

Urgency Housing Ordinance

The Process

August 25, 2021





Essential Housing Project Application

For Projects Seeking Certification as an Essential Housing Project

DEPARTMENT OF DEVELOPMENT SERVICES
10601 Magnolia Avenue
Santee, CA 92071
(619) 258-4100, Ext 167

**THIS PACKAGE PROVIDES AN OVERVIEW OF THE
ESSENTIAL HOUSING PROJECT APPLICATION PROCESS FOLLOWED BY THE
SUBMITTAL REQUIREMENTS AND APPLICATION FORM**

PURPOSE:

To boost housing production and improve housing affordability within the City to meet the full spectrum of housing needs for people of all incomes, and to fulfill the goals set forth in the City's Housing Element.

APPLICABILITY:

"Essential Housing Project" means a Housing Development Project that is certified by the Director as having achieved at least **50 credits** across all listed categories in the City of Santee Essential Housing Project Credits Assessment Guide attached as **Attachment 1** ("Credits Assessment Guide"), with at least **10 credits** from the Housing category. Capitalized terms used in this Application that are not defined herein shall have the meanings ascribed to them in the Essential Housing Program Ordinance.

An Essential Housing Project Application is applicable to a Housing Development Project consisting of:

- Residential units only; or
- Mixed-use development consisting of residential and nonresidential uses, including live/work spaces, with at least two-thirds of the square footage designated for residential use

APPLICATION DEPOSIT:

Review and processing of an Essential Housing Project Application requires an initial deposit of \$5,000 under the full-cost recovery program. Additional deposits may be required if staff charges exceed the initial deposit. Upon receipt of a determination by the Director to either certify the project as an Essential Housing Project or to deny certification, any unused deposit funds will be refunded to the Applicant.

APPLICATION PROCEDURES:

This application for an Essential Housing Project shall be submitted to the Department of Development Services. This application must contain all the information described herein to be determined complete. This application shall be accompanied by a completed Essential Housing Project Credits Assessment Checklist ("Checklist") demonstrating how the Housing Development Project achieves 50 credits across all listed categories in the Credits Assessment Guide, with at least 10 credits from the Housing category, and shall provide the information required by Government Code section 65941.1, subdivisions (a)(1) through (a)(17). The Checklist form is attached to this Application as **Attachment 2**.

New Application

URGENCY HOUSING ORDINANCE

- Voluntary Application
- Basic information/conceptual plans
- Deposit (full cost recovery)
- General Plan consistency credit system
- 50+ credits required

New Application

URGENCY HOUSING ORDINANCE

- 30-day review period
- Development Services Director Determination (reject or certify)
- Determination is ministerial (objective standards)
- Notice of CEQA Exemption filed
- 120 days for entitlement application after Director Determination

Credits Assessment

URGENCY HOUSING ORDINANCE

50+ Credits in following categories to demonstrate General Plan consistency:

- Land Use
- Housing
- Mobility
- Open Space & Conservation
- Sustainability
- Safety
- Trails & Sidewalks
- Parks & Recreation

Land Use

URGENCY HOUSING ORDINANCE

- Incentivizes housing production in Town Center.
- Incentivizes mixed-use development.
- Incentivizes residential development on sites identified in the Housing Element.

Housing

URGENCY HOUSING ORDINANCE

Incentivizes affordable housing production, redevelopment of underutilized sites, and a mix of unit sizes.



