

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



May 31, 2023

Ashley Jones, City Manager  
City of Del Mar  
1050 Camino del Mar  
Del Mar, CA, 92014

Dear Ashley Jones:

**RE: City of Del Mar's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Del Mar's housing element that was adopted on April 3, 2023 and received for review on April 6, 2023, including technical modifications authorized by Resolution Number 2023-12. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by various communications with you and Amanda Lee, Principal Planner. In addition, HCD considered comments from Carla Hayes pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of May 31, 2023. The adopted element, including technical modification, addresses the statutory requirements described in HCD's January 13, 2023 review.

Additionally, the City must continue the timely and effective implementation of all programs including, but not limited to, the following:

- Program 1D (Economic Study and Affordable Housing Overlay Zone)
- Program 1H (Public Facilities Zone)
- Program 2A (Extend and Enhance ADU Pilot Program – Incentive Program)
- Program 2C (Promotion of Deed-Restricted Low Income ADUs)
- Program 2E (Mid Cycle ADU Production Evaluation)
- Program 3B (Feasibility of Affordable Housing on Publicly Owned Sites)
- Program 4A (Residential Care Facilities)
- Program 4B (Zoning Amendments for Special Needs Housing)
- Program 4D (Inclusionary Housing Ordinance)
- Program 6B (Affirmatively Furthering Fair Housing)
- Program 6G (Objective Design Standards)

HCD will also monitor the progress and diligent implementation of Program 3A (Agreement with State to Build Affordable Housing Units on State Fairgrounds property) as it relates to accommodating the regional housing need allocation (RHNA) for the planning period. Should adequate progress not be made by April 2024, as described in Program 3A, the City will be required to carry out alternative actions to demonstrate adequate sites to meet the RHNA for the planning period; including, but not limited to, Program 1E (Rezone of Vacant North Bluff and/or South Stratford Properties).

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation, dedication, and effort the City's housing element team provided throughout the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Jose Ayala, of our staff, at [Jose.Ayala@hcd.ca.gov](mailto:Jose.Ayala@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager