



City Council
Mayor John W. Minto
Vice Mayor Ronn Hall
Council Member Laura Koval
Council Member Rob McNelis
Council Member Dustin Trotter

CITY OF SANTEE REGULAR MEETING AGENDA Santee City Council

City Manager | Marlene D. Best
City Attorney | Shawn D. Hagerty
City Clerk | Annette Fagan Ortiz

MEETING INFORMATION

Wednesday, May 11, 2022

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

Staff

Assistant to the City Manager | Kathy Valverde
Finance Director/Treasurer | Tim McDermott
Fire & Life Safety Director/Fire Chief | John Garlow
Human Resources Director | Matt Rankin
Law Enforcement | Captain Michael McNeill

TO WATCH LIVE:

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County)
www.cityofsanteeca.gov

IN-PERSON ATTENDANCE

Please be advised that current public health orders recommend that attendees wear face coverings while inside the Council Chambers.

LIVE PUBLIC COMMENT

Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may appear in person and submit a speaker slip, before the item is called. Your name will be called when it is time to speak.

PLEASE NOTE: Public Comment will be limited to 3 minutes and speaker slips will only be accepted until the item is called. The timer will begin when the participant begins speaking.



The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Financing Authority. Any actions taken by these agencies are separate from the actions taken by City Council. For questions regarding this agenda, please contact the City Clerk's Office at (619) 258-4100 x114

ROLL CALL: Mayor John W. Minto
Vice Mayor Ronn Hall
Council Members Laura Koval, Rob McNelis and Dustin Trotter

LEGISLATIVE INVOCATION: Calvary Chapel of Santee – Gary Lawton

PLEDGE OF ALLEGIANCE

PROCLAMATION: Proclaiming May 15 – 21, 2022 as Public Works Week in the City of Santee

PROCLAMATION: Proclaiming May 1 – 7, 2022 as National Small Business Week in the City of Santee

PRESENTATION: County of San Diego Presentation: San Diego Regional Decarbonization Framework

CONSENT CALENDAR:

PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. The public, staff or Council Members may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to 3 minutes.

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as Presented. (Finance – McDermott)**
- (3) **Award of an Agreement for HVAC Maintenance and Repair Services to Paradigm Mechanical Corp. per RFB #22/23-20061, in an Amount Not to Exceed \$26,366.00. (Public Services Department)**
- (4) **Authorization of the Fourth Amendment to the Agreement with Countywide Mechanical Systems, Incorporated for HVAC Maintenance and Repair Services for Emergency A/C Unit Replacement at Fire Station No. 4. (Public Services Department)**
- (5) **Calendar Year 2021 Sustainable Santee Plan Annual Report to City Council. (Development Services – Planning)**
- (6) **Adoption of a Resolution Approving the First Amendment to the Employee Benefits Consulting Services Agreement with Keenan & Associates to Extend the Agreement. (Human Resources – Rankin)**



(7) **Claim Against the City by Erika Capp. (Human Resources – Rankin)**

(8) **Claim Against the City by Yongchang Xia. (Human Resources – Rankin)**

NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment is received prior to Council Reports.

PUBLIC HEARING:

(9) **Public Hearing and Resolution Approving General Plan Amendment GPA2022-1 to Amend the Housing Element (Sixth Cycle: 2021-2029) of the Santee General Plan. (Development Services – Planning)**

Recommendation:

1. Open and close the Public Hearing; and
2. Adopt the Resolution approving General Plan Amendment GPA2022-1 to amend the Housing Element (Sixth Cycle: 2021-2029) of the Santee General Plan.

NEW BUSINESS:

(10) **Resolution Waiving an Immaterial Deviation and Awarding the Construction Contract for the Citywide Crack Sealing Program 2022 (CIP 2022-07) Project and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act. (Development Services – Engineering)**

Recommendation:

Adopt the Resolution:

1. Waiving the immaterial bid irregularity in the bid submitted by American Asphalt South, Inc.; and
2. Awarding the construction contract for the Citywide Crack Sealing Program 2022 (CIP 2022-07) Project to American Asphalt South, Inc. in the amount of \$145,750.00; and
3. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$36,437.00; and
4. Determining the Project is Categorically Exempt from Environmental Review under the California Environmental Quality Act.

(11) Resolution Awarding the Construction Contract for the Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2022-01) Project and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act. (Development Services – Engineering)

Recommendation:

Adopt the Resolution:

1. Awarding the construction contract for the Citywide Pavement Repair and Rehabilitation Program 2022 project (CIP 2022-01) to SRM Contracting & Paving for a total amount of \$1,008,793.22; and
2. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$252,100.00; and
3. Determining the Project is Categorically Exempt from Environmental Review under the California Environmental Quality Act.

(12) Authorization to Award Agreement for July 4th Aerial Fireworks Display to Fireworks & Stage FX America per RFP #22/23-40025. (Public Services Department)

Recommendation:

Authorize the award of a Professional Services Agreement with Fireworks and Stage FX America to perform the annual July 4th aerial display in 2022, 2023 and 2024, with an amount not to exceed \$35,000.00 for the 2022 display, and authorize the City Manager to execute the Agreement.

(13) Resolution Approving an Amended Salary Schedule for Hourly, General and Management Employees. (Human Resources – Rankin)

Recommendation:

Adopt the Resolution approving an amended salary schedule.

NON-AGENDA PUBLIC COMMENT (Continued):

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.

CITY COUNCIL REPORTS:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

ADJOURNMENT:



BOARDS, COMMISSIONS & COMMITTEES
MAY & JUNE MEETINGS

May	05	SPARC	Council Chamber
May	09	Community Oriented Policing Committee	Council Chamber
May	11	Council Meeting	Council Chamber
May	25	Council Meeting	Council Chamber
Jun	02	SPARC	Council Chamber
Jun	08	Council Meeting	Council Chamber
Jun	13	Community Oriented Policing Committee	Council Chamber
Jun	22	Council Meeting	Council Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City’s decision-making process.

For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City’s website at www.CityofSanteeCA.gov.

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 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). 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.





COUNCIL AGENDA STATEMENT Proclamation

CITY OF SANTEE

MEETING DATE May 11, 2022

ITEM TITLE PROCLAIMING MAY 15-21, 2022 AS PUBLIC WORKS WEEK IN THE CITY OF SANTEE

DIRECTOR/DEPARTMENT Ronn Hall, Vice Mayor

SUMMARY

The American Public Works Association will be celebrating National Public Works Week, May 15-21, 2022. The theme of the American Public Works Association's effort this year is "Ready and Resilient".

From providing clean water to disposing of solid waste, to building roads and bridges, or planning for and implementing mass transit, to removing snow on roadways or devising emergency management strategies to meet natural or manmade disasters, public works services determine a society's quality of life.

The City of Santee proudly salutes and thanks the tens of thousands of public works professionals who work tirelessly every day to strengthen the bond that keeps us all connected.

The attached proclamation has been prepared heralding National Public Works Week and will be accepted by Chris Gooden, Public Works Supervisor for the City of Santee.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Present the proclamation

ATTACHMENTS

Proclamation





| Proclamation

WHEREAS, public works professionals focus on infrastructure, facilities, emergency management, and services that are of vital importance to sustainable and resilient communities and the public health, high quality of life, and well-being of the people of **Santee, California**; and

WHEREAS, these infrastructures, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are federally mandated first responders, and the engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, , it is in the public interest for the citizens, civic leaders, and children in **Santee, California** to gain knowledge and maintain ongoing interest and understanding of the importance of public works first responders and public works programs in their respective communities; and

WHEREAS, the year 2022 marks the 62nd annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, I, Ronn Hall, Vice Mayor of the city of Santee, on behalf of the City Council do hereby proclaim May 15-21, 2022 as

"PUBLIC WORKS WEEK"

in the city of Santee, and encourage residents to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand this eleventh day of May, two thousand twenty-two, and have caused the Official Seal of the city of Santee to be affixed.

A handwritten signature in blue ink that reads "Ronn Hall".

Vice Mayor Ronn Hall



MEETING DATE May 11, 2022

ITEM TITLE PROCLAIMING MAY 1-7, 2022 AS NATIONAL SMALL BUSINESS WEEK IN THE CITY OF SANTEE

DIRECTOR/DEPARTMENT Ronn Hall, Vice Mayor

SUMMARY

National Small Business Week is an annual May event organized by the U.S. Small Business Administration (SBA) to recognize the achievements and contributions of small businesses across the nation. This year, **National Small Business Week: Building a Better America Through Entrepreneurship** is being recognized from May 1-7, 2022 with national recognitions, and a four-day virtual summit featuring federal resources and educational workshops for small businesses.

There are over 32.5 million small businesses nationwide that contribute to both the local and national economy. According to the SBA, it is estimated that more than half of employed Americans either own or work for a small business and they create about two out of every three new jobs in the U.S. each year.

The City of Santee honors and appreciates the perseverance, resilience and entrepreneurial spirit of our small businesses, especially in these challenging times.

James Sly, CEO of the East County Economic Development Council, will be accepting the City Proclamation for National Small Business Week on behalf of the East County Small Business Development Center (SBDC), which has provided significant assistance to small businesses in Santee and East County. The City will also be recognizing a Santee small business owner representing the local business community. Joel Cruz of SoCal Truck Accessories & Equipment started his company in Santee 15 years ago with his father, and the entire family works together at SoCal Truck, which is also a Veteran-owned business.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Present the proclamation

ATTACHMENTS

Proclamation





| Proclamation

WHEREAS, since 1963, the President of the United States has issued a proclamation calling for the celebration of National Small Business Week, to commemorate the achievements and contributions of small businesses nationwide; and

WHEREAS, the U.S. Small Business Administration (SBA) has announced National Small Business Week as May 1-7, 2022, with this year's theme as "Building a Better America Through Entrepreneurship"; and

WHEREAS, there are over 32.5 million small businesses nationwide that represent a vital segment of the business community and play a key role in invigorating the local and national economy; and

WHEREAS, according to the SBA, it is estimated that more than half of employed Americans either own or work for a small business and they create about two out of every three new jobs in the U.S. each year; and

WHEREAS, small business owners represent the cornerstone of every community, by creating business opportunity and investment, stimulating job growth, and boosting the local economy; and

WHEREAS, in recent years, COVID-19 has caused unprecedented challenges and financial hardships for our small businesses, and they have responded with perseverance, commitment and resiliency.

NOW, THEREFORE, I, Ronn Hall, Vice Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim the first week of May 1-7, 2022 as

“NATIONAL SMALL BUSINESS WEEK”

in the city of Santee and encourage citizens and community groups to celebrate and recognize the value of small businesses within our community, and support these local small businesses throughout the year by shopping locally.

IN WITNESS WHEREOF, I have hereunto set my hand this eleventh day of May, two thousand twenty-two, and have caused the Official Seal of the City of Santee to be affixed.