Mobility

URGENCY HOUSING ORDINANCE

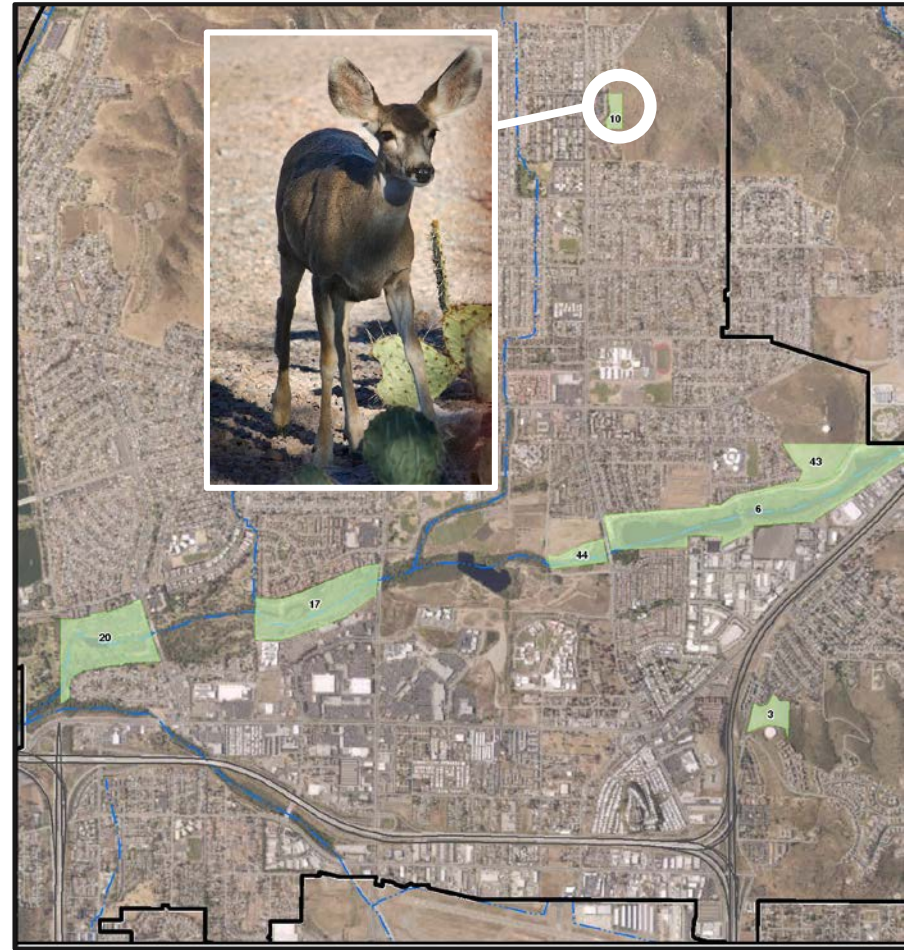


Incentivizes development in Town Center and along multimodal corridors.

Open Space & Conservation

URGENCY HOUSING ORDINANCE

Incentivizes support for the management of City-owned natural open spaces.



Sustainability

URGENCY HOUSING ORDINANCE

Incentivizes sustainable design features in new residential development in support of the Sustainable Santee Plan.



