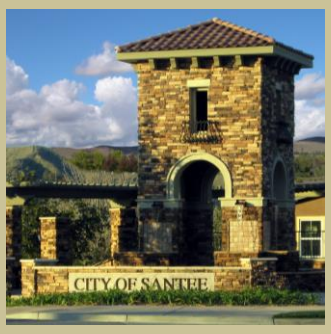

HOUSING
ELEMENT

CITY OF SANTEE

HOUSING ELEMENT
2013-2021

ADOPTED APRIL 10, 2013

CITY OF SANTEE 2013-2021
HOUSING ELEMENT

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Section 1
Introduction

A. Purpose and Content of Housing Element

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. California Government Code Section 65580 states the intent of creating housing elements:

> *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*

Per State law, the Housing Element has two main purposes:

(1) To provide an assessment of both current and future housing needs and constraints in meeting these needs; and

(2) To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is an eight-year plan for the 2013-2021 period. The Housing Element serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

(1) Matching housing supply with need;

(2) Maximizing housing choice throughout the community;

(3) Assisting in the provision of affordable housing;

(4) Removing governmental and other constraints to housing investment; and

(5) Promoting fair and equal housing opportunities.

The Housing Element consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs (**Section 2, Community Profile**);
- A review of the constraints to housing production and preservation. Constraints include potential market, governmental, policy, and environmental limitations to meeting the City's identified housing needs (**Section 3, Housing Constraints**);
- An assessment of resources available to meet the City's objectives regarding housing production and preservation. Resources include land available for new construction and redevelopment, as well as financial and administrative resources available (**Section 4, Housing Resources**);

- A summary of program accomplishments under the 2005-2012 Housing Element (**Section 5, Summary of Program Accomplishments**); and
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (**Section 6, Housing Plan**).

B. State Requirements

State law requires housing elements to be updated periodically to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its share of the regional housing needs – Regional Housing Needs Allocation (RHNA). For the San Diego region, the regional growth projected by the State was for the period between January 1, 2010 and December 31, 2020. Therefore, while the Housing Element is an eight year document covering April 30, 2013 to April 30, 2021, the City has eleven years (January 1, 2010 to December 31, 2020) to accommodate the RHNA. The City's RHNA and resources available to meet the RHNA are discussed in **Section 4, Housing Resources**.

C. Data Sources and Methodology

In preparing the Housing Element, various sources of information were consulted. Wherever possible, Census 2000 and Census 2010 data provided the baseline for all demographic information. Additional sources provided reliable updates to Census data. These include housing market data from DataQuick, employment data from the Employment Development Department, lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA), and the most recent data available from service agencies and other governmental agencies, including a comprehensive Housing Element Data Package obtained from the San Diego Association of Governments (SANDAG) in April 2012.

The RHNA is based, in part, upon the growth that the SANDAG has estimated for the City of Santee in its 2050 Regional Growth Forecast. This forecast was prepared in 2010 and is based on current adopted land use plans and policies. SANDAG forecasts that Santee will grow to 72,554 residents and 22,312 housing units by 2050.

D. Public Participation

The State Department of Housing and Community development (HCD) requires jurisdictions to make a diligent effort to achieve public participation of all economic populations during the Housing Element update. The City was diligent with its efforts to achieve public participation in the development and adoption of the Housing Element.

As part of the Housing Element update process, the City held two Housing Element workshops. On January 30, 2012, and February 28, 2012, the City held public workshops for residents and housing, public and social service providers to solicit input regarding the community's housing needs. In addition to publishing a public notice in the newspaper, the workshops were posted

on the City's website, and special invitations were sent by email to service providers and community stakeholders to elicit participation by groups that represent the interests and concerns of lower and moderate income persons and persons with special needs. A list of agencies and organizations that received invitations is included in **Appendix A** to this Housing Element. The February 28 meeting was also posted to the City's official Twitter feed and publicized in a story in the Santee Review, an online source of community news. The January 30 workshop was attended by one person, and the February 28 workshop was attended by one person.

Input at the January 30 workshop was provided by a staff member from the San Diego Housing Federation, who provided information on "best practices" to follow during preparation of the Housing Element. The sole attendee at the February 28 workshop was a staff member from the City of El Cajon who was there to learn about Santee's process; not to provide comment.

The City also held a public workshop on November 14, 2012 and a public hearing on January 9, 2013, both pertaining to designating properties for the provision of adequate land to accommodate the housing needs of the lower income households. In addition to the three public workshops and one public hearing, staff directly solicited additional input from certain housing advocacy organizations separately, and published a housing element survey, which received 41 responses. The organizations contacted in this second stage of outreach are listed in **Appendix A**, which also includes a summary of anonymous survey responses.

Comments received in response to the above outreach efforts were used to help establish goals, objectives, policies, and programs in this Housing Element. **Section 4, Housing Resources** of this Housing Element identifies capacity to accommodate the City's remaining share of the RHNA for lower income households.

A public hearing will be held before the City Council prior to adoption of the Housing Element.

E. General Plan Consistency

The City of Santee General Plan 2020 was adopted on August 23, 2003 and is comprised of the following nine elements: Land Use; Housing; Circulation; Recreation; Trails; Conservation; Noise; Safety; and Community Enhancement. The Housing Element is being updated at this time in conformance with the 2013-2021 update cycle for jurisdictions in the SANDAG region and has been reviewed with the rest of the General Plan to ensure internal consistency. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

New State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The City will ensure compliance with this requirement by reviewing its Safety and Conservation Elements.

Section 2
Community Profile

The City of Santee incorporated in 1980. Santee is an urbanized community developed primarily in the 1970s and 1980s. Located in the eastern part of the San Diego metropolitan area, Santee is bordered by El Cajon on the south and southeast, the City of San Diego on the west and northwest, and the County of San Diego on east and northeast.

Most of the City's residentially zoned land has already been developed with a diversity of housing types, including single-family homes, mobile home parks, townhomes, condominiums and apartments. However, several hundred acres designated Planned Development District and in the Town Center District remain undeveloped and available for future housing development. The Villages at Fanita, an approved development of 2,600 acres in northern Santee, will include single-family residential neighborhoods, parklands, a natural preserve, and supporting commercial and mixed-use facilities in a village center. The residential portion of the project will consist of approximately 1,380 single-family dwelling units and 15 live/work units in accordance with the General Plan.

A. Population Characteristics and Trends

The following section describes and analyzes the various population characteristics and trends in Santee that affect housing need.

1. Population Growth

According to the Census, Santee's population rose slightly from 53,090 in 2000 to 53,413 in 2010 (**Table 2-1** on page 2-2). Contributing to the low population growth was the removal of hundreds of homes to provide right-of-way for the extensions of two freeways through the southern portion of the City. State Route 52 was constructed south of Mission Gorge Road through to State Route 67, and State Route 125 parallels Fanita Drive, terminating at Mission Gorge Road. These extensions, while necessary for the full development of the City, resulted in the loss of hundreds of dwelling units.

The San Diego Association of Governments (SANDAG) forecasts that the Santee population will reach 64,551 by the year 2020. This represents a growth rate of over 17 percent, or approximately 11,138 people. Although this population increase seems quite rapid, the ability to accommodate this many residents in such a short time already exists within the current General Plan and Zoning Map. Existing vacant and underdeveloped land and projects already approved/proposed represent the capacity to accommodate this need.

Table 2-1 Population Growth						
	Population					Projected
Jurisdiction	1990	2000	2010	2020 (Projected)	% Change 2000-2010	% Change 2010-2020
El Cajon	88,693	94,819	99,478	109,587	4.7%	9.2%
La Mesa	52,931	54,749	57,065	62,136	4.1%	8.2%
Lemon Grove	23,984	24,954	25,320	26,702	1.4%	5.2%
San Diego	1,110,549	1,223,400	1,301,617	1,542,324	6.0%	15.6%
Santee	**52,902**	**53,090**	**53,413**	**64,551**	**0.6%**	**17.3%**
San Diego County	2,498,016	2,813,833	3,095,313	3,535,000	9.1%	9.1%
Source: Census 1990, 2000, and 2010; and SANDAG Data Warehouse, 2012.						

2. AGE COMPOSITION

The age structure of a population is also an important factor in evaluating housing and community development needs and determining the direction of future housing development. Typically, each age group has distinct lifestyles, family types and sizes, incomes, and housing preferences. As people move through each stage of life, housing needs and preferences change. For example, young householders without children will have different housing preferences than middle-age householders with children or senior householders living alone. Consequently, evaluating the age characteristics of a community is important in determining the housing needs of residents.

Santee's population is, as measured by the median age of its residents, slightly older than in neighboring communities and the County as a whole. In 2010, Santee's median age was 37.2 years, while the County's median age was 34.6. The proportion of residents aged 65+ in Santee (11 percent) was tied for lowest among its neighbors, but has risen significantly in the past 10 years (see **Figure 2-1** on page 2-3). The proportion of residents under 18 was the third highest among six neighboring jurisdictions (**Table 2-2**).

Table 2-2 Age Characteristics						
	Under 18 years		65+ years		Median Age	Median Age
Jurisdiction	2000	2010	2000	2010	2000	2010
El Cajon	27.8%	25.7%	11.3%	11.0%	31.9	33.7
La Mesa	19.8%	19.6%	17.1%	14.2%	37.3	37.1
Lemon Grove	27.6%	25.5%	12.0%	11.2%	34.7	35.0
San Diego	23.9%	21.4%	10.4%	10.7%	32.5	33.6
Santee	**29.7%**	**23.8%**	**8.9%**	**10.7%**	**34.8**	**37.2**
San Diego County	25.6%	23.4%	11.1%	11.4%	33.2	34.6
Source: Census, 2000 and 2010.						

As shown in **Table 2-2**, a shift in the ages of Santee residents occurred between 2000 and 2010. Due to Santee's relatively flat population change in the last decade, these changes in age structure represent a significant change in the age composition of Santee, which could affect the housing needs of Santee residents during the planning period.

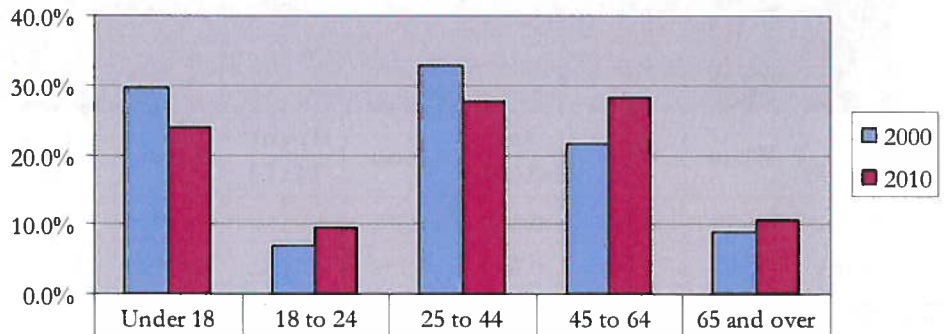
For example, from 2000 to 2010, the proportion of Santee residents under the age of 18 declined dramatically, from 30 percent to 24 percent. This is a reversal of the trend from 1990 to 2000, when this age group increased slightly as a proportion of the population.

Also apparent is an increase in the share of City residents over the age of 65. From 2000 to 2010, the proportion of Santee residents over 65 increased from nine percent to 11 percent. This trend has been taking place since 1990, when only eight percent of Santee residents were 65+.

An increase in residents aged 18-64 has also taken place in the last decade, with this age group increasing from 61 percent to 66 percent of the population. Leading this change are residents aged 20-29 (14 percent increase) and those aged 40-64 (32 percent increase). As a result, Santee's median age rose by more than two years between 2000 and 2010. These changes match the general trends seen in San Diego County in the past 10 years, but they are more pronounced in Santee.

The City is committed to expanding affordable housing opportunities within Santee for households of all ages. Santee's First-Time Homebuyer Program (**Section 6, Program 7**) provides assistance to lower income first-time homebuyers. The First-Time Homebuyer Program may be used in conjunction with the San Diego County Regional Mortgage Credit Certificate Program (**Section 6, Program 8**), which authorizes income-qualified first-time homebuyers to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. The City can also collaborate with, and offer regulatory incentives and concessions to, developers to facilitate the construction or acquisition and rehabilitation of affordable housing units (**Section 6, Program 10**).

Figure 2-1: Age Distribution, 2000 and 2010



	Under 18	18 to 24	25 to 44	45 to 64	65 and over
2000	29.7%	7.0%	32.9%	21.6%	8.9%
2010	23.8%	9.5%	27.7%	28.3%	10.7%

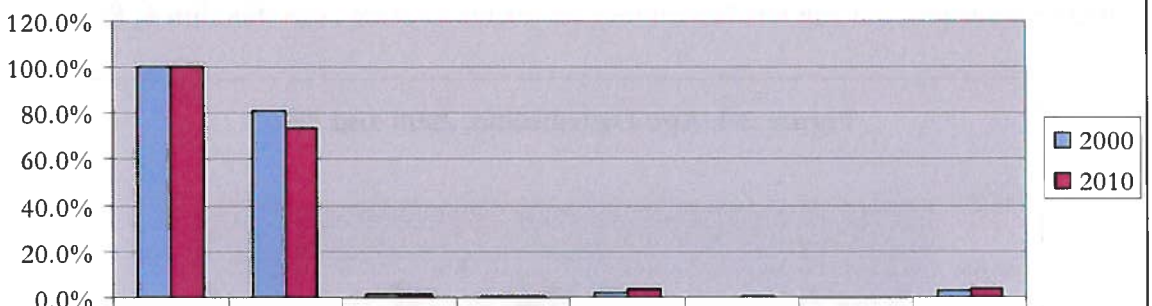
Source: Census, 2000 and 2010.

3. RACE AND ETHNICITY

Different racial and ethnic groups often have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the Federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.[1] According to these studies, perceptions regarding housing density and overcrowding tend to vary between racial and ethnic groups. Especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. In general, Hispanic and Asian households exhibit a greater propensity than White households for living in extended families.

The racial composition of Santee residents in 2010 was 74 percent White, four percent Asian, two percent Black, four percent for those who declared more than one race, and less than once percent for American Indian/Alaskan and Hawaiian/Pacific Islander (**Figure 2-2**). In the 2010 Census, Hispanic descent was not considered a race, it was considered an ethnicity. A person can be of any race and be Hispanic. Approximately 16 percent of Santee residents considered themselves Hispanic in 2010 (**Table 2-3**).

Figure 2-2: Race, 2000 and 2010



	Total populatio	White	Black	Am. Ind/Alas	Asian	Hawaii/ Pac Isl	Other	Two or More
2000	100.0%	80.8%	1.4%	0.6%	2.5%	0.3%	0.2%	2.8%
2010	100.0%	73.6%	1.8%	0.5%	3.7%	0.4%	0.2%	3.5%

Source: Census, 2000 & 2010.

Table 2-3: Hispanic Origin

	2000	2010
Hispanic	11.4%	16.3%
Non-Hispanic	88.6%	83.7%

Source: Census, 2000 and 2010.

[1] Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y. Choi (1993); "The Changing Problem of Overcrowding" by D. Myers, William Baer, and S.Y. Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Myers and S.W. Lee (1996).

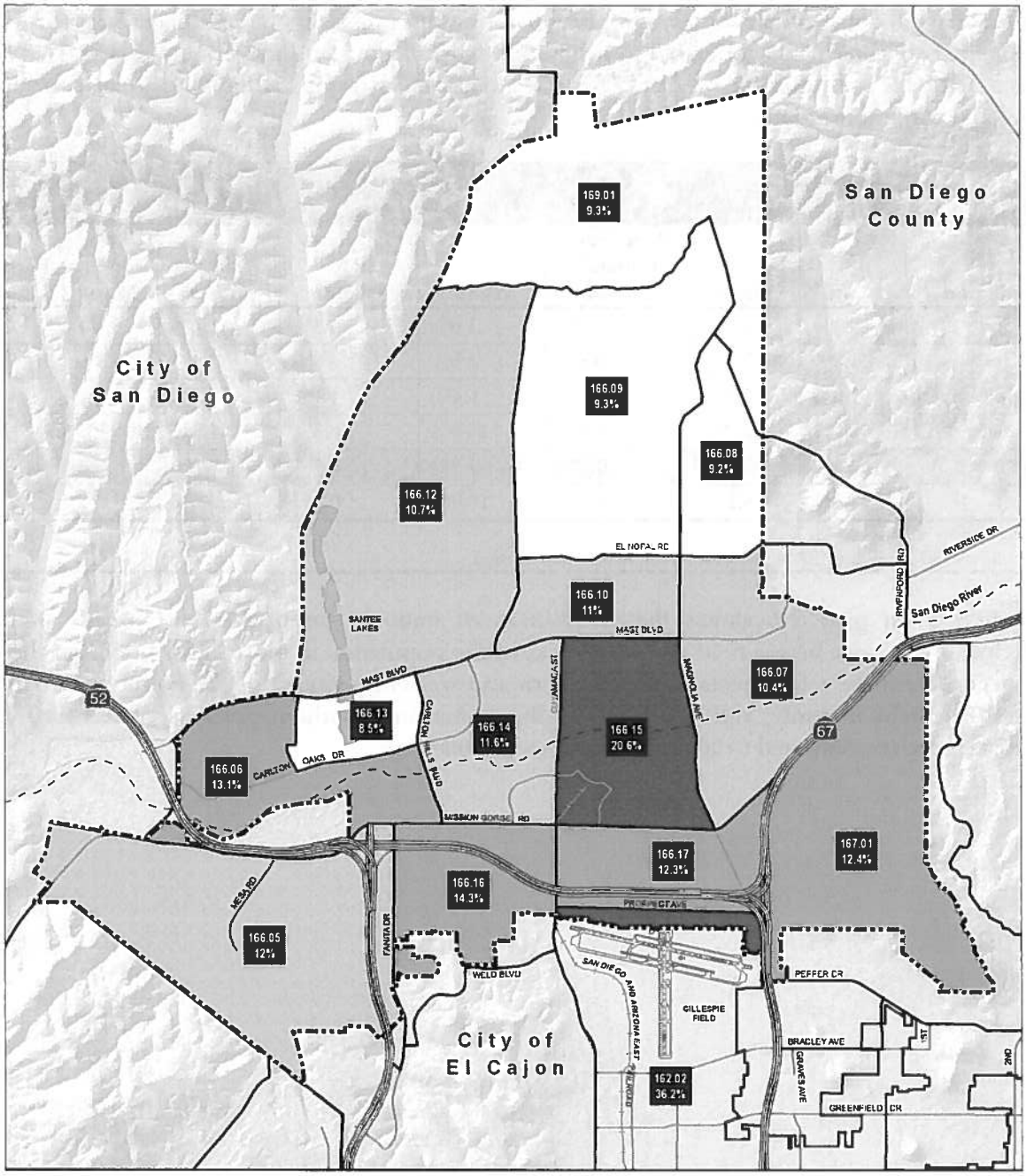
Santee has a substantially larger proportion of White residents and smaller proportion of Hispanic/Latino residents compared to neighboring jurisdictions and the County as a whole (**Table 2-4**). The City's proportion of Black/African Americans is significantly lower than surrounding cities and within the County.

Table 2-4
Racial Composition

Jurisdiction	White	Black	American Indian/ Alaskan	Asian	Hawaiian/ Pac Islands	Other	Two or More	Hispanic/ Latino
El Cajon	69.3%	6.3%	0.8%	3.6%	0.5%	12.6%	6.9%	28.2%
La Mesa	71.8%	7.7%	0.8%	5.8%	0.6%	7.6%	5.8%	20.5%
Lemon Grove	51.6%	13.8%	0.9%	6.4%	1.1%	19.1%	7.1%	41.2%
San Diego	58.9%	6.7%	0.6%	15.9%	0.5%	12.3%	5.1%	28.8%
Santee	**82.5%**	**2.0%**	**0.8%**	**3.8%**	**0.5%**	**5.0%**	**5.4%**	**16.3%**
County	64.0%	5.1%	0.9%	10.9%	0.5%	13.6%	5.1%	32.0%

Source: Census, 2010.
Note: Rows will not sum to 100% due to inclusion of Hispanic/Latino.

Figure 2-3 on page 2-6 shows the distribution of minority populations in Santee. Minority individuals comprise between 10 and 14 percent of the population in most Census tracts in the City. However, there are a few tracts in the northern and western portions of the community with less than 10 percent minority, and two tracts in the center and southern portions of the City where minorities are concentrated (>20 percent of tract population).



Legend

- City Boundary
- Freeway
- Major Road
- River

166.10 11% — Census Tract Number / Minority Percentage

Census Tract 2010

Minority Distribution (Tract)

- Under 10%
- 10.1 - 12.0%
- 12.1 - 20.0%
- 20.1 - 36.2%

Minority composition includes Hispanic, African-American, Asian, Pacific Islander, American Indian, and Two or More Races.

N — 0 0.5 1 Miles

Source: SanGIS/SANDAG GIS Data Warehouse
U.S. Census TIGER 2010 Line Data and ACS 2006-2010

Figure 2-3
Distribution of Minority Populations

B. Employment Profile

An assessment of the needs of the community must take into consideration the type of employment held by City residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

1. Occupation and Labor Participation

The U.S. Census Bureau's American Community Survey (ACS) provides information about employment, specifically the number of City residents by industry type, who are employed by businesses either outside or within their community.[2] As of 2010, Educational Services/Health Care and Retail Trade were the two largest occupational categories for City residents (**Table 2-5**). These categories account for almost 35 percent of the jobs held by employed residents. Similarly, these categories accounted for 31 percent of jobs held County residents. The proportion of City residents in all other occupations was roughly similar to the occupation profile of County residents, with a higher proportion of Santee residents being employed in construction and retail, and a lower proportion being employed in professional, scientific, and management.

Table 2-5: Employment Profile

Sector	Santee		San Diego County	
	Estimate	Percent	Estimate	Percent
Educational services, and health care and social assistance	5,044	21.2%	281,376	20.5%
Retail trade	3,238	13.6%	150,438	10.9%
Professional, scientific, and management, and administrative and waste management services	2,798	11.7%	196,627	14.3%
Manufacturing	2,526	10.6%	128,542	9.4%
Arts, entertainment, and recreation, and accommodation and food services	2,172	9.1%	147,203	10.7%
Construction	2,051	8.6%	91,210	6.6%
Finance and insurance, and real estate and rental and leasing	1,845	7.7%	100,872	7.3%
Public administration	1,256	5.3%	72,468	5.3%
Transportation and warehousing, and utilities	971	4.1%	52,159	3.8%
Other services, except public administration	834	3.5%	72,961	5.3%
Wholesale trade	609	2.6%	37,898	2.8%
Information	456	1.9%	32,321	2.4%
Agriculture, forestry, fishing and hunting, and mining	47	0.2%	10,301	0.7%
Totals		**23,847**		**1,374,376**

Source: Census, ACS, 2008-2010.

[2] The ACS replaces the Census "long form" and surveys various variables in shorter time intervals than the decennial Census. Different variables are surveyed at different timeframes – annually, every three years, or every five years. Therefore, demographic and housing information contained in this Profile section is compiled with multiple ACS datasets.

Management occupations were the highest paid occupations in the San Diego region in the first quarter of 2011, while food preparation, service-related, and sales occupations were the lowest paid (**Table 2-6**).

Table 2-6: Average Yearly Salary by Occupation, San Diego County MSA, 2011	
Management	$117,046
Legal	$105,882
Healthcare Practitioners and Technical	$89,872
Architecture and Engineering	$83,115
Computer and Mathematical	$82,631
Life, Physical, and Social Science	$77,716
Business and Financial Operations	$71,815
Education, Training, and Library	$60,992
Arts, Design, Entertainment, Sports, and Media	$56,963
Construction and Extraction	$51,871
Total all occupations	**$50,800**
Protective Service	$50,581
Community and Social Services	$49,734
Installation, Maintenance, and Repair	$45,202
Sales and Related	$38,263
Office and Administrative Support	$37,260
Production	$34,324
Transportation and Material Moving	$32,255
Healthcare Support	$30,880
Building and Grounds Cleaning and Maintenance	$26,928
Personal Care and Service	$26,240
Farming, Fishing, and Forestry	$26,009
Food Preparation and Serving-Related	$22,133
Source: California Employment Development Department, Q1, 2011.	

C. Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Information on household characteristics is important to understand the growth and changing needs of a community.

1. Household Type

According to the Census, 19,306 households lived in Santee in 2010. Of these households, 21 percent were single-person households, an increase of more than two percentage points since the last Census, and households headed by seniors (65+) comprised 19 percent, an increase of nearly three percentage points since the last Census. Single-person households represented a lower proportion of Santee's households than in neighboring jurisdictions and countywide. Conversely, 37 percent of Santee households consisted of families with children, a much larger proportion than found in most neighboring jurisdictions (**Table 2-7** on page 2-9). When compared to Census 2000

numbers, Santee's household composition is slowly trending toward single-person and senior-headed households and away from families with children.

Table 2-7
Household Characteristics

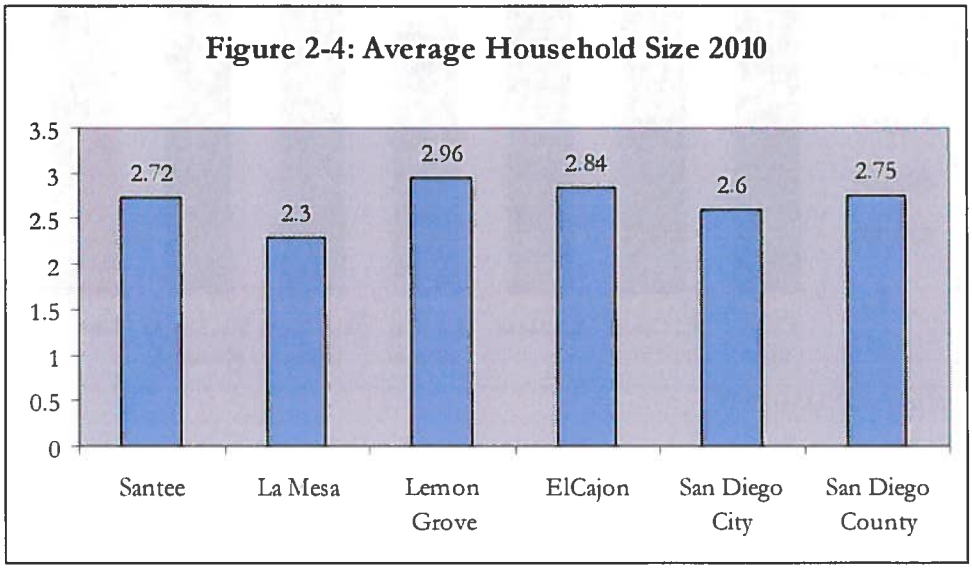
Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
El Cajon	23.1%	18.7%	35.2%	23.5%	5.0%	10.7%
La Mesa	32.7%	22.2%	24.8%	8.9%	3.1%	3.6%
Lemon Grove	22.9%	20.4%	32.8%	11.5%	10.1%	7.8%
San Diego	28.0%	17.8%	27.5%	7.8%	5.8%	6.0%
Santee	**20.6%**	**19.1%**	**36.6%**	**9.8%**	**7.3%**	**4.0%**
San Diego County	24.0%	19.8%	31.3%	8.68%	7.1%	6.6%

Source: Census, 2010.

Different household types generally have different housing needs. Seniors or young adults typically comprise the majority of single-person households and tend to reside in apartment units, condominiums, or smaller single-family homes. Families often prefer single-family homes. Santee's housing stock provides a range of unit types to meet the needs of its residents (**Table 2-12** in **Section E.1** starting on page 2-18). Roughly, 64 percent of the City's housing stock is comprised of single-family units, while approximately 24 percent of the units consist of multifamily units such as apartments and condominiums.

2. HOUSEHOLD SIZE

Household size identifies sources of population growth and household overcrowding. A city's average household size will increase over time if there is a trend towards larger families. In communities where the population is aging, the average household size may decline. The average household size in Santee in 2010 was 2.72, a decline from the 2.82 of the previous Census, and slightly lower than the County as a whole (2.75) (**Figure 2-4**).



Source: Census, 2010.

3. HOUSEHOLD INCOME

Household income is an important consideration when evaluating housing and community development needs because lower income typically constrains a household's ability to secure adequate housing or services. While housing choices, such as tenure (owning *versus* renting) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

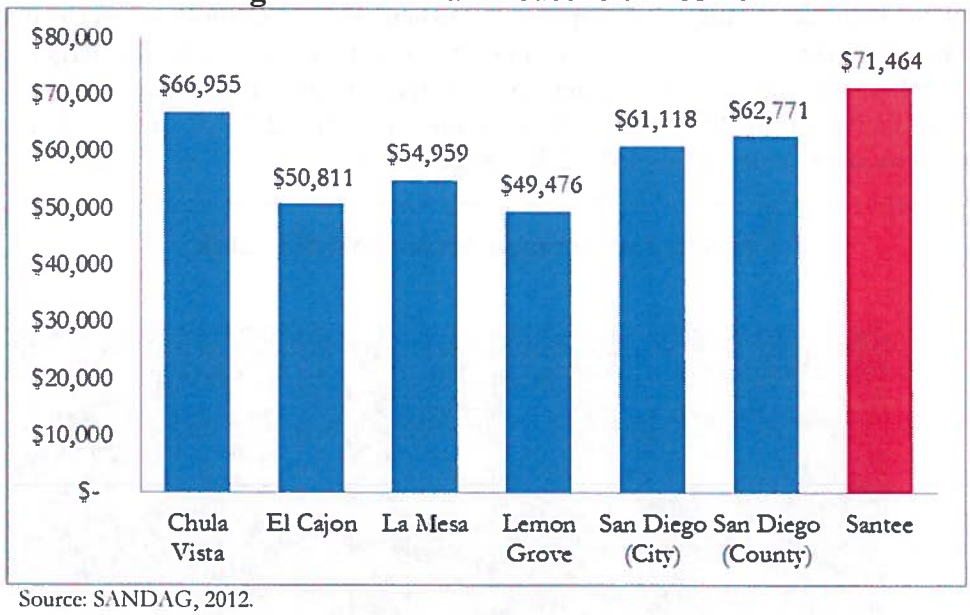
Table 2-8
Household Income Distribution

Household Income	Santee	County
Less than $15,000	9%	13%
$15,000 - $29,999	16%	19%
$30,000 - $44,999	17%	17%
$45,000 - $59,999	18%	14%
$60,000 - $74,999	15%	11%
$75,000 - $99,999	14%	11%
$100,000 or more	11%	15%
TOTAL	100%	100%

Source: SANDAG Profile Warehouse, 2012.

According to SANDAG estimates, nine percent of Santee households in January 2012 had incomes lower than $15,000, while 16 percent of households earned incomes between $15,000 and $29,999 (**Table 2-8**). This represents a 2.1-percent increase and a 2.6-percent increase, respectively, since 2006. Approximately 35 percent of City households earned incomes between $30,000 and $60,000, while roughly 29 percent had incomes between $60,000 and $99,999. Another 11 percent of Santee households earned $100,000 or more. Proportionally, more households in Santee earn higher incomes when compared to countywide households. SANDAG estimated that the median household income in Santee was $71,464 as of August 2012, while the median income for the County was estimated to be $62,771 (**Figure 2-5**).

