



Appendix F: Regional Support Letters - SANDAG and County of San Diego





September 12, 2020

2020 W. El Camino Avenue, Suite 500
Sacramento, CA, 95833
melinda.coy@hcd.ca.gov

Dear Melinda Coy:

Subject: SANDAG Support for City of Del Mar 6th Cycle Housing Element

The San Diego Association of Governments (SANDAG) is submitting this Letter of Support for the City of Del Mar's (City) 6th Cycle Housing Element and Adequate Sites Inventory. SANDAG would like to reaffirm the City's good faith efforts to comply with state law to obtain the CA Department of Housing and Community Development (HCD) certification of its housing element. Additionally, the Del Mar Fairgrounds site is consistent with the 2021 Regional Plan Regional Mobility Hub Strategy and the objectives and factors found in SANDAG's 6th Cycle RHNA Plan.

SANDAG's 2021 Regional Plan is a new transformative vision for the region. The 2021 Regional Plan lays out a growth pattern focused on development in already urbanized areas and identifies a network of regional Mobility Hub areas where high concentrations of people, destinations, and travel options converge. The Del Mar Fairgrounds are included in one of these Mobility Hub areas and has several benefits as a site for affordable housing, including:

- Proximity to services within a one-mile radius including groceries, high quality schools, parks, medical services, transportation, retail services, as well as jobs centers that would support and further fair housing for low-income households;
- Within a half mile of stops for the North County Transit District (NCTD) 308 and 101-bus lines. There is also a planned seasonal COASTER station that is anticipated to begin service to the Fairgrounds by 2035;
- Located in an area resilient to impacts of climate change, such as sea level rise, wildfires, and extreme heat; and
- The site is large enough to meet a substantial amount of the City's RHNA required units.

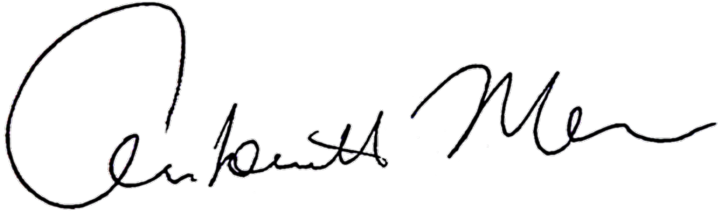
The City has been an important partner in the development of SANDAG's Housing Acceleration Program (HAP) that is funded through the Regional Early Action Planning Grants of 2019. In March 2022, SANDAG awarded the City a HAP grant to begin a two-phase study of the Del Mar Fairgrounds. Phase I compiles information to study the feasibility of developing at least 54 affordable housing units and obtain expertise/consulting services to secure housing agreement with the State's 22nd District Agricultural Association. Phase II will complete a feasibility study to understand what types of incentives may be needed to facilitate affordable housing production.

SANDAG supports the City's continued efforts to achieve housing element certification and looks forward to continuing collaboration with the City to ensure that development on the Del

Mar Fairgrounds site is done in a way that reduces vehicle miles travelled, affirmatively furthers fair housing, and implements the 2021 Regional Plan.

If you have any questions or need clarifications regarding this correspondence, please contact Tuere Fa'aola, Principal Regional Planner, at tuere.faaola@sandag.org or (619) 699-1989.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Antoinette Meier". The signature is fluid and cursive, with a large initial "A" and "M".

Antoinette Meier
Senior Director of Regional Planning

AMEI/TFA/AWO



TERRA LAWSON-REMER

SUPERVISOR THIRD DISTRICT
COUNTY OF SAN DIEGO BOARD OF SUPERVISORS

November 7, 2022

2020 W. El Camino Avenue, Suite 500
Sacramento, CA, 95833
melinda.coy@hcd.ca.gov

Dear Melinda Coy:

Subject: County Supervisor Terra Lawson-Remer's Support for City of Del Mar 6th Cycle Housing Element

I am submitting this Letter of Support for the City of Del Mar's (City) 6th Cycle Housing Element and Adequate Sites Inventory. The City has been a partner alongside the County of San Diego in expanding opportunities for affordable housing across the region and has made good faith efforts to comply with state law to obtain the CA Department of Housing and Community Development (HCD) certification of its housing element.

Additionally, the Del Mar Fairgrounds site is consistent with regional efforts to add affordable housing in infill areas near jobs, near transit, and near community amenities. The Fairgrounds housing strategy offers an opportunity to create much needed affordable housing for the entire San Diego region in a high-opportunity, resource-rich areas. This is particularly important in the North Coastal portions of San Diego County where high land values and sensitive coastal ecosystems make affordable housing development particularly challenging.

The fairgrounds strategy offers several advantages:

- The Fairgrounds is a large property that has realistic and feasible development potential for affordable housing that can advance local and regional fair housing goals and is consistent with TCAC tax credit financing criteria.
- The City of Del Mar confirmed the feasibility of this approach through feasibility studies completed June 2022
- The Fairgrounds is designated as a "mobility hub" in SANDAG's 2021 Regional Plan.
- SANDAG and HCD awarded HAP grant funds (March 2022) to support implementation of the Fairgrounds strategy and the State 22nd DAA provided a letter in support.
- The Fairgrounds are a regional destination that is connected to transit and commercial services within a one-mile radius including groceries, high quality schools, parks, medical services, transportation, retail services, and jobs.
- Fairgrounds housing would further the region's fair housing goals by providing much needed lower income housing at an infill location in a high opportunity area.
- While the Fairgrounds is adjacent to the neighboring City of Solana Beach, jurisdictions in north coastal San Diego are geographically small and closely interconnected in terms of services, schools, and amenities. Both cities are considered high-opportunity, high-resource coastal communities that would provide regional benefits to developing affordable housing.



TERRA LAWSON-REMER

SUPERVISOR THIRD DISTRICT
COUNTY OF SAN DIEGO BOARD OF SUPERVISORS

- On September 13, 2022, SANDAG provided a letter in support of the City's plan for housing at this location through "smart growth" infill development.

If you have any questions or need clarification regarding this correspondence, please don't hesitate to contact my staff: Jeff Yuen, Senior Advisor, at Jeffrey.yuen@sdcountry.ca.gov or 858-285-0403.

Sincerely,

A handwritten signature in blue ink, appearing to read "Terra", followed by a stylized flourish.

Terra Lawson-Remer
Supervisor, Third District
County of San Diego