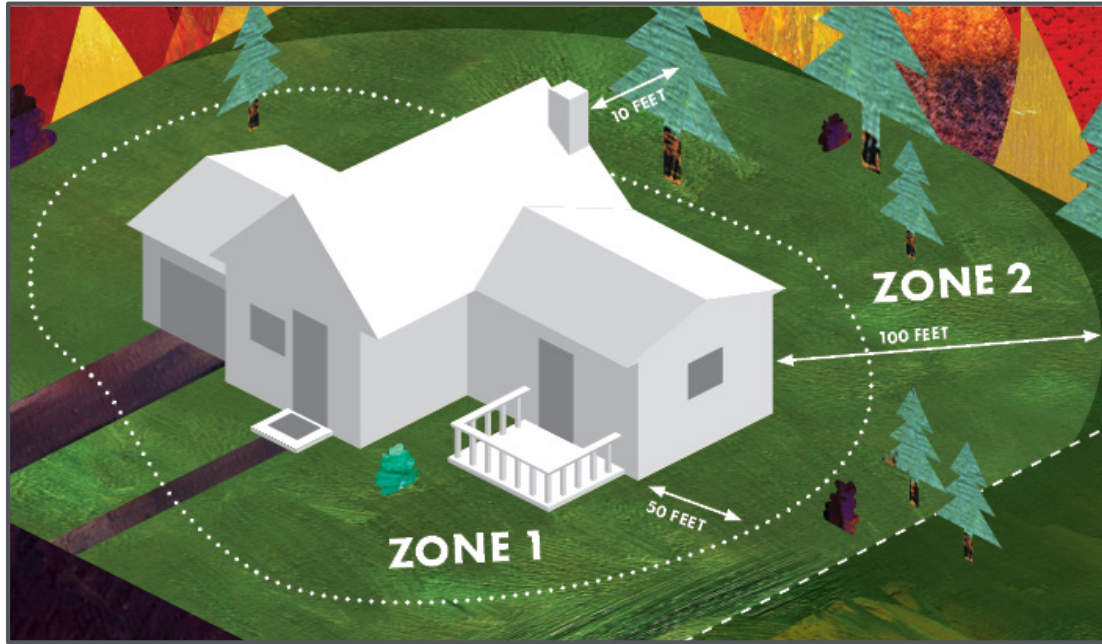
Safety

URGENCY HOUSING ORDINANCE

Incentivizes fire safe development practices beyond the minimum requirements:

100-foot irrigated fuel modification zone

Implementation of Fire Protection Plan with qualified third-party inspections



Trails & Sidewalks

URGENCY HOUSING ORDINANCE

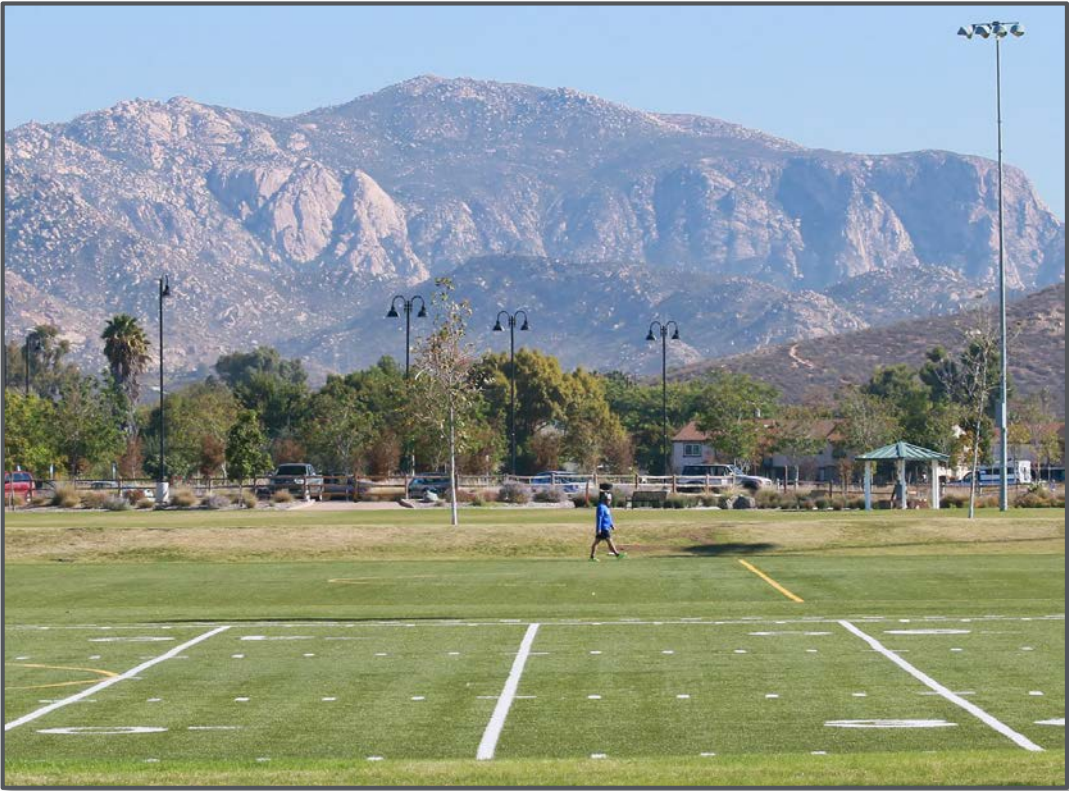


Incentivizes investment in City-maintained trails and sidewalks.

Parks & Recreation

URGENCY HOUSING ORDINANCE

Incentivizes investment in sports fields and park amenities that serve the entire community.



Staff Recommendation

URGENCY HOUSING ORDINANCE

1. Receive Public Testimony; and
2. Adopt Urgency Ordinance; and
3. Direct the City Clerk to file the Notice of Exemption pursuant to the California Environmental Quality Act.

Questions
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