



******GOVERNOR'S EXECUTIVE ORDER N-29-20******
****RE CORONAVIRUS COVID-19****

This meeting will be conducted pursuant to the provisions of the Governor's Executive Order which suspends certain requirements of the Ralph M. Brown Act.

In an effort to protect public health and prevent the spread of COVID-19, the City Council meeting on Thursday, January 7, 2021, will be conducted via webinar and telephonically.

To watch the meeting via webinar please click on this link:
<https://attendee.gotowebinar.com/register/5785685573042796812>

To listen to the City Council meeting telephonically please call:
(619) 678-0714

NOTE: A pin number will be required, please enter 690-558-400#.

LIVE PUBLIC COMMENT:

Members of the public who wish to comment on matters on the Special Meeting Agenda may register for the webinar with the link above and email the City Clerk at CITYCLERK@CITYOFSANTEECA.GOV with the name that you registered with. The City Clerk will call the name when it is time to speak.

****Public Comment will be limited to 3 minutes. The timer will begin when the participant begins speaking.**

Please review the COVID-19 webpage (<http://Cityofsanteeca.Gov/Our-City/Public-Notice>) for updates both before and during the meeting.

NOTICE/CALL AND AGENDA FOR A SPECIAL MEETING

Santee City Council

Virtual/Telephonic

January 7, 2021

4:00 p.m.

I, John W. Minto, Mayor of the City of Santee, California, hereby give notice that a Special Meeting of the Santee City Council has been scheduled for **4:00 p.m. on Thursday, January 7, 2021**, via Webinar and Telephonically for the purpose of:

1. Call to Order
2. [Housing Element Update Workshop IV – Special Workshop with Direct Stakeholder Engagement and Assessment of Inclusionary Housing Program as an Affordable Housing Strategy](#)
3. Public Comment
4. Adjournment

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.

City of Santee
COUNCIL AGENDA STATEMENT

Item 2

MEETING DATE January 7, 2021

AGENDA ITEM NO.

ITEM TITLE **HOUSING ELEMENT UPDATE WORKSHOP IV – SPECIAL WORKSHOP WITH DIRECT STAKEHOLDER ENGAGEMENT AND ASSESSMENT OF INCLUSIONARY HOUSING PROGRAM AS AN AFFORDABLE HOUSING STRATEGY**

DIRECTOR/DEPARTMENT Melanie Kush, Development Services

SUMMARY Three City Council Workshops on the Housing Element have been held. The first workshop, on March 11, 2020, focused on the preliminary housing sites inventory. The second workshop, on May 27, 2020, presented the City Council with the concept of inclusionary housing and in-lieu fees. The second workshop was continued to June 24, 2020, and at that meeting presented City Council with built examples of inclusionary housing, a sample inclusionary housing ordinance, and additional information on inclusionary housing in-lieu fees. At the continued second workshop, the City Council directed Staff to meet with housing stakeholders, including the Building Industry Association, to provide feedback on inclusionary housing. At a third workshop on October 28, 2020, Staff reported the findings to the City Council of its stakeholder meetings and the results of a survey on inclusionary housing that the stakeholders completed. At the third workshop the Council directed Staff to convene a special workshop where the City Council could directly engage with these stakeholders and additional stakeholders from the real estate and mortgage industries before considering whether to conduct an inclusionary housing in-lieu fee study.

This special City Council workshop includes all of the market-rate and affordable housing stakeholders with whom Staff had previously met, and also includes new stakeholders from the real estate and mortgage industries (see Attachment A: Stakeholder List). Information on inclusionary housing previously provided to the City Council is via the links herein.

ENVIRONMENTAL REVIEW This is a workshop, not subject to CEQA pursuant to Section 15306, titled "Information Collection". Compliance with the Environmental Quality Act (CEQA) would be required for the adoption of the Housing Element.

FINANCIAL STATEMENT Should the City Council decide to move forward with an inclusionary housing program, an inclusionary housing in-lieu fee study would need to be completed for which a Request for Proposals (RFP) would be required. Based on initial outreach to various fiscal analysis firms, it is estimated that such a fee study would cost roughly \$37,500.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION Receive comments from stakeholders and provide direction to staff as to whether an inclusionary housing program should be included in the Sixth Cycle Housing Element.

ATTACHMENTS

Attachment A – Stakeholder List

Reference link to past City Council Agendas in 2020: March 11; May 27; June 24; October 28
<https://www.cityofsanteeca.gov/government/departments/city-clerk/council-meeting-agendas-minutes/current-past-council-agendas-minutes>

Attachment A - Stakeholder List

| Organization | Contact | Services |
|---------------------------------|------------------------|---------------------|
| Alpha Project | Kyla Winters | Homeless |
| Jamboree Housing | Michael Massie | Affordable Housing |
| California Housing Consortium | Ray Pearl | Market-Rate Housing |
| Regional Task Force Homeless | Kris Kuntz | Homeless |
| BRIDGE Housing | Damon Harris | Affordable Housing |
| BIA | Mike McSweeney | Market-Rate Housing |
| Habitat for Humanity | Karen Begin | Affordable Housing |
| San Diego Housing Federation | Laura Nunn | Affordable Housing |
| Community HousingWorks | Mary Jane Jagodzinski | Affordable Housing |
| City Ventures | Michelle Thrakulchavee | Market-Rate Housing |
| Cameron Bros | Jim Moxham | Market-Rate Housing |
| Pacific SW Association Realtors | Robert Cromer | For-sale Housing |
| Veronica Tam & Associates, Inc | Veronica Tam | Housing Consultant |
| MirKa Investments LLC | Bob Cummings | Housing Investor |
| Wiese and Associates | Erik Wiese | Broker |