Figure 2-5: Median Household Income



Source: SANDAG, 2012.

4. OVERCROWDING

An overcrowded housing unit is defined as a unit occupied by more than one person per room.[3] Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding also tends to accelerate deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life for residents and aesthetic quality of neighborhoods.

According to the Comprehensive Housing Affordability Strategy (CHAS), roughly two percent of Santee households experienced overcrowded living conditions in 2008, the latest year for which data are available from HUD. Of these, 45 percent were in owner-occupied households, and 55 percent were renters. This suggests that renters are disproportionately affected by overcrowding – as of 2010, only 29 percent of the households in Santee were renter-occupied, but they represent 55 percent of all overcrowded households.

This pattern often suggests an inadequate supply of larger rental units. While over 60 percent of occupied housing units in the City had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only 17 percent of these units were occupied by renters.

In 2001, the City committed substantial redevelopment housing set-aside funds to rehabilitate the Shadow Hills Apartment complex on Woodside Avenue. The project, completed in 2003, included the substantial rehabilitation of 60 units and the construction of 22 new three-bedroom units. This project resulted in the conversion of six two-bedroom units to three-bedroom units. The Cedar Creek and Forester Square affordable housing developments, constructed in 2010 and 2013 (respectively), include a combined 38 three-bedroom units and represent 41 percent of units constructed in these two projects. The City will collaborate with, and offer regulatory incentives and concessions to, developers to facilitate the construction or acquisition and rehabilitation of affordable housing units (**Section 6, Program 10**).

While a portion of overcrowding problems is likely attributable to a lack of larger housing units available for rent, analysis of another housing problem, overpayment, reveals that the incidence of overcrowding is also caused by a high ratio of housing costs to income, potentially forcing families to take on additional roommates to devote income to other basic needs. However, with the dissolution of the Redevelopment Agency and diminishing federal and State housing funds, the City's ability to expand affordable housing opportunities in the community is seriously compromised.

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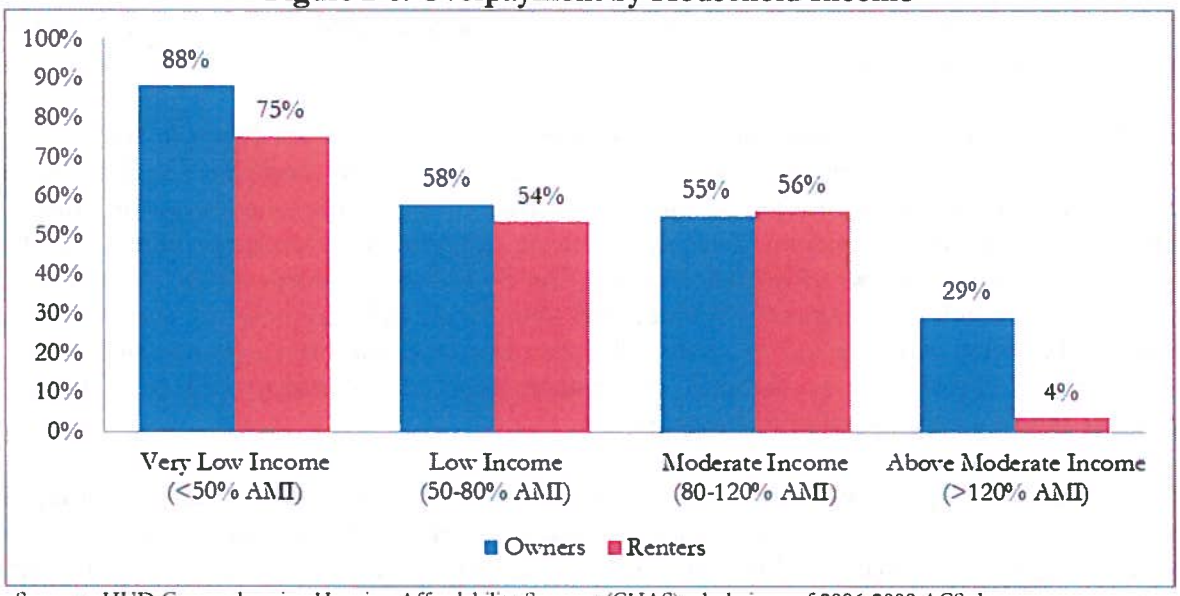
[3] Based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms.

5. OVERPAYMENT

State and federal standards for housing cost burden (overpayment) are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. Upper income households generally are capable of paying a larger proportion of income for housing; therefore, estimates of housing cost burden generally focus on lower and moderate income households.

According to the CHAS data, 44 percent of Santee households overpaid for housing in 2008 and housing cost burden affected a larger proportion of homeowners (44 percent) than renters (41 percent). By contrast, housing cost burden affected only 34 percent of households in 2000 and the incidence of overpayment was greatest among renters (37 percent) when compared to homeowners (33 percent). Overpayment affected a majority of lower and moderate income households in 2008 regardless of tenure; however, the incidence of overpayment was greatest among very low income homeowners (88 percent) and very low income renters (75 percent) (**Figure 2-6**). A high prevalence of overcrowding amongst lower income households suggests households may be attempting to mitigate overpayment problems by taking in additional roommates or occupying smaller and presumably cheaper units.

Figure 2-6: Overpayment by Household Income



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations of 2006-2008 ACS data.

The City of Santee implements a variety of programs aimed to relieve overpayment. Income-qualified first-time homebuyers are assisted through the First Time Homebuyer Program (**Section 6, Program 7**) and San Diego County Regional Mortgage Credit Certificate Program (**Section 6, Program 8**). Short-term space leases in mobile home parks are regulated through the Manufactured Home Fair Practices Program (**Section 6, Program 9**).

D. Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics, among other factors. Consequently, certain residents in Santee may experience a higher prevalence of housing overpayment (cost burden), overcrowding, or other housing problems.

"Special needs" groups include the following: senior households, single-parent households, large households, persons with disabilities, agricultural workers, students, and homeless (**Table 2-9**). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Table 2-9
Special Needs Groups

	Santee		San Diego County	
Special Needs Group	#	%	#	%
Senior-Headed Households (65+)	3,410	18.7%	201,792	19.0%
Single-Parent Households	1,543	8.5%	92,884	8.7%
Large Households	2,015	11.0%	124,161	11.7%
Persons with Disabilities	5,880	11.3%	274,922	9.2%
Agricultural Workers	0	0%	12,554	< 1%
Students	4,831	9.0%	292,684	9.5%
Homeless	26	< 1%	9,641	< 1%

Source: Census, ACS, 2009-2011; and Regional Task Force on the Homeless, 2012.

1. Senior Headed Households

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. The population over 65 years of age is considered senior and has four main concerns: limited and often fixed income; poor health and associated high health care costs; mobility limitation and transit dependency; and high costs of housing.

From 2009-2011, seniors (age 65+) comprised 11 percent of Santee residents and 19 percent of households were headed by seniors. Of these households, the majority (85 percent) owned their homes, while the remainder (15 percent) rented.

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly, 40 percent of Santee's senior population was reported as having one or more disabilities between 2009 and 2011 by the ACS. The need for senior housing can be expected to increase in Santee due to the changing demographics of the population. It will therefore be particularly important for the City to encourage and facilitate the development of housing that is affordable to seniors.

Until April 2012, the City provided rental assistance to approximately 250 very low income senior and disabled mobile home park residents annually. This program was funded by redevelopment money that is no longer available to local jurisdictions; however, the City remains committed to finding additional ways to assist seniors. In January 2013, the City updated the Zoning Ordinance to accommodate single room occupancy (SRO) buildings in multifamily zones with approval of a Development Review Permit. SRO buildings can be a source of affordable housing for lower income seniors, including extremely low income seniors. The City will collaborate with, and offer incentives and regulatory concessions to, developers to facilitate the construction or acquisition and rehabilitation of housing for seniors (**Section 6, Program 10**). The City will also continue to fund agencies that provide supportive services, including agencies that provide meals and case management services to the elderly (**Section 6, Program 11**).

2. SINGLE-PARENT HOUSEHOLDS

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group.

According to the 2009-2011 ACS, approximately nine percent of Santee households were headed by single parents, down from 11 percent in 2000. The large majority of these, 86 percent, were headed by females. According to the 2006-2010 ACS, 15 percent of single-parent households had incomes below the poverty level; 90 percent of those households were headed by women.

City efforts to expand affordable housing opportunities will help meet the needs of single-parent households. The City will collaborate with, and offer incentives and regulatory concessions to, developers to facilitate the construction or acquisition and rehabilitation of affordable housing (**Section 6, Program 10**). The City will also continue to fund agencies that provide supportive services, including agencies that provide temporary shelter, food, and clothing to single-parent households that may be displaced due to domestic violence (**Section 6, Program 11**).

3. LARGE HOUSEHOLDS

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

Almost 11 percent of Santee households were classified as "large households" by the 2009-2011 ACS. About 30 percent of those households rented the units they occupied. The housing needs of larger households are typically met through larger units. While 22 percent of occupied housing units in the City had four or more bedrooms, only a small portion of these units (13 percent) were occupied by renters. Since only 11 percent of Santee's households are large households, Santee's housing stock should be adequate to meet the needs of larger households. However, lower income large renter households may have greater difficulty securing adequately-sized units than other large renter households.

The City recently approved two townhome projects with a total of 40 units. Each unit has three or more bedrooms and, based on sales data from the developers, most of the units were sold at prices affordable to moderate income households. Redevelopment of the Shadow Hills Apartment complex in 2001-2002 resulted in the construction of 22 new three-bedroom units and the conversion of six two-bedroom units to three-bedroom units. The Cedar Creek and Forester Square affordable housing developments, constructed in 2010 and 2013 (respectively), include a combined 38 three-bedroom units, which represents 41 percent of units constructed in these two projects. The City will collaborate with, and offer incentives and regulatory concessions to, developers to facilitate the construction or acquisition and rehabilitation of affordable housing (**Section 6, Program 10**).

4. PERSONS WITH DISABILITIES

Disability is a physical, mental, or developmental condition that substantially limits one or more major life activity. Disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The 2009-2011 ACS estimated that 11 percent of Santee's population over five years of age had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities; a person may have more than one disability. Among the disabilities tallied, 36 percent involved difficulty hearing, 21 reported cognitive difficulty, 15 percent were ambulatory disabilities, 15 percent made independent living difficult, eight percent limited self-care ability, and five percent involved visual difficulty.

Four factors – affordability, design, location and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Furthermore, some providers of basic homebuying services do not have offices or materials that are accessible to people with mobility, visual or hearing impairments.

Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation. Furthermore, the 2011 San Diego Regional Analysis of Impediments to Fair Housing Choice concluded: "Discrimination against people with disabilities has become an increasing fair housing concern…" and "Housing choices for persons with disabilities are limited" in the San Diego region.[4]

Services for persons with disabilities are typically provided by both public and private agencies. State and federal legislation regulate the accessibility and adaptability of new or rehabilitated multifamily apartment complexes to ensure accommodation for individuals with limited physical mobility. The City provides CDBG funds to non-profit organizations that provide home improvement and repair services to lower income households, including ADA improvements (**Section 6, Program 3**). Furthermore, the City updated the Zoning Ordinance in January 2013 to

[4] San Diego Fair Housing Resources Board, *San Diego Regional Analysis of Impediments to Fair Housing Choice,* March 2011.

establish a ministerial reasonable accommodation process and to accommodate supportive housing in all residential zones.

PERSONS WITH DEVELOPMENTAL DISABILITIES

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not collect or report statistics for developmental disabilities and no other source is known to have this data for Santee. According to the State's Department of Developmental Services, as of November 2012, approximately 460 Santee residents with developmental disabilities were being assisted at the Developmental Center and Regional Center in San Diego. Most of these individuals were residing in a private home with their parent or guardian and 156 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

5. AGRICULTURAL WORKERS

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farm-workers (e.g. field

laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). Further limiting the ability to ascertain the number of agricultural workers within Santee is the limited data available on the City due to its relatively small size.

According to the 2009-2011 ACS, no residents of Santee residents were employed in farming, forestry, or fishing occupations. Santee is an urbanized community with no undeveloped parcels zoned for agriculture as a principal use; however, some residential zones allow a range of agriculture and related uses. Although the most recent available employment data available from the U.S. Census Bureau indicated that no Santee residents were employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within Santee, the Housing Element includes a program to evaluate provisions for farm worker housing consistent with State law (**Section 6, Program 15**).

6. STUDENTS

Santee is in relatively close proximity to Grossmont Community College and San Diego State University. Approximately nine percent of Santee residents were enrolled in college between 2009 and 2011, which is slightly lower than the proportion of college students countywide (10 percent). San Diego State University is the largest university in the San Diego region, with approximately 30,000 students. The university provides housing for an estimated 10 percent of enrolled students. Typically, students have lower incomes and therefore can be impacted by a lack of affordable housing. Overcrowding within this special needs group is a common concern.

Many State and federal programs are not available to students. However, City housing programs designed to expand affordable rental housing opportunities in the City, such as SRO buildings, may help expand housing options for students.

7. HOMELESS

According to HUD, a person is considered homeless if he/she is not imprisoned and:

1) Lacks a fixed, regular, and adequate nighttime residence;
2) The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
3) The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
4) The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

Assessing a region's homeless population is difficult because of the transient nature of the population. San Diego County's leading authority on the region's homeless population is the Regional Task Force on the Homeless. Based on information provided by individual jurisdictions, the majority of the region's homeless is estimated to be in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas (**Table 2-10** on page 2-18). RTFH estimates that all of Santee's homeless population (26 people) was unsheltered in 2012.

Table 2-10
Homeless Population by Jurisdiction: 2012

Jurisdiction	Total Homeless				Total	Percent Unsheltered*
	Unsheltered	Emergency Shelters	Safe Haven	Transitional Housing		
Lemon Grove	40	0	0	0	40	100%
El Cajon	109	67	0	311	487	22%
La Mesa	40	0	0	0	40	100%
San Diego	3,623	653	42	2,061	6,379	57%
Santee	**26**	**0**	**0**	**0**	**26**	**100%**
Lakeside	80	0	0	0	80	100%

Source: San Diego Regional Task Force on the Homeless, 2012.
* Based upon the number of shelter beds available each night.

Homelessness is a regional issue that requires the coordination among regional agencies. Santee is part of the San Diego County Continuum of Care Consortium that covers the unincorporated County and all incorporated cities with the exception of the City of San Diego.

The City's Supportive Services Program provides CDBG funds to homeless service providers to meet the immediate needs of homeless or near homeless in Santee (**Section 6, Program 11**). Services include the provision of food, temporary shelter, health care, and other social services. The City's Zoning Ordinance was amended in January 2013 to update the requirements for emergency shelters and transitional housing pursuant to SB 2. The City has identified more than seven acres on eight parcels on Woodside Avenue within the General Industrial "IG" zoning designation where emergency shelters could be sited with ministerial permit approval. Transitional housing is allowed in all residential zones.

E. Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Santee in an attempt to identify how well the current housing stock meets the needs of current and future residents of the City.

1. Housing Unit Growth and Type

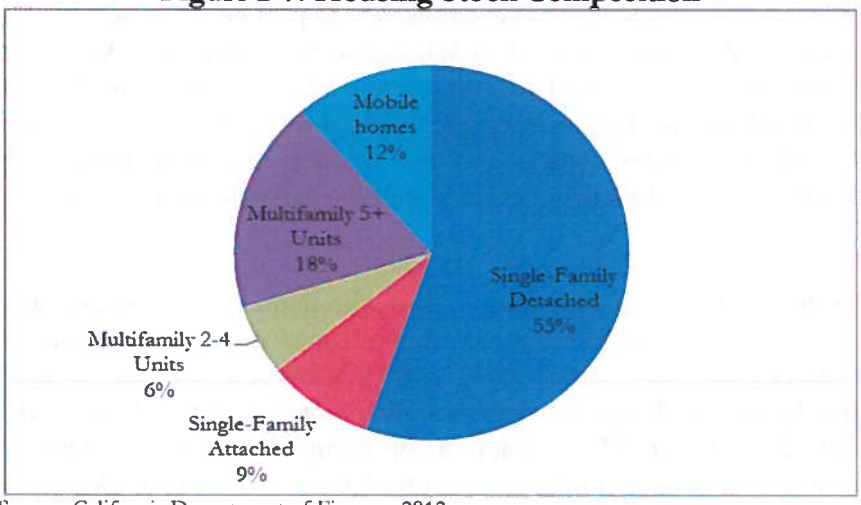
Santee has experienced steady housing growth since 2000. The City's housing stock grew from 18,883 units in 2000 to an estimated 20,299 units as of January 2012, or approximately 7.8 percent (**Table 2-11** on page 2-19). The City's housing growth out-paced that of nearby East County neighbors El Cajon and La Mesa since 2000 despite the demolition of over 650 Santee homes due to the CalTrans extensions of State Routes 125 and 52.

Table 2-11 San Diego Regional Housing Stock and Goals			
Jurisdiction	**# of Units March: 2000**	**# of Units January: 2012**	**% Increase 2000-12**
El Cajon	35,190	35,886	2.0%
La Mesa	24,943	26,469	6.1%
Lemon Grove	8,722	8,878	1.8%
San Diego	469,689	517,085	10.1%
Santee	**18,833**	**20,299**	**7.8%**
San Diego County	1,040,149	1,170,267	12.5%
Source: Census 2000; and California Department of Finance, 2012.			

Santee maintains a diverse housing stock. In 2012, single-family homes comprised 64 percent of the housing stock, while multifamily units comprised 24 percent, and 11 percent of the housing stock consisted of mobile homes (see **Table 2-12** and **Figure 2-7**). Compared to surrounding communities, the City had a larger proportion of mobile homes.

Table 2-12 Housing Stock Composition		
	January2012	
Housing Type	**# of Units**	**% of Total**
Single-Family Detached	11,237	55.4%
Single-Family Attached	1,783	8.8%
Multifamily 2-4 Units	1,237	6.1%
Multifamily 5+ Units	3,722	18.3%
Mobile homes	2,320	11.4%
Total Units	**20,299**	**100.0%**
Source: California Department of Finance, 2012.		

Figure 2-7: Housing Stock Composition

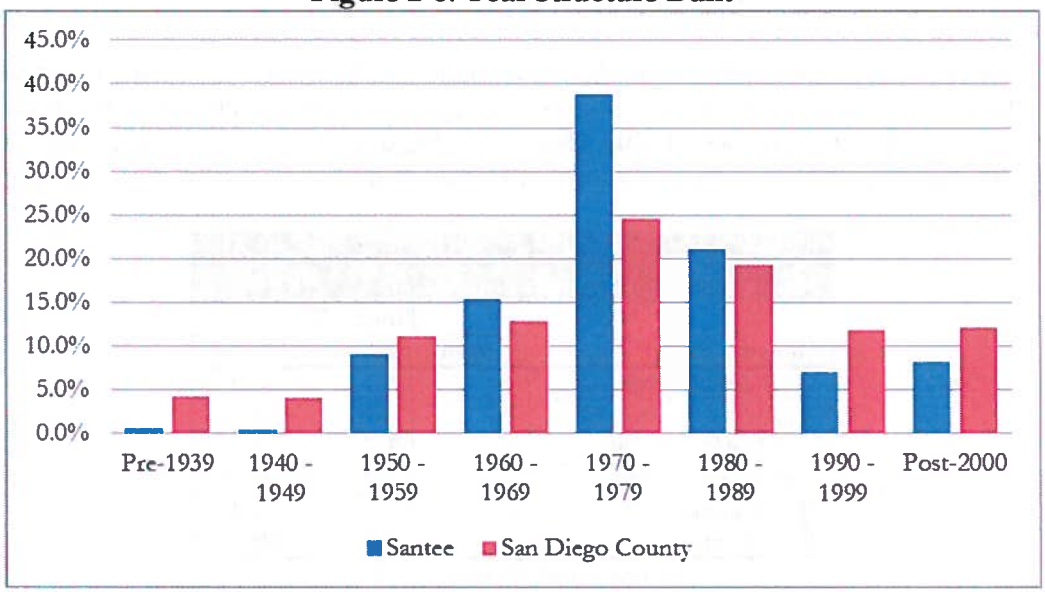


Source: California Department of Finance, 2012.

2. HOUSING AGE AND CONDITION

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. Santee's housing stock is older than the County's; 85 percent of the City's housing stock was constructed prior to 1990, while only 76 percent of the County's housing stock is more than 22 years old (**Figure 2-8**). Therefore, more than four out of every five existing housing units in Santee will be older than 30 years and of sufficient age to be susceptible to deterioration, requiring maintenance or rehabilitation by the end of this planning period (2021).

Figure 2-8: Year Structure Built



Source: Census, ACS, 2009-2011.

The City's Code Enforcement Officer surveyed residential properties in May 2007 and identified 63 substandard or dilapidated homes in need of substantial rehabilitation. Another five homes were identified as dangerous and in need of demolition and replacement. The City estimates that the number of substandard, dilapidated, or dangerous homes in the City has not changed significantly since 2007. Although some of the homes have been repaired or demolished and replaced since May 2007, a limited number of additional homes could be considered in need of rehabilitation or replacement.

Substandard and dilapidated units were spread throughout the City; however, analysis of the data revealed a cluster of 16 units within an approximate 31-acre area located south of Mission Gorge Road, east of Cottonwood Avenue, north of Prospect Avenue, and west of Railroad Avenue. While older single-family homes predominate, this area was rezoned Light Industrial (IL) in the 1990s in anticipation of the State Route 52 extension to be completed in 2010. The City envisions the transition of this area from single-family use to a use that is more compatible with a nearby freeway. A Residential-Business (R-B) Overlay applies to slightly more than half of the 31-acre area. The R-B Overlay is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas. Routine maintenance and repair of non-conforming uses and structures is allowed per the City's Municipal Code.

Nearly 85 percent of the City's existing housing stock will exceed 30 years of age by the end of this Housing Element planning period. Continued maintenance will be essential to prevent widespread housing deterioration. The Code Enforcement Officer tracks and maintains statistics annually for housing units in need of rehabilitation or replacement. The City also provides CDBG funds to assist non-profit organizations that provide minor home improvement and repair services to lower income households (**Section 6, Program 3**).

3. HOUSING TENURE

The tenure distribution of a community's housing stock (owner *versus* renter) influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing cost burden (overpayment), while faced by many households, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder. Between 2009 and 2011, 71 percent of Santee residents owned the units they occupied, while 29 percent rented (**Table 2-13**). This rate of homeownership is the highest among all of neighboring communities and nearly 17 percentage points higher than the countywide rate.

Table 2-13
Housing Tenure

Jurisdiction	Percent Owner-Occupied	Percent Renter-Occupied
El Cajon	38.5%	61.5%
La Mesa	46.1%	53.9%
Lemon Grove	52.0%	48.0%
San Diego	48.5%	51.5%
Santee	**71.0%**	**29.0%**
San Diego County	54.1%	45.9%

Source: Census, ACS, 2009-2011.

Both owner- and renter-occupied households in Santee had similar household size, as evidenced by the almost identical average household sizes (**Table 2-14**). Among those who owned their homes between 2009 and 2011, 46 percent lived in homes with more than three persons per household, compared to 47 percent for the renter-households.

Table 2-14
Tenure by Household Size

Households	% of Total Units Owner-Occupied	% of Total Units Renter-Occupied
1 person	20.3 %	21.9 %
2 person	33.8 %	31.0 %
3 person	19.3 %	18.0 %
4 person	16.2 %	16.3 %
5+ person	10.4 %	12.7 %
Average household size	2.83	2.98

Source: Census, ACS, 2009-2011.

4. HOUSING VACANCY

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of 1.5 to 2.0 percent for ownership housing and 5.0 to 6.0 percent for rental housing are considered optimal to balance demand and supply for housing.

Vacancy rates in Santee are close to what is considered optimal for a healthy housing market. According to the 2009-2011 ACS, the overall vacancy rate in Santee was 5.5 percent. Specifically, the vacancy rate for ownership housing was 2.8 percent, while the overall rental vacancy rate was 6.0 percent.

5. HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to Santee residents.

HOMEOWNERSHIP MARKET

The California Association of Realtors made median home prices (including single-family homes and condominiums) for cities and counties throughout California available to the public until December 2010. As of December 2010, the median home price in Santee was $325,000 (**Table 2-15**). When compared to nearby jurisdictions, the California Association of Realtors data shows that Santee's median home price was comparable to the median prices of homes in neighboring jurisdictions; however, Santee was the only city among its geographic peers to experience median home price increase from December 2009 to December 2010.

Table 2-15
Median Home Prices: 2009-2010

Jurisdiction	December 2009	December 2010	% Change 2009-2010
Chula Vista	$329,000	$325,000	-1.2%
El Cajon	$275,000	$245,000	-10.9%
La Mesa	$314,000	$335,000	-6.3%
Lemon Grove	$247,500	$229,000	-7.5%
San Diego	$349,750	$345,000	-1.4%
Santee	**$309,000**	**$325,000**	**5.2%**
San Diego County	$330,000	$333,000	0.0%

Source: California Association of Realtors, 2010.

The Multiple Listing Service (MLS) database was also consulted in an effort to better understand the more current home sale market in Santee. The MLS listed 74 single-family detached homes and 48 attached homes for sale in November 2012 (**Table 2-16** on page 2-23). The median asking price for a unit was $275,000, with a range of $74,000 to $1,100,000. Detached units were priced higher ($335,000 median) than attached units ($152,500 median).

Table 2-16 Home Asking Prices: November 2012			
Unit Type	Number For Sale	Asking Price Range	Median Asking Price
Detached Homes	***74***	***$95,000 - $1,100,000***	***$335,000***
2-Bedroom	1	$254,200	$254,200
3-Bedroom	47	$95,000 - $448,000	$312,300
4+-Bedroom	26	$275,000 - $1,100,000	$435,200
Attached Homes	***48***	***$74,000 - $242,500***	***$152,500***
1-Bedroom	1	$74,000	$74,000
2-Bedroom	22	$90,000 - $240,000	$135,700
3+-Bedroom	25	$98,000 - $242,500	$214,100
All Homes	***122***	***$74,000 - $1,100,000***	***$275,000***
Source: MLS Listings, November, 2012.			

Although asking price is generally more than actual selling price, it appears the home sale market continues to rise in Santee, as the median asking price of single-family homes in November 2012 ($354,700) is significantly higher than the median sale price of homes in December 2010 as reported by the California Association of Realtors ($325,000).

RENTAL MARKET

With renters comprising approximately 30 percent of the City's households, it is important to understand the rental market in Santee. Internet resources were consulted to understand the rental housing market in Santee (**Table 2-17** on page 2-24). Rental price information was collected for four apartment complexes within the City with units for rent advertised on Rent.com in November 2012. At the time of the research, there were no studio apartment units available, while one-bedroom units rented for $1,055 to $1,100. Larger units were more expensive; two-bedroom units were offered at rents ranging from $1,125 to $1,395, while three-bedroom units ranged from $1,275 to $1,725 per month.

The San Diego County Apartment Association publishes quarterly rental market reports based on surveys conducted throughout the region from Fall 2010 through Fall 2011. Fall average rents declined for units of all sizes in Santee. The average price of three-bedroom units declined substantially during this period (-18.4 percent); while rental rates for one-bedroom and two-bedroom units decreased modestly (-0.6 percent and -5.5 percent, respectively) in Santee (**Table 2-18** on page 2-24). In general, average rents for units in Santee were slightly lower than average rents of similar units in neighboring jurisdictions.

Table 2-17
Apartment Rental Rates: November 2012

Apartment Complex	Rental Price Range
Lakeview Park Apartments	
1 BR	$1,055 - $1,085
2 BR	$1,165 - $1,185
3 BR	$1,275 - $1,305
Creekside Park	
2 BR	$1,125 - $1,175
Fanita Meadows	
1 BR	$1,095 - $1,100
2 BR	$1,275 - $1,395
3 BR	$1,695 - $1,725
Town Center Apartments	
2 BR	$1,250

Source: Rent.com, November 2012.

Table 2-18
Average Rental Rates by Jurisdiction: 2010 and 2011

Jurisdiction	# of Rooms	Fall 2010 Average rents	Spring 2011 Average Rents	Fall 2011 Average Rents	% Change Fall 2010 to Fall 2011
El Cajon	Studio	$719	$665	$729	1.4%
	1 BR	$925	$877	$857	-7.4%
	2 Br	$1,166	$1,010	$1,095	-6.1%
	3BR	$1,555	$1,403	$1,394	-10.4%
La Mesa	Studio	$791	$796	$872	10.2%
	1 BR	$1,000	$974	$1,097	9.7%
	2 Br	$1,249	$1,229	$1,437	15.1%
	3BR	$1,502	$1,307	$1,739	15.8%
San Diego	Studio	--	--	$923	--
	1 BR	--	--	$1,211	--
	2 Br	--	--	$1,575	--
	3BR	--	--	$1,877	--
Santee	**Studio**	**--**	**--**	**--**	**--**
	1 BR	**$994**	**$975**	**$988**	**-0.6%**
	2 Br	**$1,275**	**$1,275**	**$1,205**	**-5.5%**
	3BR	**$1,413**	**$1,634**	**$1,153**	**-18.4%**
San Diego County	Studio	--	--	$899	--
	1 BR	--	--	$1,090	--
	2 Br	--	--	$1,418	--
	3BR	--	--	$1,730	--

Source: San Diego County Apartment Association, Fall 2011.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to the HUD income guidelines for 2012, the Area Median Income (AMI) in San Diego County was $75,900 (adjusted for household size). Assuming that the potential homebuyer has sufficient credit and down payment (10 percent) and spends no greater than 30 percent of their income on housing expenses (i.e. mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of San Diego County are shown in **Table 2-19** on page 2-26. Households in the lower end of each category can afford less by comparison than those at the upper end. The market-affordability of Santee's housing stock for each income group is discussed below:

Extremely Low Income Households: Extremely low income households earn 30 percent or less of the AMI. The maximum affordable rental payment ranges from $383 per month for a one-person household to $557 per month for a family of five (**Table 2-19**). The maximum affordable home purchase price for extremely low income households ranges from $42,465 for a one-person household to $52,429 for a five-person household.

Very Low Income Households: Very low income households are classified as those earning 50 percent or less of the AMI. The maximum affordable rental payment ranges from $664 per month for a one-person household to $991 per month for a family of five (**Table 2-19**). The maximum affordable home purchase price for very low income households ranges from $86,495 for a one-person household to $115,653 for a five person household.

Based on the rental data presented in **Tables 2-17** and **2-18**, extremely low and very low income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in Santee. According to the MLS real estate database, extremely low and very low income households could not afford the asking price of any adequately sized home listed for-sale in November 2012 (**Table 2-16**).