Vice Mayor Ronn Hall



MEETING DATE May 11, 2022

ITEM TITLE COUNTY OF SAN DIEGO PRESENTATION: SAN DIEGO REGIONAL DECARBONIZATION FRAMEWORK

DIRECTOR/DEPARTMENT Marlene Best, City Manager

SUMMARY

In January of 2021, County Supervisors Lawson Remer and Nora E. Vargas co-docketed a board letter that launched the Regional Decarbonization Framework. The County of San Diego has come to a point in time where it is imperative to obtain input from all of the cities in the San Diego region in order to connect efforts for decarbonization and learn where we can leverage strategies that may benefit all of us who call San Diego home.

The County's Regional Decarbonization team will be providing a presentation on the Regional Decarbonization Framework and wish to collaborate on common solutions with Santee and connect with our climate action plan.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Receive presentation

ATTACHMENT

Draft RDF Summary for Policy Makers (provided by the County of San Diego)

March 2022

San Diego Regional Decarbonization Framework

Summary for Policy Makers

DRAFT – NOT FOR CITATION



Project Team

Project Director

Gordon C. McCord

Director, SDG Policy Initiative

School of Global Policy and Strategy, University of California San Diego (UC San Diego)

Project Manager

Elise Hanson, UC San Diego

San Diego County Representatives

Sarah Aghassi, Deputy Chief Administrative Officer, Land Use and Environment Group (LUEG)

Murtaza Baxamusa, Program Manager for Regional Sustainability, LUEG

Rebeca Appel, Program Coordinator, LUEG

Nicole Boghossian Ambrose, Group Program Manager, LUEG

RDF Technical Analysis Chapter Authors:

Study Approach

Ryan Jones, Evolved Energy Research

Geospatial Analysis of Renewable Energy Production

Emily Leslie, Montara Mountain Energy

Joseph Bettles, UC San Diego

Accelerating Deep Decarbonization in the Transportation Sector

Katy Cole, Fehr & Peers

Chelsea Richer, Fehr & Peers

Eleanor Hunts, Fehr & Peers

Decarbonization of Buildings

Asa Hopkins, Synapse Energy Economics

Philip Eash-Gates, Synapse Energy Economics

Jason Frost, Synapse Energy Economics

Shelley Kwok, Synapse Energy Economics

Jackie Litynski, Synapse Energy Economics

Kenji Takahashi, Synapse Energy Economics

Natural Climate Solutions and other Land Use Considerations

Elise Hanson, UC San Diego

Emily Leslie, Montara Mountain Energy

Employment Impacts through Decarbonization in the San Diego Region

Robert Pollin, PERI, University of Massachusetts Amherst

Jeannette Wicks-Lim, PERI, University of Massachusetts Amherst

Shouvik Chakraborty, PERI, University of Massachusetts Amherst

Gregor Semieniuk, PERI, University of Massachusetts Amherst

Key Policy Considerations for the San Diego Region

Joseph Bettles, UC San Diego

Gordon C. McCord, UC San Diego

David G. Victor, UC San Diego

Emily Carlton, UC San Diego

Local Policy Opportunity Analysis

Scott Anders, Energy Policy Initiatives Center, University of San Diego

Nilmini Silva Send, Energy Policy Initiatives Center, University of San Diego

Joseph Kaatz, Energy Policy Initiatives Center, University of San Diego

Yichao Gu, Energy Policy Initiatives Center, University of San Diego

Marc Steele, Energy Policy Initiatives Center, University of San Diego

The San Diego Region as a Model

Elena Crete, UN Sustainable Development Solutions Network (SDSN)

Julie Topf, UN Sustainable Development Solutions Network (SDSN)

Appendix A: Summary of Statewide Energy System Modeling

Ryan Jones, Evolved Energy

Appendix B: Review of Authority for Local Jurisdictions and Agencies to Influence and Regulate GHG Emissions

Joseph Kaatz, Energy Policy Initiatives Center, University of San Diego

Acknowledgements: The RDF team thanks David Victor for his advisory role across the project, as well as Joseph Bettles, Tyler Spencer, Emily Carlton, and Elissa Bozhkov for research and editorial support.

Summary for Policy Makers

The global scientific consensus is unequivocal: the world is in the midst of a climate crisis and our window to meaningfully reduce greenhouse gas emissions (GHGs) is closing.ⁱ Human activities and influence have warmed the atmosphere, ocean, and land through rapid accumulations of GHGs in the atmosphere and the ocean, causing rapid and alarming changes. Global agreements, like the Paris Climate Agreement, and California executive orders recognize the immediacy of decarbonization required across industries. Where past diplomatic efforts have failed to achieve enough progress on climate change, regional models of problem-solving that account for both global commitments and local needs can emerge as a more effective approach.

The San Diego Regional Decarbonization Framework (RDF) Technical Analysis provides technical and policy pathways to decarbonization in the medium-term to inform near-term policy-making in regional, county, and city governments. The report models science-based pathways to net zero carbon emissions for the region by 2045, which is consistent with the Paris Climate Agreement and with State mandates. The pathways can provide a shared vision for the San Diego region towards collectively reducing net GHG emissions such that they align with State goals for net zero. This report is a technical analysis of how different sectors in the energy system can contribute to decarbonization, but it does not identify the “right” pathway and instead shows multiple ways forward to highlight tradeoffs, co-benefits, decision points, risks, and synergies. This analysis is meant to be constantly updated as technologies evolve or as uncertainties are resolved or clarified, and the report explores policy processes that will help jurisdictions in the region learn about uncertainties and adjust strategies in light of new information.

Study Framework and Key Policy Considerations

This report looks at ways to reduce carbon emissions in San Diego’s regional energy system, which is defined as the total production and consumption of energy in the electric power, transportation, and buildings sectors, to align with State and national pathways to reach net zero. By “net zero,” this report means that human-caused carbon dioxide (CO₂) emissions from the energy system equal human-caused CO₂ removal and storage and therefore do not

ⁱ Intergovernmental Panel on Climate Change (IPCC), “Climate Change 2022: Impacts, Adaptation, and Vulnerability. Summary for Policymakers.” WGII Sixth Assessment Report, February 2022. Available at: https://report.ipcc.ch/ar6wg2/pdf/IPCC_AR6_WGII_FinalDraft_FullReport.pdf

contribute net emissions to the atmosphere.ⁱⁱ The RDF Technical Analysis does not rely on offsets outside the San Diego region to reach net zero targets. It is important to note that there are emissions from other sectors, such as waste, that were not included in this analysis.

The RDF Technical Analysis’s decarbonization pathways were modeled from larger national and State deep decarbonization scenarios to ensure that the San Diego regional pathways are aligned with Statewide pathways to decarbonization. Evolved Energy Research (EER) developed these regional models under five model cases (sometimes referred to as scenarios).ⁱⁱⁱ The models of deep decarbonization, which is the process of drastically reducing carbon dioxide and other greenhouse gas emissions throughout the economy, allow for quantitative comparative analyses of regional policy options and decarbonization outcomes in different sectors. An example of EER’s modeling outputs for the energy sector show how the different model cases will affect Statewide decarbonization in both the total installed electricity capacity required (Figure 1) and the energy and industry CO₂ emissions that occur through 2050 (Figure 2). Using these downscaled models is also important because local energy and transportation systems are interconnected with other regions and states, so regional jurisdictions should move in unison with other regional and state jurisdictions as they decarbonize.

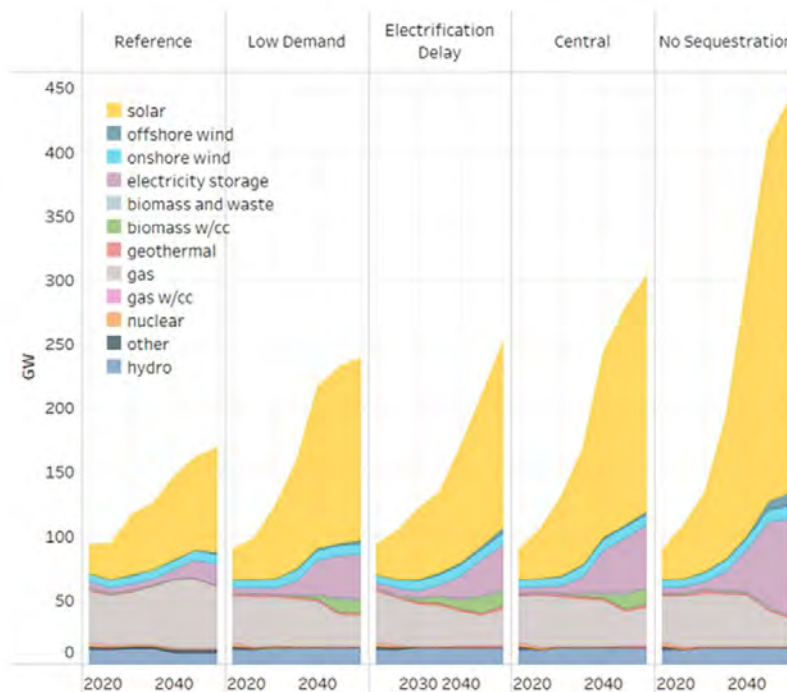


Figure 1. Results for the total installed electricity capacity required in California to reach net zero Statewide emissions by 2050 under five different model scenarios in the EER model. More information about the EER model, downscaling, and model cases is available in Appendix A.

ⁱⁱ Note that the energy system modeling only considers CO₂ emissions, where the natural climate solutions and Climate Action Plan analyses consider other greenhouse gases as well, including methane, nitrous oxides, ozone, etc. These GHGs are converted to their “carbon dioxide equivalent” (CO₂e) for easier comparison.

ⁱⁱⁱ More details on the model cases can be found in Chapter 1 and Appendix A.

