of hands all agreed to Terry's approach to separating the document into two parts thus putting the "Strategy" goals together and the "Active" goals together.

A motion was proposed to " Group together current goals number 1,4 and 6 as an approach "strategy" and group together numbers 2,3,5 and 7 as the "specific" goals. Change verbiage as noted. Bud moves to approve the motion and Tracy seconds. All agreed.

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

Shaun informed the group that this section of the agenda was continued from our last meeting – see red block for where to start on the document.

It was determined that this will need to be continued at the next meeting as we are short on time.

8. SUBCOMMITTEE REPORT OUTS

a. Communications

Julie noted that they met and discussed providing information to the residents about the housing element specifically about ADUs and re-zoning . They talked about ways to get information out to residents on the web site and the Sandpiper and Del Mar Times as well as the e-mail list. They reviewed the information that was given to the City Council and reached out to the Del Mar Times already. The city funding for any mailings is not available at this time. They are thinking about putting together a Q&A format and posting that. Jill noted that there is a great page already on the web-site on ADUs with a Q&A attached to it. Jas suggested that maybe it could be a part of a weekly e-mail. Amanda mentioned that on May 18th this will be a City Council item. She further noted that the guidance from all sources is very fresh and the web site will be updated soon.

b. Community Assistance

Shirley reported that they had been amassing the resources available to us through Federal and State existing programs. There are quite a few out there that cover these areas. In addition there are County managed resources that include veterans affairs and there are also local level programs available. Quite a few non-profits also engage in these types of programs as does the interfaith community. Developers also have programs that could be looked at. Shirley said they will get us the information when it is in final format.

c. Preservation / Production of Housing Stock

Tracy – we have completed the report from our sub-committee and it was recently sent to Shaun and to our liaisons. It will be sent out in a few days to the committee and it will also be on the agenda for discussion at the next meeting.

9. ITEMS FOR NEXT AGENDA (4-30-20)

- Discuss Preservation /Production of Housing Stock report
- Terry asked about the ability for the Task Force to continue for another meeting? She asked if the Charter gave any leeway in continuing it if necessary after the last stated meeting (which will be held next week). Joseph noted that the date and timing was built around the EIR going out. The Charter states that it is through the end of May. The group thinks it would be a good idea to add one additional meeting. Discussion about what the agenda will look like for each of the meetings with a focus on the EIR for next meeting

10.ADJOURNMENT

The meeting was adjourned at 5:15pm.

Appendix D:
Glossary of Housing Terms

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Affirmatively Furthering Fair Housing (AFFH): Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This

grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and

low-income housing. Anaheim currently allocates 30 percent of its tax increment to increase and improve the community's supply of very low- and low-income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

Acronyms Used

ACS: American Community Survey

BMPs: Best Management Practices

CALTRANS: California Department of Transportation

CEQA: California Environmental Quality Act

CHAS: Comprehensive Housing Affordability Strategy

CIP: Capital Improvement Program

DDS: Department of Developmental Services

DIF: Development Impact Fee

DU/AC: Dwelling Units Per Acre

EDD: California Employment Development Department

FAR: Floor Area Ratio

FEMA: Federal Emergency Management Agency

HCD: Department of Housing and Community Development

HOA: Homeowners Association

HUD: Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

MFI: Median Family Income

NPDES: National Pollutant Discharge Elimination System

RTFH: Regional Task Force on the Homeless

RTP: Regional Transportation Plan

SANDAG: San Diego Associations of Governments

SDCAA: San Diego County Apartment Association

SPA: Sectional Planning Area

STF: Summary Tape File (U.S. Census)

TOD: Transit-Oriented Development

TDM: Transportation Demand Management

TSM: Transportation Systems Management

WCP: Water Conservation Plan