Low Income Households: Low income households earn 51 to 80 percent of the County AMI. The maximum home price a low income household can afford ranges from $152,443 for a one-person household to $217,413 for a five-person family. Affordable rental rates for low income households would range from $1,085 for a one-person household to $1,641 for a five-person household.

As indicated by the data presented in **Table 2-16**, low income households could afford a limited number of adequately sized homes listed for-sale in November 2012. Low income households have a better chance in securing an adequately sized and affordable rental housing unit (**Tables 2-17** and **2-18**). However, the limited number of apartment complexes offering three-bedroom units in Santee at prices affordable to larger low income households is indicative of the potential difficulty these households face.

Moderate Income Households: Moderate income households earn up to 120 percent of the County AMI. The maximum affordable home price for moderate income households ranges from $267,412 for a one-person household to $395,100 for a family of five. A moderate income household can afford rental rates of $1,554 to $2,366 per month depending on household size.

Based on the rental and for-sale housing market data presented in **Tables 2-16** and **2-17**, moderate income households can afford a wide range of apartments, condominiums, and single-family detached dwellings advertised in November 2012.

Table 2-19
Housing Affordability Matrix San Diego County

Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Own	Taxes/ Insurance	Sale	Rent
Extremely Low Income (30% of AMI)								
One Person	$16,900	$423	$423	$40	$121	$85	$42,465	$383
Small Family	$21,700	$543	$543	$64	$190	$109	$47,749	$479
Large Family	$26,050	$651	$651	$94	$277	$130	$52,429	$557
Very Low Income (50% of AMI)								
One Person	$28,150	$704	$704	$40	$121	$141	$86,495	$664
Small Family	$36,150	$904	$904	$64	$190	$181	$104,303	$840
Large Family	$43,400	$1,085	$1,085	$94	$277	$217	$115,653	$991
Low Income (80% of AMI)								
One Person	$45,000	$1,125	$1,125	$40	$121	$225	$152,443	$1,085
Small Family	$57,850	$1,446	$1,446	$64	$190	$289	$189,233	$1,382
Large Family	$69,400	$1,735	$1,735	$94	$277	$347	$217,413	$1,641
Moderate Income (120% of AMI)								
One Person	$63,750	$1,594	$1,859	$40	$121	$372	$267,412	$1,554
Small Family	$82,000	$2,050	$2,392	$64	$190	$478	$337,241	$1,986
Large Family	$98,400	$2,460	$2,870	$94	$277	$574	$395,100	$2,366

Source: California Department of Housing and Community Development, 2012 Income limits; and Veronica Tam and Associates
Assumptions: 2012 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 5.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance, 2011.

This Housing Element includes a variety of programs designed to improve the adequacy and affordability of housing in Santee and to assist renters and homeowners who cannot afford housing (see **Section 6, Housing Plan**).

F. Project-Based Rental Housing Assistance

1. Assisted Housing Inventory

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. Santee has six assisted housing developments that provide 623 affordable housing units (**Table 2-20**).

Table 2-20
Inventory of Assisted Rental Housing

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	# Units At Risk
Carlton Country Club Villas	130	121	Section 236	5/31/13	121
			Section 8	5/31/13	
Woodglen Vista Apartments	188	188	HFDA/ Section 8	8/1/19	188
Laurel Park Senior Apartments	132	132	CDLAC Bond	Year 2031	0
Shadow Hill Apartments	81	81	CDLAC Bond	Year 2056	0
Cedar Creek Apartments	48	47	LIHTC	Year 2025	0
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2065	
Forester Square Apartments	44	43	LIHTC	Year 2025	0
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2068	
Total Assisted Units	623	612			309

Source: City of Santee, 2012; and the HUD Multifamily Assistance and Section 8 Contracts Database, as of 11/5/12.

2. At-Risk Housing

State law requires that the City identify, analyze, and propose programs to preserve existing affordable multifamily rental units that are eligible to convert to market rate uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during a 10-year period starting January 1, 2013. Consistent with State law, this section identifies publicly assisted housing units in Santee and analyzes their potential to convert to market rate housing uses.

During the 2013-2022 "at-risk" housing analysis period, two assisted housing projects in Santee are at risk of converting to market-rate housing. As of January 2013, 309 units were at risk of converting to market rate rents. Of these units, 121 were within the Carlton Country Club Villas, while the Woodglen Vista Apartments had 188 at-risk units. The City will continue to monitor these at-risk units and should a notice of intent to convert to market rate be filed, work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law. In November 2012, the City sent a letter to all agencies participating in the State's Opportunity to Purchase and Right of First Refusal Program to assess their interest in acquiring and managing at-risk properties. There were several responses. In January 2013, those who responded were given contact information for the owners of the two properties at risk during the planning period.

3. PRESERVATION OPTIONS

Preservation of the at-risk units can be achieved in several ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) purchase of affordability covenant; and 3) provide rental assistance to tenants using funding sources other than Section 8.

TRANSFER OF OWNERSHIP

Long-term affordability of lower income units can be secured by transferring ownership of these projects to non-profit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. **Table 2-21** presents the estimated market value for the 309 units at Carlton Country Club Villas and Woodglen Vista Apartments to establish an order of magnitude for assessing preservation costs. As shown, the total market value of these units is approximately $37,100,000. Assuming a five-percent down payment is made on each project, at least $1,850,000 down payment cost would be required to transfer ownership of these buildings to non-profit organizations. Unless some form of mortgage assistance is available to interested nonprofit organizations, rental income alone from the lower income tenants would not likely be adequate to cover the mortgage payment, and rental subsidy would be required.

Table 2-21
Market Value of At-Risk Housing Units

Project Units	Woodglen Vista	Carlton Country Club
1 BR	45	23
2 BR	95	65
3 BR	48	33
Total	188	121
Annual Operating Cost	$636,525	$415,125
Gross Annual Income	$2,433,828	$1,586,268
Net Annual Income	$1,797303	$1,171,143
Market Value	$22,466,288	$14,639,288

Market value for each project is estimated with the following assumptions:

1. Average market rent for 1-BR is $988, 2-BR is $1,205, and $1,153 for a 3-BR (**Table 2-18** on page 2-24).
2. Average bedroom size for 1-BR assumed at 600 square feet, 750 square feet for 2-BR, and 900 square feet for a 3-BR.
3. Vacancy rate = 5%
4. Annual operating expenses per square foot = $4.50
5. Market value = Annual net project income*multiplication factor
6. Multiplication factor for a building in good condition is 12.5.

PURCHASE OF AFFORDABILITY COVENANT

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as lower income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

RENT SUBSIDY

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City through a variety of potential funding sources could provide a voucher to very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low income household. **Table 2-22** estimates the rent subsidies required to preserve the housing affordability for the residents of the 309 at-risk units. Based on the estimates and assumptions shown in this table, approximately $1,678,000 in rent subsidies would be required annually.

Table 2-22
Rent Subsidies Required

Project Units	Woodglen Vista	Carlton Country Club
1 BR	45	23
2 BR	95	65
3 BR	48	33
Total	188	121
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	$148,747	$97,409
Total Monthly Rent Allowed by Fair Market Rents	$233,812	$152,220
Total Annual Subsidies Required	$1,020,780	$657,732
Average Annual Subsidy per Unit	$5,430	$5,436
Average Monthly Subsidy per Unit	$452	$453

Average subsidy per unit for each project is estimated with the following assumptions:

1. A 1-BR unit is assumed to be occupied by a 1-person household, a 2-BR unit by a 3-person household, and a 3-BR unit by a 5-person household.
2. Vacancy rate of 5%.
3. Based on 2012 Area Median Income in San Diego County, affordable monthly housing cost for a 1-person very low income household is $664, $840 for a 3-person household, and $991 for a 5-person household (**Table 2-19** on page 2-26).
4. HUD 2012 Fair Market Rents in the San Diego MSA is $984 for a 1-BR, $1,126 for a 2-BR, and $1,960for a 3-BR.

4. REPLACEMENT COSTS

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of $300,000 per unit for multifamily rental housing, replacement of the 309 at-risk units would require approximately $92,700,000. This cost estimate includes land, construction, permits, on- and off-site improvements, and other costs.

5. COST COMPARISON

The cost to build new housing to replace the 309 at-risk units is high, with an estimated total cost of more than $92,700,000. This cost estimate is substantially higher than the cost associated with transfer of ownership ($37,100,000) and providing rent subsidies similar to Housing Choice Vouchers for 20 years ($33,560,000).

RESOURCES FOR PRESERVATION OF AT-RISK UNITS

A variety of potential funding sources are available for the acquisition, replacement, or rent subsidies; however, due to the high costs of developing and preserving at-risk housing relative to the amount of available local funds, multi-layering of local and non-local sources may be required. A more thorough description of resources for the preservation of at-risk units is presented in **Section 4, Housing Resources**.

G. Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Santee. Detailed CHAS data based on the 2006-2008 ACS is displayed in **Table 2-23** on page 2-31. Based on CHAS, housing problems in Santee include:

1) Units with physical defects (lacking complete kitchen or bathroom);
2) Overcrowded conditions (housing units with more than one person per room);
3) Housing cost burden, including utilities, exceeding 30 percent of gross income; or
4) Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

DISPROPORTIONATE NEEDS

The types of problems vary according to household income, type, and tenure. Some highlights include:

- Overall, housing problems affected roughly the same proportion of renter-households (44 percent) as owner-households (45 percent).

- Elderly renters had the highest level of housing problems regardless of income level (65 percent).

- All extremely low income large renter families had housing problems; the CHAS estimates that all of these households paid more than 50 percent of their income on housing costs.

- More than half of all lower income households (<80 percent AMI), regardless of tenure, incurred a cost burden.

- Of the 1,555 extremely low income Santee households reported in the 2006-2008 CHAS, approximately 65 percent incurred a housing cost burden exceeding 50 percent of their monthly income.

- Projected housing needs for extremely low income households through the end of the planning period include a need for additional Housing Choice Vouchers and new or substantially rehabilitated rental housing of adequate size and at affordable rates to avoid or alleviate the problems of overcrowding and cost burden (**Section 6, Programs 5** and **10**).

Table 2-23
Housing Assistance Needs of Low and Moderate Income Households in Santee

Household by Type, Income & Housing Problem	Renters				Owners		Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Total Owners	
Extremely Low Income (0-30% AMI)	200	290	155	785	505	770	1,555
% with any housing problem	55%	79%	100%	72%	95%	97%	84%
% with cost burden >30%	55%	78%	100%	71%	90%	94%	83%
% with cost burden > 50%	35%	43%	100%	54%	67%	76%	65%
Very Low Income (31-50% AMI)	265	325	0	770	685	1,080	1,850
% with any housing problem	81%	63%	0%	61%	75%	84%	82%
% with cost burden >30%	60%	63%	0%	55%	75%	84%	79%
% with cost burden >50%	34%	26%	0%	44%	39%	56%	51%
Low Income (51-80% AMI)	155	780	60	1,265	795	1,905	3,170
% with any housing problem	55%	58%	75%	61%	36%	58%	59%
% with cost burden >30%	55%	47%	42%	53%	22%	52%	53%
% with cost burden > 50%	0%	18%	0%	19%	9%	31%	26%
Total Households	720	3,145	545	5,535	3,360	13,255	18,790
% with any housing problem	65%	38%	52%	44%	49%	45%	45%

Source: HUD CHAS tabulations of 2006-2008 ACS data.

Section 3
Housing Constraints

Although the City of Santee strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government codes and policies, and physical and environmental constraints. This section addresses these potential constraints that affect the supply and cost of housing in Santee.

A. Market Constraints

Locally and regionally there are several constraints that hinder the ability to accommodate Santee's affordable housing demand. The high cost of land, rising development costs, and neighborhood opposition make it expensive for developers to build housing. These constraints may result in housing that is not affordable to lower and moderate income households, or may render residential construction economically infeasible for developers.

1. Land and Development Costs

High development costs in the region stifle potential affordable housing developments. Construction costs for residential units have increased rapidly over the last decade, to the point where a typical new apartment costs approximately $300,000 to develop, including land, entitlements, and construction costs. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs. The difficulty of assembling and developing awkward infill sites can also add to costs.

Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increases, overall costs generally decrease due to economies of scale.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction, especially land available for higher density residential development, has served to keep the cost of land high. At the peak of the housing boom between 2000 and 2006, high and rapidly increasing land costs resulted in home builders developing increasingly expensive homes in order to capture profits.

In October 2012, the cost of advertised vacant land in Santee zoned for single-family residential development yielded an average price of $63,270 per acre (**Table 3-1** on page 3-2). The cost per acre of lower density single-family lots in the R-1, R-1-A, and HL zones (i.e., 0-4 units per acre) was substantially lower than the price per acre of lots in the R-2 zone (2-5 units per acre). No vacant multifamily lots were listed for sale in October 2012. According to Zillow.com, vacant multifamily lots in the R-7 and R-14 zones were substantially more valuable on a per-acre basis when compared to single-family lots. The overall average cost per acre for these higher density lots was $342,493, with an average of $288,601 per acre for R-7 sites and $399,176 for R-14 sites.

Table 3-1
Land Cost

Zoning	Acres	Average Price per Acre
Single-family lots		
R1, R1-A, and H-L	13.8	$60,711
R2	1.6	$85,030
	Average $/acre	$63,270
Multifamily lots		
R-7	3.9	$288,601
R-14	3.7	$399,176
	Average $/acre	$342,493

Source: MLS Real Estate Database and Zillow.com, October 2012.
Note: Prices for R1, R1-A, and H-L lots were MLS listings of land listed for sale. Prices for vacant R7 and R14 lots are estimates from Zillow.com.

A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive as established in the Zoning Ordinance. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible (**Section 6, Program 10**).

2. AVAILABILITY OF HOME FINANCING

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

CONVENTIONAL LENDING

Overall, 510 households applied for conventional home mortgage loans in Santee in 2010 (**Table 3-2** on page 3-3). Of these applications, approximately 62 percent were originated (approved by the lenders and accepted by the applicants). The overall denial rate was 16 percent, while 22 percent of the applications were withdrawn, closed for incompleteness, or received approval, but the loan was not accepted by the applicant.

Among applicant households in 2010, 39 were lower income and 242 were moderate income. Lower income applicants had a slightly higher denial rate than upper income applicants: 18 percent of lower income and 19 percent of moderate income applicants had their applications denied, compared to 13 percent of upper income households. Lower and moderate income applicants also had the lowest loan origination rate (59 and 56 percent, respectively) when compared to applicants earning upper incomes (69 percent). The City participates in the San Diego County Regional Mortgage Certificate Program (**Section 6, Program 8**) and provides down payment and closing cost assistance to first-time lower and moderate income homebuyers (**Section 6, Program 7**).

Table 3-2
Disposition of Home Purchase and Home Improvement Loan Applications

	Home Purchase Loans				Home Improvement Loans			
Applicant Income	Total Apps.	% Orig.	% Denied	% Other*	Total Apps.	% Orig.	% Denied	% Other*
Lower Income (<80% MFI)	39	59%	18%	23%	9	33%	67%	0%
Moderate Income (80 to 120% MFI)	242	56%	19%	25%	33	64%	24%	12%
Upper Income (>120% MFI)	227	69%	13%	18%	36	64%	17%	19%
Not Available	2	0%	50%	50%	4	75%	25%	0%
Total	510	62%	16%	22%	82	61%	26%	13%

Source: Home Mortgage Disclosure Act (HMDA), 2010.
*"Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

There were 82 applications for home improvement loans in 2010. Among the applications 61 percent were originated, 26 percent were denied, and 13 percent were withdrawn, closed for incompleteness, or received approval but not accepted by the applicants. Origination and denial rates were identical for applicants with upper and moderate incomes, while loans were originated for a smaller percentage of lower income applicants. Specifically, approximately 64 percent of loan applications for moderate and upper income applicants were originated, compared to an origination rate of only 33 percent for lower income applicants. Lower income households already holding a mortgage loan may have difficulty qualifying for an improvement loan due to their high loan-to-income ratio.

The City also provides CDBG funds to assist non-profit organizations that provide minor home improvement and repair services to lower income households (**Section 6, Program 3**).

GOVERNMENT-BACKED LENDING

In addition to conventional mortgages, HMDA tracks loans for government-assisted mortgages (e.g. FHA, VA, or RHS) offered through conventional lenders. However, mortgage assistance programs by local jurisdictions are not monitored. In 2010, 643 Santee households applied for government-backed home mortgage loans (**Table 3-3** on page 3-4). Of these applications, 75 percent were originated (approved by the lenders and accepted by the applicants), 10 percent were denied, and 15 percent were withdrawn, closed for incompleteness, or received approval, but the loan was not accepted by the applicant.

Among applicant households in 2010, 19 were lower income, with a substantially lower origination rate (37 percent) when compared to moderate (75 percent) and upper income (77 percent) applicants. However, fewer lower income applications (19 applications) were submitted in 2010 than moderate (329 applications) and upper income (288 applications) applicants. A higher percentage of applications filed by upper income households (10 percent) were denied when compared to moderate income households (eight percent). Only seven applications for government-backed home improvement loans were processed in 2010. Of these loans, three were originated and one was denied.

Table 3-3
Disposition of Government Backed* Home Purchase and Home Improvement Loan Applications

	Home Purchase Loans				Home Improvement Loans			
Applicant Income	Total Apps.	% Orig.	% Denied	% Other**	Total Apps.	% Orig.	% Denied	% Other**
Lower Income (<80% MFI)	19	37%	32%	32%	0	0%	0%	0%
Moderate Income (80 to 120% MFI)	329	75%	8%	16%	4	25%	25%	50%
Upper Income (>120% MFI)	288	77%	10%	12%	2	50%	0%	50%
Not Available	7	29%	43%	29%	1	100%	0%	0%
Total	643	75%	10%	15%	7	43%	14%	43%

Source: Home Mortgage Disclosure Act (HMDA), 2010.
Notes: *"Government Backed" indicates loans that are FHA-insured, VA-guaranteed or RHS-insured.
**"Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

3. CONSTRUCTION FINANCING

The financing of a residential project, particularly affordable housing is quite complex. Construction loans are almost never available for over 75 percent of the future project value for multifamily developments. This means that developers must usually supply at least 25 percent of the project value. Furthermore, no firm threshold determines what a lender considers to be an acceptable 'return' on investment, nor the maximum equity contribution at which an otherwise feasible project becomes infeasible. Upfront cash commitment may not be problematic for some developers as long as the project can generate an acceptable net cash flow to meet the acceptable returns. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Santee.

B. Governmental Constraints

Policies of the City can have an impact on the price and availability of housing in Santee. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve to constrain development of housing affordable to all segments of the community. The following public policies can affect overall housing availability, adequacy, and affordability in Santee.

1. LAND USE CONTROLS

The Land Use Element of the Santee General Plan sets forth the policies that guide residential development Santee and establishes the community's long-term vision for development. The City's last comprehensive update of the General Plan occurred in August 2003. A new Urban Residential land use designation that permits 30 units per gross acre was added in 2010. The residential designations include the following:

- ***Hillside Limited (HL)***[1]: 0-1 dwelling units per gross acre
- ***Low Density Residential (R-1)***[1]: 1-2 dwelling units per gross acre
- ***Low Density Residential Alternative (R-1-A)***[1]: 2- 4 dwelling units per gross acre (1/4-acre lot minimum)
- ***Low-Medium Density Residential (R-2)***: 2-5 dwelling units per gross acre
- ***Medium Density Residential (R-7)***: 7-14 dwelling units per gross acre
- ***Medium High Density Residential (R-14)***: 14-22 dwelling units per gross acre
- ***High Density Residential (R-22)***: 22-30 dwelling units per gross acre
- ***Urban Residential (R-30)***: 30 dwelling units per gross acre
- ***Residential – Business***: This district is intended to permit both single-family residential and/or low intensity office and commercial uses

In addition to the above residential land use categories, the Town Center Specific Plan area and the Planned Development District designated in the General Plan and the Zoning Ordinance allow residential uses.

The City's residential land use designations provide for the development of a wide range of housing types including single-family dwellings, mobile homes, townhomes, condominiums, second dwelling units, and multifamily units at various densities. Therefore, the land use regulations are not considered a constraint to residential development.

[1] In the City's hillside areas with a slope of 10 percent or greater, the density is determined by a formula that takes into account the average natural slope of the property. For instance, on sloped property with an average natural slope between 10 percent and 19.9 percent, the percent of the base district's maximum permitted density is 75 percent. Where the natural average slope is 20 percent and above, the percent of the base district's maximum permitted density is 50 percent.

GILLESPIE FIELD AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)

The City of Santee is located within the Airport Influence Area (AIA) of Gillespie Field. State law requires each local agency having jurisdiction over land uses within the AIA to either: (1) modify its General Plan, zoning ordinance or other applicable land use regulation(s) to be consistent with the Airport Land Use Compatibility Plan (ALUCP); or (2) overrule all or part of the ALUCP within 180 days of adoption of the ALUCP. If the City of Santee fails to take either action, the City is required to submit all land use development proposals to the Airport Land Use Commission (ALUC) for consistency review until such time as the ALUC deems the City's General Plan consistent with the ALUCP.

At the present time, land use proposals within the AIA are subject to land use compatibility determinations by the ALUC. The City is responsible for submitting the Application for a Consistency Determination to the San Diego County Regional Airport Authority. Airport staff would review and make recommendation to the ALUC as to the appropriate determination. The ALUC must act upon an application for a determination of consistency with an ALUCP within 60 days of the ALUC deeming such application complete. The City may override an ALUC determination of inconsistency by a two-thirds vote of its governing body if it can make certain findings and provide a 45-day notice of the same to the ALUC and the California Department of Transportation (Caltrans) per Public Utilities Code Section 21676.5(a). Where possible conflict between the residential density provisions mandated by State law and Airport Safety Zones are identified with a specific land use proposal, the ALUCP density limitations shall apply unless overridden by the City Council. Since this process is not unique to the City of Santee, it does not constitute a distinct or unusual constraint. The Gillespie Field Airport Land Use Compatibility Plan was adopted on January 25, 2010, and is posted on the San Diego Regional Airport Authority's website.[2]

Approximately 63.91 acres of the residential sites inventory is located within the boundaries of the Gillespie Field ALUCP. Of this acreage, 26.30 acres fall within Safety Zone 6, which will not negatively affect residential density. The remaining 37.61 acres fall within Safety Zones 3 and 4. The City will override the Gillespie Field ALUCP on these residential sites as appropriate, and as necessary to ensure adequate sites are available during the planning period unless AB 2292 "no net loss" findings can be made (**Section 6, Policy 5.7**). Furthermore, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 (**Section 6, Program 14**). Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

2. RESIDENTIAL DEVELOPMENT STANDARDS

The City's Zoning Ordinance implements the General Plan. It contains development standards for each zoning district consistent with the land use designations of the General Plan. Santee's Zoning Ordinance provides for the following residential districts:

[2] http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx

- ***Hillside/Limited Residential (HL)*** -- (0-1 dwelling units/gross acre): This designation is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services and other environmental concerns.

- ***Low Density Residential (R-1)*** -- (1-2 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes on one-half acre lots or larger that is responsive to the natural terrain and minimizes grading requirements. The intent of this designation is to provide development of a semi-rural character through the use of varying setbacks and dwelling unit placement on individual parcels.

- ***Low-Alternative (R-1-A)*** -- (2-4 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes on one-quarter acre lots or larger which provide a transitional option between the R-2 (6,000 square foot lot) and the larger R-1 (20,000 square foot lot) zones.

- ***Low-Medium Density Residential (R-2)*** -- (2-5 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes in standard subdivision form. It is normally expected that the usable pad area within this designation will be a minimum of 6,000 square feet.

- ***Medium Density Residential (R-7)*** -- (7-14 dwelling units/gross acre): This designation is intended for a wide range of residential development types including attached and detached single-family units at the lower end of the density range and multifamily attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities.

- ***Medium High Density Residential (R-14)*** -- (14-22 dwelling units/gross acre): This designation is intended for residential development characterized at the lower end of the density range by multifamily attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity.

- ***High Density Residential (R-22)*** -- (22-30 dwelling units/gross acre): This designation is intended for residential development characterized by mid-rise apartment and condominium buildings characteristic of urban high density development in close proximity to community facilities and services, public transit services, and major streets. It is intended that this category utilize innovative site planning and building design to provide on-site recreational amenities and open space.

- ***Urban Residential (R-30)*** -- (30 dwelling units/gross acre): This designation is intended for residential development characterized by mid-rise apartment and condominium development typical of urban development at higher densities than R-22. This designation is intended for architecturally designed residential development, up to four stories, with parking facilities integrated in the building design. Areas developed under this designation would be located in close proximity to major community facilities, commercial and business centers and streets of at least major capacity. Development amenities would include on-site business centers, fitness and community rooms, and indoor and outdoor recreation facilities. Site design would implement pedestrian-friendly design concepts, including separated sidewalks, landscaped parkways, traffic calming measures, and enhanced access to transit facilities and services. Measures that reduce energy and water consumption are required. New development in this zone is required to meet the minimum density of the zone.

Santee's Zoning Ordinance establishes residential development standards for each zone to ensure quality of development in the community. Site Development Criteria as specified in Section 17.10.040 of the Zoning Ordinance are presented in **Table 3-4**.

Developers of affordable and senior housing and property owners who initiate lot consolidation may request a variety of incentives, including concessions, modifications, or waivers of otherwise applicable development standards (**Section 6, Programs 10** and **13**).

All residential uses and structures proposed in Santee regardless of zoning are required to have the number of parking spaces specified in Section 17.24.040 Parking Requirements (**Table 3-5**). An exception is made for secondary dwelling units, which require no additional parking.

Parking requirements for single-family and multifamily residential uses in Santee and nearby jurisdictions are summarized in **Table 3-6**. Santee's parking requirements for a prototypical 100-unit multifamily residential development are comparable to requirements of nearby cities. Santee's requirement is lower than what would be required for the same development in El Cajon, Poway, and Lemon Grove. Santee's requirement for a prototype within the R-7, R-14, or R-22 zones is slightly higher than the requirement in La Mesa, but lower for a typical development within the R-30 zone than La Mesa's requirement.

Table 3-4
Basic Residential Development Standards

Characteristic of Lot, Location & Height	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30
Minimum Net Lot Area (square feet)	Avg. 40,000 Min. 30,000	Avg. 20,000 Min. 15,000	Avg. 10,000 Min. 8,000	6,000	none	none	none	none
Density Ranges (du/gross acre)	0-1	1-2	2-4	2-5	7-14	14-22	22-30	30 (no range)
Minimum Lot Dimensions (width/depth)	150'[1]/ 150'	100'[1]/ 100'	80'[1]/ 100'	60'/ 90'	none	none	none	none
Minimum Flag Lot Frontage	20'	20'	20'	20'	36'	36'	36'	36'
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
Minimum Setbacks								
Front	30'	20'	20'	20'	20'	10'	10'	10'
Exterior side yard	15'	15'	15'	10'	10'	10'	10'	10'
Interior side yard	10'	10'	8'	5'	10'	10'	10'	10' or 15'[2]
Rear	35'	25'	25'	20'	10'	10'	10'	10' or 15'[2]
Maximum Height	35'	35'	35'	35'	35'	45' (3 stories)	55' (4 stories)	55' (4 stories)
Private Open Space (sq. ft. per unit)	--	--	--	--	100	100	60	60

Source: City of Santee, 2012.
Notes: [1]For lots located on cul-de-sacs and knuckles, the minimum lot frontage shall be 60 percent of the above minimum lot width, measured at the front property line. All lots on cul-de-sacs and knuckles must meet the minimum lot width for the zoning district, as identified in the table above, at a distance from the property line equal to 50 percent of the minimum lot depth.
[2]15 feet when abutting a single-family residential zone and buildings exceed 35 feet (two stories).

Table 3-5
Santee Parking Requirements for Residential Uses

Use		Parking Requirement
Single-family detached dwellings (conventional):		2 spaces per unit within a garage.
Cluster development (including condominiums, town home, etc.) semi-detached single-family (zero lot line, patio homes, duplexes, etc.), apartments and mobile home parks.[1]	Studio, one bedroom:	1.5 off-street spaces per unit of which 1 space shall be in a garage or carport. In the R-30 zone, only 1 space is required per unit.
	Two or more bedrooms:	2 off-street spaces per unit of which 1 space shall be in a garage or carport.
Secondary Dwelling Units:		No additional parking required.
Congregate Care Facilities:		As determined by a parking demand study.
Convalescent and nursing homes, homes of aged, rest home, children's homes and sanitariums:		1 space for every 4 beds in accordance with the resident capacity of the home as listed on the required license or permit.

Source: City of Santee Zoning Ordinance, 2012.
Notes: 1) In addition to the required number of parking spaces for each unit, one off-street uncovered parking space is required for each four units for visitor parking (for the R-30 zone, visitor parking requirement is one space for every ten units). For single-family zero lot line, patio homes, and duplexes, on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided. Up to 35% of the required uncovered spaces may be compact car spaces.

Table 3-6
Comparison of Parking Requirements for Multifamily Residential Uses

Unit Type	Santee		El Cajon	La Mesa	Poway	Lemon Grove
	R-7, R-14, or R-22 Zones	R-30 Zone				
Studio units	1.5/unit	1.0/unit	2.0/unit	2.0/unit	n/a	1.0/unit
1-BR units	1.5/unit	1.0/unit	2.0/unit	2.0/unit	1.5/unit	2.0/unit
2-BR units	2.0/unit	2.0/unit	2.25/unit	2.0/unit	2.25/unit	2.0/unit
3-BR+ units	2.0/unit	2.0/unit	2.25/unit	2.0/unit	2.75/unit	2.0/unit
Guest Parking	25%	10%	Included	Included	Included	25%
Loading Spaces	None	None	4%	None	None	None
Prototypical Multifamily Project	210 spaces	180 spaces	222 spaces	200 spaces	218 spaces	215 spaces

Sources: City of Santee Municipal Code, 2012; City of El Cajon Municipal Code, 2012; City of La Mesa Municipal Code, 2012; City of Poway Municipal Code, 2012; and City of Lemon Grove Municipal Code, 2012.

Notes: The prototypical multifamily project is a 100-unit development with 10 studio units, 20 one-bedroom units, 40 two-bedroom units, and 30 three-bedroom units.

The provision of off-street parking can increase the cost of housing; however, Santee's standards are reasonable as requirements for multifamily developments are equal to or less than requirements for single-family detached dwellings (two spaces per unit) and comparable to parking requirements of nearby jurisdictions. Guest space requirements for multifamily developments are also reasonable because these types of developments do not provide driveways for each unit to accommodate parking for guests as is required for new single-family homes. Relative parity in parking requirements across jurisdictions makes it easier for developers to incorporate the design and construction costs into project pro formas. Furthermore, the City's parking requirements in multifamily zones are already comparable to the parking requirements established in the State density bonus law for affordable housing. Parking standards in Santee are not considered a constraint to housing development.

Although Santee's parking requirements are comparable to the parking standards established in State density bonus law, should a parking requirement pose a specific hardship or constraint to a proposed affordable housing development, the City may consider further modification to the parking standards on a case-by-case basis (**Section 6, Program 10**). The City will also consider reduced parking as one of the incentives offered to land owners who assemble and consolidate smaller multifamily lots for the purpose of providing well-planned and high quality development (**Section 6, Program 13**).

3. PROVISION FOR A VARIETY OF HOUSING

State housing element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, factory-built or manufactured housing, emergency shelters, and transitional housing among others. In January 2013, the City amended its Zoning Ordinance to allow for supportive housing and single room occupancy (SRO) buildings, as well as to facilitate further accommodation of transitional housing and emergency shelters in accordance with State law. **Table 3-7** summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 3-7
Use Regulations in Residential Districts

USES	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30	IG
Single-family Dwellings	P	P	P	P	P	--	--	--	--
Multifamily Dwellings	--	--	--	--	P	P	P	P	--
Manufactured Housing	P	P	P	P	P	P*	P*	--	--
Mobile Home Parks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--
Secondary Dwelling Units	P	P	P	P	P	P	P	P	--
Residential Care Facilities									
-Accessory Use: 6 or fewer	P	P	P	P	P	P	P	P	--
-Non-Accessory Use: 7 or more	--	--	--	CUP	CUP	CUP	CUP	CUP	--
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	--
Single Room Occupancy (SRO)	--	--	--	--	P	P	P	P	--
Emergency Shelters	--	--	--	--	--	--	--	--	P

Source: City of Santee Municipal Code, 2013.
Notes: P = Permitted; CUP = Conditional Use Permit.
*Permitted within a mobile home park.

MULTIFAMILY HOUSING

Multifamily housing includes duplexes, apartments, condominiums, or townhomes. As of January 2012, multifamily housing units constituted approximately 24 percent of Santee's housing stock. The Zoning Ordinance provides for multifamily developments in the R-7, R-14, R-22, and R-30 zones subject to approval of a Development Review Permit (DR) to ensure consistency with applicable development standards and design guidelines. The R-7 zone permits up to 14 units per gross acre while up to 22 units per gross acre are permitted in the R-14 zone. Up to 30 units per gross acre are permitted in the R-22 zone and the density for the R-30 zone is 30 units per gross acre, with no range.

MANUFACTURED HOUSING/MOBILE HOMES

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate income households. According to the California Department of Finance, there were 2,320 mobile homes in the City in January 2012. The City permits manufactured housing placed on a permanent foundation in all residential zones that allow single-family housing and within mobile home parks in accordance with the Santee Zoning Ordinance.

The Zoning Ordinance also contains a Mobile Home Park Overlay District to accommodate mobile home parks in the City. According to Section 17.22.030, the Mobile Home Park Overlay District may be applied in combination with any other residential district with the approval of a Conditional Use Permit (CUP). The Overlay District establishes specific development standards for a mobile home park and is applied over the base residential district. A Mobile Home Park Overlay district is indicated on the zoning district map by the letters "MHP."

SECOND DWELLING UNITS

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for lower income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). State law also requires that local governments use a ministerial, rather than discretionary process for approving second units (i.e. second units otherwise compliant with local zoning standards can be approved without a public hearing).

Second dwelling units are permitted in all residential zones on lots that contain an existing single-family home pursuant to Section 17.10.030(F)(6) of the Zoning Ordinance. Since January 1, 2003, six building permits have been issued for second dwelling units. In January 2013, the City amended the Zoning Ordinance to remove the Development Review Permit requirement. Second dwelling units are subject the ministerial building permit application process.

RESIDENTIAL CARE FACILITIES

Residential care facilities can be described as any State-licensed family home, group care facility or similar facility for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with State law, Santee permits residential care facilities serving six or fewer persons within all residential zones, subject to the same development review and permit processing procedures as traditional single-family or multifamily housing. Residential care facilities serving more than six persons are permitted with approval of a CUP within the R-2, R-7, R-14, R-22, and R-30 zones. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities.

TRANSITIONAL AND SUPPORTIVE HOUSING

The Zoning Ordinance definition for "transitional housing" references the State's definition contained in Health and Safety Code Section 50675.2, which defines "transitional housing" and "transitional housing development" as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months."

The definition for "supportive housing" in the Zoning Ordinance also references the State's definition contained in Health and Safety Code Section 50675.14(b), which defines the use as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." "Target population" is defined in the same subsection of the Health and Safety Code Section as "persons, including persons with disabilities, and families who are 'homeless,' as that term is defined by Section 11302 of Title 42 of the United States Code, or who are 'homeless youth,' as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code."

The City permits transitional and supportive housing that meets applicable Health and Safety Code definitions in all residential zones, consistent with State law. The same development standards and permit process that applies to single-family or multifamily housing applies to transitional and supportive housing.

EMERGENCY SHELTERS

The Zoning Ordinance definition for "emergency shelter" references the State's definition contained in Health and Safety Code Section 50801(e), which defines the use as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." Although no emergency shelters are currently located within Santee, these facilities are permitted and without discretionary review on more than seven acres on eight parcels on Woodside Avenue within the General Industrial "IG" zone.

- Vacant or underutilized parcels within the IG zone are presented in **Appendix B**. These parcels are considered underutilized because they are currently vacant or being used for outdoor storage or fleet storage with limited or no site improvements. The undeveloped and underutilized IG-zoned parcels could accommodate a year round emergency shelter to accommodate an emergency shelter for at least 26 homeless individuals (identified unsheltered homeless population in Santee as of January-February 2012) and at least one year-round emergency shelter. The IG zone is suitable for emergency shelters because:Shelters are compatible with a range of uses that are common in suburban communities and allowed in the IG zone (e.g., motels/hotels, office buildings, religious institutions, athletic or health clubs, public buildings, educational facilities, etc.);
- The IG-zoned parcels on Woodside Avenue are located approximately one mile from public bus service that connects to regional transit, including trolley service;
- Existing uses in the IG zone are primarily light industrial, warehousing, and office uses – no heavy industrial uses are present; and
- The parcels are not known to be constrained by the presence of hazardous materials either on or adjacent to the properties.

Emergency shelters are subject to ministerial Development Review Permit approval. The following specific and objective development standards are established in the Municipal Code and apply to emergency shelters, pursuant to State law:

- An emergency shelter shall not be located within three hundred feet of another shelter; and
- The agency or organization operating the shelter shall submit a Facility Management Plan containing facility information, including the number of persons who can be served nightly, the size and location of onsite waiting and intake areas, the provision of onsite management, exterior lighting details, and onsite security during hours of operation.

SINGLE ROOM OCCUPANCY (SRO) BUILDINGS

SRO buildings are defined in the Santee Zoning Ordinance as "a building providing single-room units for one or more persons with or without shared kitchen and bath facilities, including efficiency units per Health and Safety Code Section 17958.1." SRO buildings are considered suitable to accommodate the housing needs of extremely low income households. This housing type is permitted in all multifamily zones, subject to all Municipal Code and other standards applicable to any new multifamily residential building, including, but not limited to, density, height, setback, on-site parking, lot coverage, development review, compliance with the California Building Code, building fees, charges and other requirements generally applicable to a proposed multifamily development in the Zone District in which a property is located.

FARMWORKER HOUSING

According to the 2009-2011 ACS, no residents of Santee residents were employed in farming, forestry, or fishing occupations. Moreover, the Regional Task Force on the Homeless did not identify any homeless farmworkers/day laborers in Santee in 2012. Although the share of the City's population working in farming or agricultural occupations is negligible, a variety of agricultural uses are permitted or conditionally permitted in multiple residential zones. The City will revise the Zoning Ordinance to evaluate farm worker housing in residential zones that currently allow agricultural operations and consider changes to the Zoning Ordinance to achieve consistency with State law (**Section 6, Program 15**).

4. SITE IMPROVEMENTS, DEVELOPMENT FEES AND EXACTIONS

For large subdivisions, the City requires the construction of reasonable on- and off-site improvements pursuant to the Subdivision Map Act. The minimum improvements required of the developer include:

- Grading and improvement of public and private streets and alleys including surfacing, curbs, gutters, cross gutters, sidewalks, ornamental street lighting, street name signs and necessary barricades and safety devices;
- Storm drainage and flood control facilities within and outside of (when necessary) the subdivision sufficient to carry storm runoff both tributary to and originating within the subdivision;

- A public or private sewage system that meets public sewer system standards, unless waived by the planning commission or city council;
- A water supply system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision. The water supply system design must be approved by the water district and is subject to the approval of the city engineer;
- Fire hydrants and connections shall be of the type and at locations specified by the fire marshal; and
- Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision.

Specific standards for design and improvements of subdivisions must be in accordance with the applicable sections of the Zoning Ordinance, General Plan, Subdivision Ordinance, any specific plans adopted by the City, and requirements established by the City Engineer.

The City also requires dedication of parcels of land intended for public use. Dedicated streets, highways, alleys, ways, easements, rights-of-way, etc., must be designed, developed, and improved according to the City of Santee Public Works Standards. The City of Santee Street Design Criteria is summarized in **Table 3-8** on page 3-16.

The City often requires dedication of bicycle paths for the use and safety of residents of proposed subdivisions with more than 200 units. Schools, fire stations, libraries, or other public facilities may also be required. Park dedication or fee in-lieu of dedication required according to the standard of five acres per one thousand persons, consistent with the Quimby Act. This ratio amounts to 740.5 square feet per single-family unit, 675.2 square feet per multifamily unit, and 370.3 square feet per mobile home unit proposed. Improvement and dedication requirements are important to maintaining the quality of life in Santee and to ensuring public health and safety. These standards are typical in the region.

Table 3-8
Street Design Criteria

Design Criteria	Right of Way	Curb to Curb	Stopping Sight Distance	Minimum Horizontal Radius
Prime Arterial	126'	106'	525'	1,150'
Major Road	102'	82'	350'	850'
Collector Streets	84'	64'	275'	550'
Industrial Street	72'	52'	200'	300'
Local Street	56'	36'	160'	200'
Cul-De-Sac	56'	36'	160'	200'
Hillside Street	40-60'	30'*	160'	200'

Source: City of Santee Public Works Standards, 1982.
*Parking on one-side only; 36' with parking on both sides

In addition to improvements and dedication of public land, land developers are subject to a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services

and other public services and facilities in Santee. The City's fee schedule for a typical residential project is displayed in **Table 3-9** on page 3-16.

Table 3-9
Schedule of Fees for Residential Development

Permit Processing Fees		
Pre-Application Design Review		$500 (D)
Conditional Use Permit	New Construction w/out Tentative Map ≤50 units	$15,000 (D)
	New Construction w/out Tentative Map >50 units	$20,000 (D)
	New Construction w/ Tentative Map	$4,500 (D)
Development Review Permit	One Single-family Unit – Administrative Review	$3,066 (F)
	All Others- Administrative Review	$4,190 (F)
	All Others – Administrative Review w/ Eng Conditions	$4,900 (F)
	Single-family Subdivision (<5 units)	$4,500 (D)
	Single-family Subdivision (≥5 units)	$6,500 (D)
	Multifamily w/out Tentative Map ≤50 units	$11,500 (D)
	Multifamily w/out Tentative Map >50 units	$22,000 (D)
	Multifamily w/ Tentative Map	$4,500 (D)
Subdivisions	Tentative Map, Tentative Parcel Map (<5 units)	$6,000 (D)
	Tentative Map (≥5 units)	$16,000 (D)
	Revisions/amendments to approved Tentative Maps, Tentative Parcel Maps, and Condo Maps	$5,500 (D)
	Final Subdivision Map Check	$1,000 per sheet (D)
	Final Parcel Map Check	$1,000 per sheet (D)
Land Use / Zoning	General Plan Amendment	$13,000 (D)
	Zone Reclassification	$13,000 (D)
	Specific Plan Application	$10,000 (D)
	Specific Plan Amendment	$10,000 (D)
Environmental Review	CEQA Exemption	$80 (F)
	Initial Study	$354 (F)
	Negative Declaration	$2,500 (D)
	Mitigated Negative Declaration	$4,000 (D)
	Environmental Impact Report	$20,000 (D)
	4d Rule Determination (Habitat Loss Permit)	$1,500 (D)
Development Impact Fees		
Drainage	Single-family (varies by zone)	$2,559-$3,944/du
	Multifamily	$1,750/du
Traffic	Single-family	$3,224/du
	Multifamily	$2,015/du
Traffic Signal	Single-family	$334/du
	Multifamily	$209/du
Park In-Lieu	Single-family	$6,896/du
	Multifamily	$6,287/du
	Mobile Home	$3,445/du
Public Facilities	Single-family	$5,728/du
	Multifamily	$5,165/du
RTCIP Mitigation		$2,165/du

Sources: City of Santee, Consolidated Fee Schedule, Effective August 27, 2012; City of Santee, Impact Fees Work Sheet, 2012.

Reduced, waived, or reimbursed fees are possible incentives under the City's density bonus ordinance and could be a potential consideration for future lot consolidation incentives (**Section 6, Programs 10** and **13**). When fees calculated on a prototypical single-family home by the Building Industry Association in 2006-2007 (the last year for which fee survey data for Santee and nearby jurisdictions is available), Santee's fees were average when compared to its neighbors (**Table 3-10** on page 3-17).

Table 3-10
Permit Issuance Fees: Prototype Home San Diego County Jurisdictions

Fee Type	Fee	Santee	San Diego City	San Diego County	El Cajon	Chula Vista	Poway
Permit Fees	Initial Plan Check	$1,985	$2,707[6]	$2,287[13]	$1,472	$2,060	$2,090
	Master/Subsequent Check Fee	--	$287[7]	$92[13]	--	--	--
	Building Permit	$2,323	$993[8]	$1,711	$2,265	$1,437	$1,637
	MPE Permits	$480	Incl.	--	$481	--	$284
	Energy	$298	Incl.	--	$113	--	240
	Seismic	$28	$25	$49	$29	$26	$23
Impact/ Capacity Fees	Sewer	n.a.[1]	$5,380[9]	$4,290[14]	$3,472[19]	$3,523	$5,931[24]
	Water	n.a. [1]	$5,645[10]	$5,608[15]	$4,138[20]	$4,427[23]	$12,311[25]
	Public Facilities	$4,930	$20,364[11]	--	--	$5,480	--
	Traffic	$3,844	--	--	--	$10,077	$660[26]
	Parks	$5,934	$100	$800[16]	$300	$8,937	$2,720
	Fire	494[2,5]	--	$1,386[17]	--	--	--[27]
	Drainage/Flood	$2,202[3,5]	--	$2,013[18]	--	--	$1,570[28]
	School	$[4]	$7,101	$6,029[15]	$10,611[21]	$5,508	$9,774
	Inclusionary Housing	--	--	--	--	--	$4,500[29]
	Special District Fees	--	--	3,476[15]	--	--	--
	Other	--	$4,154[12]	--	$84[22]	--	--
	TOTAL	**$22,518**	**$44,148**	**$27,741**	**$22,518**	**$37,048**	**$36,418**

Source: San Diego County Building Industry Association, *2005-2006 Fee Survey*, 2006.
Note: La Mesa did not participate in this survey.
Prototype: Fees based on prototype 4 bedroom, 3 bath single-family detached residential dwelling unit with 2,700 square feet of living area, a 600-square-foot garage, 240-square-foot patio (cover and walls); fireplace; gas & electric hookups; type V, wood frame construction.

Notes:
[1] Determined by Padre Dam MWD
[2] 50% of Building Division Plan Check fee
[3] Drainage fee varies by zoning: R-1-A $2,429; R-1 $2,659; R-2 $2,202; HL $3,395; Multifamily $1,506
[4] Determined by applicable school district
[5] Fees will be adjusted based on CPI
[6] Includes $88 General Plan Maint. Fee & $10 Zoning Map Maint. Fee
[7] Includes $166 Water/Sewer Plan Check fee
[8] Includes $44 issuance fee
[9] Includes $1,670 meter install charge
[10] Includes $3,095 sewer install charge
[11] Carmel Valley North
[12] System Capacity Charge $4,154 and Water Treatment Capacity Charge $159 eff. 1/1/06; CWA has requested fees be shown separately.
[13] Patio covers under 300 sq. ft. are exempt from permit/plan check fees
[14] Average Capacity Fees – range $2,000- $8,350
[15] Based on an average of various Districts
[16] Range $400, $800, or $1,000
[17] $.61/sf. Fire Protection District fee
[18] $.34/sf. Average of 9 special drainage areas
[19] Connection fee
[20] Helix WD, Padre Dam MWD ($10,000)
[21] School fees collected by school districts
[22] Educational (AB 717) $34.52, Microfilming $9.00
[23] Otay Water District
[24] Incl. min $2,000 line fee; N. basin $3,356 (S. basin $2,346); $50 cleanout; $25 inspection; $500 N. indirect benefit
[25] Incl. $3, 710 base capacity fee, $270 water meter fee, $1,430 lateral, $6,901 SD County
[26] <1/2 ac=$660; >1/2ac=$990
[27] Includes $300 sprinkler plan check
[28] Range: $0-$1,570, depends on drainage basin
[29] $1.00 per square foot in excess of 1,000 square feet plus a base fee depending on the zone of the lot to be built on as follows, with an overall max fee of $4,500

Table 3-11 on page 3-18 shows permit fees for a prototype home in Santee. Permit fees are based on a single-family detached residential dwelling unit with 2,700 square feet of living area, a 600-square-foot garage, and 240-square-foot patio cover. The estimated construction cost for this prototype unit before permit fees is $315,000. The plan check, permit, and impact fees account for an additional sum of $31,898, or approximately 10 percent of the estimated construction cost.

Table 3-11 Construction and Fee Description: Single-family Prototype	
Fee Description*	**Amount**
Entitlement Permit Processing	$3,146*
Plan Check and Building Permits	$7,846
City Impact Fees	$18,741
Regional Impact Fees	$2,165
Total	**$31,898**

Source: City of Santee, 2012.
*Based on initial deposits listed in **Table 3-9** on page 3-17 for a Development Review Permit and CEQA Exemption (assumed infill).

Table 3-12 shows permit fees for a prototype multifamily development in Santee. The fees are based on a recently completed 44-unit, three-story affordable multifamily housing development on a 1.6-acre lot. The estimated construction cost for this prototype before permit and impact fees is $9,944,266. In summary, the fees for plan check, permits, and development impact total $882,571, or $20,058 per unit. This constitutes approximately nine percent of the estimated construction cost.

Table 3-12 Construction and Fee Description: Multifamily Prototype	
Fee Description	**Amount**
Entitlement Permit Processing	$25,354*
Plan Check and Building Permits	$83,213
City Impact Fees	$678,744
Regional Impact Fees	$95,260
Total for Prototype	**$882,571**
Total per Unit	**$20,058**

Source: City of Santee, 2012.
*Based on initial deposits listed in **Table 3-9** on page 3-17 for a Development Review Permit, Tentative Map, Environmental Initial Study, and Mitigated Negative Declaration.

Despite all of these various fees for single-family and multifamily development, the fees are necessary and are reasonable since they constitute between nine and ten percent of estimated building costs and the fees for multifamily development are approximately 38 percent less on a per-unit basis than fees for a detached single-family dwelling. Permit processing and development impact fees will not impede the City's ability to achieve its regional housing share objectives.

5. DEVELOPMENT PERMIT PROCEDURES

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The timelines provided are estimates; actual processing time may vary due to the volume of applications and the size and complexity of the projects. The City offers a pre-application process with a $500 fee charged to developers of projects that require a Development Review Permit, Conditional Use Permit, Tentative Map, or Tentative Parcel Map. The pre-application process facilitates and encourages the construction of housing through the early identification of potential issues related to proposed projects. Priority permit processing is one potential incentive that could be obtained through the City's density bonus ordinance and/or lot consolidation incentives (**Section 6, Programs 10** and **13**). The City Council functions as the Planning Commission and therefore approval of applications in Santee is not subject to two discretionary bodies. This streamlined review process saves a considerable amount of time when compared to processes of many other jurisdictions that require separate Planning Commission and City Council approval of large residential projects.

SINGLE-FAMILY

A single-family dwelling, on an existing parcel located in a zone that permits single-family residential development (HL, R-1, R-1-A, R-2, and R-7 zones) that does not contain any natural slopes greater than 10 percent and is not located in a biological resource area, on a ridgeline, or in a similar type of visually prominent location, is subject to a building permit to ensure compliance with zoning regulations and the building and fire codes. Approval of a building permit for a single-family dwelling meeting these criteria is ministerial. Staff involved in the approval process includes members of the Department of Development Services and Fire Department. Processing time is approximately six weeks, but highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone or does not meet the above criteria, it requires an administrative discretionary action. Examples of an administrative discretionary approval include an administrative Development Review Permit or Variance. An administrative Variance requires a public hearing before the Director of Development Services while an administrative Development Review Permit does not. Approval is based on findings as outlined in the zoning regulations. Processing time for a hearing before the Director of Development Services or non-hearing decision is approximately six weeks, but may extend to two months or more when processing involves compliance with the California Environmental Quality Act (CEQA).

A single-family project, which includes a minor or major subdivision, requires approval of a Development Review Permit and subdivision map by the City Council at a public hearing. The basis for approval is consistency with the General Plan, Zoning Ordinance, and subdivision regulations. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in six months to a year.

MULTIFAMILY HOUSING

Multifamily housing on an existing parcel in any multi-family residential zone (R-7, R-14, R-22, and R-30) is subject to a discretionary City Council approval of a Development Review Permit. Staff involved in the approval process includes members of the Department of Development Services and Fire Department, as well as other local, state, and federal agencies depending on the impacts of the project. Processing time is approximately six months, but varies on the size of the project and quality of the initial submittal.

If the multifamily housing is proposed as a condominium, or planned unit development, the approval process also includes a subdivision map. The subdivision map and Development Review Permit are processed concurrently. Processing time is approximately six months and the project is also subject to discretionary review by the City Council.

The Development Review Permit procedure is established in Chapter 17.08 of the Santee Municipal Code. The purpose of the permit is to:

- Encourage site and structural development which exemplify the best professional design practices;
- Enhance the residential and business property values within the city and in neighborhoods surrounding new development;
- Develop property in a manner which respects the physical and environmental characteristics of each site;
- Minimize stress from poorly designed development which can create physical and psychological conditions affecting the health, safety, comfort and general welfare of the inhabitants of the city; ensure that each new development is designed to best comply with the intent and purpose of the zone in which the property is located and with the City's General Plan; and
- Ensure that access to each property and circulation thereon are safe and convenient for pedestrians and vehicles.

The following types of projects are subject to a Development Review Permit:

- New construction on vacant property;
- One or more structural additions or new buildings, either with a total floor area of one thousand square feet or more;
- Reconstruction or alteration of existing buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site; and
- Conversion of residential, commercial or industrial buildings to condominiums.

In January 2013, the City modified the Municipal Code approval criteria for Development Review Permits to achieve compliance with Government Code Section 65583(a)(4) by reducing ambiguity, clarifying design requirements, and increasing development certainty. Development Review Permit approval criteria are summarized as follows:

- The development must be designed in a manner that is compatible with and complementary to existing and potential development in the immediate vicinity of the

project site by such means as landscaping buffers, screens, site breaks, and use of compatible building colors and materials;

- The building designs must include variations in rooflines and wall planes, and incorporate windows, doors, projections, recesses, arcades and/or other building details to avoid large wall surfaces;
- The removal of significant native vegetation must be minimized and the replacement vegetation and landscaping must be compatible with the vegetation of the surrounding area and must harmonize with the natural landscaping;
- Any development involving more than one building, or structure must provide common access roads and pedestrian walkways;
- Parking must be screened from view, to the extent feasible;
- Natural topography and scenic features of the site should be retained and incorporated into the proposed development to the extent feasible;
- Signage must comply with zoning regulations and not detract from the visual setting of the designated area or obstruct significant views; and
- Light fixtures for walks, parking areas, driveways, and other facilities must be provided in sufficient number and at proper locations to provide illumination and clear visibility to all outdoor areas, with minimal shadows or light leaving the property.

Additional approval criteria are provided for commercial, industrial, and residential uses. The following criteria for multifamily residential developments are limited to the on-site functionality, compatibility with adjacent uses, and aesthetic integration of projects:

- Buildings must be sited to avoid crowding and allow for a functional use of the space between buildings;
- Repetition of building or roof lines visible from public streets should be avoided;
- Adequate setback or single-story design is required for projects located adjacent to a single-family residential zone;
- Parking spaces must be located so as close as possible to the dwelling units they serve; and
- The adverse visual impact of parking areas adjacent to public streets must be minimized through the use of mounded or dense landscape strips, or low decorative masonry or stucco walls. Parking areas must be treated with decorative surface elements to identify pedestrian paths, nodes and driveways.

Achievement of the criteria can be met by the following:

1. Site buildings to avoid crowding. Where multiple buildings are proposed, the minimum building separation shall be fifteen feet in accordance with Section 17.10.040.F.
2. Site and design buildings to avoid repetitions of building or roof lines. This may be achieved through: variation in building setback; wall plane offsets; use of different colors and materials on exterior elevations for visual relief; and architectural projections above maximum permitted height in accordance with Section 17.10.050.C.

3. For each five-foot increase in building height over 45 feet, the wall plane shall be stepped back an additional five feet.
4. Where adjacent to a single-family residential zone, design buildings to ensure a transition in scale, form, and height with adjacent residential properties. Setbacks are required in accordance with Table 17.10.040.A. Designs may incorporate elements such as building massing and orientation, location of windows, stepbacks, building materials, deep roof overhangs, and other architectural features that serve to further transition the scale.
5. Assigned parking spaces shall be located so as to be functional to the dwelling units they serve. Refer to Section 17.24.030.B for additional parking standards.
6. The visual impact of surface parking areas adjacent to public streets shall be minimized through the use of mounded or dense landscape strips or low decorative masonry or stucco walls no more than three and one-half feet in height.
7. In accordance with the "Crime Prevention Through Environmental Design" program, site and building design shall incorporate at a minimum, the following additional elements:
   a. **Access control** by defining entrances to the site, buildings and parking areas with landscaping, architectural design, lighting, and symbolic gateways; dead-end spaces shall be blocked with fences or gates or otherwise prohibited.
   b. **Natural surveillance** by designing buildings and parking structures so that exterior entrances/exits are visible from the street or by neighbors, and are well lit; windows shall be installed on all building elevations; recreation areas, elevators and stairwells shall be clearly visible from as many of the units' windows and doors as possible; playgrounds shall be clearly visible from units and not located next to parking lots or streets.
   c. **Territorial reinforcement** by defining property lines with landscaping and decorative fencing; individually locking mailboxes shall be located next to the appropriate units and common mailbox facilities shall be well lit. All buildings shall be clearly addressed and visible from the adjoining street(s). Architecturally designed wayfinding signs shall be installed on the premises.
   d. **Maintenance** of the site and common areas by regular pruning of trees and shrubs back from windows, doors and walkways; exterior lighting shall be used and maintained and inappropriate outdoor storage shall be prohibited.

Only two findings must be made prior to the approval of a Development Review Permit: (1) the proposed development must be compatible with the General Plan; and (2) meet the purpose and design criteria of the Zoning Ordinance. These findings are required for all proposals subject to Development Review, regardless of use.

Since the year 2000, nearly 1,400 multifamily units in 19 developments representing approximately 3,748 new residents have been approved by the City Council subject to the requirement for a Development Review Permit. No applications for multifamily units have been denied. As the Development Review Permit is required for residential and non-residential uses alike, and each use has common and unique review criteria established in the Municipal Code, the permit requirement is not a constraint on the provision of multifamily housing in Santee.

GENERAL PLAN AMENDMENT AND/OR ZONE CHANGE

A proposed housing project may include a general plan amendment and/or rezone. This type of approval is discretionary, requiring approval by the City Council at a public hearing. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further and not detract from the City's established land use goals. General Plan Amendments and Zone Code Amendments are generally processed concurrently with required project entitlements to save time.

CEQA COMPLIANCE

The California Environmental Quality Act (CEQA) compliance process determines the timeframes for approval of many discretionary projects. Most projects are either Categorically Exempt or handled through the negative declaration process, which is processed concurrently with other discretionary approval processes. However, if an Environmental Impact Report is required a minimum of six months is added to the approval process.

6. BUILDING CODES AND ENFORCEMENT

The City of Santee adopted the 2010 California Building Code (CBC), Part 2, Title 24 of the California Code of Regulations. The CBC is based on the International Building Code, 2009 Edition and considered to be the minimum necessary to protect the public's health, safety and welfare. The City adopted the CBC with minor administrative changes and one amendment related to minimum roof covering classifications for increased fire protection. The fire-related amendment applies uniformly to all construction types throughout the City and is intended to enhance public health and safety. Although this amendment to the CBC may result in an increase in the cost of construction, such cost increase is minor relative to the overall cost of construction. Furthermore, developers have not indicated that the amended roof covering classifications constrain or otherwise limit development opportunities in Santee.

Substandard housing conditions within the City's existing housing stock are abated primarily through code compliance. Identification of code violations is based on resident complaints. The City then advises property owners on proper corrective action. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings to require the repair or removal of any structure deemed a threat to public health and safety. In order to facilitate the code compliance process for property maintenance, the City has adopted an administrative abatement process in an effort to expedite compliance and reduce the City's enforcement costs. The primary focus of these hearings has been property maintenance issues.

The City of Santee actively pursues reported code violations in the City. From January 2010 through October 2012, the Department of Development Services and Code Enforcement conducted an estimated 8,515 inspections and resolved 3,424 cases. When code violations are unable to be resolved through voluntary compliance or through the nuisance abatement procedure, the City refers such cases to the City Attorney for prosecution. The City Attorney's office may seek injunctions, receivership and civil lawsuits to achieve compliance with City codes. Of the cases since 2010, 38 were referred to the City Attorney's office.

7. HOUSING FOR PERSONS WITH DISABILITIES

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City conducted an analysis of the Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

ZONING AND LAND USE

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted in all residential districts; Santee is compliant with the Lanterman Act. The Land Use Element and Zoning Ordinance provide for the development of multifamily housing in the R-7, R-14, R-22, and R-30 zones. Traditional multifamily housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing. State-licensed residential care facilities for more than six persons are conditionally permitted in the R-2, R-7, R-14, R-22, and R-30 zones. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities.

In January 2013, the City updated the Zoning Ordinance to update and include provisions for transitional and supportive housing. These facilities may serve persons with disabilities. Consistent with State law, transitional and supportive housing facilities as defined in the Health and Safety Code are permitted in all residential zones.

The City also accommodates persons with disabilities in group care facilities. Group care facilities serve mentally disabled, mentally disordered or otherwise handicapped persons regardless of whether they are living together as a single household unit. These facilities are separate from State-licensed residential care facilities and require approval of a CUP in all residential zones. Group care facilities are subject to the same review process, approval criteria, and findings as all other uses that require a CUP, including large residential care facilities.

It may also be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. Consistent with the State's model Reasonable Accommodation Ordinance, policy objectives of the previous Housing Element, and the current update, the City amended the Zoning Ordinance in January 2013 to establish a ministerial procedure for handling requests for reasonable accommodation.

The City's Reasonable Accommodation Ordinance is based on the State's model ordinance. When a request for reasonable accommodation is filed with the Department of Development Services, it is referred to the Development Services Director for review and consideration. The Development Services Director must consider the following criteria when determining whether a requested accommodation is reasonable:

1. The Applicant making the request for reasonable accommodation is an individual protected under the Federal Fair Housing Amendments Act of 1988.
2. The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Federal Fair Housing Amendments Act of 1988.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.

If necessary to reach a determination on the request for reasonable accommodation, the Development Services Director may request further information from the applicant consistent with the Federal Fair Housing Amendments Act of 1988, specifying in detail what information is required. Not more than 30 days after receiving a written request for reasonable accommodation, the Ordinance requires the Development Services Director to issue a written determination on the request. In the event that the Development Services Director requests further information pursuant to the paragraph above, this 30-day period is suspended. Once the Applicant provides a complete response to the request, a new 30-day period begins.

BUILDING CODES

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Services Division of the Department of Development Services as a part of the building permit submittal.

Government Code Section 12955.1(b) requires that 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

1. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.

2. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.

3. All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
4. Common use areas shall be accessible.
5. If common tenant parking is provided, accessible parking spaces is required.

PERMIT PROCESSING

Requests for reasonable accommodation with regard to zoning, permit processing, and building codes will be reviewed and processed by the Building Services Division of the Department of Development Services within 30 days of receipt. The reasonable accommodation procedures are based on the State's model ordinance, and they clearly state how to apply for and obtain reasonable accommodation; therefore, they do not represent a constraint on the development or improvement or housing for persons with disabilities.

DEFINITION OF FAMILY

A "family" is defined in the Santee Zoning Ordinance as one or more individuals living together as a single household unit. The City's Ordinance does not regulate residency by discriminating between biologically related and unrelated persons nor does it regulate or enforce the number of persons constituting a family. In conclusion, Santee's definition of "family" does not restrict access to housing for persons with disabilities.

CONCLUSION

The City fully complies with the requirements of ADA and provides reasonable accommodation for housing intended for persons with disabilities on a case-by-case basis.

C. Public Policy Constraints

State and federal requirements may act as a barrier to the development or rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements, Article 34 of the State Constitution and environmental review requirements.

1. STATE PREVAILING WAGE REQUIREMENTS

The State Department of Industrial Relations (DIR) has greatly expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over $1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would now be construed to be paid for in part out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are not however required to pay prevailing wages:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

2. ARTICLE 34 OF THE CALIFORNIA CONSTITUTION

Article 34 of the State Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any "low rent housing project" within that jurisdiction. In other words, for any projects to be built and/or operated by a public agency where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval known as "Article 34 authority" to authorize that number of units.

Santee has not sought voter approval to grant "Article 34 authority." In the past, Article 34 may have prevented certain projects from being built. In practice, most public agencies have learned how to structure projects to avoid triggering Article 34, such as limiting public assistance to 49 percent of the units in the project. Furthermore, the State legislature has enacted Sections 37001, 37001.3, and 37001.5 of the Health and Safety Code to clarify ambiguities relating to the scope of the applicability of Article 34. Although Santee does not have Article 34 authority, the City does not view this as a significant constraint to the development of affordable housing since the City does not typically function as a developer or owner of low-cost housing.

3. ENVIRONMENTAL PROTECTION

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Santee residents.

D. Infrastructure and Public Service Constraints

Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability.

Fees collected for new development contribute to the cost of housing and may constrain the development of lower priced housing units. Development Impact Fees are collected by the City to cover the cost of providing drainage, traffic, park, and other public facility improvements for new development.

1. WATER AND SEWER

Padre Dam Municipal Water District charges fees to provide sewer, water and recycled water service. At present, the Water District indicates adequate capacity is available to meet the City's projected water and sewer needs. The District's Integrated Facilities Plan (2001) and Urban Water Management Plan (2010), which relied upon the City's General Plan to project future demand, indicate adequate sewer treatment capacity and water supply to accommodate buildout of the City's land use designations. Furthermore, environmental documents prepared in 2010 and 2013 pursuant the California Environmental Quality Act (CEQA) for rezones to accommodate the fourth and fifth Housing Element cycle RHNAs concluded that the additional residential capacity created by the increased development potential would not have a significant impact on the District's sewer facilities or water supply.

The District's water service limitations for Santee is to an approximate maximum elevation of 525 feet above mean sea level; however, some of the hillside areas have existing service to higher elevations due in part to the new Magnolia Summit Reservoir and the Woodside Meadows Reservoir in the Northcote/Shadow Hills area. New development serving higher elevations, including within the North Magnolia area, will require the creation of new pressure zones and reservoirs.

Development, requiring an expansion of existing water, sewer, or recycled water service, will be coordinated with the Integrated Facilities Plan and specialized localized development demand studies, as necessary. The District is currently soliciting proposals from consultants to prepare a Water/Wastewater Master Plan, which will replace the Integrated Facilities Plan. The City will support the District in this update process by providing land use data and continuing to coordinate during review of development applications and during construction.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the Padre Dam Municipal Water District within 30 days of adoption. The City will also continue to coordinate with the District to ensure affordable housing developments receive priority water service provision.

2. SCHOOLS

The Santee Elementary School District and Grossmont Union High School District each collects school fees for the provision of school facilities. The fees are assessed for residential, commercial, and industrial uses by building square footage.

3. INFRASTRUCTURE IMPROVEMENTS

Both on-site improvements and off-site improvements required for new construction affect the cost of housing. On-site improvements typically include drainage facilities, sewer/water facilities, and street frontage improvements consisting of curbs, gutters, sidewalks and undergrounding of utilities. Off-site improvements typically include drainage facilities, parks (or park-in-lieu fees), traffic improvements and sewer/water facilities. While affecting the cost of housing, these improvements are necessary to ensure public health and safety.

Fee reductions, waivers, or reimbursements or other incentives and/or concessions may be granted with the commitment to dedicate as affordable a portion of new residential units or through the assemblage and consolidation of smaller parcels (**Section 6, Programs 10** and **11**).

E. Environmental Constraints

Approximately 45 percent of land within the City is currently undeveloped. The primary undeveloped areas are canyons and hillsides in the north (Fanita Ranch and the north Magnolia Avenue area), southeast (portions of Rattlesnake Mountain) and steeply sloped and rolling terrain in the southwest portions of the City. A significant amount of undeveloped acreage is also found along the San Diego River corridor including the floodway, the floodplain, a biological habitat preserve west of the Carlton Hills Blvd bridge, and several large, developable parcels in the Town Center owned by the County of San Diego, parts of which have been identified in the residential sites inventory (**Section 4, Housing Resources**). None of the sites identified in the sites inventory are unduly constrained by environmental factors.

1. BIOLOGICAL RESOURCE AREAS

The City's Multiple Species Conservation Program (MSCP) Draft Subarea Plan identifies approximately 2,600 acres in the City that will be preserved as permanent open space to protect sensitive plant and animal species and their habitats once the plan is adopted. The MSCP Draft Subarea Plan is a system of open space and habitat that comprise almost one-fourth of Santee's total area when completed. This preserve system will function as permanent open space for the community. None of the sites identified in residential sites inventory (**Appendix C, Sites Inventory**) are located within the MSCP Draft Subarea Plan preserve area nor are they unduly constrained by other environmental factors.

2. FIRE HAZARDS

The most serious threat of fire in the City occurs at the interface between the undeveloped foothill/hillside areas and the urban areas. These foothill/hillside areas contain large quantities of grassland and other combustible plants that could place structures within close proximity to potentially high severity fire hazards. The prevalence of brush-covered hillsides, some of which are not easily accessible, add to the City's fire hazards. As a result, Santee has adopted the California Fire Code (2010) with additional amendments to address development proximate to an "Urban-Wildland Interface".

Santee requires a fuel-modified defensible space, comprised of two distinct brush management areas referred to as Zone One and Zone Two. Within Zone One, vegetation is irrigated, and trees are fire-resistive with crowns separated from structures by a minimum of ten feet. Within Zone Two, plants are comprised of low-growing, fire resistive shrubs and ground covers. Building standards include requirements for fire sprinkler systems, fire-resistive Class A roof coverings, and tempered glass.

The most common type of fire is a "common combustible" fire, which starts with common materials such as wood, cloth, furniture, brush, etc. Roughly 80 percent of the fires in Santee are in single-family residences. A significant fire, one that burns a minimum of 500 acres and requires the heavy use of mutual aid resources, occurs in Santee on a periodic basis.

Fire safety is integrated with project design for proposed developments in the Urban-Wildland interface areas of the City. The City implements a Fire Protection Plan for the Urban-Wildland Interface that requires provision of defensible space for development along the Urban-Wildland interface to mitigate for fire hazards. Although the City's Fire Protection Plan may constrain development on certain vulnerable sites, this constraint does not affect any of the sites included in the residential sites inventory of **Appendix C, Sites Inventory** identified for lower or moderate income households.

Section 4
Housing Resources

This section summarizes the resources available for the development, rehabilitation, and preservation of housing in Santee. The analysis includes an evaluation of the adequacy of the City's land inventory to accommodate Santee's regional housing needs goals for the 2013-2021 planning period. Financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs are also analyzed in this section.

A. Available Sites for Housing

State law requires communities to play an active role in ensuring that enough housing is available to meet expected population growth in the San Diego region. Periodically as set forth by State statutory timeframe, the San Diego Association of Governments (SANDAG) is authorized to set forth specific goals for the amount of new housing that should be planned for in each jurisdiction over a specified time period, in this case 2010-2020. This section discusses how Santee will plan for the provision of housing for all economic segments by 2020.

1. Future Housing Need

SANDAG developed a Regional Housing Needs Assessment (RHNA) based on the California Department of Housing and Community Development (HCD) determination for the region's "fair share" of statewide forecasted growth through 2020. Overall, the region needs to plan for an additional 161,980 units. Santee's share of the regional housing need for the 2010-2020 RHNA period is allocated by SANDAG based on a number of factors, including recent growth trends, income distribution, and capacity for future growth.

Santee was assigned a future housing need of 3,660 units for the 2010-2020 RHNA period, representing 2.3 percent of the total regional housing need. Of the 3,660 units allocated to Santee, the City must plan for units affordable to all income levels, specifically: 457 extremely low income, 457 very low income, 694 low income, 642 moderate income, and 1,410 upper income units.[1]

[1] The City has a RHNA allocation of 914 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 914 very low income units may be divided into 457 very low and 457 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

2. CREDITS TOWARDS THE RHNA

Since the RHNA uses January 1, 2010 as the baseline for growth projections for the Housing Element planning period, jurisdictions may count the number of new units issued building permits or certificates of occupancy since January 1, 2010 toward their RHNA. This section describes the applicability of the rehabilitation and new construction credits, while latter sections discuss the availability of land to address the remaining RHNA. **Table 4-1** summarizes Santee's RHNA credits and the remaining housing need through December 31, 2020.

Table 4-1
RHNA Credits and Remaining Need

Income	RHNA	Building Permits	New Units Completed	Remaining Need
Extremely Low/Very Low (<50% AMI)	914	0	15	899
Low (51-80% AMI)	694	0	75	619
Moderate (81%-120% AMI)	642	35	0	607
Above Moderate (>120% AMI)	1,410	186	2	1,222
Total	3,660	221	92	3,347

CEDAR CREEK APARTMENTS

The Cedar Creek Apartments was completed in 2010 and includes 48 dwelling units on 2.52 acres at 8616-8630 Fanita Drive, in the R-7 zone. Of the 48 units, 47 are rent-restricted to lower income households for 55 years. The affordability mix may vary, but at least 10 units must be reserved for very low income households. For the purposes of determining credits against the RHNA, the following affordability is assumed: 10 very low income units, 37 low income units, and one above moderate income unit. **Table 4-2** provides additional details about the project.

Table 4-2
Summary Statistics for Cedar Creek Apartments

General Plan:	R-7 (7-14 dua)
Zoning:	R-7 (7-14 dua)
Acres:	2.52
Total Units:	48
Type	Type V construction two-story garden-style apartments with surface parking
Year Built:	2010
Actual Density:	19.0 dua
% of Max Density:	135%
Affordability:	10 units (<50% AMI) 37 units (51-80% AMI) 1 unit (manager)
Land Assemblage:	Developer acquired and assembled four underutilized parcels
Land to Development Cost Ratio:	12.8%
Per-unit Gap Financing:	$112,255
Source: City of Santee, 2013.	

FORESTER SQUARE APARTMENTS

The Forester Square Apartments was substantially completed at the time of preparation of the Housing Element; full occupancy is anticipated in early 2013. The development provides a total of 44 housing units in the R-14 zone, of which, 43 are deed restricted as affordable to lower income households for 55 years. Like the Cedar Creek Apartments, the day-to-day affordability mix may vary, but at least five units must be reserved for very low income households at all times. For the purposes of determining credits against the RHNA, the following affordability is assumed: five very low income units, 38 low income units, and one above moderate income unit. **Table 4-3** provides additional details about the project.

Table 4-3
Summary Statistics for Forester Square Apartments

General Plan:	R-14 (14-22 dua)
Zoning:	R-14 (14-22 dua)
Acres:	1.64
Total Units:	44
Type	Type V construction three-story garden-style apartments with surface parking
Year Built:	2013
Actual Density:	26.8 dua
% of Max Density:	122%
Affordability:	5 units (<50% AMI) 38 units (51-80% AMI) 1 unit (manager)
Land Assemblage:	Developer acquired and assembled four underutilized parcels
Land to Development Cost Ratio:	13.2%
Per-unit Gap Financing:	$127,767

Source: City of Santee, 2013.

OTHER BUILDING PERMITS

In addition to the recently completed units within the Cedar Creek and Forrester Square apartment developments, 221 building permits have been issued for the construction of for-sale single-family detached, townhome and condominium product types between January 1, 2010 and December 31, 2012. Given the product mix and the prevailing sales prices, most of these units are assumed to be affordable to above moderate income households. However, 35 units permitted since January 1, 2010 were offered at prices affordable to moderate income household. As shown in **Table 2-19** on page 2-26, large moderate income households can afford to purchase homes up to $395,100 without incurring cost burden. Of the 12 units constructed at Mission Villas Trails in 2011, seven units were sold at prices between $383,000 and $395,000. The first nine units sold within the 28-unit Las Brisas townhome development that is currently under construction ranged from $260,000 to $299,000; listings for the remaining 19 units range between $321,000 and $380,000. All of the units sold or pending sale within the Mission Villas Trails and Las Brisas townhome developments have three or four bedrooms, the minimum size necessary to avoid overcrowding among large households. Therefore, 35 of the 221 building permits issued since January 1, 2010 can be credited against the City's moderate income RHNA.

3. RESIDENTIAL SITES INVENTORY

Because the RHNA period extends from January 1, 2010 to December 31, 2020, a jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or underutilized sites within the community. A jurisdiction must document how zoning and development standards on the sites facilitate housing to accommodate the remaining RHNA identified in **Table 4-1 on page 4-2**. Santee currently has adequate land capacity to meet the needs of all income groups. The following **Table 4-4** is a summary of the detailed parcel data included in **Appendix C, Sites Inventory**.

Table 4-4
Residential Sites Inventory (Summary)

Summary by Affordability Level and Zoning	Density Factor	Site Count	Acreage	Average Parcel Size	Capacity	Status
Very Low Income						
R-22 (22-30 dua)	26 dua	1	12.27	12.27	318	Vacant
R-30-TC (30 dua)	30 dua	1	20.21	20.21	600	Vacant
Very Low Income Sub-total		*2*	*32.48*	*16.24*	*918*	
Low Income						
R-14 (14-22 dua)	18 dua	1	2.28	2.28	41	Vacant
		7	9.07	1.30	161	Underutilized
R-22-TC (22 dua)	22 dua	1	12.77	12.77	276	Vacant
R-22 (22-30 dua)	26 dua	2	2.30	1.15	58	Vacant
		3	4.60	1.53	118	Underutilized
Low Income Sub-total		*14*	*30.81*	*2.22*	*654*	
Moderate Income						
R-7 (7-14 dua)	10.5 dua	7	5.64	0.81	56	Vacant
		31	30.29	0.98	304	Underutilized
R-14 (14-22 dua)	18 dua	3	1.65	0.55	28	Vacant
		6	1.84	0.31	30	Underutilized
R-22-TC (22 dua)	22 dua	1	0.21	0.21	4	Vacant
		41	11.51	0.28	236	Underutilized
Moderate Income Sub-Total		*89*	*51.19*	*0.57*	*658*	
Above Moderate Income						
PD (Fanita Ranch)	N/A	1	2,600	2,600	1,395	Vacant
Above Moderate Income Sub-Total		*1*	*2,600*	*2,600*	*1,395*	
Total		**106**	**2,714.48**	**1.09***	**3,625**	

Notes:
*Excludes Fanita Ranch

Residential uses proposed on sites counted toward meeting Santee's RHNA for very low, low, and/or moderate income needs shall be approved if developed in accordance with the applicable development standards of the Municipal Code. The Development Review process (**Section 3.B.5** starting on page 3-21) will be used to ensure that subdivisions and/or multifamily projects on these sites comply with development regulations and design requirements, but shall not be used to deny a permit for residential development based on the use itself.

REALISTIC CAPACITY ASSUMPTIONS

Most residential zone districts in Santee establish a range of allowable density. For example, density within the R-14 zone may range between 14 and 22 dwelling units per acre (dua) and between 22 and 30 dua is allowed within the R-22 zone. For purposes of calculating the realistic capacity of sites in **Appendix C, Sites Inventory**, the midpoint of allowable density was used in these districts. This is considered a highly conservative assumption as development projects proposed in Santee's multifamily districts (R-7, R-14, and R-22) have historically been approved at the upper end of the allowable density. The R-22-TC and R-30-TC districts within the Town Center Specific Plan (TCSP) do not have an allowable density range; development within these districts must meet the established density (22 and 30 dua, respectively). Therefore, the TCSP density threshold was used for sites in these districts.

AFFORDABILITY, SUITABILITY, AND AVAILABILITY ANALYSIS

This subsection describes the assumptions applied to each parcel in **Appendix C, Sites Inventory**, to determine affordability level and establish the suitability and availability for development within the planning period.

Very Low Income

Zone districts that allow 30 dwelling units per acre are considered sufficient to accommodate housing that is affordable to lower income households "by default" per Government Code Section 65583.2(c)(3)(B). The City has two land use designations and zone districts that meet this default affordable density: the R-22 (22-30 dua) and R-30-TC (30 dua) districts. The City identified 32.48 acres on two large parcels within these zoning districts that are vacant and available for development in the planning period and have capacity to accommodate at least 918 very low income units.

The 12.27-acre R-22 site was rezoned from R-14 (14-22 dua) by the City in January 2013 to create additional capacity and incentive for development for the current Housing Element update. The 20.21-acre R-30-TC site is owned by the County and was rezoned in 2010 to create capacity needed to accommodate the lower income RHNA for the 2005-2012 Housing Element. The minimum and maximum density of the R-30-TC zone is 30 dua. Section 17.10.020(H) of the Zoning Ordinance states, in part, "New development in this zone is required to meet the minimum density of the zone." Given the site area, a residential development must yield at least 600 units to be in compliance with the City's Municipal Code. The City anticipates a single development proposal. City oversight of the project will ensure compliance with mixed use provisions, and, as a single development proposal, will offer greater timing certainty, comprehensive, sustainable development that benefits residents and the community.

Low Income

The City identified 30.81 acres on 14 parcels that are available and have capacity to accommodate at least 654 low income units by 2020. Of these parcels, five are zoned R-22 (22-30 dua) and can accommodate low income units "by default" per Government Code Section 65583.2(c)(3)(B). The two vacant R-22 parcels are located adjacent to each other, creating consolidation potential. The other three R-22 parcels are also located adjacent to each other and are highly underutilized. The underutilized properties are currently occupied by a small commercial building, small animal raising, two single-family homes, and vehicle storage. All five R-22 parcels were rezoned in January 2013. The two adjacent vacant parcels were rezoned from R-14 (14-22 dua) and the three adjacent underutilized parcels were rezoned from General Commercial (GC).

The other nine parcels are zoned R-14 and R-22-TC. The maximum allowable density in these zones is 22 dua. In cases where a city or county does not have enough residential sites zoned at 30 dua to meet their RHNA allocation for lower income households, depending on local market conditions, State law allows alternative analysis of feasibility for construction of affordable units on sites zoned for less than 30 dua. The City recently approved two affordable housing developments at less than 30 dua: the Cedar Creek development in the R-7 zone (7-14 dua) and the Forester Square project in the R-14 zone (14-22 dua). Both projects were completed within the current Housing Element RHNA period and provide 75 low income units and 15 very low income units. Through the City's density bonus ordinance, Cedar Creek achieved 19 dua per acre and Forester Square achieved 26 dua. The average density of these two projects is 22 dua.

This average density of the Cedar Creek and Forester Square projects demonstrates that the City can accommodate housing affordable to lower income households at less than 30 dua. Although the Cedar Creek and Forester Square developments provided very low income housing an average of 22 dua, the proportion of total units that are reserved for this income group is relatively small (20 and 11 percent, respectively). As a conservative analysis, the City has assumed that larger parcels zoned R-14 and R-22-TC can accommodate housing affordable to low income households.

The nine R-14 and R-22-TC parcels that are suitable to accommodate low income households are all greater than one acre in size; the vacant R-14 parcel is 2.28 acres, the vacant R-22-TC parcel is 12.77 acres, and the average size of the seven underutilized R-14 parcels is 1.30 acres. The seven underutilized R-14 parcels are occupied by small, older one-story single-family homes and three have consolidation potential as they are located adjacent to each other.

Moderate Income

Another 51.19 acres on 89 parcels in the R-7 (7-14 dua), R-14 (14-22 dua), and R-22-TC (22 dua) zones are available to accommodate at least 658 housing moderate income units within the RHNA period. The parcels are relatively small (average 0.57 acres) and most are developed. The developed properties are highly underutilized -- small one-story single-family homes built in the 1960s and in poor or fair condition on land zoned to accommodate much higher density typify existing uses and improvements. Nearly all of the parcels have consolidation potential given their adjacency to vacant or other highly underutilized properties.

The Cedar Creek development involved the consolidation of smaller underutilized parcels to provide lower income housing on land zoned R-7. Although the Cedar Creek project demonstrates that a developer could assemble and consolidate smaller parcels and develop housing that is affordable to lower income households on land zoned to accommodate at least seven units per acre, for the purposes of this analysis the City has assumed that these smaller vacant and underutilized parcels are suitable to accommodate moderate income housing. The Housing Costs and Affordability analysis in **Section 2.E.5** starting on page 2-22 of this Housing Element also supports this affordability assumption. Based on the rental and for-sale housing market data presented in **Tables 2-16** and **2-17** on pages 2-23 and 2-24 (respectively), moderate income households can afford a wide range of apartments, condominiums, and single-family detached dwellings in Santee. Therefore, even with limited or no consolidation, development or redevelopment of these parcels with housing affordable to moderate income households within the planning period is feasible.

Above Moderate Income

Santee's remaining RHNA for above moderate income households will be accommodated on the 2,600-acre Fanita property, which is located in the PD (Planned Development) zone in the northern part of the City. The PD zone does not contain development standards for Fanita Ranch. Rather, the area will be developed in a manner consistent with the 12 General Plan Guiding Principles for Fanita Ranch. Of these, several relate to housing and related amenities.

- The plan shall contain a mix of house sizes on lot sizes distributed as follows:
  - 6,000 sq. ft. lots – 20 percent of total lots
  - 10,000 sq. ft. lots – 20 percent of total lots
  - 20,000 sq. ft. lots – 60 percent of total lots or greater

- The Fanita Ranch area shall not be subdivided until a Planned Development is adopted by the City of Santee. The exact number of parcels and unit count are not specified for the PD zone in Fanita Ranch; however, based on the gross acreage and on the unit counts of recent development proposals, the City estimates that at least 1,395 dwelling units can be constructed in this area, and is committed to ensuring that this unit count is achievable within the planning period.

- The plan may consider alternative residential design and grading requirements which are sensitive to the existing topography and out of the City's viewshed.

- Regarding phasing, all public improvements and land uses shall be phased according to detailed phasing plan. Public improvements would be constructed prior to or simultaneously with their projected need. The plan would contain performance standards or other measurements for determining the timing for all public improvements. Performance standards may include any appropriate means of measurement to determine when a given public improvement is deemed necessary by the City. Private land uses shall be phased to ensure that land uses deemed desirable by the City (i.e. golf courses, estate units, executive units, etc.) will be included within the earliest phases of the Fanita Ranch.

- To ensure that proposed development is appropriate for a given site, the Planned Development would contain schematic or illustrative development plans which show prototype circulation systems and residential product types for each area designated by residential development.

FEASIBILITY ANALYSIS

The Cedar Creek (2010) and Forester Square (2013) housing developments demonstrate the feasibility of constructing affordable housing in Santee on sites zoned for less than 30 units per acre. The Cedar Creek Apartments was built at 19.0 dua with a per-unit gap financing of $112,255 (**Table 4-2** on page 4-2). The Forester Square Apartments achieved 26.8 dua; however, the per-unit gap financing was $127,767 (**Table 4-2** on page 4-3). The average density of these two projects was 22.9 dua. Forester Square was an applicant-initiated request to rezone Light Industrial to R-14. This demonstrates that the applicant found the R-14 zone, which allows 14 to 22 dua, sufficient to provide affordable housing. Both developers assembled smaller contiguous parcels to facilitate their projects. The per-unit gap financing for the 19 dua Cedar Creek Apartments was 14 percent lower than the per-unit gap financing required for the higher density 26.8 dua Forester Square Apartments. Therefore, based on the recent experience of two affordable housing developers, it can be concluded that it is feasible to construct lower income housing in Santee in zones that allow up to 22 dua, including the R-14 and R-22-TC zones.

A 2012 study of affordable housing projects in San Diego County constructed since 2009 provides additional evidence that constructing affordable housing is feasible at densities less than 22 units per acre.[2] The report found that "surface parked garden style apartments were found to generate the lowest financing gap" when compared to lower density townhomes and higher density stacked flats. The overall median density of projects included in the study was 22.1 dua and the report identified four garden-style apartment projects constructed at less than 22 dua, including one that achieved 21.6 dua in Lakeside, which is an unincorporated community that borders Santee on the east.

LOT CONSOLIDATION INCENTIVES

Approximately 45 percent of the acreage identified in **Appendix C, Sites Inventory**, and zoned for multifamily uses consists of parcels that are smaller than one-acre in size. All of these parcels are identified as suitable to accommodate moderate income households; however, affordability for lower income households may achieved through lot assemblage and consolidation. In recent years, existing zoning and development standards have enabled developers to assemble and consolidate smaller underutilized parcels to facilitate the construction of multifamily housing. The Cedar Creek and Forester Square apartments involved the consolidation and redevelopment of smaller parcels previously occupied by single-family homes to provide lower income housing and the Las Brisas development (currently under construction) involved the consolidation of parcels that included a single-family dwelling and an auto repair and vehicle storage yard to provide market-rate townhomes. Notwithstanding this successful track record, the City acknowledges that market forces and dwindling federal, State, regional, and local resources may

[2] "County of San Diego Housing Element Update, Housing Resources" prepared by Keyser Marston Associates, December 7, 2012.

make similar consolidation more difficult in the future. In response, this Housing Element update includes a new program to amend the TCSP and update the Zoning Ordinance to offer incentives to developers who acquire and propose consolidation of smaller parcels to provide well-planned and high quality residential developments (**Section 6, Program 13**). Specific incentives to be considered include alternative parking options (e.g., tandem, shared, and off-site parking) and graduated density bonuses (e.g., density bonuses proportional to the number of lots and total area consolidated).

4. INFRASTRUCTURE AVAILABILITY

As discussed in details in the **Section 3, Housing Constraints**, no significant public service or infrastructure constraints have been identified. Public infrastructure improvements required of new developments, impact fees, and planned city improvements of facilities help ensure that services and facilities are available to both current and future residents. Parks, schools, emergency services facilities, and other public facilities are also extended in this manner. All vacant and redevelopable sites identified in **Appendix C, Sites Inventory**, as suitable for lower and moderate income households can be readily served by existing infrastructure and services. Substantial new infrastructure would need to be built to serve the Fanita Ranch property; however, provision for infrastructure required to serve future development on the property is assured by conditions of project approval.

5. ADEQUACY OF SITES TO MEET REGIONAL FAIR SHARE ALLOCATION

Table 4-5 summarizes the City's accommodation of the RHNA for all income groups during the planning period. After accounting for development credits and the realistic capacity of vacant and underutilized sites, the City has identified surplus capacity of at least 278 units for the planning period, including a minimum surplus of 19 very low income units, 35 low income unit, 51 moderate income units, and 173 above moderate income units.

Table 4-5
Adequacy of Vacant Sites to Accommodate RHNA

Income Level	RHNA	Credits	Remaining RHNA	Sites Inventory Capacity	Surplus
Very Low (<50% AMI)	914	15	899	918	+19
Low (51-80% AMI)	694	75	619	654	+35
Moderate (81%-120% AMI)	642	35	607	658	+51
Above Moderate (>120% AMI)	1,410	188	1,222	1,395	+173
Total	**3,660**	**313**	**3,347**	**3,625**	**+278**

B. Financial Resources

The City of Santee has access to several federal and local resources to achieve its housing and community development goals. Specific funding sources will be utilized based on the eligibility and requirements of each project or program. The City leverages, to the maximum extent feasible, local funds with federal and State funds in meeting its housing and community development objectives. With the State's dissolution of the redevelopment agencies in early 2012, the City's primary resources to address housing and community development needs are now from federal CDBG and HOME funds. In addition, the City works closely with the County and other service providers in funding collaborations (**Section 6, Program 11**).

1. Community Development Block Grant (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides monies to cities to undertake certain kinds of community development and housing activities.

Activities proposed by the City must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of lower income (<80 percent AMI). Each activity must meet one of the three broad national objectives of:

- Benefit to lower income families
- Aid in the prevention of elimination of slums or blight
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community

Santee's CDBG funding allocation has declined steadily in recent years. The City's current allocation is approximately $280,000 annually. A portion of these funds are frequently used to assist non-profit organizations that provide home improvement and repair services to lower income households (**Section 6, Program 3**). CDBG funds are also used to fund supportive services for the homeless (**Section 6, Program 11**).

2. HOME Investment Partnership Act (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for lower income households (<80 percent of AMI). The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households, including:

- Building acquisition
- New construction and reconstruction

- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental Assistance

Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: 1) used for activities that target lower income families; and 2) matched 25 percent by non-federal funding sources.

HOME program funding allocated to Santee has declined steadily in recent years. The current annual allocation is approximately $170,000 annually. The City uses HOME funds to provide downpayment and closing cost assistance to first-time lower and moderate income homebuyers (**Section 6, Program 7**).

3. HOUSING CHOICE VOUCHER ASSISTANCE

In the course of the Housing Element cycle, the City has participated in the Housing Choice Voucher program, which extends rental subsidies to very low income (up to 50 percent of AMI) family and seniors who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to the recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

The City of Santee contracts with the San Diego County Housing Authority to administer the Housing Choice Voucher Program (**Section 6, Program 5**). According to the Housing Authority, approximately 344 households received assistance through the program as of June 30, 2012. Among voucher recipients, 133 were seniors (39 percent), 165 were small families with fewer than five members (48 percent), and 46 were large families with five or more persons (13 percent). As of June 30, 2012, 1,122 Santee residents were on the County's waiting list for vouchers.

C. Administrative Resources

A variety of public and private sector organizations have been involved in housing and community development activities in Santee. These agencies are involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

1. CITY OF SANTEE DEPARTMENT OF DEVELOPMENT SERVICES

The Department of Development provides housing and community development services to residents, developers, and others interested in housing issues. The Division is responsible for the development of the City's HUD Consolidated Five-Year and Annual Action Plans for the expenditure of Community Planning and Development (CPD) funds, including CDBG and HOME. The Department is also responsible for ensuring the implementation of the City's housing programs.

2. SAN DIEGO COUNTY HOUSING AUTHORITY

The San Diego County Housing Authority coordinates and administers Housing Choice Voucher Program rental assistance on behalf of the City of Santee. According to the Authority, approximately 344 households received assistance through the program as of September 2012.

3. NONPROFIT ORGANIZATIONS

The City of Santee works with a number of nonprofit organizations to provide affordable housing and supportive services to residents in need. These include, but are not limited to, the following organizations.

WAKELAND DEVELOPMENT CORPORATION

Wakeland Development Corporation is the developer of the 44-unit affordable Forester Square Apartments, which are currently under construction. Wakeland has developed, acquired and rehabilitated over 5,700 units of affordable housing, in communities in San Diego County and throughout California. Wakeland utilizes federal, state and local funding resources including tax exempt bonds and tax credits and leverages other funds from the private and public sectors to provide affordable housing.

LUTHERAN SOCIAL SERVICES

The Lutheran Social Services organization implements a Caring Neighbors Minor Home Repair Program. The program provides lower income households with minor home repair services. Examples of home improvement and repair include the installation of home security devices, in-home ADA improvements, weatherproofing, etc. The City has provided CDBG funds for this program in recent years.

CRISIS HOUSE

Crisis House provides case homeless prevention and intervention services to meet the immediate needs of the homeless and near-homeless in Santee. Immediate need includes the provision of food, temporary shelter, health care, and other social services. The City has provided CDBG funds for this program in recent years.

CENTER FOR COMMUNITY SOLUTIONS

Project Safehouse, run by the Center for Community Solutions, provides emergency shelter and transitional housing for women and children who are victims of domestic violence. The City has provided CDBG funds for this program in recent years.

CENTER FOR SOCIAL ADVOCACY

The Center for Social Advocacy promotes housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, or disability. The Center also provides tenant/landlord mediation services. The City has provided CDBG funds for this program in recent years.

SANTEE MINISTERIAL COUNCIL

The Santee Ministerial Council operates the Santee Food Bank, which provides emergency food supplies and assistance for needy extremely low income individuals and households, including the homeless. The City has provided CDBG funds for this program in recent years.

D. Energy Conservation Opportunities

The primary uses of energy in urban areas are for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the housing planning period.

1. STATE REGULATIONS

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The City implements Title 24 requirements through Title 15, Building and Construction, of the Municipal Code. Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

2. STATE AND FEDERAL PROGRAMS

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP) and Energy Low Income Weatherization Assistance Program (DOE-LIWAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences. DOE-LIWAP provides installation and weatherization measures that increase energy efficiency of existing residential and multi-family dwellings occupied by lower income persons. Eligible weatherization services include a wide variety of energy efficiency measures that encompass the building envelope, its heating and cooling systems, its electrical system, and electricity consuming appliances. In San Diego County, the energy service provider is Campesinos Unidos, Inc.

3. CITY OF SANTEE INITIATIVES

The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency (**Section 6, Program 1**). Specifically, the City encourages the use of energy conservation devices such as low flush toilets and weatherization improvements in new development. The City also promotes design concepts that utilize technological advances in the application of alternative energy sources which make the use of the natural climate to increase energy efficiency and reduce housing costs.

4. PRIVATE SECTOR PROGRAMS

The following private sector energy conservation programs are available to housing developers and Santee residents:

- **California Alternative Rates for Energy (CARE):** Lower-income customers enrolled in the CARE program receive a 20 percent discount on their electric and natural gas bills and are not billed in higher rate tiers that were created for San Diego Gas & Electric (SDG&E). CARE is funded through a rate surcharge paid by all other utility customers.

- **Energy Assistance Program Rate (EAPR):** Includes a one-year electric rate reduction home energy audit, free compact fluorescent lights, and replacement of inefficient refrigerators. Income qualification and enrollment by Red Cross.

- **Family Electric Rate Assistance Program (FERA):** This program was developed for families whose household income slightly exceeds the threshold for assistance in other

energy program allowances. Qualifying households have some of their electricity usage billed at a lower rate.

- **Low Income Energy Efficiency Program (LIEE):** The LIEE program provides no-cost weatherization services to lower income households who meet the CARE guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelop repairs that reduce air infiltration.

- **Residential Energy Standards Training:** SDG&E offers seminars on energy efficiency compliance best practices. Architects, designers, builders, engineers, energy consultants, HVAC contractors, building department inspectors, and plan checkers are encouraged to learn about new technologies that improve energy efficiency and reduce the cost of complying with evolving State energy standards.

- **Lighting Turn-In Program:** Through this program, SDG&E replaces resident's incandescent bulbs with more energy-efficient compact fluorescent bulbs (CFLs) free of charge. Residents can access the program via community events that are held throughout SDG&E's service area and coordinated through an extensive network of community organizations and government agencies.

- **Rebate Program:** SDG&E offers rebates for single-family and multifamily dwelling units for certain improvements in their units that lead to greater energy efficiency. These improvements include purchase and installation of insulation, energy efficient appliances, and the replacement of old light bulbs with Energy Star light bulbs.

Section 5
Evaluation of Accomplishments under Adopted Housing Element

Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

This section documents the City's achievements under the 2005-2012 Housing Element with respect to the actions and objectives contained therein. This section describes the relative success of the City's efforts to implement the 2005 programs, and contains recommendations for program retention, revision, deletion or addition to address current and projected needs and state requirements between 2013 and 2020. **Table 5-1** starting on page 5-2 lists these housing programs and provides a summary of accomplishments during the 2005-2012 Housing Element cycle. **Table 5-2** on page 5-11 presents quantified accomplishments during this period.

For the 2005-2012 Housing Element cycle, the City elected to pursue certification of the Housing Element through the State Department of Housing and Community Development (HCD). The City will be seeking HCD certification again in this cycle.

Table 5-1 Summary of Program Accomplishments 2005 through 2012		
Program (2005-2012)	**Objectives**	**Evaluation and Continued Appropriateness for 2013-2021 Housing Element**
1. Code Enforcement	Continue to implement the applicable sections of the Santee Municipal Code, the 2001 California Building Code and Uniform Housing Code through County contract.	The City adopted the 2010 California Building Code in 2011. The Department of Development Services' Code Enforcement Division implemented the Municipal Code, the 2001/2010 California Building Code and the Uniform Housing Code through County contract, by issuing notices of violations and fines for all violations the City is aware of. The City of Santee actively pursues reported code violations in the City. From 2005 to 2012, the Code Compliance Division conducted 15,928 inspections and resolved 5,594 violations. During the 2005-2012 period, 129 cases were referred to the City Attorney's office. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.
2. Condominium Conversion Regulations	Assess the impact to the existing multifamily rental stock through ongoing implementation of condominium conversion regulations.	On May 10, 2006 the City Council approved a tentative map to convert 160 rental units at the Sunridge Apartment complex to condominiums pursuant to the City's condominium conversion ordinance and the Housing Element. On March 14, 2007 the City Council adopted an amendment to the condominium conversion ordinance that: 1) limits the number of rental units that can be converted to 50 percent of the yearly average of apartment units constructed in the previous two fiscal years; 2) increases the amount of rental assistance from one month to three months; and 3) requires fire and aesthetic-related improvements as conditions of approval. Since adoption of the ordinance in 2007, the housing market has collapsed and the lending industry has tightened the underwriting criteria for mortgage financing, making home purchase difficult. Therefore, no conversion has occurred since 2007. *Continued Appropriateness:* Rental housing is an important source of affordable housing in the City. The City will continue its Condominium Conversion Ordinance to maintain its apartment housing stock. However, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding condominium conversion.
3. Mobile Home Conversion Regulations	Assess the impact of the loss of affordable housing opportunities through implementation of mobile home conversion regulations.	No mobile home conversions occurred during the 2005-2012 Housing Element Cycle. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.

Table 5-1
Summary of Program Accomplishments 2005 through 2012

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
4. Neighborhood Preservation Loan Program	Provide 10 rehabilitation loans to lower income residents per year.	The City provided 32 rehabilitation loans from 2005 to 2011. The program was discontinued in 2012 due to Redevelopment Agency dissolution. *Continued Appropriateness: Continued Appropriateness:* With dissolution of the Redevelopment Agency in 2012, this program is no longer feasible and will not be continued in the 2013-2021 Housing Element.
5. Minor Home Improvement Loans	Assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.	The City has contracted with Lutheran Social Services' Caring Neighbors program to provide this service to Santee seniors. 152 seniors were assisted through this program from 2005-2012. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.
6. Acquisition and Rehabilitation Assistance	Assist in the acquisition and rehabilitation of 50 multifamily rental units that will be offered at prices affordable to very low income renters.	No units were acquired or rehabilitated during 2005-2012. *Continued Appropriateness:* With dissolution of the Redevelopment Agency in 2012, this program is no longer feasible and will not be continued in the 2013-2021 Housing Element.
7. Conservation of Existing and Future Affordable Units	Monitor the status of the 230 at-risk units at Carlton Country Club Villas and Rammton Arms. The City of Santee will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock.	In March 2007, the City sent a letter to all agencies participating in the State's Opportunity to Purchase and Right of First Refusal Program to assess their interest in acquiring and managing at-risk properties. At this time, the owners of the Rammton Arms Apartments elected not to renew their annual Section 8 contract which expired 12/31/11. As a result, 109 affordable units converted to market rate. Rammton Arms provided notice of intent to convert to the City; however, with the understanding that approximately 100 residents with Housing Choice vouchers would remain in their units, the City unknowingly missed the requirement to notify qualified entities interested in acquiring at-risk units. In the future, regardless of tenancy status, the City remains committed to working with qualified entities to acquire at-risk units. City staff has been more proactive in the 2013-2021 Housing Element Cycle, identifying two at-risk properties and providing owner contact information to interested parties far in advance of their forecasted conversion dates. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.

Table 5-1 Summary of Program Accomplishments 2005 through 2012		
Program (2005-2012)	**Objectives**	**Evaluation and Continued Appropriateness for 2013-2021 Housing Element**
8. Housing Choice Voucher Program	Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and support the County Housing Authority's applications for additional voucher allocations. Continue to support the County's efforts to maintain and expand voucher use in the City.	An average of 276 households per year received Housing Choice Vouchers during the 2005 to 2012 period, with the highest single year being 2012 with 344 vouchers offered. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.
9. Mobile Home Rental Assistance	Assist approximately 250 extremely low and very low income senior home owners in mobile home parks per year.	The program assisted an average of 225 seniors per year during the planning period. It did meet its goal of 250 in 2011. This program was discontinued in 2012 due to Redevelopment Agency dissolution. *Continued Appropriateness:* With dissolution of the Redevelopment Agency in 2012, this program is no longer feasible and will not be continued in the 2013-2021 Housing Element.
10. Mobile Home Park Assistance Program	Circulate fliers on financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.	No parks were converted during the 2005-2012 period. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.
11. First Time Homebuyer Program	Assist 50 lower income households with down payment and closing cost assistance (10 at <50 percent AMI and 40 at 51-80 percent AMI). Evaluate program through the Consolidated Plan Annual Reporting process.	The program did not meet its goal of 50 homebuyers assisted; however, the City was able to originate 12 loans during the 2005-2011 period. No loans were issued in 2012 due to housing market performance. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.

Table 5-1 Summary of Program Accomplishments 2005 through 2012		
Program (2005-2012)	**Objectives**	**Evaluation and Continued Appropriateness for 2013-2021 Housing Element**
12. Manufactured Home Fair Practices Program	Assist approximately 1,500 mobile home owners in the regulation of short-term space leases in mobile home parks and providing staff support to the Manufactured Fair Practices Commission, which holds quarterly meetings.	The Manufactured Home Fair Practices Commission met at least quarterly during the 2005-2012 period to hear comments from park residents and owners and provide direction to staff. Through the City Attorney's office, the City defended or initiated many lawsuits to uphold the requirements of the Manufactured Home Rent Stabilization Program during the planning period. To date, all of the City's efforts to maintain the rent control system have been successful. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element; however, the former funding source has been eliminated. With dissolution of the Redevelopment Agency in 2012, the LMIHF is no longer available as a funding source.

Table 5-1 Summary of Program Accomplishments 2005 through 2012		
Program (2005-2012)	**Objectives**	**Evaluation and Continued Appropriateness for 2013-2021 Housing Element**
13. Collaboration with Affordable Housing Developers	Maintain contact information for affordable housing developers for the purposes of soliciting their involvement in development projects in Santee. Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of housing for lower-income households, especially housing for extremely low income households, with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions identified in Program 18 – regulatory concessions. Collaborate with five developers of affordable housing over the planning period to facilitate the construction of 80 affordable units over the planning period (10 extremely low-income, 20 very low-income, 25 low-income, and 25 moderate-income units).	88 very low and low income units in two affordable housing developments were given funding assistance by the City during the planning period. 46 were constructed during the planning period, and the other 42 were issued permits in 2012 and are currently under construction. As developers approach the City with inquiries, they are provided information on development opportunities, available assistance, and incentives. *Continued Appropriateness:* The City will continue to work with qualified affordable housing developers; this program is included in the 2013-2021 Housing Element as part of the City's overall program to facilitate affordable housing development; however, with the dissolution of the Redevelopment Agency, the City's ability to offer direct financial contribution to the development of affordable is extremely limited due to elimination of the LMIHF.
14. Supportive Services	Assist 33 persons with temporary shelter and supportive services over the five-year planning period.	The City has contracted with Crisis House to provide a Homeless Prevention and Intervention program. An average of 524 people per year were assisted through this program from 2005-2012. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.

Table 5-1
Summary of Program Accomplishments 2005 through 2012

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
15. Santee Redevelopment Project	Continue to maximize creation and expansion of affordable housing opportunities through use of redevelopment set-aside funds to leverage other affordable housing resources. Partner with at least one affordable housing developer within the planning period to provide new affordable multifamily rental apartments in Santee. Encourage affordable housing developers to provide housing affordable to extremely low income households.	88 very low and low income units were in two affordable housing developments were given funding assistance by the City during the 2005-2012 period. 46 were constructed during the planning period, and the other 42 were issued permits in 2012 and are currently under construction. Redevelopment set-aside funds are no longer available for future projects in the City as of February 1, 2012, when the 2011 Budget Act took effect. *Continued Appropriateness:* This program has been eliminated.
16: San Diego County Regional Mortgage Credit Certificate Program	Facilitate the provision of five MCCs annually (2 at <80 percent AMI and 3 at 80-120 percent AMI). Continue to promote the MCC program by notifying eligible applicants to other City programs and providing information on the City's website.	The City participated in and promoted the MCC program. During the 2005-2012 planning period, 41 Santee residents received MCCs. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.
17. Inventory of Available Sites	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.	An inventory of available sites for residential development is maintained by the San Diego Association of Governments (SANDAG) and is available to prospective residential developers by City staff upon request. In addition, staff has answered multiple requests from developers interested in pursuing affordable housing opportunities within the City. *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.

Table 5-1
Summary of Program Accomplishments 2005 through 2012

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
18. Regulatory Concessions and Incentives for Affordable and Senior Housing	Assist developers on a case-by-case basis in the construction of affordable housing through application of Municipal Code Chapter 17.26.	The City approved two density bonus projects within the planning period. The Cedar Creek development was completed in 2010 and benefited from a density bonus and parking reductions. The Forester Square project, which is currently under construction, received a density bonus, parking reduction, and setback modification. *Continued Appropriateness:* The City will continue implementing its density bonus ordinance; however, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding density bonuses and the available concessions/incentives are referenced in an overall program to facilitate the construction of affordable and senior housing.
19. Housing for Persons with Disabilities	Reasonably accommodate the housing needs of persons with disabilities on a case-by-case basis.	The City updated the Zoning Ordinance in January 2013 to include a ministerial reasonable accommodation procedure pursuant to SB 520 and consistent with HCD's model ordinance. Two reasonable accommodation requests were received within the 2005-2012 period and both were granted. *Continued Appropriateness:* The City will continue implementing its reasonable accommodation ordinance; however, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding reasonable accommodation for persons with disabilities.
20. Transitional Housing	Revise the Zoning Ordinance to permit transitional housing.	The City revised the Zoning Ordinance in January 2013 to permit transitional housing in all residential zones pursuant to SB2. *Continued Appropriateness:* The City is now compliant with SB2. This program is not included in the 2013-2021 Housing Element.

Table 5-1 Summary of Program Accomplishments 2005 through 2012		
Program (2005-2012)	**Objectives**	**Evaluation and Continued Appropriateness for 2013-2021 Housing Element**
21. Emergency Shelters	Collaborate with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergency shelters.	While the City remains open to this collaboration, the merit of such an agreement has not yet been formally explored. The City revised the Zoning Ordinance in January 2013 to permit emergency shelters subject to ministerial review in the IG zone pursuant to SB2. *Continued Appropriateness:* The City is now compliant with SB2. The City will continue collaborating with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergency shelters; however, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding a collaborative approach to the provision of emergency shelters.
22. Single Room Occupancy (SRO) Units	Revise the Zoning Ordinance to define and conditionally permit SROs within multifamily residential zones.	The Zoning Ordinance was revised in January 2013 to permit SRO buildings in all multifamily residential zones by right. *Continued Appropriateness:* The program objectives have been accomplished and therefore the program is not included in the 2013-2021 Housing Element.
23. Supportive Housing	Revise the Zoning Ordinance to define and permit supportive housing	The Zoning Ordinance was revised in January 2013 to permit supportive housing in all residential zones. *Continued Appropriateness:* The City is now compliant with SB2. This program is not included in the 2013-2021 Housing Element.
24. Refined Development Review Permit Ordinance Language	Reduce ambiguity and increase development certainty by revising Development Review Permit requirements.	The Zoning Ordinance was revised in January 2013 to reduce ambiguity in the Development Review Permit Requirements. *Continued Appropriateness:* The program objectives have been accomplished and therefore the program is not included in the 2013-2021 Housing Element.

Table 5-1 Summary of Program Accomplishments 2005 through 2012		
Program (2005-2012)	**Objectives**	**Evaluation and Continued Appropriateness for 2013-2021 Housing Element**
25: Equal Housing Opportunity Services	Continue to contract with a fair housing service provider to provide fair housing services to residents of Santee over the five-year planning period. Implement recommendations of the Regional "Assessment of Impediments to Fair Housing" (AI). Participate in regional efforts to update the AI every five years. Provide link on City website providing information about fair housing services.	The City contracted with Heartland Human Relations (2005) and the Center for Social Advocacy (2006-2012) to provide fair housing services during the planning period. These agencies assisted 437 residents with fair housing and/or tenant-landlord disputes. The City also participated in the 2005-2010 and 2010-2015 updates of the San Diego County Regional AI. No City-specific impediments were identified in the 2005-2010 AI and the City revised the Zoning Ordinance in January 2013 to remove potential impediments related to SB2 and AB2634 compliance identified in the 2010-2015 AI. The City established a link on the City's website providing information about fair housing services: http://www.ci.santee.ca.us/Index.aspx?page=393 *Continued Appropriateness:* This program is included in the 2013-2021 Housing Element.

Table 5-2
Housing Element Accomplishments
Calendar Years 2005 through 2012

Housing Assistance Type	Objectives	2005	2006	2007	2008	2009	2010	2011	2012	Accomplishments
Housing Units Constructed										
Extremely Low Income <30% AMI	134	0	0	0	0	0	5	0	2	7
Very Low Income 30-50% AMI	183	0	0	0	0	0	5	0	3	8
Low-Income 50-80% AMI	241	0	0	0	0	0	41	0	38	79
Moderate Income 80-120% AMI	261	0	0	0	3	1	53	7	20	77
Upper Income +120% AMI	562	286	86	258	157	152	63	153	20	1022
Total	1381	286	86	258	160	153	167	160	83	1353
Housing Units Conserved										
Section 8 At-Risk	230	230	230	230	230	230	230	230	121	121
Housing Units Rehabilitated										
Rehabilitation Loans	25	10	0	0	0	0	0	0	0	10
Rental Assistance										
Housing Choice Vouchers	200/yr	263	237	251	259	289	270	282	344	274

Section 6
Housing Plan

This section of the Housing Element contains objectives, policies, and programs the City will implement to address a number of important housing-related issues and achieve the Santee's overarching housing goal, which states:

> *Ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities and to encourage a variety of individual choices of tenure, type, and location of housing throughout the community.*

The section contains quantified (numerical) objectives for housing construction, rehabilitation, and the preservation of affordable housing, with a program of actions that:

- Provides regulatory concessions and incentives and uses local, federal, and state financing and subsidy programs to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of housing types for all income levels;
- Assists in the development of adequate housing to meet the needs of lower and moderate income households, including extremely low income households;
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserves assisted housing developments for lower income households.

The Department of Development Services staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report is prepared and provided to the City Council, California Office of Planning and Research, and California Department of Housing and Community Development. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

A. Quantified Objectives

The City of Santee proposes the following objectives for the 2013-2021 Housing Element:

Table 6-1
Quantified Housing Objectives: 2013-2021

	RHNA[1]	New Construction	Rehabi-litation	Conservation/ Preservation	Rental Assistance	Home Purchase Assistance[2]	Other Assistance[3]
Extremely Low Income	457	2	4	15	850	2	785
Very Low Income	457	5	12	46	1,550	8	950
Low Income	694	35	64	248	0	34	350
Moderate Income	642	20	0	0	0	16	255
Above Moderate Income	1,410	1,000	0	0	0	0	0
Total	3,660	1,085	80	309	2,400	60	2,700

Notes:

(1) Pursuant to AB 2634, the City must estimate the portion of the RHNA for very low income households that qualify as extremely low income. The City may use Census data to estimate the proportion of extremely low income households or to apply a 50 percent split. Assuming an even split, the City's RHNA allocation of 914 very low income units may be divided into 457 very low and 457 extremely low income units. For purposes of identifying adequate sites for the RHNA, however, no separate density threshold is established for extremely low income units.

(2) Participants in the City's first-time homebuyer program (Program 8) may also receive assistance from the MCC program (Program 9). Therefore, the quantified objectives in this table assume some degree of overlap.

(3) "Other Assistance" includes residents assisted through the Manufactured Home Fair Practices Program (Program 10), Supportive Services (Program 12), and Equal Housing Opportunity Services (Program 16). Income data for residents assisted under these programs are not reported.

B. Objectives, Policies, and Programs

The objectives and policies contained in the Housing Element address Santee's housing needs and are implemented through a series of housing programs offered by the City. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The objectives, policies, and programs are structured to address the following issue areas outlined the State law:

- Conserving and Improving the Condition of the Existing Housing Stock
- Assisting in the Development of Affordable Housing Opportunities
- Providing Adequate Sites to Achieve a Variety of Housing Types and Densities
- Removing Governmental Constraints as Applicable
- Promoting Equal Housing Opportunity

1. PRESERVING, CONSERVING, AND IMPROVING THE EXISTING HOUSING STOCK

While most of Santee's housing stock is in good condition, a large proportion of the City's housing is nearing or has already exceeded 30 years of age, indicating the need for continued maintenance to prevent widespread housing deterioration. Specifically, more than four out of every five existing housing units in Santee will be older than 30 years and of sufficient age to be susceptible to deterioration, requiring maintenance or rehabilitation by the end of this planning period (2021). Other housing conservation needs of the City include existing affordable housing stock and rental units at-risk of converting to market-rents or condominiums, and the Housing Choice Voucher Program.

Objective 1.0: Conserve and improve the condition of the existing housing stock.

Policy 1.1: Advocate the rehabilitation of substandard residential properties by homeowners and property owners.

Policy 1.2: Continue to offer a residential rehabilitation program, which provides financial and technical assistance to lower income property owners to enable correction of housing deficiencies that could not otherwise be undertaken.

Policy 1.3: Focus rehabilitation assistance to create substantive neighborhood improvement and stimulate additional unassisted improvement efforts.

Policy 1.4: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in Santee.

Policy 1.5: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality. Educate property owners regarding existing resources for residential rehabilitation.

Policy 1.6: Track and maintain statistics annually for housing units in need of rehabilitation or replacement.

Objective 2.0: Preserve existing affordable housing options in Santee.

Policy 2.1: Monitor the status of at-risk multifamily rental housing units, work with potential purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.

Policy 2.2: Encourage the retention of existing, viable mobile home parks, which are economically and physically sound.

Policy 2.3: Regulate the conversion of existing multifamily rental properties to condominiums through application of Santee's Condominium Conversion Ordinance.

Policy 2.4: Continue to support existing County and City rental assistance programs.

Program 1: Code Enforcement

Title 25 of the California Administrative Code (Mobilehome Parks Act)

Chapter 2 of Title 25 is the Mobilehome Parks Act. Article 10 of Chapter 2 deals with the maintenance, use and occupancy requirements of mobilehome parks. The purpose of this article is to implement, interpret and make specific the requirements of the Health and Safety Code as it pertains to mobilehome parks. The condition of mobile homes in Santee as well as the abatement of substandard conditions is regulated by Chapter 2 of Title 25. The provisions of Article 10 are implemented on an ongoing basis in Santee. The enforcement agency is the State Department of Housing and Community Development.

Uniform Administrative Code

The City adopted and implements the Uniform Administrative Code, 1997 edition. The abatement of substandard housing conditions in the City has relied upon the requirements of the Uniform Administrative Code, and the City's zoning laws governing property maintenance. The Uniform Administrative Code requirements relate principally to substandard structural conditions. These conditions are described in the "unsafe buildings" section of the Code. Implementation of these provisions of the Codes for purposes of assuring housing quality is accomplished on an ongoing basis.

Uniform Housing Code

The Uniform Housing Code is enforced through the County Health Department, at the request of tenants who believe that their rental property is in violation of the Uniform Housing Code. The most common violations reported are leaking roofs, lack of heat, electrical and plumbing problems. The County enforces State Housing Law pertaining to sanitation, ventilation, use or occupancy of apartment complexes, as well as hotels.

The provisions of the Uniform Housing Code relate only to existing dwellings and do not affect new construction. Adoption of the 1994 Uniform Code for Abatement of Dangerous Buildings and 2010 California Building Code expands the City's direct involvement in the abatement of a wide range of substandard housing conditions, and to achieve abatement through established procedures.

The City of Santee actively pursues reported code violations in the City. When code violations are unable to be resolved through voluntary compliance or through the nuisance abatement procedure or through the Administrative Citation process, the City refers such cases to the City Attorney for prosecution. The City Attorney's office may seek injunctions, receivership and civil lawsuits to achieve compliance with City codes.

Responsible Agency:	City of Santee Department of Development Services
Financing:	Department budget
2013-2021 Objectives:	Continue to implement the applicable sections of the Santee Municipal Code, the 2010 California Building Code and Uniform Housing Code through County contract.
Timeframe:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 2: Mobile Home Conversion Regulations

Conversion regulations for mobile homes are contained in both Section 16.20.020 of the City Subdivision Ordinance and Section 17.22.030(D) of the Zoning Ordinance. The City Zoning Ordinance, through the Mobile Home Park Overlay District, regulates the rezoning of existing mobile home parks. Rezoning applications for property containing an existing mobile home park and zoned for such use must satisfy several requirements and standards.

When considering a Conditional Use Permit for conversion to a different use, the City Council shall ensure that applicants have satisfied the requirements of Sections 65863.7 ("Report of impact on conversion of mobile home park to another use") and 65863.8 ("Verification of notification by applicant for conversion of mobile home park to another use") of the California Government Code. These provisions assure that mobile home park occupants are afforded some protection if an existing facility is to be rezoned for another use.

Responsible Agency:	City of Santee Department of Development Services
Financing:	Mobile home conversion fees
2013-2021 Objectives:	Assess the impact of the loss of affordable housing opportunities through implementation of mobile home conversion regulations.
Timeframe:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 3: Minor Home Improvement Loans

The City has used CDBG funds to assist organizations that provide home improvement and repair services to lower income households. Examples of home improvement and repair include the installation of home security devices and minor home repair such as in-home ADA improvements, weatherproofing, etc.

Responsible Agency:	City of Santee Department of Development Services
Financing:	CDBG
2013-2021 Objectives:	Assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.
Timeframe:	Annual allocation of CDBG funds through the HUD Action Plan process, and annual monitoring and reporting through the HUD CAPER process throughout the planning period.

Program 4: Conservation of Existing and Future Affordable Units

As of January 2013, 309 units were at risk of converting to market rate rents. Of these units, 121 were within the Carlton Country Club Villas, while the Woodglen Vista Apartments had 188 at-risk units (see Table 2-20 on page 2-27). Neither property has provided notice of intent to convert to market rate. In November 2012, the City sent a letter to all agencies participating in the State's Opportunity to Purchase and Right of First Refusal Program to assess their interest in acquiring and managing at-risk properties. There were several responses. In January 2013, those who responded were given contact information for the owners of the two properties at risk during the planning period.

Responsible Agency: City of Santee Department of Development Services; U.S. Department of Housing and Urban Development (HUD); and San Diego County Housing Authority.

Financing: Section 8 vouchers, other funding sources as available

2013-2021 Objectives: Monitor the status of the 309 at-risk units at Carlton Country Club Villas and Woodglen Vista. The City of Santee will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock:

- Monitor Units at Risk: Monitor the status of Carlton Country Club Villas and Woodlen Vista since they may lose their subsidies due to discontinuation of the Section 8 program at the federal level or opting out by the property owner.

- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.

- Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.

- Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at-risk" units to obtain these Section 8 vouchers through the San Diego County Housing Authority.

Timeframe: Ongoing implementation and annual monitoring and reporting throughout the planning period. Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasersusing HCD's current list of Qualified Entities (http://www.hcd.ca.gov/hpd/hrc/tech/presrv/), educate tenants of their rights, and assist tenants to obtain rental assistance in accordance with this program.

Program 5: Housing Choice Voucher Program

The Housing Choice Voucher Program extends rental subsidies to extremely low and very low income (up to 50 percent of AMI) families and seniors that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is provided to the recipients in the form of vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment. Cities may contract with the San Diego County Housing Authority to administer the Housing Choice Voucher Program. According to the Housing Authority, approximately 344 households received assistance through the program as of June 2012.

Responsible Agency: San Diego County Housing Authority
Financing: U.S. Department of Housing and Urban Development
2013-2021 Objectives: Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and assist approximately 2,400 extremely low and very low income households during the planning period. Promote the Housing Choice Vouchers program on City website. Support the County Housing Authority's applications for additional voucher allocations and efforts to maintain and expand voucher use in the City.
Timeframe: Ongoing implementation and annual monitoring throughout the planning period.

Program 6: Mobile Home Park Assistance Program

Administered through the California Department of Housing and Community Development (HCD), the Mobile Home Park Assistance Program (MPAP) provides financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership. Loans are made to lower income mobile home park residents or to organizations formed by park residents to own and/or operate their mobile home parks, thereby allowing residents to control their housing costs. Loans are limited to 50 percent of the purchase prices plus the conversion costs of the mobile home park and are awarded by the State on a competitive basis. Applications must be made by mobile home park residents who must form a resident organization with the local public entity as a co-applicant.

The City successfully co-sponsored one MPAP application in 1996. Residents of the Highlands Mobile Home Park on Mission Gorge Road formed a corporation and purchased a 30-year lease using State MPAP funds. The City assisted 29 lower-income residents by lending $8,500 each to purchase a share in the non-profit corporation. The City will continue to advertise the program's availability to mobile home park residents and will serve as co-applicant for interested resident organizations. The City's Zoning Ordinance, through the Mobile Home Park Overlay District, provides for a 50 percent reduction in project application fees as an incentive for the conversion of existing rental parks to resident-owned parks.

Responsible Agency:	City of Santee Department of Development Services
Financing:	Department budget
2013-2021 Objectives:	Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.
Timeframe:	Annual flier circulation and monitoring and reporting throughout the planning period.

2. Assisting in the Development of Affordable Housing Opportunities and Supportive Services

New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households, including extremely low income households. While a wide range of for-sale and rental housing options are available in Santee to above moderate and moderate income households, affordable options for lower income households are more limited (**Section 2, Community Profile**). Compounding the need for affordable rental housing in the City is the displacement of lower income tenants from multifamily housing to accommodate the extension of State Route 52 to Mission Gorge Road, completed in fall of 1998. The extension of SR 52 to SR 67 is estimated to have displaced approximately 118 single-family dwelling units, 310 multifamily dwelling units, and 229 mobile home units, for a total of 657 dwelling units. CalTrans maintains responsibility for mitigation through relocation assistance. Where there is a need for affordable housing, often there is also a need for supportive services for lower income households, including extremely low income households. The following Objectives, Policies, and Programs intend to address the overall need for affordable housing and supportive services in Santee.

Objective 3.0: Expand affordable housing options within Santee.

Policy 3.1: Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of affordable housing.

Policy 3.2: Encourage the use of energy conservation devices such as low flush toilets and weatherization improvements. Promote design concepts that utilize technological advances in the application of alternative energy sources which make the use of the natural climate to increase energy efficiency and reduce housing costs.

Policy 3.3: Encourage the use of favorable home purchasing techniques, such as shared equity and limited equity cooperatives, as might become available through public and private agencies and institutions.

Policy 3.4: Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.

Objective 4.0: Provide housing support services to address the needs of the City of Santee's lower and moderate income residents, including extremely low income households.

Policy 4.1: Continue to support and actively market shared housing as an affordable housing option for seniors.

Policy 4.2: Continue to support and coordinate with social service providers and regional agencies to address the housing related needs of Santee residents, particularly those with special needs.

Policy 4.3: Coordinate with local social service providers to address the needs of the City's homeless population. Provide funding to groups providing shelter and other services to the homeless. Continue to participate in the Countywide homeless working group in preparing and implementing recommendations to the Board of Supervisors, the appointed bodies and municipalities regarding plans for providing emergency housing, halfway houses and homes with supervised care.

Program 7: First Time Homebuyer Program

Through this program, the City assists Santee first-time lower and moderate income homebuyers with down payment and closing cost assistance. This assistance functions similar to a "silent second" to the assisted household's primary home loan application.

Responsible Agency:	City of Santee Department of Development Services
Financing:	HOME and CalHome
2013-2021 Objectives:	Assist 40 lower income households with downpayment and closing cost assistance during the planning period (Seven at <50 percent AMI and 33 at 51-80 percent AMI). Evaluate program through the Consolidated Plan Annual Reporting process.
Timeframe:	Annual flier circulation and monitoring and reporting throughout the planning period.

Program 8: San Diego County Regional Mortgage Credit Certificate Program

Mortgage Credit Certificates (MCCs) are certificates issued to lower and moderate income first-time homebuyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City guarantee required. The City is a part of a coalition consisting of the County of San Diego and several other cities in providing MCCs to income-qualified first-time homebuyers. The coalition hires a consultant to administer the program and the City contributes to the administration costs. Participants in the City's first-time homebuyer program (**Program 7**) that meet the income requirements of the MCC program are referred by the City to the consultant.

Responsible Agency:	Regional Mortgage Credit Certificate Consortium
Financing:	Federal tax credits
2013-2021 Objectives:	Facilitate the provision of 24 MCCs during the planning period (eight at <80 percent AMI and 16 at 80-120 percent AMI). Continue to promote the MCC program by notifying eligible applicants to other City programs and providing information on the City's website.
Timeframe:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 9: Manufactured Home Fair Practices Program

The City regulates short-term space leases in mobile home parks and provides staff support to the Manufactured Fair Practices Commission, which holds quarterly meetings. The program requires significant financial resources in administration and legal defense of the Ordinance. Through the City Attorney's office, the City has defended or initiated many lawsuits to uphold the requirements of the Manufactured Home Rent Stabilization Program since 1998. To date, all of the City's efforts to maintain the rent control system have been successful.

Responsible Agency:	City of Santee Department of Development Services
Financing:	Mobilehome Park Assessment Fees
2013-2021 Objectives:	Assist approximately 1,200 mobile home owners.
Timeframe:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 10: Facilitate Affordable Housing Development

Dissolution of the City's Redevelopment Agency by the State in 2012 eliminated the Low and Moderate Income Housing Fund (LMIHF), formerly the City's primary mechanism for providing direct funding support of affordable housing development. Continuing reductions in federal funding of HUD programs such as CDBG and HOME will constrain the City's ability to offer committed funding assistance to future affordable housing even further. With limited funding, the City will rely on the following non-funding-related actions to encourage affordable housing production during the planning period:

- Collaborate with Affordable Housing Developers: Affordable housing developers work to develop, conserve and promote rental and ownership affordable housing. Particularly in relation to senior citizen housing, the affordable housing developer is often, but not always, a local organization interested in developing affordable housing. The affordable housing developer is often involved with what is called "assisted housing", where some type of government assistance (such as Section 8 or Tax Credits) is provided to the individual household to keep rents affordable. An affordable housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Element. The City will continue to collaborate with affordable housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus and lot consolidation).

- Regulatory Concessions and Incentives: The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. In a relatively small city like Santee, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives could include, but are not limited to, density bonuses, required parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards. For example, the City recently approved density bonuses and reduced parking for the Cedar Creek and Forester Square affordable housing developments. The City also modified a setback for the Forester Square development, pursuant to the density bonus ordinance. The City will also offer incentives to developers who acquire and consolidate smaller parcels for the purpose of providing well-planned and high quality residential development (**Program 13**).

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2013-2021 Objectives: Maintain contact information for affordable housing developers for the purposes of soliciting their involvement in development projects in Santee. Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of housing for lower income households, especially housing for extremely low income households, with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions. Collaborate with developers of affordable housing over the planning period to facilitate the construction of 62 affordable units over the planning period (Two extremely low income, five very low income, 35 low income, and 20 moderate income units).

Timeframe: Update list and contact information for affordable housing developers annually thereafter. Provide ongoing participation and assistance to interested affordable housing developers. Annual monitoring and reporting throughout the planning period.

Program 11: Supportive Services

The City assists homeless and other service providers in meeting the immediate needs of persons with special needs, including the homeless or near-homeless in Santee. Immediate need includes the provision of food, temporary shelter, health care, and other social services.

Responsible Agency: City of Santee Department of Development Services
Financing: CDBG
2013-2021 Objectives: Assist 1,000 persons with temporary shelter and supportive services during the planning period (400 meals for lower income seniors, case management for 200 lower income seniors, and temporary shelter, food, and clothing for 400 lower income individuals and families affected by domestic violence).
Timeframe: Annually review and allocate funds to service provider through the HUD Annual Plan process. Annual monitoring and reporting throughout the planning process.

3. Providing Adequate Sites to Achieve a Variety of Housing Types and Densities

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. This is an important function in both zoning and General Plan designations.

Objective 5.0 Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Santee residents to the maximum extent possible.

Policy 5.1: Provide a variety of residential development opportunities in the City, ranging in density from very low density estate homes to medium-high and high density development.

Policy 5.2: Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, including extremely low income households, as well as housing suitable for the disabled, the elderly, large families, and female-headed households.

Policy 5.3: Require that housing constructed expressly for lower and moderate income households not be concentrated in any single area of Santee.

Policy 5.4: Encourage developments of new housing units designated for the elderly and disabled persons to be in close proximity to public transportation and community services.

Policy 5.5: Ensure that all new housing development and redevelopment in Santee is properly phased in amount and geographic location so that City services and facilities can accommodate that growth.

Policy 5.6: Facilitate the consolidation of smaller parcels to encourage well-planned and high quality residential developments.

Policy 5.7: Ensure that sites in the Residential Sites Inventory are available during the planning period by overriding the Gillespie Field ALUCP as appropriate, and as necessary unless AB2292 downzoning findings can be made.

Program 12: Inventory of Available Sites

Santee's residential sites inventory consists of over 2,714 acres of developable land with the capacity to yield at least 3,625 new units during the planning period. These sites can accommodate Santee's RHNA for all income levels through 2021. To accommodate a portion of the City's remaining need lower and moderate income households, the City rezoned 14.57 acres from R-14 (14-22 dua) to R-22 (22-30 dua), 5.61 acres from General Commercial (GC) to R-22, and 4.60 acres from R-7 (7-14 dua) to R-14 in January 2013. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The parcel-by-parcel inventory located in **Appendix C, Sites Inventory,** of this Housing Element.

Responsible Agency:	City of Santee Department of Development Services
Financing:	Department budget
2013-2021 Objectives:	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.
Timeframe:	Ongoing implementation and annual monitoring and reporting throughout the planning period. .

Program 13: Lot Consolidation Incentives

Approximately 45 percent of the acreage identified in **Appendix C, Sites Inventory**, that is zoned for multifamily uses and consists of parcels that are smaller than one-acre in size. In recent years, existing zoning and development standards have enabled developers to assemble and consolidate smaller underutilized parcels to facilitate the construction of multifamily housing. The City acknowledges that market forces and dwindling federal, State, regional, and local resources for may make similar consolidation more difficult in the future. In response, the City will research and evaluate the effectiveness of lot assemblage and consolidation incentives offered by other cities and counties. Based on the results of this research, the City will develop a menu of incentives appropriate for Santee and amend the Town Center Specific Plan (TCSP) and update the Zoning Ordinance. Incentives to be considered for developers who acquire and propose consolidation of smaller parcels to provide well-planned and high quality residential developments include alternative parking options (e.g., tandem, shared, and off-site parking) and graduated density bonuses (e.g., density bonuses will be proportional to the number of lots and/or total area consolidated).

Responsible Agency:	City of Santee Department of Development Services
Financing:	Department budget
2013-2021 Objectives:	Research and evaluate lot consolidation incentives offered by other cities and counties. Amend the Update the Zoning Ordinance to include lot consolidation incentives.
Timeframe:	Update the Zoning Ordinance to include lot consolidation incentives within one year of adoption of the 2013-2021 Housing Element. Annual monitoring and reporting throughout the planning period.

Program 14: Monitoring of Residential Capacity (No Net Loss)

Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Responsible Agency:	City of Santee Department of Development Services
Financing:	Department budget
2013-2021 Objectives:	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.
Timeframe:	Annual monitoring and reporting throughout the planning period.

4. REMOVING GOVERNMENTAL CONSTRAINTS AS APPLICABLE

State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. In 1993, the City Council assumed the responsibilities of the Planning Commission in an effort to reduce City costs and streamline the permit review process. In 2003, a series of zoning ordinance amendments simplified the permit review process for several types of development, and established a new administrative Minor Conditional Use Permit. Density bonus regulations were updated in 2007. In 2010, the City created a new Urban Residential land use designation and zone district that requires 30 units per gross acre and allows structures as high as 55 feet or four stories. In 2013, the City updated the Zoning Ordinance to:

- Establish a ministerial reasonable accommodation procedure;
- Remove the CUP requirement for third and fourth stories in the R-14 and R-22 zones (respectively);
- Remove the Development Review Permit requirement for second dwelling units;
- Refine Development Review Permit language; and
- Accommodate single room occupancy (SRO) buildings, transitional housing, supportive housing, and emergency shelters.

The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing, particularly in chapters pertaining to residential uses.

As the City's vacant and underutilized sites are developed/re-developed, outlying properties in hillside areas are being assessed for development potential. These hillside areas often support coastal sage scrub and grasslands. The effects of development on vegetation habitats must be fully assessed and mitigation required for removal. The environmental review process will be streamlined with the MSCP Subarea Plan in place.

Objective 6.0: Reduce or remove government constraints to housing production and opportunity where feasible and legally permissible.

Policy 6.1: Promote efficient and creative alternatives to help reduce government constraints.

Policy 6.2: Provide incentives and regulatory concessions for affordable and senior housing through implementation of the density bonus ordinance.

Policy 6.3: Facilitate timely building permit and development plan processing for residential construction.

Policy 6.4: Balance the need to protect and preserve the natural environment with the need to provide additional housing and employment opportunities.

Policy 6.5: Approve residential uses if they meet use requirements, development criteria and design requirements of the General Plan and Municipal Code.

Program 15: Farm Worker Housing

According to the 2009-2011 ACS, no residents of Santee residents were employed in farming, forestry, or fishing occupations and the Regional Task Force on the Homeless did not identify any homeless farmworkers/day laborers in Santee in 2012. Although the most recent available employment data available from the U.S. Census Bureau indicated that no Santee residents were employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within Santee, a variety of agricultural uses are permitted or conditionally permitted in multiple residential zones. The City will review and revise the Zoning Ordinance to address compliance with Sections 17021.5 and 17021.6 of the Health and Safety Code. .

Responsible Agency:	City of Santee Department of Development Services
Financing:	Department budget
2013-2021 Objectives:	Review and revise the Zoning Ordinance to address compliance with Health and Safety Code Sections 17021.5 and 17021.6 .
Timeframe:	Review and revise the Zoning Ordinance within one year of adoption of the Housing Element.

Program 16: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. While the 2013-2021 Housing Element update did not identify any significant governmental constraints to the development or maintenance of housing in Santee, the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. The City will also continue to participate in the SANDAG Technical Working Group and Regional Housing Working Group, which monitor State and Federal planning, zoning, and housing legislation. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

Responsible Agency:	City of Santee Department of Development Services
Financing:	Department budget
2013-2021 Objectives:	Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.
Timeframe:	Annual monitoring and reporting throughout the planning period.

5. PROMOTING EQUAL HOUSING OPPORTUNITY

To make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, sexual orientation, ancestry, national origin, color, age, physical or mental disability.

Objective 7.0 Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 7.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, sexual orientation, gender identity, and household composition.

Policy 7.2: Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.

Policy 7.3: Reasonably accommodate persons with disabilities who seek waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

Policy 7.4: Accommodate emergency shelters, transitional housing, supportive housing, residential care facilities, and community care facilities in compliance with State laws and City Zoning Ordinance.

Policy 7.5: Collaborate with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergency shelters.

Policy 7.6: Continue active support and participation with the fair housing service provider to further spatial de-concentration and fair housing opportunities.

Program 17: Equal Housing Opportunity Services

The City of Santee supports fair housing laws and statutes. To promote equal opportunity, the City contracts with the Center for Social Advocacy to provide fair housing services. The City participated in a regional assessment of impediments to fair housing choice in 2010. The Study identified potential impediments to fair housing in the City's policies or administrative procedures related to SB 2 and AB 2634 compliance. In January 2013, the

City updated the Zoning Ordinance to remove these impediments to allow emergency shelters, transitional housing, supportive housing, and SRO facilities consistent with State law. The City attends monthly Fair Housing Resource Board meetings which are comprised of the 18 cities in the County, and the County, and HUD San Diego, to address fair housing issues. The City distributes information on fair housing and refers fair housing questions and housing discrimination claims to its fair housing service provider.

As part of its contract with the City, the fair housing service provider will:

- Advocate for fair housing issues;
- Conduct outreach and education;
- Provide technical assistance and training for property owners and managers;
- Coordinate fair housing efforts;
- Assist to enforce fair housing rights;
- Collaborate with other fair housing agencies;
- Refer and inform for non-fair housing problems; and,
- Counsel and educate tenants and landlords.

In 2010, the City disbanded the Human Relations Advisory Board and authorized the Community-Oriented Policing Committee (COMPOC) to assume the role of the Board. Two Board members serve on the COMPOC.

COMPOC continues to:

- Provide a forum for public input regarding issues of discrimination and prejudice in the community;
- Conduct special studies of discrimination and prejudice within the community at the request of the City Council;
- Develop a program for crisis intervention in response to occurrences of discrimination and prejudice within the community;
- Provide referrals to existing agencies to assist individuals in the resolution of their complaints of discrimination; and
- Prepare and distribute educational and informational materials relating to prejudice and discrimination and recommend ways of eliminating such prejudice and discrimination.

As stated, the Board provides agency referrals to assist individuals in the resolution of complaints of discrimination. Fair housing related complaints are referred to the Center for Social Advocacy and Fair Housing Council.

Additionally, as part of the CDBG process, the City has continued to explore additional opportunities to enhance fair housing in the City. The City utilizes CDBG funds to provide tenant/landlord counseling and related housing services to community residents. The City has allocated approximately $8,000 toward the program each fiscal year. Additionally, the City will provide a link on its website with information about fair housing services.

Responsible Agency:	City of Santee Department of Development Services; COMPOC; fair housing service provider
Financing:	City of Santee General Fund, CDBG
2013-2021 Objectives:	Continue to contract with a fair housing service provider to provide fair housing services to 500 residents of Santee over the 2013-2021 planning period. Participate in regional efforts to update the AI every five years. Maintain the link on the City website providing information about fair housing services.
Time Frame:	Annual allocation of funds to fair housing service provider. Ongoing implementation of AI recommendations, as applicable to Santee. Annual monitoring and reporting throughout the planning period.

Public Participation

This Appendix contains information on public outreach efforts during preparation of the Housing Element. As this document was being written, public outreach was conducted in four separate ways, which are outlined below. In addition, the City Council Meeting to adopt this document was publicly noticed in the East County Californian and on the City's website on March 21, 2013. It took place on April 10, 2013.

1. January and February 2012 Housing Element Community Workshops

The following were invited to attend Public Workshops held on January 30 and February 28, 2012. These meetings were also publicly noticed in the newspaper, the City's website, in the Santee Review, and on Facebook and Twitter. Agencies and organizations that responded are listed below, with a summary of comments:

- San Diego Housing Federation: A representative from the San Diego Housing Federation attended the January 30 workshop. He expressed that he was there to gather information and that the Housing Federation was available as a resource should the City need.
- City of El Cajon: A planner from the City of El Cajon attended the February 28 workshop. He did not provide comments at the time; he was there to monitor and learn from Santee's process.
- Regional Task Force on the Homeless: Did not attend workshops but provided information on homeless counts, which was used in the Housing Element.
- San Diego County Apartment Association: Did not attend workshops but provided updated information on rents for use in the Housing Element.

San Diego Community Land Trust: Did not attend workshops, but met separately with the City to offer information on Community Land Trusts.

The following agencies and organizations were invited to the workshops but did not attend or respond with written or oral comments:

- Access to Independence
- Affordable Housing Advocates
- Building Industry Association of San Diego
- Community Housing Works
- Cities of Carlsbad, Chula Vista, Coronado, Del Mar, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Solana Beach, Vista
- County of San Diego
- San Diego Grantmakers
- Corporation for Supportive Housing
- Environmental Health Coalition
- Fair Housing Council
- California Department of Housing and Community Development
- Center for Policy Initiatives
- San Diego Regional Chamber of Commerce
- Interfaith Housing Foundation
- San Diego Association of Governments

The San Diego Housing Federation publication "Best Practices for Housing Elements" was used as a reference during the preparation of this Element. Certain programs contained therein (Accessory Dwelling Units, reductions in parking requirements for affordable housing) have already been implemented in Santee, and others (At-Risk properties and affordable housing education) are implemented in this Housing Element (**Section 6, Programs 4** and **6**, respectively). The Regional Task Force for the Homeless information was used to provide data on the homeless in Section 2. **Section 6, Program 11,** Supportive Services, addresses service providers that provide aid to the homeless or near-homeless in Santee. The San Diego County Apartment Association rental data was used in Section 2. The Community Land Trust provided information on Community Land Trusts that was not included as a program in this Element; however, Community Land Trusts could be eligible for incentives for affordable housing under the City's current Density Bonus Ordinance, or the proposed Lot Consolidation Ordinance (**Section 6, Programs 10** and **13**).

2. Agencies and Organizations Requested to Provide Additional Feedback

Subsequent to the Housing Element workshops, the City contacted advocacy organizations and developers in an effort to elicit additional participation. The following is a list of those who were contacted with follow-up emails and phone calls.

Agencies and organizations that responded are listed below, with a summary of comments:

- San Diego Housing Federation: Again referred the City to resources and best practices information on their website.
- Wakeland Housing Corporation: Answered a series of interview questions from a developer's perspective).

The following agencies and organizations were requested to respond but did not respond with written or oral comments:

- Affordable Housing Advocates
- LINC Housing
- The Hampstead Companies
- The USA Properties Fund
- Roem Corporation
- Reiner Communities
- California Human Development
- Domus Development
- EPMI
- California Commercial Investments

As mentioned above, the San Diego Housing Federation's Best Practices document was used in the preparation of this Element. The interview questions the City asked Wakeland Housing Corporation, their answers, and the City's responses are shown below:

	Question	Answer	City Response
1	As an affordable housing developer, what are some of the barriers you typically encounter?	The biggest barrier to affordable housing development is the lack of "gap financing" the local or public funding necessary to make affordable projects	The City acknowledges this response, but in the absence of the availability of Redevelopment funding, the City's availability to directly assist developers with large amounts of funding is

	Question	Answer	City Response
		possible.	limited. Programs to facilitate the feasibility of new affordable housing developments include collaboration with developers and Density Bonus (**Section 6, Program 10**), and Lot Consolidation (**Section 6, Program 13**).
2	How do you recommend getting around barriers in a way that is beneficial to all parties?	Engage staff/politicians and the community in meaningful discussion about the benefits of affordable housing and community development so that providing funds for affordable housing becomes a high priority.	The City is supportive of efforts at all levels of government (local, state, and federal) to obtain greater funding for affordable housing and will collaborate with developers as needed (**Section 6, Program 10**).
3	In the post-redevelopment area, what are some ways that cities can incentivize affordable housing?	Implement or increase 'in lieu' fees, reduce parking requirements, reduce impact fees, and donate land	Reduced parking has been provided to past affordable housing projects through density bonus provisions of the Zoning Ordinance. The City will collaborate with developers as needed to identify opportunities for additional incentives (**Section 6, Program 10**).
4	With redevelopment gone, Is the age of 100% affordable housing projects over in the State of California?	The number of projects will likely decrease in the near term but not disappear altogether	Working with developers to identify creative ways to promote affordable housing is one of the goals of **Section 6, Program 10**, Collaboration with Affordable Housing Developers.
5	What are the other funding sources available to affordable housing?	AB 1585 TOD and Infill, land donations from Cities, Mental Health Services Act, HUD 202 & 811, County sources, HOME, Transition Aged Youth, Housing Opportunities for Persons with AIDS, US Department of Agriculture, Section 8 tenant or project based – to name a few. The list of sources is quite long but many of them oversubscribed, don't apply to most projects, or they are overly cumbersome such that the additional funding is not worth the cost of using the source.	Working with developers to identify creative ways to promote affordable housing is one of the goals of **Section 6, Program 10**, Collaboration with Affordable Housing Developers.

	Question	Answer	City Response
6	Are mixed-income projects (some market rate, some affordable) likely to be the wave of the future?	If market rate development increases substantially this model would likely become more prevalent.	The Density Bonus ordinance provides incentives for mixed-income projects (**Section 6, Program 10).**
7	We haven't seen a mixed-income project yet in Santee. In general, do you think density bonus is enough to make a mixed-income project pencil out?	An increased density bonus would help but won't be the only driver	The Density Bonus ordinance already provides incentives for mixed-income projects (**Section 6, Program 10**). The City remains open to further collaborating with developers to identify future opportunities (**Section 6, Program 10**).
8	If not, what are some other ideas the City could consider?	Increase 'in lieu' fees, reduce parking requirements, reduce impact fees, and donate land	The Density Bonus ordinance already provides incentives for mixed-income projects (**Section 6, Program 10**). The City remains open to further collaborating with developers to identify future opportunities (**Section 6, Program 10**).
9	What is your "ideal" site for a project?	Ideally, the project would qualify for 9% tax credits, which bring the highest amount of subsidy into a project. To qualify, it must be within ¼ mile of a trolley, public schools, library, public medical facility, all levels of employment, a park, full scale grocery store, and a pharmacy.	There are sites in the sites inventory that satisfy most, if not all of these criteria. The City remains open to further collaborating with developers to identify future opportunities (**Section 6, Program 10**).
10	What can the City do to aid you in site selection?	Change zoning to increase the density allowed on properties that meet the 'ideal' requirements above	There are sites in the sites inventory that satisfy most, if not all of these criteria. The City remains open to further collaborating with developers to identify future opportunities (**Section 6, Program 10**).
11	What can cities do to become more attractive to affordable housing developers?	Increase 'in lieu' fees, reduce parking requirements, reduce impact fees, and donate land	The Density Bonus ordinance already provides incentives for affordable housing projects (**Section 6, Programs 10** and **13**). The City remains open to further collaborating with developers to identify future opportunities (**Section 6, Program 10**).

3. Public Workshop and Hearing on Housing Element-Related Rezones, and Public Hearing on the Housing Element Implementation Ordinance

The City also held a public workshop on November 14, 2012 and a public hearing on January 9, 2013, both related to the Housing Element. The workshop was to provide information on and request authorization to proceed with designating properties for the provision of land to accommodate the housing needs of lower income households. The January 9, 2013 hearing was both to approve these land use changes and to approve an ordinance implementing programs from the previous Housing Element.

No public comments were received at the November 14 workshop. At the January 9 meeting, one comment was received from a property owner at one of the sites proposed for rezoning, who supported the proposal. At both meetings, staff presented that all rezonings and Zoning Ordinance Revisions recommended were to accommodate the City's current and future housing needs. All were approved.

4. Housing Element Survey

The following survey was published on the front page of the City's website from December 14, 2012 to January 14, 2013 and received 41 responses. It was publicized in the City's newsletter, the Santee Review, and on Facebook and Twitter. The Santee Patch printed a story on the survey as well. Responses were used in the preparation of this Housing Element.

Question	Answers	Notes
1. Do housing options in the City meet your needs?	80% Yes 17.5% No 2.5% Not Sure	40 of 41 people answered this question. "Not Sure" responses mentioned the need for more housing in Fanita Ranch
2. Do you think it is hard to find affordable housing in Santee?	27.5% Yes 70% No 2.5% Not Sure	40 of 41 people answered this question. "Not Sure" responses expressed reluctance to subsidize the affordable housing of others.
3. What types of affordable housing are needed in Santee? (Check all that apply)	Condominiums: 10 people, 27% of respondents Town Homes: 12 people, 32.4% of respondents Large Family Units: 11 people, 29.7% of respondents Low-Rent Apartments: 9 people, 24.3% of respondents Other: 16 people, 43.2% of respondents	37 of 41 people answered this question. "Other" responses included single family detached homes, manufactured homes, expressed that more housing wasn't needed, expressed that more mobile homes and apartments weren't needed, that more affordable housing wasn't needed, and that single family homes for young families were needed.
4. What do you think the city can do to help make housing more	Provide financial assistance to low-income households: 7 people, 27% of respondents	38 of 41 people answered this question. "Other" responses included buying up older

Question	Answers	Notes
affordable? (Please select one or more)	Provide technical assistance to private loan applications: 13 people, 27% of respondents Promote development of affordable housing 20 people, 27% of respondents Other (please specify): 10 people, 26.3% of respondents	mobile home parks to sell to developers, doing nothing, that it wasn't the City's job to make housing more affordable, and expressed that more lower income residents weren't desired.
5. Do you think there is an unmet need for housing for the following special needs groups? (Choose all that apply)	Homeless: 6 people, 17.1% of respondents Seniors: 15 people, 42.5% of respondents Farmworkers: 2 people, 5.7% of respondents Persons with Disabilities: 6 people, 17.1% of respondents Large Households: 13 people, 37.1% of respondents Female headed households: 8 people, 22.9% of respondents Other (please specify): 12 people, 34.3% of respondents	35 of 41 people responded to this question. "Other" answers included that there were no unmet needs, that there was a low-income need, that there was a single minimum wage earner need, and that they don't want Santee to turn into a low-income city.
6. Are there any other problems to finding housing in Santee (for example, discrimination, poor quality, lack of bank loans, etc, please explain)?	This question asked for narrative responses.	17 of 41 people responded to this question. Responses included a flat "no," a need for newer homes, a need for more larger homes, shared equity for lower income residents, and a need for cheaper apartments for minimum wage earners.
7. Are there specific places where you would like to see multifamily housing built?	No: 75% Yes (please specify): 25%	40 of 41 people answered this question. Yes responses generally used the text box to make complaints against the City for unrelated matters, or said "someplace else" (effectively, miscategorized "no" responses). Usable "Yes" responses included the northeast section of Santee, near Las Colinas and the

Question	Answers	Notes
		Transit Center, and in other parts of the City replacing older units.
8. Is there anything else you would like the City to know about housing, housing needs, or the provision of housing in Santee?	This question asked for narrative responses.	19 of 41 people answered this question. Many respondents used the text box to address the City on matters not related to housing. Several respondents expressed a concern that lower income housing and apartments lead to urban blight and a decline in property values, and/or that Santee has enough multifamily and lower-income single family and they don't want any more. One respondent said it was too expensive to retire here, and another said that lower income families reduce quality of life for all.

Themes in the responses include:

1. Approximately 25% of respondents identified that housing in Santee didn't meet their needs and that they have trouble finding affordable housing (addressed by **Section 6, Programs 4, 5, 6, 7, 8, 10, 11, 12,** and **16**).