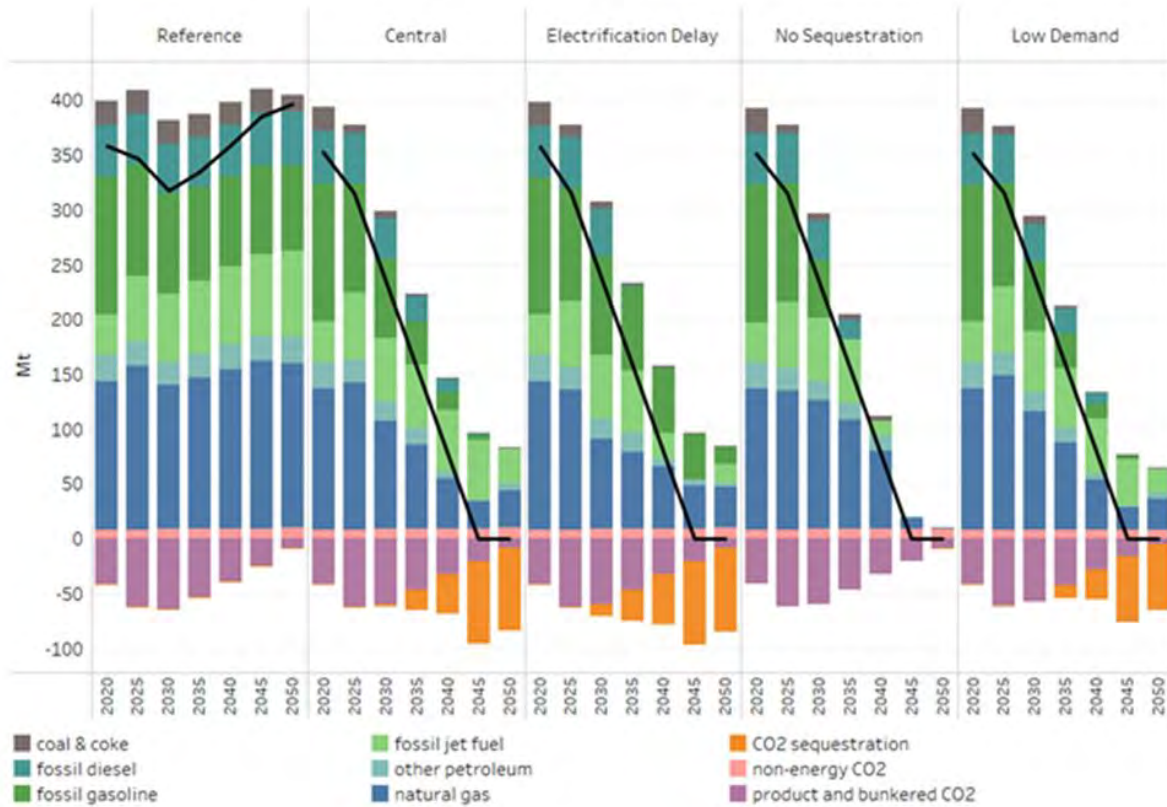


Figure 2. Results for CO₂ emissions from energy and industrial processes in California from the EER model. Colors above the x-axis represent positive emissions, and colors below represent offsetting negative emissions. The black line indicates net CO₂ emissions. “Product and bunkered CO₂” is either CO₂ that ends up sequestered in materials (e.g., asphalt sequesters CO₂ during its production) or CO₂ reductions not counted in current inventories (e.g., interstate aviation emissions reductions are not included in a single state’s emissions accounting, but intrastate aviation is).

Experts in renewable energy production, transportation, and buildings modeled technically feasible decarbonization pathways for the region to create a science-based roadmap of regional decarbonization to net zero emissions by mid-century. These models focused on proven, scalable technologies for decarbonizing the region’s largest GHG emitters (Figure 3) that are within the jurisdiction of local governments and agencies. Thus, technologies that are still in experimental or early phases were not included because they cannot immediately be deployed at scale by regional authorities. Similarly, resource deployments in State and federal waters were not included except to give context to the resource availability in the San Diego region.

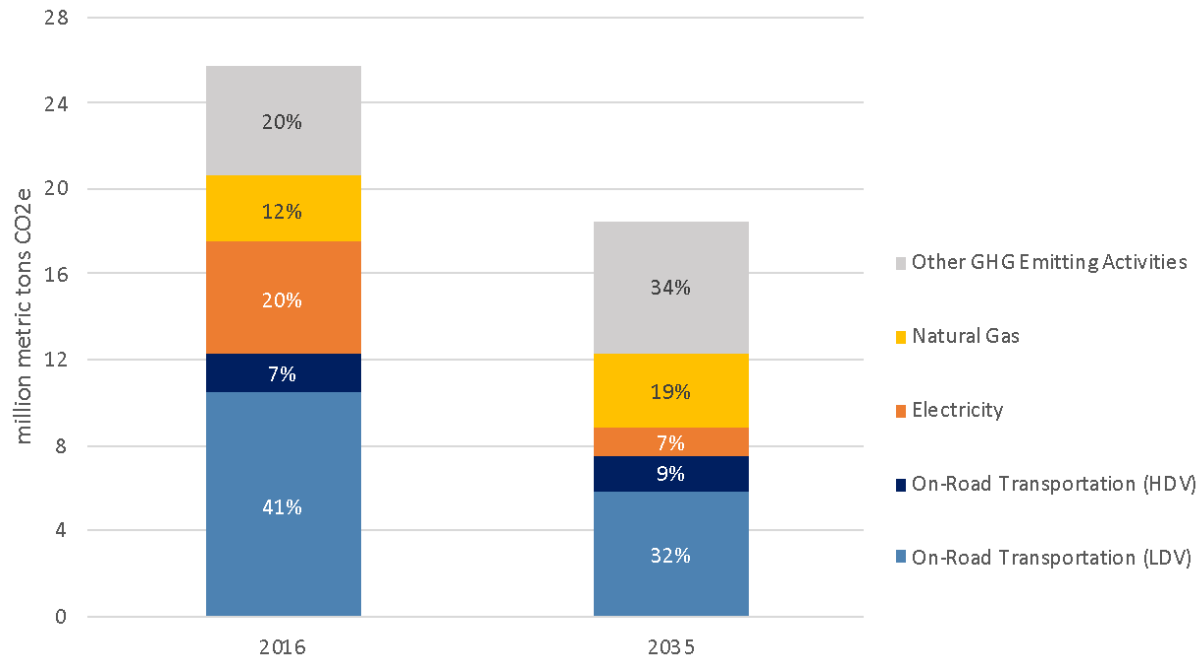


Figure 3. Region-wide estimates of the emissions of carbon dioxide equivalent (CO₂e) measured in million metric tons. The “other” category includes emissions from industrial sources, off-road transportation, waste, aviation, water, etc., which were not considered in the RDF Technical Analysis. Note that 2035 values account for the impacts of certain State and federal actions. Source: the SANDAG 2021 Regional Plan’s Appendix X, available here: https://sdforward.com/docs/default-source/2021-regional-plan/appendix-x---2016-greenhouse-gas-emissions-inventory-and-projections-for-the-san-diego-region.pdf?sfvrsn=8444fd65_2

Additionally, the RDF Technical Analysis highlights uncertainties in the decarbonization process and the need for ongoing planning processes that can adapt as the technology and policy landscapes evolve. For example, increased renewable energy availability from Imperial County or Mexico may affect the San Diego region’s renewable energy mix, which could avoid the need to build higher-cost renewable energy infrastructure locally. Similarly, State and/or Federal development of offshore wind could reduce the need for land-based renewable infrastructure development in the San Diego region. Therefore, the decision-making systems developed from the RDF Technical Analysis’s findings should allow for continuous updating as technology and policy landscapes change.

Key Policy Considerations

Successful decarbonization will require technical solutions as well as policy strategies that can adapt with scientific advances as well as local political and economic conditions. The RDF technical analysis provides the best assessment of least cost and most effective near-term solutions for reducing emissions in each sector. These “low-regrets” actions will be robust decarbonization actions in the near-term regardless of how uncertainty is resolved, but whether they are the best pathways over the long term is still unknown. Effective learning and policy adjustment requires that local actors – both leaders and people on the front-line – first

implement solutions and then engage in systematic and continuous review of results to drive meaningful learning about what works and what doesn't. The “best” solutions and pathways can and should evolve over time as science and technology advance and as local actors learn what is effective in the San Diego context.

The RDF Technical Analysis proposes region-wide institutional governance that can facilitate continued collaboration and learning across jurisdictions.^{iv} Organized into a Regional Steering Committee, Sector Working Groups, and Front-Line Advisors, this structure would bring together knowledgeable government officials, planning bodies, regulators, industry stakeholders, experts, and front-line workers in each sector from across the region to test, evaluate, and adjust solutions and goals. Such a structure is necessary because achieving the big changes and rapid learning needed to address climate change is a collective action problem. Individually, local jurisdictions and agencies in the San Diego region have a limited degree of direct authority over the full suite of actions needed to decarbonize (though some may have more indirect influence). Region-wide cooperation can increase their effectiveness through clear, credible, and consistent policy signals, joint problem-solving and pooling of experience about what does and does not work, and increased leverage and capacity from combined resources. As discussed in Chapters 7 and 8, examples of regional cooperation could include setting county-wide incentives to motivate action, collecting and tracking data, conducting analyses, providing support to develop and implement policies, and convening stakeholders and working groups to develop regional strategies and monitor progress. A formal mechanism, such as a Regional Climate Action JPA, could facilitate such cooperation and, in doing so, help scale strategic thinking and decision-making around decarbonization. Figure 4 outlines an institutional process through which regional governance, informed by the technical solutions proposed in the RDF and ongoing engagement with stakeholders, can drive meaningful learning in each sector.

Within this institutional process, the RDF Technical Analysis also proposes two strategies for engaging with actors and agencies outside the region to maximize impact within the region. First, regional decarbonization leaders will need to engage continually with outside agencies, especially at the state level, to influence policies that affect local efforts (e.g., renewable energy regulations). Second, local leaders should take advantage of the county's technology-focused private sector and multiple university communities to establish the San Diego region as a test bed for pilot and demonstration projects. While regional-scale investments in innovation alone are not likely to have dramatic impacts on technological readiness across all sectors, local testing and deployment of technologies developed outside the county can contribute to the global effort to push the frontier of science on climate solutions. In addition to driving local

^{iv} More information on collaboration and learning across jurisdictions is available in Chapter 7.

emissions reductions, external engagement is an opportunity to bring outside resources and attention from State and federal policymakers to the region, with potential positive effects on the local economy.

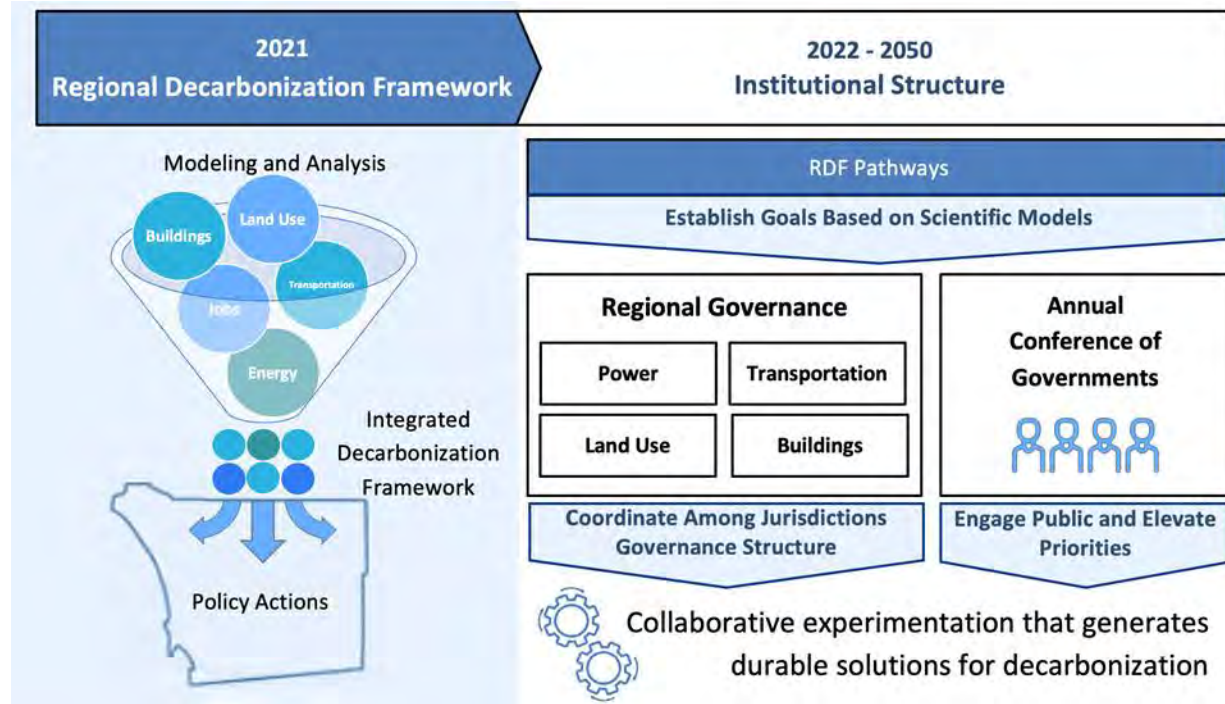


Figure 4. RDF Technical Analysis as part of an Integrated Decarbonization Framework and an institutional structure. This structure could include regional governance bodies for the San Diego region and a conference of governments, for example.

