



# **TERRA LAWSON-REMER**

## **VICE-CHAIR**

**SUPERVISOR, THIRD DISTRICT  
SAN DIEGO COUNTY BOARD OF SUPERVISORS**

### **AGENDA ITEM**

**DATE: April 9, 2024**

**25**

**TO: Board of Supervisors**

#### **SUBJECT**

**RESOLUTION IN SUPPORT OF AFFORDABLE HOUSING UNITS AT THE DEL MAR FAIRGROUNDS (DISTRICT 3)**

#### **OVERVIEW**

The San Diego region is facing a decades-long affordable housing shortage that strains working families, seniors, veterans, and contributes to rising rates of homelessness. Local and state agencies have explored options to facilitate the development of more affordable housing. One of the most promising strategies is to leverage publicly-owned land for the development of affordable housing. The state-owned Del Mar Fairgrounds, located within the City of Del Mar, is one of the most prominent potential development sites.

The Del Mar Fairgrounds is a 324-acre parcel owned and operated by the 22<sup>nd</sup> District Agricultural Association (DAA), a California State Institution. The City of Del Mar and the DAA recently approved an Exclusive Negotiating Rights Agreement (ENRA), agreeing to work together to identify a one to two acre portion of the site to facilitate the development of at least 61 units of affordable housing. The DAA Board and Del Mar City Council unanimously approved the ENRA agreement on Feb 20, 2024, and March 4, 2024, respectively.

The Del Mar Fairgrounds site is of regional significance. It is one of the most prominent publicly owned developable parcels in San Diego County and located within a mobility hub in SANDAG's 2021 Regional Transportation Plan. Further, high-opportunity coastal regions of San Diego County have historically been challenging to locate and develop affordable housing due to high land prices. However, it is important that all communities incorporate attainable housing options to support affordability, diversity, inclusion, and avoid overconcentrating affordable housing in low-income communities.

**SUBJECT: RESOLUTION IN SUPPORT OF AFFORDABLE HOUSING AT THE DEL MAR FAIRGROUNDS (DISTRICT: 3)**

Today's item requests the adoption of a resolution by the County of San Diego in support of the ENRA approved by the City of Del Mar and the DAA to work together to develop a pathway to support the development of at least 61 units of 100% affordable housing on the Del Mar Fairgrounds site. As the City of Del Mar will be submitting the ENRA to the State Housing and Community Development department in the coming weeks, it is timely for the County of San Diego to voice our support for collaborative approaches to increasing affordable housing on public land.

**RECOMMENDATION(S)  
VICE-CHAIR TERRA LAWSON-REMER**

1. Adopt the resolution titled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO IN SUPPORT OF AFFORDABLE HOUSING AT THE DEL MAR FAIRGROUNDS

**EQUITY IMPACT STATEMENT**

The development of 100% affordable housing in high-opportunity areas will help address the housing affordability challenges facing our region. It would also increase geographic equity and diversity by locating affordable housing in high-opportunity areas along the coast and west of the I-5 freeway.

**SUSTAINABILITY IMPACT STATEMENT**

Today's proposed actions are aligned with Sustainability Goal #2, assisting in providing just and equitable access to housing. The Del Mar Fairgrounds site is located within a mobility hub, according to SANDAG's Regional Transportation Plan with access to jobs, amenities, high quality schools, parks, and multiple public transportation routes.

**FISCAL IMPACT**

There is no fiscal impact associated with this recommendation. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT**

N/A

**ADVISORY BOARD STATEMENT**

N/A

**BACKGROUND**

The San Diego region is facing a decades-long affordable housing shortage that strains working families, seniors, veterans, and contributes to rising rates of homelessness. Local and state agencies have explored options to facilitate the development of more affordable housing. One of the most promising strategies is to leverage publicly-owned land for the development of affordable housing. The state-owned Del Mar Fairgrounds, located within the City of Del Mar, is one of the most prominent potential development sites.

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The Del Mar Fairgrounds site is of regional significance. It is one of the most prominent publicly owned developable parcels in San Diego County and located within a mobility hub in SANDAG's 2021 Regional Transportation Plan. The site is a good location for affordable housing, with the following benefits:

- Proximity to services within a one-mile radius such as groceries, high quality schools, parks, services, transportations, as well as job centers.
- Within a half-mile of stops on the North County Transit District 308 and 101 bus lines. As well as planned seasonal COASTER access that is anticipated to service the fairgrounds.
- Located in an area resilient to the impacts of climate change.

Further, high-opportunity coastal regions of San Diego County have historically been challenging to locate and develop affordable housing due to high land prices. However, it is important that all communities incorporate attainable housing options to support affordability, diversity, inclusion, and avoid overconcentrating affordable housing in low-income communities.

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**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today's actions support the County of San Diego's 2023-2028 Strategic Plan initiatives of Sustainability, Equity, and Community, by supporting the creation of more affordable housing; and by improving the quality of life for individuals experiencing housing insecurity across San Diego County.

Respectfully submitted,

**SUBJECT: RESOLUTION IN SUPPORT OF AFFORDABLE HOUSING AT THE  
DEL MAR FAIRGROUNDS (DISTRICT: 3)**

A handwritten signature in blue ink, appearing to read 'Terra Lawson-Remer', is positioned above the printed name.

TERRA LAWSON-REMER  
Supervisor, Third District

**ATTACHMENT(S)**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO IN  
SUPPORT OF AFFORDABLE HOUSING AT THE DEL MAR FAIRGROUNDS