2. Approximately one quarter to one-third of Santee respondents would like to see more affordable condominiums and apartments in Santee, along with units for larger families (addressed by **Section 6, Programs 4, 5, 7, 8, 10, 12,** and **16**).

3. Twenty-seven percent of respondents identified more financial assistance from the City as a way to accommodate affordable housing needs, and also identified that the City should promote development of more affordable housing (addressed by **Section 6, Programs 3, 5, 6, 7, 8, 10, 12,** and **13**).

4. Seniors, the disabled, large families, and the homeless were identified by many as having significant unmet needs (addressed by **Section 6, Programs 5, 6, 11, 15,** and **16**).

Undeveloped or Underutilized General Industrial (IG) Sites

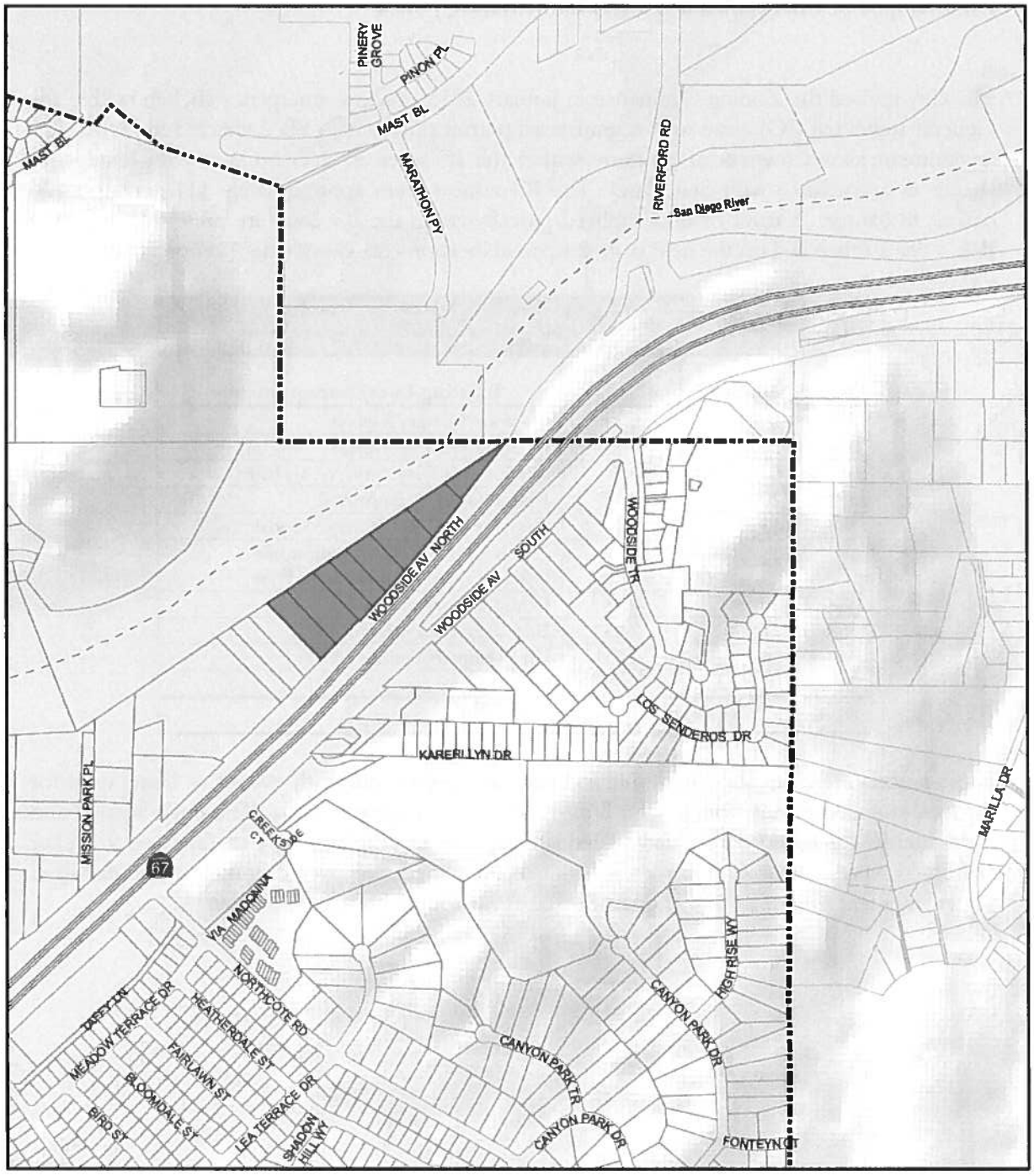
The City revised the Zoning Ordinance in January 2013 to allow emergency shelters within the General Industrial (IG) zone with a ministerial permit pursuant to SB 2 enacted in 2007. The amendment allows owners of property within the IG zone to develop sites with emergency shelter in accordance with State law. The IG zone covers approximately 111 acres on 130 parcels in Santee. Vacant or underutilized parcels within the IG zone are presented in **Table B-1**. See **Figure B-1** on the next page for parcel locations on Woodside Avenue North.

Table B-1
Vacant or Underutilized General Industrial (IG) Parcels

Parcel Number	Acreage	Existing Uses/Improvements
384-190-10	0.15	Outdoor Storage/Asphalt
384-180-50	0.78	Outdoor Storage/Asphalt
384-180-27	0.69	Outdoor and Fleet Storage/Asphalt
384-180-20	0.19	Undeveloped/Unimproved
384-180-13	0.59	Outdoor and Fleet Storage/Asphalt
384-180-18	0.55	Mostly Undeveloped/Unimproved Outdoor Storage on Portion of Site
384-261-20	0.71	Outdoor Storage/Asphalt
384-311-21	2.63	Undeveloped/Unimproved
384-250-24	0.63	Undeveloped/Unimproved
TOTAL	6.92	

Source: City of Santee, 2013.

These parcels are considered underutilized because they are currently vacant or being used for outdoor storage or fleet storage with limited or no site improvements. The undeveloped and underutilized IG-zoned parcels have adequate capacity to accommodate an emergency shelter that could serve at least 26 homeless individuals (identified unsheltered homeless population in Santee in January-February 2012) or at least one year-round emergency shelter.



Legend

- Selected Parcels
- City Boundary
- Freeway
- River

N

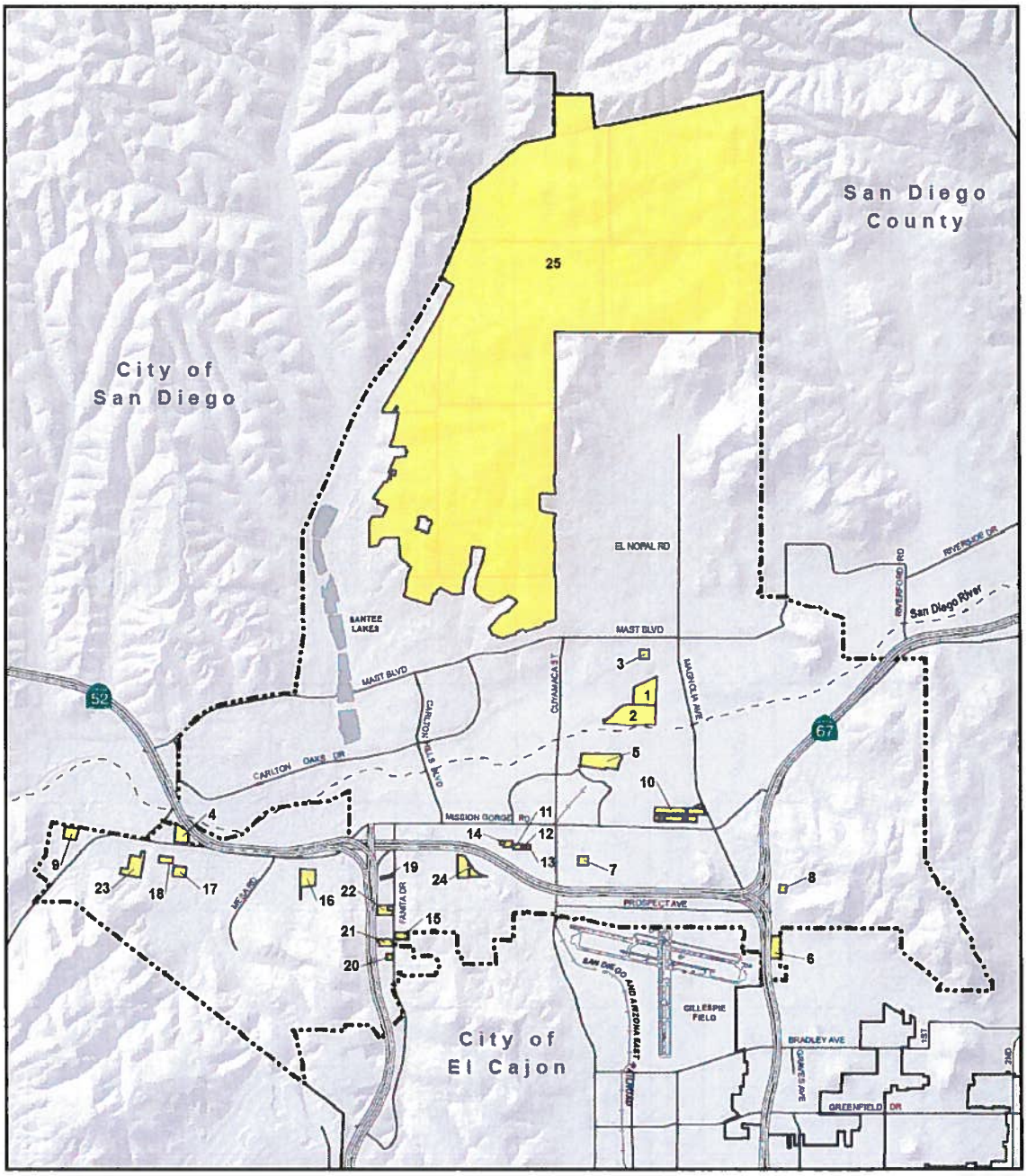
0 0.1 0.2 Miles

Source: SanGIS/SANDAG GIS Data Warehouse

Figure B-1
IG (General Industrial) zoned parcels on Woodside Avenue North

Residential Sites Inventory

Table C-1 starting on page C-2 presents a detailed list of parcels used in **Section 4, Housing Resources**, to demonstrate that the City has adequate capacity to accommodate the 2013-2020 RHNA. **Figure C-1** provides the geographic location of the parcels within Santee.



Legend

- Selected Parcels (Map ID #)
- City Boundary
- Freeway
- Major Road
- River

N

0 0.5 1 Miles

Source: SanGIS/SANDAG GIS Data Warehouse

Figure C-1
Residential Sites Inventory

Table C-1
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
Very Low Income Sites								
1	381-051-12	High Density Residential / R-22	26	12.27	318.99	318	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 dua. Very low income by default.	Vacant
2	381-050-62	Town Center/ R-30-TC	30	20.21	600.90	600	County of San Diego owned lot. Minimum and maximum allowable density is 30 dua. Very low income by default. Undeveloped site. No improvements.	Vacant
		Very Low Income Sites Sub-total		*32.48*	*919.89*	*918*		
Low Income Sites								
3	381-032-08	High Density Residential / R-22	26	1.15	29.86	29	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 dua. Low income by default. Consolidation potential. Located adjacent to another vacant R-22 site.	Vacant
	381-032-07	High Density Residential / R-22	26	1.15	29.86	29	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 dua. Low income by default. Consolidation potential. Located adjacent to another vacant R-22 site.	Vacant
4	383-061-01 7950 Mission Gorge Rd.	High Density Residential / R-22	26	0.84	21.80	21	Small one-story single-family home in poor condition. Circa 1960s construction. Rezoned from GC to R-22 in January 2013. Privately owned with consolidation potential because it is located adjacent to two other underutilized lots that were also rezoned from GC to R-22. The site is also located in a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	383-061-03 7980 Mission Gorge Rd.	High Density Residential / R-22	26	1.87	97.8	97	Small one-store single-family home in poor condition and small one-story commercial building in fair condition. Most of the property is used for small animal raising and vehicle storage. Rezoned from GC to R-22 in January 2013. Single private owner of contiguous parcels with further consolidation potential because it is located adjacent to another other underutilized lots that was also rezoned from GC to R-22. The site is also located in a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	383-061-02 7970 Mission Gorge Rd.			1.89				
5	381-050-65*	Town Center/ R-22-TC	26	12.56	276.22	276	Undeveloped site. No improvements. Privately owned lot.	Vacant

Table C-1
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
6	387-061-12*	Medium-High Density Residential / R-14	18	2.28	41.12	41	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to an underutilized site..	Vacant
	387-061-11* 8355 Graves Ave	Medium-High Density Residential / R-14	18	2.76	49.65	49	Two detached one-story detached single-family units in fair condition plus a detached two-car garage and ~800SF metal storage shed. Circa 1960s construction. Privately owned with consolidation potential because it is located adjacent to a vacant lot.	Underutilized
7	384-042-22 9914 Buena Vista Ave	Medium-High Density Residential / R-14	18	0.46	35.56	35	One Small one-story single-family home in poor condition and an operating auto repair shop in one-story garages (~6,000SF). Rezoned from R-7 to R-14 in January 2013. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-042-23 9936 Buena Vista Ave			1.51				
8	384-142-11* 10952 Sunset Trail	Medium-High Density Residential / R-14	18	1.24	22.28	22	Small one-story single-family home in poor condition. Circa 1970s construction. Privately owned.	Underutilized
9	383-021-07 7439 Simeon Dr	Medium-High Density Residential / R-14	18	1.00	18.00	18	Small one-story single-family home in fair condition with detached one-car garage and carport. Circa 1950s construction. Rezoned from R-7 to R-14 in January 2013. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	383-021-03 7427 Simeon Dr	Medium-High Density Residential / R-14	18	1.09	37.84	37	Two small detached one-story single-family homes in poor condition. Rezoned from R-7 to R-14 in January 2013. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	383-021-04 8746 Bushy Hill Dr			1.01				
		Low Income Sites Sub-total		*30.81*	*659.99*	*654*		
Moderate Income Sites								
9 (Cont.)	383-021-06 8758 Bushy Hill Dr	Medium-High Density Residential / R-14	22	0.56	10.03	10	Small one-story single-family home in good condition. Circa 1950s construction. Rezoned from R-7 to R-14 in January 2013. Privately owned lot with consolidation potential because it is located adjacent to other underutilized R-14 lots with similar existing uses and conditions.	Underutilized

Table C-1
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-106-02 8921 Edgemoor Dr	Town Center / R-22-TC	22	0.09	2.04	2	Very small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-28* 8920 Edgemoor Dr	Town Center / R-22-TC	22	0.14	3.10	3	Two small detached one-story single-family homes in fair condition with detached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-16* 10349 & 10351 Park Ave	Town Center / R-22-TC	22	0.19	4.29	4	Small duplex with attached one-car garage in fair condition. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-08* 10306 Park Ave	Town Center / R-22-TC	22	0.37	8.23	8	Small one-story single-family unit in fair condition. Slight roof damage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
10	384-102-09 10430 Park Ave	Town Center / R-22-TC	22	0.21	4.67	4	Small one-story single-family home in good condition with attached two-car garage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-15* 10366 Park Ave	Town Center / R-22-TC	22	0.42	9.13	9	Small one-story single-family home in good condition with attached two-car garage. For sale sign in yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-106-01 10447 Park Ave	Town Center / R-22-TC	22	0.31	6.79	6	Dilapidated one-story single-family unit. Circa 1950s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-103-06 10440 Park Ave	Town Center / R-22-TC	22	0.37	8.08	8	Small one-story single-family unit in poor condition. Roof damage. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-24* 10421 Park Ave	Town Center / R-22-TC	22	0.15	3.27	3	Small one-story duplex in fair condition. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

Table C-1
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
10 (Cont.)	384-108-24* 10345 Park Ave	Town Center / R-22-TC	22	0.18	3.97	3	Small one-story single-family unit in fair condition with attached two-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-22* 10405 Park Ave	Town Center / R-22-TC	22	0.32	6.98	6	Small one-story single-family unit in fair condition. Minor roof damage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-16* 10328 Park Ave	Town Center / R-22-TC	22	0.34	7.37	7	Small one-story single-family home in fair condition. Yard maintenance issues. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-106-10 10451 Park Ave	Town Center / R-22-TC	22	0.20	4.49	4	Small one-story single-family home in poor condition. Unmaintained yard. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-25* 8917-8921 4th St	Town Center / R-22-TC	22	0.24	5.34	5	Three attached units in a small one-story building in good condition with attached one-car garage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-104-07 8922 1st St	Town Center / R-22-TC	22	0.12	2.59	2	Very small one-story single-family home in good condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-12 10427 Park Ave	Town Center / R-22-TC	22	0.15	3.36	3	Small one-story single-family home in fair condition with detached two-car garage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-103-07 10450 Park Ave	Town Center / R-22-TC	22	0.27	5.91	5	Small one-story single-family home in good condition. Privately owned lot with consolidation potential because it is located adjacent to a vacant lot and another underutilized lot with similar existing uses and conditions.	Underutilized
	384-102-02* 10412 Park Ave	Town Center / R-22-TC	22	0.33	7.16	7	Small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

Table C-1
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
10 (Cont.)	384-108-18* 10361 Park Ave	Town Center / R-22-TC	22	0.20	4.38	4	Small one-story single-family home in fair condition with attached two-car garage. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-13* 10315 Park Ave	Town Center / R-22-TC	22	0.20	4.32	4	Small one-story single-family home in fair condition with attached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-14* 10356 Park Ave	Town Center / R-22-TC	22	0.56	12.33	12	Small two-story single-family home in fair condition with attached two-car garage in poor condition. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-16* 10413 Park Ave	Town Center / R-22-TC	22	0.20	4.44	4	Small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-27* 10365 Park Ave	Town Center / R-22-TC	22	0.32	7.06	7	Small one-story single-family home in poor condition plus detached one-story duplex in poor condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-17* 10417 Park Ave	Town Center / R-22-TC	22	0.20	4.35	4	Small one-story single-family home in fair condition with attached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-12* 8921 Cottonwood Ave 384-109-11* 8925 Cottonwood Ave	Town Center / R-22-TC	22	0.20 0.16	7.88	7	Dilapidated one-story duplex and small one-story single-family unit in poor condition. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-103-09 10462 Park Ave	Town Center / R-22-TC	22	0.21	4.53	4	Dilapidated two-story single-family home with severe roof and façade damage. Privately owned lot with consolidation potential because it is located adjacent to a vacant lot and another underutilized lot with similar existing uses and conditions.	Underutilized
	384-103-08	Town Center / R-22-TC	22	0.21	4.67	4	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to two underutilized lots.	Vacant

Table C-1
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
10 (Cont.)	384-109-15* 10325Park Ave	Town Center / R-22-TC	22	0.19	8.13	8	Three very small detached one-story single-family homes in poor condition and one in fair condition. Circa 1960s construction. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-17* 10333 Park Ave			0.18				
	384-103-11 8964 Magnolia Ave	Town Center / R-22-TC	22	1.25	27.57	27	Operating church with four one-story buildings (total ~8,000SF) in fair condition and a large parking lot. Non-profit owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-106-16 8932 1st St	Town Center / R-22-TC	22	0.60	13.29	13	One-story single-family home in poor condition. Circa 1950s construction. Non-profit owner inquired about an affordable housing project and expressed interest in acquiring adjacent properties for consolidation.	Underutilized
	384-101-19* 10340 Park Ave	Town Center / R-22-TC	22	0.34	7.50	7	Small one-story single-family home in poor condition. Paint and façade maintenance issues plus boarded window. Debris and inoperative vehicle storage in front yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-102-08 10426 Park Ave	Town Center / R-22-TC	22	0.19	4.21	4	Small one-story single-family home in fair condition with attached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-11* 10318 Park Ave	Town Center / R-22-TC	22	0.21	4.65	4	Very small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-17* 10355 Park Ave	Town Center / R-22-TC	22	0.20	4.33	4	Small one-story single-family home in poor condition. Façade damage and unmaintained fencing. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-104-06 9004 Magnolia Ave	Town Center / R-22-TC	22	0.42	9.15	9	Small one-story single-family home in poor condition with attached two-car garage. Yard maintenance issues. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

Table C-1
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
10 (Cont.)	384-102-07* 10404 Park Ave	Town Center / R-22-TC	22	0.34	7.40	7	Small one-story single-family home in poor condition. Roof, façade, and paint damage. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-17* 10326 Park Ave	Town Center / R-22-TC	22	0.21	4.69	4	Small one-story single-family home in fair condition with attached one-car garage. For-sale sign in the yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-12* 10314 Park Ave	Town Center / R-22-TC	22	0.22	4.79	4	Small one-story single-family home in good condition with attached two-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-18* 10342 Park Ave	Town Center / R-22-TC	22	0.22	4.88	4	Small one-story single-family home in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-102-03 10418 Park Ave	Town Center / R-22-TC	22	0.30	6.64	6	Small one-story single-family home in poor condition with one-car garage. Roof damage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
11	384-020-52* 8835 Olive Ln	Medium-High Density Residential / R-14	22	0.30	5.34	5	Small one-story single-family unit in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-45* 8839 Olive Ln	Medium-High Density Residential / R-14	22	0.27	4.81	4	Small one-story single-family home in poor condition. Paint issues, damaged façade, and unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-51* 9620 MacCool Ln	Medium-High Density Residential / R-14	22	0.28	5.03	5	Small one-story single-family home in poor condition with attached one-car garage. Circa 1960s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
12	384-020-43*	Medium-High Density Residential / R-14	18	0.26	4.62	4	Undeveloped site. No improvements. Privately owned lot.	Vacant

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Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
13	384-020-40* 9646 MacCool Ln	Medium-High Density Residential / R-14	22	0.22	3.97	3	Small one-story duplex in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-34 9650-9652 MacCool Ln	Medium-High Density Residential / R-14	22	0.22	3.97	3	Small one-story duplex is good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
14	384-020-04*	Medium-High Density Residential / R-14	18	0.45	8.06	8	Undeveloped site. No improvements. Privately owned lot.	Vacant
	384-330-08*	Medium-High Density Residential / R-14	18	0.94	16.98	16	Undeveloped site. No improvements. Privately owned lot.	Vacant
15	386-330-22	Medium Density Residential / R-7	10.5	1.91	20.07	20	Undeveloped site. No improvements. Privately owned lot.	Vacant
	386-330-23	Medium Density Residential / R-7	10.5	0.14	1.45	1	Undeveloped site. No improvements. Privately owned lot.	Vacant
16	383-112-32 8705 Marrokal Ln	Medium Density Residential / R-7	10.5	3.19	33.44	33	Small single-story home in poor condition. Circa 1950s construction. Privately owned lot with consolidation potential because it is located adjacent to two large vacant R-7 parcels.	Underutilized
	383-112-33	Medium Density Residential / R-7	10.5	1.00	10.50	10	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to a large R-7 parcels (one vacant and one underutilized).	Vacant
	383-112-34	Medium Density Residential / R-7	10.5	1.00	10.50	10	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to a large R-7 parcels (one vacant and one underutilized).	Vacant

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Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
16 (Cont.)	383-112-35 8643 Marrokal Ln	Medium Density Residential / R-7	10.5	1.07	11.26	11	Two-story single-family in good condition. Circa 1990s construction. Privately owned lot with consolidation potential because it is located adjacent to two large vacant R-7 parcels.	Underutilized
17	383-260-28 8707 Carribean Wy	Medium Density Residential / R-7	10.5	2.00	21.00	21	Dilapidated one-story single-family home with corrugated metal storage sheds and outdoor storage. Privately owned lot with consolidation potential because it is located adjacent to a 1.00-acre underutilized R-7 parcel.	Underutilized
	383-260-29 8655 Carribean Wy	Medium Density Residential / R-7	10.5	1.00	10.50	10	Small one-story single-family home in poor condition and outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to a 2.00-acre underutilized R-7 parcel.	Underutilized
18	383-260-41 8646 Caribbean Wy	Medium Density Residential / R-7	10.5	0.54	5.67	5	Small one-story single-family home in poor condition. 1970s construction. Outdoor storage of refuse and household items. Privately owned with consolidation potential because it is located adjacent to another underutilized parcel and a vacant lot.	Underutilized
	383-260-04 7844-7854 Rancho Fanita Dr	Medium Density Residential / R-7	10.5	0.92	9.66	9	Five small detached one-story single-family units in fair condition. Circa 1970s construction. Privately owned with consolidation potential because it is located adjacent to another underutilized parcel and a vacant lot.	Underutilized
	383-260-40	Medium Density Residential / R-7	10.5	0.54	5.68	5	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to two underutilized parcels.	Vacant
19	383-490-56*	Medium Density Residential / R-7	10.5	0.72	7.52	7	Undeveloped site. No improvements. Privately owned lot.	Vacant
20	386-202-05	Medium Density Residential / R-7	10.5	0.38	3.96	3	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to an underutilized site.	Vacant
	386-202-04 8306 Fanita Dr	Medium Density Residential / R-7	10.5	0.48	5.08	5	Dilapidated small one-story single-family home located adjacent to an existing multifamily development. Severe exterior façade and roof damage. Privately owned with consolidation potential because it is located adjacent to a vacant lot.	Underutilized

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Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
21	386-201-23 8410 Fanita Dr	Medium Density Residential / R-7	10.5	2.33	24.48	24	Small one-story building (approximately 4,000SF) in fair condition with operating church and parking lot. Non-profit owned.	Underutilized
22	386-192-17 8572 Fanita Dr	Medium Density Residential / R-7	10.5	1.73	18.20	18	Small one-story single-family home in fair condition with detached carport. Privately owned lot with consolidation potential because it is located adjacent to a 1.27-acre underutilized R-7 lot.	Underutilized
	386-192-29 8606 Fanita Dr	Medium Density Residential / R-7	10.5	1.27	13.34	13	Two detached one-story single-family units. One is in poor condition. The other in fair condition. Outdoor storage of inoperable vehicles, refuse, and household items. Privately owned lot with consolidation potential because it is located adjacent to a 1.73-acre underutilized R-7 lot.	Underutilized
23	386-300-10 8714 Starpine Dr	Medium Density Residential / R-7	10.5	1.00	10.52	10	Small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to two underutilized R-7 parcels (7.01 acres total) and within a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	386-300-13 7737 Mission Gorge Rd	Medium Density Residential / R-7	10.5	5.82	73.63	73	Operating water filtration, bottling, and distribution facility on a small portion of the large site. The ~4,000SF building is in fair condition with distribution truck storage located behind structure. Single owner of two contiguous parcels. Further consolidation potential because it is located adjacent to a 1.00-acre underutilized R-7 parcel and within a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	386-300-29 7739 Mission Gorge Rd			1.19				
24	384-012-01* 9354 Prospect Ave	Medium Density Residential / R-7	10.5	0.47	4.96	4	Small one-story single-family home in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-09* 8734 Atlas View Dr	Medium Density Residential / R-7	10.5	0.26	2.75	2	Small one-story single-family home in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-55* 8742 Atlas View Dr	Medium Density Residential / R-7	10.5	0.96	10.06	10	Small one-story single-family home in poor condition. Circa 1960s construction. Unmaintained landscaping with inoperative vehicle storage in yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

Table C-1
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
24 (Cont.)	384-012-04* 8716 Atlas View Dr	Medium Density Residential / R-7	10.5	0.51	5.35	5	Small one-story single-family home with detached two-car garage in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-61* 9428 Propsect Ave	Medium Density Residential / R-7	10.5	0.11	1.17	1	Small one-story single-family home with one-car attached garage in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-06* 9350 Rapture Ln	Medium Density Residential / R-7	10.5	0.31	3.24	3	Small one-story single-family home in poor condition. Circa 1960s construction. Outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-05* 8726 Atlas View Dr	Medium Density Residential / R-7	10.5	0.82	6.61	8	Small one-story single-family home in poor condition with two-car detached garage. Significant roof damage. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-02* 9362 Propsect Ave	Medium Density Residential / R-7	10.5	0.48	5.01	5	Small one-story single-family home in poor condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-42* 9422 Prospect Ave	Medium Density Residential / R-7	10.5	0.07	0.69	1	Small one-story single-family home in poor condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-45* 8717 Atlas View Dr	Medium Density Residential / R-7	10.5	0.60	6.32	6	Two small detached one-story single-family units and a small two-story duplex in fair condition. Single-family units are circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-44* 8711 Atlas View Dr	Medium Density Residential / R-7	10.5	0.54	5.62	5	Small one-story single-family home in fair condition. Circa 1960s construction. Inoperative vehicle and refuse storage in yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

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Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
24 (Cont.)	384-012-08* 9366 Rapture Ln	Medium Density Residential / R-7	10.5	0.16	1.70	1	Small one-story single-family home in poor condition. Paint, shingle, and yard maintenance issues. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-43* 8703 Atlas View Dr	Medium Density Residential / R-7	10.5	0.19	1.98	1	Two very small detached one-story single-family units in fair condition. Circa 1960s construction. Outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-59* 9436 Propsect Ave	Medium Density Residential / R-7	10.5	0.17	1.83	1	Dilapidated small one-story single-family home with outdoor inoperative vehicle, boat, and camper storage. Façade damage with exposed insulation. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-48* 8727 Atlas View Dr	Medium Density Residential / R-7	10.5	0.28	2.94	2	Small one-story single-family home in poor condition. Vegetation growing up side of the home and into the roof. Shingle damage. Circa 1960s construction. Extensive outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-011-15* 8750 Atlas View Dr	Medium Density Residential / R-7	10.5	1.21	12.72	12	Dilapidated small one-story single-family home. Circa 1960s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-07* 9358 Rapture Ln	Medium Density Residential / R-7	10.5	0.15	1.61	1	Small one-story single-family home in poor condition. Roof damage. Circa 1960s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-03* 8706 Atlas View Dr	Medium Density Residential / R-7	10.5	0.44	4.64	4	Small one-story single-family home with attached one-car garage in fair condition. Paint issues. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
		Moderate Income Sites Sub-total		*51.19*	*696.43*	*658*		

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Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
Above Moderate Income Site								
25	Fanita Ranch	Planned Development/ PD	N/A	2,600.00	1,395.00	1,395	Undeveloped site. No improvements. The City approved 1,395 units in 2007.	Vacant
			Above Moderate Income Site Sub-total	*2,600.00*	*1,395.00*	*1,395*		
			Sites Inventory Total	**2,714.48**	**3,671.31**	**3,625**		

Note: "*" indicates the parcel is located partially or entirely within the Gillespie Field ALUCP Safety Zone 3 or 4. The City will override the Gillespie Field ALUCP on these residential sites as appropriate, and as necessary to ensure adequate sites are available during the planning period unless AB 2292 "no net loss" findings can be made (**Section 6, Policy 5.7**). Furthermore, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 (**Section 6, Program 14**). Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.