In sum, the RDF proposes institutionalizing a highly transparent, cooperative process for eliciting new information about "what works" with deep decarbonization, comparing best practices within the county, and engaging outside the region with policymakers, industry stakeholders, and other experts contributing to the evolution of the national strategy. This is important not just to maximize local emissions reductions, but also for San Diego to influence State and federal climate policy and become an effective leader for other jurisdictions. Given that the San Diego region makes up just 0.08% of global emissions, generating followership is vital for the region to truly make an impact on mitigating climate change.

Decarbonizing Electricity

The RDF Technical Analysis identifies low-impact, high-quality, and technically feasible areas for renewable energy infrastructure development in the San Diego region and neighboring Imperial County. Electricity emissions accounted for approximately 20% of the 2016 Regional Greenhouse Gas Emissions Inventory for the San Diego region and are the second largest emissions source in the region (Figure 3). Decarbonizing electricity production will require substantial deployment of new renewable resources. Siting renewable energy infrastructure and facilities can have significant impacts on the environment and will require new and upgraded transmission infrastructure.

The San Diego region has sufficient available land area for wind and solar generation to approach a fully decarbonized energy system in line with the California-wide system model under the least-cost scenario. However, meeting standards for reliability will require significant, but uncertain, investments in a suite of additional resources, including excess intermittent and flexible generation, storage, and demand-side management. The region can produce the projected 2050 energy demand with local utility-scale onshore wind and solar development. However, demand for energy may be higher or lower than the renewable energy supply at a given time (for example at night or on cloudy days), so investments in additional energy storage infrastructure are necessary to supply reliable renewable energy to the region. However, the costs of these additional resources, such as batteries and pumped storage hydropower, are highly uncertain.

The RDF Technical Analysis creates multiple site-selection scenarios for renewable energy infrastructure to inform decision-making. These scenarios include least-cost scenarios, scenarios that include Imperial County (including its geothermal potential), scenarios with different mixes of wind and solar resources (both distributed and utility scale), and brownfield sites. The primary scenarios selected utility-scale renewable energy sites from lowest to highest cost, while additional scenarios prioritize different policy goals such avoiding high conservation value lands, lands with high monetary value, lands with high carbon sequestration potential, and lands that were not already deemed developable. All scenarios include infrastructure costs expressed as the levelized cost of energy (LCOE), which is a way to compare costs across energy projects. The analysis includes the following renewable energy development scenarios:^v

1. Least-cost, high local capacity (San Diego county only) (Figure 5);
2. Least-cost, high transmission deliverability (San Diego and Imperial counties) (Figure 6);

^v See sections 2.4.5 and 2.4.6 for descriptions of the data and methods for site and candidate project area selection. See sections 2.5.1 and 2.5.2 for scenario results, discussion, and maps.

3. Minimized environmental impact (avoids areas of high conservation value) (Figure 7);
4. Minimized loss of land that has high monetary value (avoids high monetary value land) (see Chapter 2, Section 2.5.2 for figure);
5. Minimized loss of lands that naturally sequester high levels of carbon (avoids land with natural carbon sequestration potential) (see Chapter 2, Section 2.5.2 for figure);
6. Maximized development of areas that are developable (includes lands that are vacant or slated for redevelopment) (see Chapter 2, Section 2.5.2 for figure); and
7. Midrange scenario (includes a combination of developable areas in the region and nearby areas with transmission upgrades, nearby geothermal, rooftop solar, and brownfield solar and brownfield wind) (Figure 8).

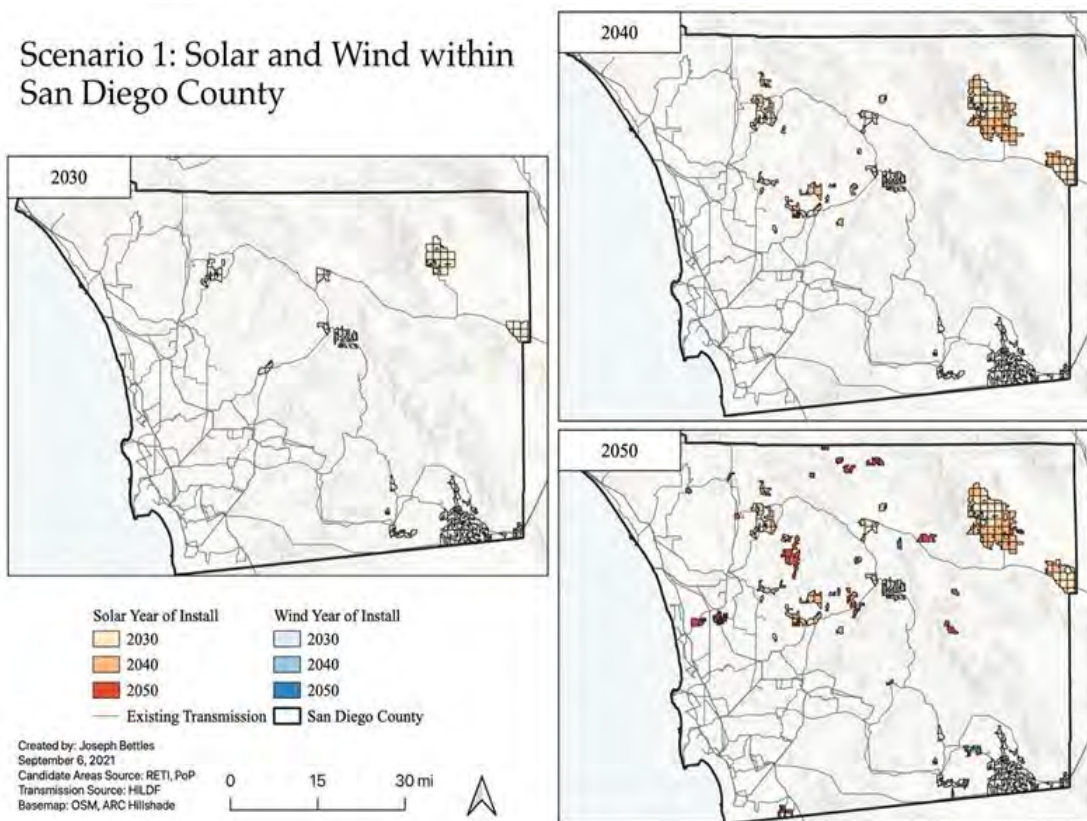


Figure 5. CPA Scenario 1: San Diego region only. This analysis selects utility-scale solar and onshore wind resources from lowest to highest cost to meet projected energy demand. The three panels show the build out required by each year that would allow the region to approach full energy decarbonization by 2050. Lighter colors represent Candidate Project Areas (CPAs) that would be built earlier because they are less expensive. Blue colors are wind resources and orange/red colors are solar resources. This scenario has an average LCOE of \$40.65 per megawatt hour (MWh).

Scenario 2: Solar, Wind and Geothermal within San Diego and Imperial Counties

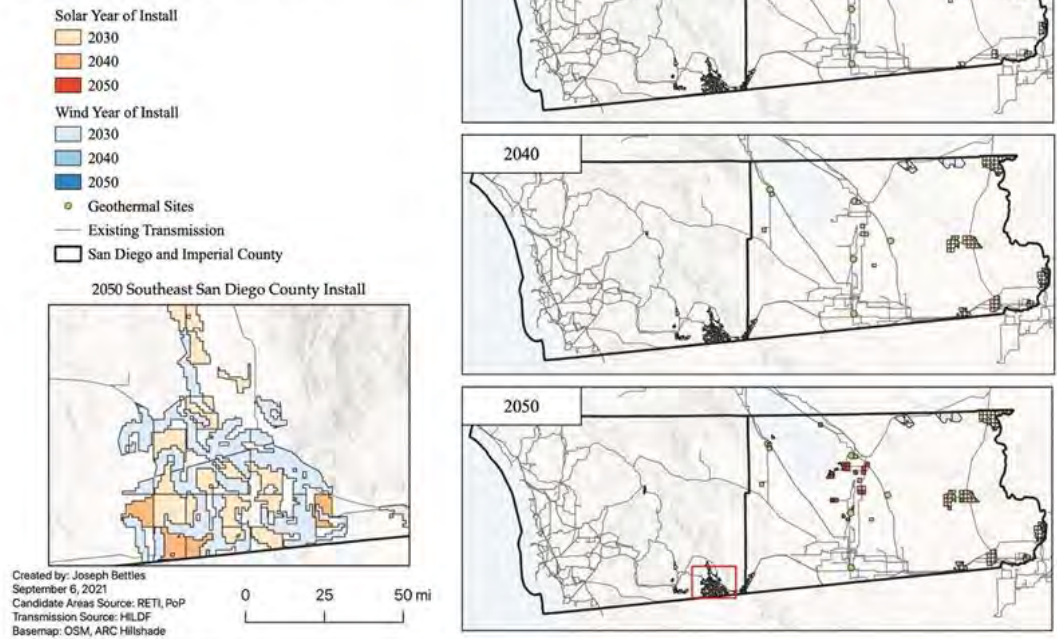


Figure 6. CPA Scenario 2: San Diego and Imperial counties. This analysis selects solar, onshore wind, and geothermal resources from lowest to highest cost to meet projected energy demand. These maps show build out over three time periods where colors represent build out year (lighter colors are earlier) and resources (red/orange for solar, blue for wind, and green for geothermal). The inset shows the Jacumba Hot Springs area site selection by 2050 and the area that includes the proposed/planned Jacumba Valley Ranch (JVR) sites. This scenario has an average LCOE of \$42.04 per megawatt hour (MWh).

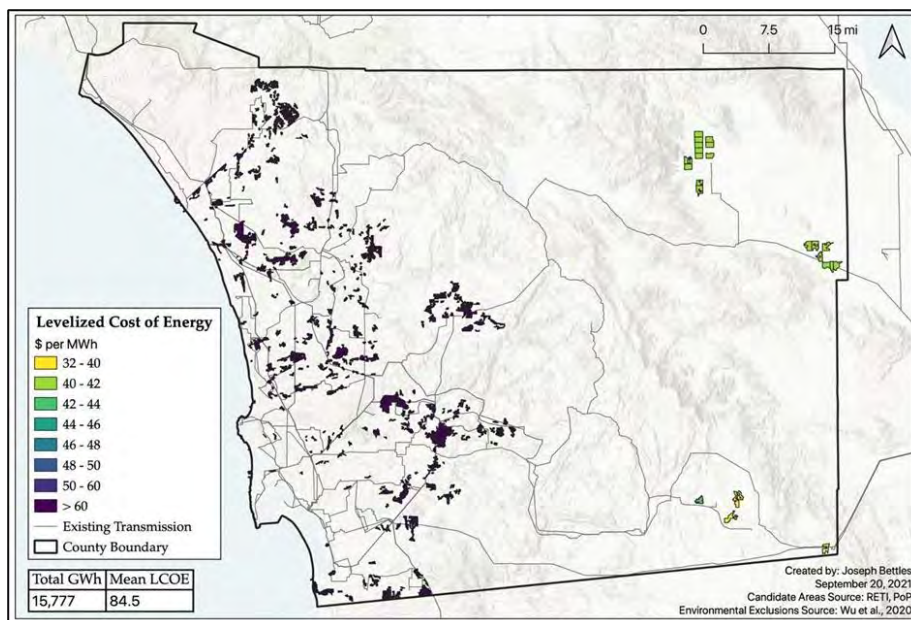


Figure 7. CPA Scenario 3: Restrict land with high conservation value. This scenario minimizes impacts to areas of high conservation value and other areas that are environmentally sensitive or important. It does not meet regional energy demand and is relatively more expensive (with an average LCOE of \$84.5 per MWh).

The midrange scenario utilizes a mix of proven, scalable technologies that are within the jurisdictions of San Diego county, Imperial county, or regional entities to build in order to meet regional demand both in the near-term (2025) and by mid-century (shown in Figure 8). The technologies include brownfield infrastructure development (solar and wind infrastructure built on currently or formerly contaminated sites); utility-scale solar and wind in both San Diego and Imperial counties; rooftop and infill solar (where “infill solar” is defined as solar projects built in dense, urban settings); and geothermal (which is a clean, firm power source).

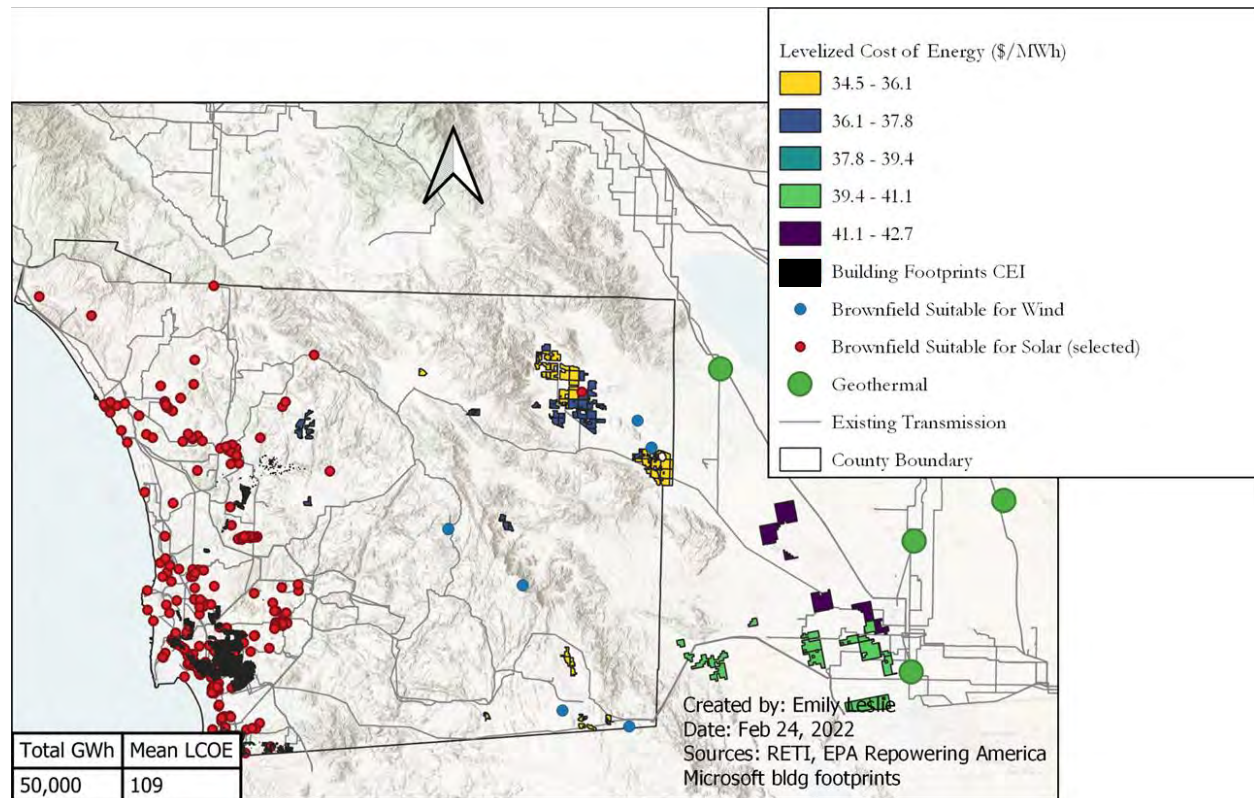


Figure 8. CPA Scenario 7: Mid-range Scenario 2050. This figure shows sites selected to meet the 2050 electricity demand under the mid-range scenario. In this scenario, the 2050 annual generation from new renewable sources is as follows: 12% rooftop solar, 23% brownfield solar, 0.1% brownfield wind, 6% utility scale solar on developable land in San Diego county, 0.4% utility scale wind on developable land in San Diego, 38% Imperial solar, 21% Imperial geothermal. The addition of rooftop solar and brownfield resources together results in 35% reduction in land area impacts. It meets regional energy demand but has a high average cost (average LCOE of \$109/MWh) partly because of the high costs of rooftop and brownfield development.

There are some commonalities across scenarios in the results, suggesting that these might be “low-regret” renewable energy infrastructure options. These geospatial analyses have demonstrated that rooftop and infill solar can bring co-benefits to communities, and, along with brownfield development, these are low-regret strategies. Despite their relatively high costs compared to utility-scale development, they have low impacts on the environment, agriculture, and rural communities, and they have high job training opportunities near homes and urban centers. Given the high commercial interest and the relative location near planned or

existing renewable sites, the models selected the JVR renewable area in most scenarios. This area is favored by Statewide planning proceedings, including those by the California Independent Systems Operator (CAISO) (which is California’s grid operator) and the California Public Utilities Commission (CPUC) and may represent a low-regret scenario for utility-scale build-out. All scenarios require careful consideration of environmental justice issues and a deeper understanding of the effects that these energy developments will have on communities of concern, low-income communities, and/or disadvantaged communities.

Significant solar and geothermal availability in Imperial County is a large potential resource for San Diego that may require upgrades to the transmission network. As renewable energy infrastructure is developed in neighboring areas - such as Imperial County, Mexico, or State waters - the site selection scenarios will change in iterative energy supply and demand analyses. Similarly, as new technologies and permitting make additional renewable energy resources available (e.g., offshore wind, wave energy, etc.), the scenarios will need to be updated to account for the energy supply from those novel resources. This framework is flexible enough to account for additional renewable energy demand as it becomes available.

The region should coordinate with State agencies to ensure the reliability of the system. The San Diego region is a part of a larger energy system network, so coordination across agencies will be crucial to decision-making, planning, and implementation of renewable energy infrastructure into the future. For example, there is a State-level Integrated Resource Plan (IRP) proceeding at the CPUC. Load Serving Entities (LSEs) throughout the State are Parties to this proceeding, and local LSEs, such as San Diego Gas and Electric (SDG&E) and Community Choice Aggregators (CCAs), are required to submit their procurement plans on an annual basis. These submittals help the State anticipate potential reliability issues, and they help the CAISO plan transmission upgrades which may be needed to accommodate LSE plans and to meet climate goals. To the extent that LSE plans include local distributed generation, rooftop solar, community solar, equity-eligible contractor projects, or other specifications, this information should be indicated in LSE submissions to the CPUC. Additionally, City Council members and other government officials often serve on CCA boards and participate in procurement planning and target setting. Board members can help ensure that LSE plans are implemented for consistency with regional GHG reduction targets, as well as with State targets. This is especially important where local targets are more ambitious than State targets. Beyond the IRP, there are additional State agency proceedings which could benefit from input from local players (e.g., the CPUC Resource Adequacy proceeding, CAISO Transmission Planning Process, and the CAISO Local Capacity Requirements proceeding). In the Resource Adequacy proceeding, CPUC staff conduct analyses to ensure the reliability of the electric power grid. In the Transmission Planning Process, the CAISO conducts analyses to ensure reliability, policy compliance, and cost-effectiveness of the planned transmission system upgrades. In the Local Capacity

Requirements proceeding, the CAISO takes a more local approach to reliability analysis than other proceedings. For example, Section 3.3.10 of the CAISO 2022 Local Capacity Technical Study is devoted to the San Diego-Imperial Valley region. Load Serving Entities such as SDG&E and SDCP and CEA should coordinate on procurement, resource adequacy and other issues addressed in these proceedings.

The State requires a fully decarbonized electricity system by 2045 and has requirements for rooftop solar on certain new buildings. Nevertheless, there are additional opportunity areas to decarbonize beyond the State goals. Electricity decarbonization is the most common CAP measure analyzed and on average contributes more GHG reductions than any other measure. Most CAPs include a measure to form or join a CCA program, but there are opportunities to increase CCA participation and for CCAs to commit to 100% carbon-free energy prior to the State 2045 deadline. Additionally, there are local opportunities to enhance or complement State rooftop solar requirements by adopting reach codes (or local codes that go beyond State requirements) and evaluating mandates or incentives for energy storage systems paired with rooftop solar to decrease marginal emissions during the electric system’s peak GHG emission and to increase reliability.

Additional work would be needed to make carbon-free electricity supply more accessible. Historically, rooftop solar has been installed in higher-income neighborhoods and/or in areas with higher levels of homeownership. Numerous options exist to address the inequitable distribution of solar installations, including targeted incentives and financing. Additionally, CCA programs can maximize participation in the Disadvantaged Communities Green Tariff Program, subsidize customers in income-qualified discount programs to opt-up to 100% carbon-free electricity service options, and support inclusive financing for energy upgrades.

Legal authority to regulate energy production:^{vi} Jurisdictions in the San Diego region have the authority to require levels of carbon-free electricity supply through CAPs and to procure carbon-free electricity supplies through a CCA and can therefore supply more carbon-free energy than required by State agencies. However, State and/or federal agencies or entities still regulate local energy supplies for reliability, which complicates fully decarbonizing the electricity supply with renewable energy. Additionally, local jurisdictions are also authorized to support alternatively fueled thermal power plants and related infrastructure that can provide low- or zero-emission electricity to meet reliability and air quality requirements (e.g., green hydrogen production and/or power plants). Local jurisdictions are also authorized to increase distributed generation through CCAs and reach codes, and to streamline permitting. Further

^{vi} See Chapter 8, section 8.7 “Decarbonize the Electricity Supply” and Appendix B for further discussion of legal authority.

regulating most fossil-fueled thermal power plants emissions is limited given current State regulation and uncertainty over federal preemption.

Decarbonizing Transportation

The transportation sector is the largest contributor to regional GHG emissions. In 2016, on-road transportation emitted almost half of regional emissions. In 2035, emissions from on-road transportation are projected to account for about 41% of the total projected emissions (Figure 3).^{vii} Statewide legislation, executive orders, and agency targets have set goals for GHG reductions in the transportation sector and the San Diego region has implemented several measures to reduce regional transportation GHG emissions, which have included a variety of vehicle miles traveled (VMT) reduction strategies and vehicle electrification strategies.

The region has a strong policy foundation for reducing emissions related to transportation. However, current commitments through CAPs and other policies are inconsistent with the levels of reductions required by State executive orders for carbon neutrality. Even the best CAP commitments to reduce on-road transportation emissions through VMT reduction, EV adoption, and fuel efficiency strategies, if applied to the whole region, are not projected to achieve the State’s zero emissions goals.

Opportunity areas exist to accelerate EV adoption and VMT reduction based on existing regional policies and patterns of vehicle ownership, travel behavior, and land use development. These opportunity areas include CAP measures to reduce VMT and to reduce vehicle emissions. Current policies and consumer, driver, and developer behaviors are already increasing EV adoption and reducing VMT. However, there are additional opportunity areas to accelerate regional transportation decarbonization. To reduce VMT, jurisdictions can enhance transit and active transportation (biking and walking), and encourage smart growth, urban connectivity, and density by changing zoning to promote mixed-use developments, and disincentivizing parking.^{viii} To reduce emissions, jurisdictions can identify areas for traffic calming measures, establish anti-idling requirements (especially around schools), and provide driver behavior incentives. Further, local jurisdictions have the opportunity to affect vehicle retirement, which can be prioritized in communities of concern to rapidly reduce the air pollution burden in those communities. Finally, local governments can increase use of alternative, low-carbon fuels and EVs, particularly for medium-and heavy-duty vehicles, in

^{vii} See Chapter 8, section 8.5 for a detailed analysis of CAP commitments as they relate to transportation. Note that this value includes projected EV sales changes but does not include CAP measures.

^{viii} Opportunities to increase density in in-fill areas have been identified in Chapter 3. More details on how to reduce VMT are in Chapter 8.

existing and future fleets. Figure 9 shows a menu of policy opportunities to increase EV adoption, illustrating policy options that range in both effectiveness (i.e., how good the policy is at increasing EV adoption) and breadth (i.e., how many people it can reach).

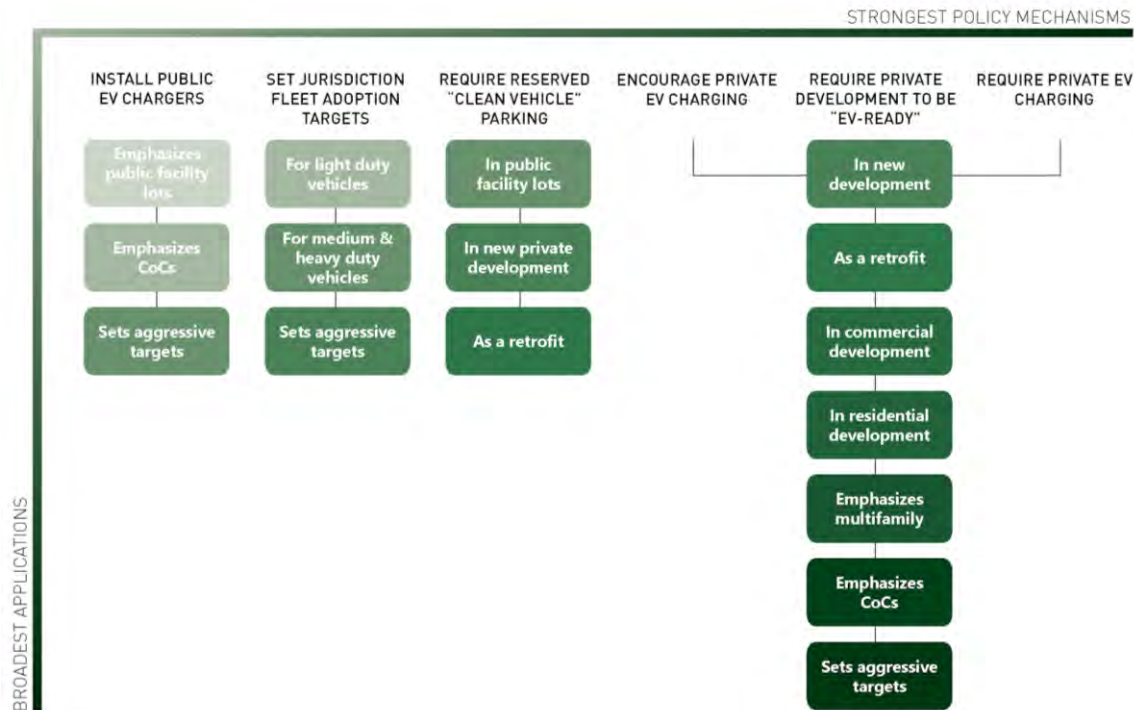


Figure 9. A spectrum of policy options to accelerate EV adoption. Policies are likely to be more effective moving right and are likely to have a broader application moving down. Thus, the bottom right is predicted to be the most effective and to have the broadest application of the policy measure shown where the top left is predicted to be the least effective and to have the narrowest application of the policy measures shown.

Multiple opportunities for regional collaboration and coordination exist. The nature of on-road transportation and of existing institutional frameworks that coordinate transportation decisions suggests that regional collaboration on transportation decarbonization will be more effective than individual CAP measures. CCAs provide an example of a local mechanism, usually through Joint Powers Agreements (JPAs), that can support transportation electrification by developing programs to locally incentivize EV uptake beyond State and federal programs. Similarly, other regional transportation decarbonization may be identified which can promote local funds for transportation decarbonization. Additionally, local jurisdictions can collaborate to assess the equity impacts of EV use versus increasing use of mass transit in various communities, and to align regional transportation equity analyses (e.g., SANDAG’s equity analyses) with CAP equity analyses (e.g., the City of San Diego’s equity analyses).

Legal authority to regulate transportation decarbonization:^{ix} Local jurisdictions and agencies in the San Diego region have broad authority over transportation, based both on locally derived land use authority over planning and development and delegated authority from the State and the federal governments. These authorities can be limited or preempted by State or federal laws, as is the case with regulating fuels and tailpipe emissions. Additionally, local jurisdictions can establish climate change policies and regulations to reduce GHGs from transportation in general plans (GPs), CAPs, zoning, or transit-oriented development regulations. Further, they can require infrastructure for fuel switching in buildings (e.g., EV charging equipment), build supporting infrastructure in public right-of-ways or on public land, and support alternative fuel production and infrastructure, such as hydrogen. Local jurisdictions can regulate their own fleets through purchasing, maintaining, or changing their fleets. They also have the authority to regulate indirect transportation emissions to keep local emissions in line with federal and State air quality standards. State statutes and regulations create an opportunity to align local action that decreases costs for implementation by bringing State funded projects to the region, particularly in communities of concern, and deploying technology developed by State or federal funding. Finally, jurisdictions appear to have more legal authority through land use, transportation infrastructure siting, delegated authority, and taxation powers to reduce transportation GHGs, than represented by commitments in CAPs. Additional work by local jurisdictions would be needed to assess the limits of their authority to increase on-road transportation GHG reductions.

Decarbonizing Buildings

The RDF Technical Analysis studies the building mix and associated emissions from the region’s infrastructure and building sector. Direct emissions from buildings come from on-site fossil fuel combustion and contribute to regional GHG emissions, so this chapter focuses on decarbonizing buildings by eliminating their fossil fuel-based emissions by 2045. The analysis focuses on electrifying systems that are responsible for end-use emissions, like space and water heating, and using lower-carbon fuels, like biomethane and hydrogen, where electrification is not yet feasible. The analysis considers three modeled pathways to reach a carbon-free building sector by 2050: a pathway that emphasizes high electrification of fossil-fuel systems, a pathway where heat pumps are highly efficient when electrified, and a pathway where low-carbon fuels are used to reduce emissions while a slower adoption of electrification occurs.^x

^{ix}See Chapter 8, section 8.5 “Decarbonize Transportation” and Appendix B for further discussion of legal authority.

^x More details on the modeled pathways are available in Chapter 4, section 4.4 and elsewhere in the chapter.

Replacing fossil fuel-based space heating and water heating systems with electric systems should be a primary policy focus for building emission reductions.

Space heating and water heating represent large shares of emissions from buildings in the San Diego region because they tend to rely on natural gas (Figure 10), so replacing these systems, as well as other fossil fuel-based systems like ovens and dryers, with electric versions will have large impacts on building decarbonization. Space and water heating are especially conducive to electrification because heat pump technologies available for both uses are more efficient than natural gas systems, providing more heating per unit of energy input. For building temperature regulation, electric heat pumps offer both heating and cooling from the same unit, making them ideal for homes that do not yet have air conditioning. Water heaters produce the most emissions in buildings, so replacing them with electrified versions will have outsized emissions reductions for the costs. Finally, this analysis finds that costs do not differ substantially between new construction and the addition of electric units and retrofitting old appliances. Thus, regional policies should support increasing adoption of efficient heat pump-based space and water heating systems in both new and existing buildings.

Additionally, policies aimed at replacing fossil-fuel based space and water heating systems should focus on increasing uptake among low-income residents and rental building owners through assistance.

Such policies would address some historic inequities in housing quality, environmental injustice, health disparities due to indoor air pollution, and/or utility costs and would ensure that low-income residents and renters are not excluded from building decarbonization goals and that they are not left paying increasingly higher gas rates.

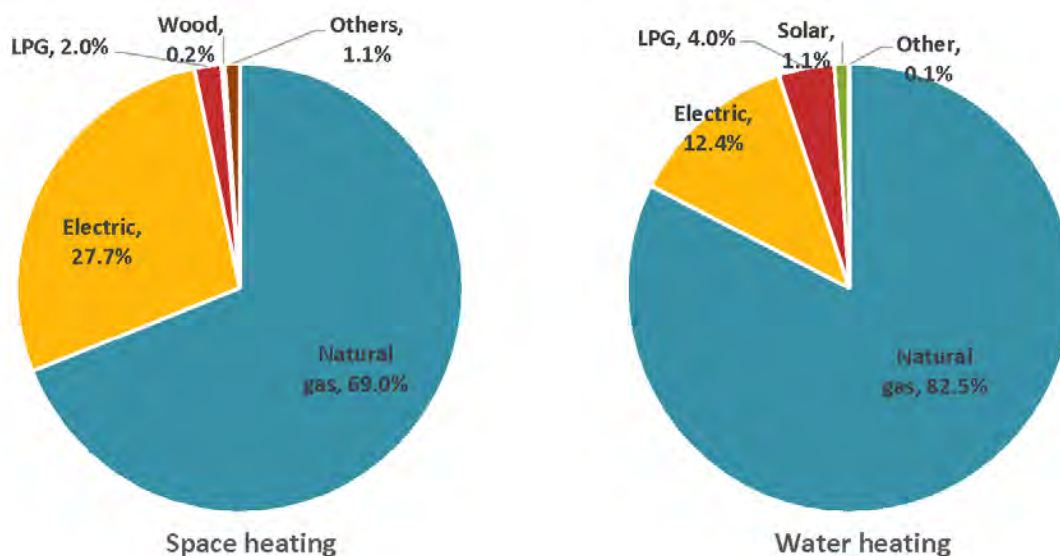


Figure 10. Residential space and water heating energy use by fuel type (% of customer accounts) in the San Diego region. Source: DNV GL Energy Insights. 2021. 2019 California Residential Appliance Saturation Study (RASS).

There are several near-term actions that are low-regret for building decarbonization. First, setting “electrification-ready” or “all-electric” standards for new construction and major renovations through building energy codes will reduce costs associated with transitioning away from fossil fuels. Second, some existing fossil fuel equipment systems will only turn over once by 2050. Replacing end-of-life fossil fuel heating systems with electrified systems is low-hanging fruit. This is a near-term priority. Third, improved data gathering is a low-cost, foundational action for future policy development. More data on building emissions and decarbonization will better inform decision makers as they craft policies to address the building sector’s contributions to a net zero region.

Low-carbon gaseous fuels can be used for hard-to-electrify end uses, though research and piloting are required. Some building systems are hard to electrify, so one way to reduce GHG emissions from those systems is to use fuels that do not emit net GHGs into the atmosphere. Similarly, such fuels can be used for these or other systems prior to electrifying them. Low-carbon gaseous fuels could include biomethane and/or hydrogen. However, each of these alternate fuels have cost and efficiency trade-offs as well as uncertainties, so more research and piloting will be necessary before implementation.

The gas utility’s risk of not recovering its investment in assets (that is, its stranded cost risk) can be mitigated by minimizing unnecessary extensions or replacements of the gas pipeline system and by accelerating depreciation of existing utility assets. Phasing out end-use natural gas consumption in buildings can lead to stranded natural gas assets, defined as infrastructure such as a natural gas pipeline that has stopped being used before reaching the end of its useful life. For companies like SDG&E, stranded assets represent potential financial losses because of the high capital costs of creating or replacing gas infrastructure. Mitigating these stranded assets will be an important policy consideration. One tool is to minimize unnecessary extension or replacement of gas pipeline infrastructure. SDG&E invests in natural gas assets when it extends pipes to serve new customers and when it replaces old or damaged pipes and other assets. Policies like requiring all new construction to be fully electric would mitigate stranded asset losses for new pipe investments going to new customers, but this would not mitigate losses from investing in replacing aging infrastructure. Exploring and piloting non-pipeline alternatives to both new and replacement infrastructure, including electrifying end uses instead of replacing infrastructure, could identify opportunities to mitigate risk.

CAPs have relatively few measures to electrify buildings and the GHG impact of the measures is relatively low, despite their importance to regional decarbonization. Only six CAPs include measures related to building electrification and the GHG reductions in CAPs associated with efficiency and electrification are relatively low. Compared to the level of electrification needed

in both new and existing buildings as outlined in Chapter 4, the CAP measures fall short of the level of building decarbonization in the RDF Technical Analysis pathways.

Policies for decarbonizing new and existing buildings are crucial. 80% of the buildings that will exist in 2050 already exist, so decarbonizing these buildings will be critical to decarbonizing the building sector. While State building codes regulate alterations and additions to certain existing buildings, local policies could further encourage or require energy efficiency and electrification in many other existing buildings.^{xi} Decarbonizing municipal buildings may be a low-regret policy because implementing cost effective measures and electrifying those buildings may help reduce operating costs and modeling these actions may encourage owners of homes and businesses to act.

There is an opportunity and a need to assess social equity considerations of building decarbonization policies. In the context of building decarbonization, there are several aspects of equity to consider, including the high proportion of renters in communities of concern, the relative lack of data and analysis related to equity and building-related policies, and potential cost implications of building decarbonization policies, particularly electrification. Additional work would be needed to develop the capacity and tools to understand and address the equity implications of building and other decarbonization policies in the San Diego region.

Legal authority to regulate building decarbonization:^{xii} Local jurisdictions have the authority to regulate GHG emissions from building end-use of fossil fuels and other energy sources, which is the primary means of decarbonizing buildings. Local jurisdictions also act with delegated authority over the built environment to require more stringent energy codes, directly regulate air pollution emissions from buildings, and procure alternate energy supplies in public buildings. Additional authority may come from the California Environmental Quality Act (CEQA) by setting a more stringent threshold to determine environmental impact. Local governments are preempted from establishing energy efficiency appliance standards, regulating natural gas supply, transmission, and storage, and high global warming potential refrigerants (e.g., HFCs).

^{xi} See Chapter 8, section 8.6, for more details on examples of local authorities decarbonizing existing buildings. Also see Chapter 7 section 7.3.1 for a local example.

^{xii} See Chapter 8, section 8.6 “Decarbonize Buildings” and Appendix B for further discussion of legal authority.

Natural Climate Solutions

The RDF Technical Analysis investigates the natural climate solutions (NCSs) available in the San Diego region and their potential to naturally sequester and store CO₂ and other GHGs. NCSs are processes that protect or enhance natural and working lands’ (NWLs) ability to capture and store GHGs from the atmosphere through plants and soils. “Working lands” include agricultural lands like orchards, vineyards, pastures, etc. “Sequestration” is an annual measure of how many GHGs are removed from the atmosphere and “storage” is the total amount of GHGs that have been sequestered. Carbon storage in the region (Figure 11) is important because there are ways to prevent stored carbon from being released into the atmosphere, as occurs when land use changes from NWLs to urban areas, for example. By understanding a landscape’s carbon storage and sequestration potential, areas with high levels of stored carbon can be prevented from emitting their carbon into the atmosphere and areas with high sequestration potential can be protected.

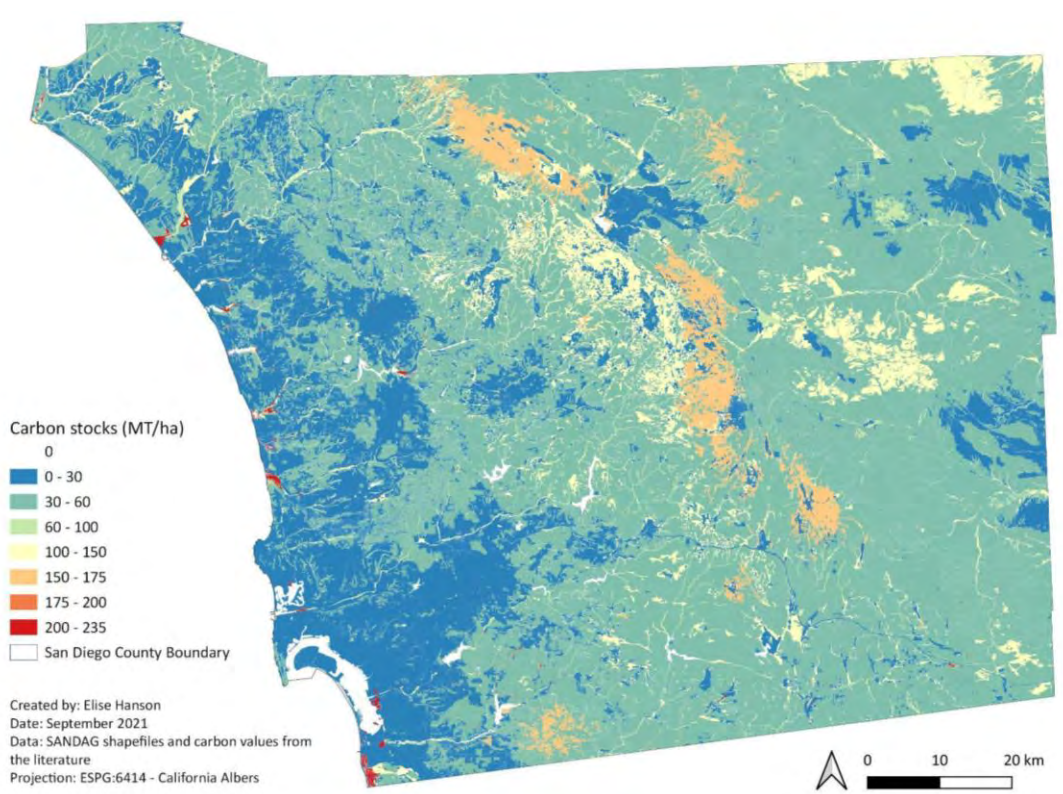


Figure 11. Total stored carbon (measure in metric tons of carbon dioxide equivalent per hectare, or MT CO₂e ha⁻¹) estimates for the San Diego region. Warmer colors represent larger carbon stock estimates, cooler colors represent lower stock estimates, and white represents no carbon stock.

Regional NWLs sequester and store large amounts of carbon dioxide, but they do not sequester enough to account for human-caused emissions. NWLs can act as stronger *net* sinks than they currently do, though this will require investments in bolstering NCSs and minimizing carbon emissions from land and land use activities. To accurately account for net carbon land use emissions, local data need to be collected and integrated into regional carbon calculations. The region can expand annual carbon sequestration and long-term carbon storage through investing in NCSs that both increase natural sequestration and that reduce emissions from the land, such as investing in “carbon farming,” restoring and expanding “blue carbon” habitats, planting trees and other plants in urban areas, preventing wildfires, and planting trees in NWLs. Local data can improve NCS policies and management techniques and thus increase regional sequestration.

The most effective and inexpensive NCS in the San Diego region is to avoid land use change by protecting natural and working lands, except where land use change is required for other decarbonization actions, like siting renewable energy infrastructure. Existing natural and working lands are natural carbon sinks, so preventing these lands from changing into urban or built-up areas will allow for 1) continued annual sequestration and 2) prevention of one-time emissions from vegetation removal, soil disturbance, etc. This report estimates that natural annual sequestration in NWLs may be up 2 million metric tons (MMT) of CO₂ under ideal circumstances and that there may be 58 MMT of CO₂ stored in vegetation, woody debris, leaf litter, and soils, some of which would be released with land use change. The annual sequestration in NWLs is important to continue to build natural CO₂ storage. Natural sequestration was not included in the RDF technical analysis of emissions given the focus on the energy system. Land use change will be necessary to install utility-scale renewable energy infrastructure, which will support decarbonization, and to allow housing development. It will be important to minimize land use change in the areas with the largest natural carbon stores and with the highest sequestration potential and to protect areas with high co-benefits (such as areas that provide air and water quality improvements, biodiversity protection, and public health outcome improvements).

