



# City of Del Mar



March 31, 2011

Department of Housing and Community Development  
Division of Housing Policy Development  
Division of Housing Policy  
P. O. Box 952053  
Sacramento, CA 94252-2053

HOUSING POLICY  
DEVELOPMENT, HCD  
APR 05 2011

Re: Annual Housing Element Progress Report

To whom it may concern,

I have attached the requested Annual Housing Element Progress Report for the City of Del Mar. I believe the information provided in the form is self-explanatory, but if you have any questions, please contact me at (858) 755-9313, or by e-mail at: [abirnbaum@delmar.ca.us](mailto:abirnbaum@delmar.ca.us).

Thank you,

A handwritten signature in blue ink, appearing to read "Adam Birnbaum".

Adam Birnbaum  
Planning Manager

cc: Housing file

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Del Mar  
 Reporting Period Date 1/1/10 - Date 12/31/10

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 Project Identifier (May be APN No., project name or address)	2 Unit Category	3 Tenure O=Renter =Owner	4 Affordability by Household incomes				5 Total Units per Project	5a Est. # of Units	6 Assistance Programs for Each Development See instructions	7 Deed Restricted Units See instructions	8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the restriction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
			0	0	0	0	0	0	0	0		
<b>(9) Total of Moderate and Above Moderate from Table A3</b>					0	4	4					
<b>(10) Total by income Table A/A3</b>			0	0	0	0	4					
<b>(11) Total Extremely Low-Income Units*</b>			0									

\* Note: These fields are voluntary

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**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant  
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3  
Annual Building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	0	0	0	0	0	0	0
4	0	0	0	0	0	4	4



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

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**Table C  
Program Implementation Status**

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
Name of Program	Objective		
Condominium conversion mitigation fee	Mitigation fee applied to conversions of rental stock to condominium form of ownership	On-going	Program is active. Collected fees used for City Rental Subsidy Program. As funds accumulate will be used to purchase or build affordable housing units
Inclusionary Housing/Density Bonus for subdivisions	Requires that for subdivisions of ten units or more a percentage of units be set aside for deed restricted affordable housing. Also allows increased density in new subdivisions when affordable units are included and deed restricted.	On-going	Program is active but little vacant land in the City, there have been few applications for subdivisions and none using the available density bonus
Second Dwelling Unit Ordinance	Allows second unit in single family residential zones if unit is restricted to affordable rates	On-going	Program is active but no property owner has yet availed themselves of the opportunity. City is considering additional incentives for property owners to use the program
Rental Subsidy Program	City subsidizes rental housing for 8 individuals/families in the very low to low income range.	On-going	Program is active. Rental subsidies are paid from City Housing Assistance fund which is, in turn funded by housing mitigation payments (see above). City is considering increasing number of individuals/families served by the Program from 8 to 16.
Condominium conversion set aside	Requires that for condo conversion projects of three or more units, 2/3 of the units be "set aside" (reserved) as affordable units by 30-year deed restriction	On-going	Program is active, however there have been no condo conversion projects of three or more units over housing element cycle.
Sites for homeless shelters	City's ordinances include provisions for location of homeless shelter and transitional housing	On-going	A homeless shelter is operated at St. Peter's Church.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

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Shared Housing Program	Provides opportunities for shared housing between home-owners who require assistance and persons looking for housing who agree to provides services to homeowner. Program is administered by a local non-profit organization, Community Connections	On-going	Although the program does not create any deed restricted low income units, it has, from a de-facto standpoint, provided affordable housing opportunities
Preservation of non-conforming housing densities	Allows existing over-density projects to be retained and reconstructed as rental units	On-going	The majority of the City's rental stock is retained as a result of this program and the requirement for 2/3 affordable unit set asides for condo conversions (see above)
Section 8 Housing	Program for low income housing	On-going	Administered by County of San Diego to provide rental subsidies

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

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General Comments: