

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.

Each Housing Element Program was selected based on its potential to meet the City's seven stated housing goals and the City's assigned RHNA. Programs were organized according to the most relevant housing goal each would address. Some housing programs will involve ongoing actions throughout the planning period, while others have specific deadlines that will require certain actions be completed early in the housing cycle in order to meet various State law requirements. The following Table lists all 45 Housing Programs in the 6th Cycle Housing Element and the general timing for each:

	Program (and time frame)	Action
1	1A North Commercial (Completed June 2022)	Completed Coastal Commission certification of local approvals gained during 5 th Cycle to allow 20 du/ac on select parcels (ordinance/LCPA)
2	1B Professional Commercial (Completed June 2022)	Completed Coastal Commission certification of local approvals gained during 5 th Cycle to allow 20 du/ac (ordinance/LCPA)
3	1C Central Commercial (by April 2024)	Ordinance to amend the CC Zone to allow 20 du/ac by April 2024 (plan amendment and ordinance/LCPA)
4	1D Economic Study and Affordable Housing Overlay Zone (Completed Economic study January 2023; overlay by December 2025)	Use findings of Program 1K economic study and zoning assessment to evaluate whether to create overlay zone. Involves coordination with stakeholders (hotels, Plaza, multi-dwelling in RM zones), and present findings to City Council. If City has not secured at least 30 affordable units by April 2025 must proceed with overlay zone. (economic study; potential ordinance/LCPA)
5	1E Rezone of Vacant Land on North Bluff/South Stratford Properties (This contingency program is required only if Program 3A is not timely implemented by April 2024)	If City is unable to timely reach agreement with Fairgrounds State , then must implement rezone by April 2024 to 20-25 du/ac by right via overlay zone to create capacity for at least 54 lower income units. (potential plan amendment, ordinance/LCPA)
6	1F Manufactured Housing (by December 2023)	Update needed per State law (ordinance/LCPA)
7	1G Density Bonus	Update needed per State law (ordinance/LCPA)