Other important regional NCSs considered by the RDF Technical Analysis may be less effective and/or more expensive for carbon sequestration, although they yield important co-benefits. These include carbon farming (farming practices that increase carbon sequestration and storage and minimize GHG emissions on agricultural lands), wetland protection and expansion/restoration, and urban forestry. Large-scale habitat restoration and reforestation, which were not considered in this report, are expensive and may not be effective. Wildfire prevention will also be important for emissions and numerous other economic and social reasons. Other NCS options require significant capital investments and are likely to have smaller short-term sequestration returns than preservation.

NCSs offer quantifiable co-benefits beyond decarbonization. Each of the analyzed NCSs offer numerous quantifiable co-benefits. These co-benefits include, but are not limited to, improved air and water quality, improved public health outcomes, biodiversity protection, ecosystem functioning protection, increased shading in urban areas, decreased water and fertilizer requirements on farms and rangelands, improved aesthetics in urban areas, and the potential to increase environmental justice. These co-benefits should be considered when crafting and implementing policies in order to build ecological, economic, and social resilience.

Equity must be a central consideration for all NCS decisions. NCSs should be viewed through the lens of both decarbonization and equity. Whenever possible, communities of concern should be prioritized for urban greening, tree planting, climate farming, and habitat restoration because these NCSs have outsized co-benefits of improving air and water quality as well as human health. Historically, these communities have received less investment and have borne disproportionate levels of environmental harm. All efforts should be made to actively address these historic inequities.

The only quantified CAP measure relevant to this pathway is urban tree planting, but there are opportunities to implement additional NCSs in a collaborative way. Additional measures are possible under local land use authority. Tree planting measures contribute on average just over 1% of local GHG reductions in CAPs. These can be enhanced through jurisdictional collaboration. Additional NCS CAP measures are possible under existing authority and can contribute to land conservation, preservation, and restoration on natural and working lands. Private landowners and tribal governments can also preserve land, test and fund pilot projects for carbon removal and storage and collaborate with public agencies. Collectively, there is an opportunity to expand protections for natural and working lands to fulfill the new SB 27 (2021) mandate that calls for the creation of natural and working land carbon removal and storage projects.

There are also opportunities to include local data in land management and planning as well as in CAPs. For instance, CAPs can utilize the California Air Resource Board’s (CARB’s) carbon accounting methodology in natural and working lands and universities’ data to create stronger goals and measures. Additionally, the region can implement regular carbon accounting and track changes in carbon in natural and working lands over time to understand how carbon stocks are being preserved and whether net emissions occurred due to changes in land use.

Legal authority to regulate negative emissions from natural climate solutions and land use.^{xiii}

It is unclear if local jurisdictions’ ability to use their authority over land use, zoning, land preservation, and agricultural easements extends to activities on private natural and working

^{xiii} See Chapter 8, section 8.8 “Natural Climate Solutions” and Appendix B for further discussion of legal authority.

land beyond land use designation that would affect GHG emissions or sequestration. The region’s land use jurisdiction is further complicated because it is composed of federal, State, tribal, and privately held land, submerged land, and waters. Various statutes and agencies regulate the different land types, with none focused on GHG emissions or sequestration as it relates to land use. State land use and regulating agencies also operate with a wide range of statutory mandates, which apply to lands under multiple jurisdictions and impact GHG emissions and accounting. California's statutes and executive orders require State land use agencies to account for GHG emissions from natural and working lands. Additionally, these State agencies are beginning to assess and regulate carbon removal and storage on these lands with significant targets in 2030. An opportunity exists for local jurisdictions to work with landowners and managers to achieve State, regional, and local goals related to natural and working lands.

Employment Impacts of Decarbonization for the San Diego Region

The RDF Technical Analysis calculates the net change in jobs in the energy sector in response to the central case of the modeled decarbonization pathways from the EER model. The analysis focuses on employment changes from 2021-2030, following California’s Jobs and Climate Action Plan for 2030, to inform workforce development strategies. Additionally, this report analyzes overall average annual job creation from 2020-2050, based on the full timeline in the EER model. For phasing out fossil fuels and modeling associated job losses, the analysis focuses on the 2021-2030 period, where the central case of the EER model estimates modest reductions in fossil fuel-based activities. This is primarily due to the model’s estimates of steady natural gas consumption and a 20% decrease in oil consumption by 2030, relative to current consumption levels. The RDF Technical Analysis focuses on the quantitative impacts to employment as a result of deep decarbonization efforts in the energy, building, and transportation sectors and informs a report by Inclusive Economics^{xiv} on workforce development strategies.

Between 2021 – 2030, the regional decarbonization pathways would generate an average of nearly 27,000 jobs per year in the San Diego region. Through the creation of direct, indirect, and induced jobs, the RDF Technical Analysis estimates that the decarbonization pathways will create 27,000 jobs per year for the region.^{xv} Table 1 shows that expenditures on *energy*

^{xiv} To access the Inclusive Economics report titled “Putting San Diego County on the High Road: Climate Workforce Recommendations for 2030 and 2050,” please visit the County of San Diego’s engagement platform and select the report for download or for commenting at <https://engage.sandiegocounty.gov/rdf>.

^{xv} For a more detailed accounting of these jobs, please refer to Chapter 6, section 6.3.

demand will create approximately 13,500 jobs between 2021 and 2030. Table 2 shows that expenditures on *energy supply* will create approximately 13,500 jobs between 2021 and 2030.

The RDF Technical Analysis estimates that no workers in the region’s fossil fuel-based industries will have to experience job displacement before 2030, even with contractions in fossil fuel demand. The energy supply mix in the EER model suggests that there will be small to no changes in the consumption of fossil fuels before 2030.^{xvi} This suggests that there will not be job losses in the oil and gas sectors in the San Diego region prior to 2030.

San Diego County and local governments should begin now to develop a viable set of just transition policies for the workers in the community who will experience job displacement between 2031 – 2050. After 2030, the EER model’s central case estimates large contractions in both oil and gas. The model predicts 95% contraction rates in oil and 75% in gas by 2050. It is important for regional governments to begin to develop policies for a just transition for these workers now so that they can transition into jobs of equivalent or better quality in the clean energy economy or elsewhere.

The costs of a just transition will be much lower if the transition is able to proceed steadily rather than through a series of episodes. Under a steady transition, the proportion of workers who will retire voluntarily in any given year will be predictable, which will avoid the need to provide support for a much larger share of workers at any given time. The rate of the transition from fossil fuel to renewable energy-based jobs will impact the equity and fairness of the transition. Sudden changes and contractions would potentially result in sudden job losses, where steady changes and contractions would potentially result in fewer job losses as employees could transition to new jobs or could voluntarily retire.

Geothermal production of the five sites identified in Imperial County would generate 1,900 jobs per year over a 10-year period. Chapter 2 identifies five areas for geothermal energy production in Imperial County. This chapter’s analysis finds that there will be 1,900 jobs created per year in the Southern California region over a 10-year period for the development and operation of these five geothermal power plants. Some of these jobs may be created in the San Diego region.

^{xvi} Details on the EER model’s Central Case, which was used here, can be found in Appendix A.

Table 1 Average number of jobs created in the San Diego region annually through energy demand expenditures from 2021-2030, by subsectors and technology. *Figures assume 1 percent average annual productivity growth.*

Investment Area	Average Annual Expenditure	Direct Jobs	Indirect Jobs	Direct Jobs + Indirect Jobs	Induced Jobs	Direct Jobs + Indirect Jobs + Induced Jobs
Vehicles	\$7.7 billion	3,427	1,427	4,854	1,508	6,362
HVAC	\$897.0 million	1,345	699	2,044	764	2,808
Refrigeration	\$761.9 million	1,315	491	1,806	711	2,517
Appliances	\$188.6 million	143	77	220	78	298
Construction	\$113.4 million	263	149	412	146	558
Lighting	\$106.6 million	177	95	272	100	372
Manufacturing	\$45.7 million	40	32	72	27	99
Other commercial and residential	\$38.9 million	59	30	89	33	122
Agriculture	\$17.2 million	144	21	165	45	210
Mining	\$2.4 million	1	1	2	1	3
TOTAL	\$9.9 billion	6,914	3,022	9,936	3,413	13,349

Source: IMPLAN 3.1

Table 2 Average number of jobs created in the San Diego region annually through energy supply expenditures from 2021-2030, by subsectors and technology. *Figures assume 1 percent average annual productivity growth.*

Investment Area	Average Annual Expenditure	Direct Jobs	Indirect Jobs	Direct Jobs + Indirect Jobs	Induced Jobs	Direct Jobs + Indirect Jobs + Induced Jobs
Fossil fuels	\$4.4 billion	2,538	3,777	6,315	3,805	10,120
Clean renewables	\$629.5 million	1,488	601	2,089	848	2,937
Transmission and storage	\$45.9 million	34	17	51	31	82
Additional supply technologies	\$45.1 million	118	35	153	57	210
Other investments	\$4.5 million	10	3	13	6	19
TOTAL	\$5.1 billion	4,188	4,433	8,621	4,747	13,368

Source: IMPLAN 3.1

Local Policy Opportunity^{xvii}

The RDF Technical Analysis assesses current GHG reduction commitments in Climate Action Plans (CAPs) to determine if additional activity would be needed to put the region on a trajectory to meet decarbonization goals. Additionally, it identifies opportunities for local jurisdictions in the region to take further action to support the decarbonization pathways for energy production, transportation, buildings, and natural climate solutions.

To do this, several novel analyses were conducted. First, it analyzes the authority of local governments and agencies to influence and regulate GHG emissions and summarizes the authority of key federal, State, and local agencies, and key legislation and regulation at the federal and State levels to help to clarify the ability of local governments to act to reduce GHG emissions.^{xviii} Second, it reviews all CAPs in the region to determine how often a given measure was included in CAPs, the relative GHG impacts of CAP commitments, and the integration of social equity considerations.^{xix} Third, it does a scenario analysis to estimate the total regional GHG reductions that would result from all adopted and pending CAPs' commitments. It then estimates the potential GHG impact of a scenario that applies the best CAP commitments to all jurisdictions.^{xx} This scenario analysis takes the CAP commitment for a given CAP policy category – say goals for planting trees in urban or rural areas – that will produce the single greatest relative GHG reductions and then applies that commitment to every jurisdiction in the San Diego region, regardless of current or planned commitments in that category. This may be considered the upper limit of potential GHG reductions from current CAP commitments. Finally, this chapter uses the results from these analyses, in addition to results from other research and analyses, to identify opportunities for further local action and regional collaboration in each of the four decarbonization pathways.^{xxi}

Local jurisdictions have the authority to influence and regulate GHG emissions. Local governments can influence and regulate GHG emissions by accelerating State statutory targets and policies, adopting ordinances to go beyond State law, and using unique authority to adopt and implement policies. Local authority comes from both constitutionally derived power, which is a broad authority to promote public health, safety, or the general welfare of the community,

^{xvii} See Chapter 8 for more details.

^{xviii} See Appendix B for more details.

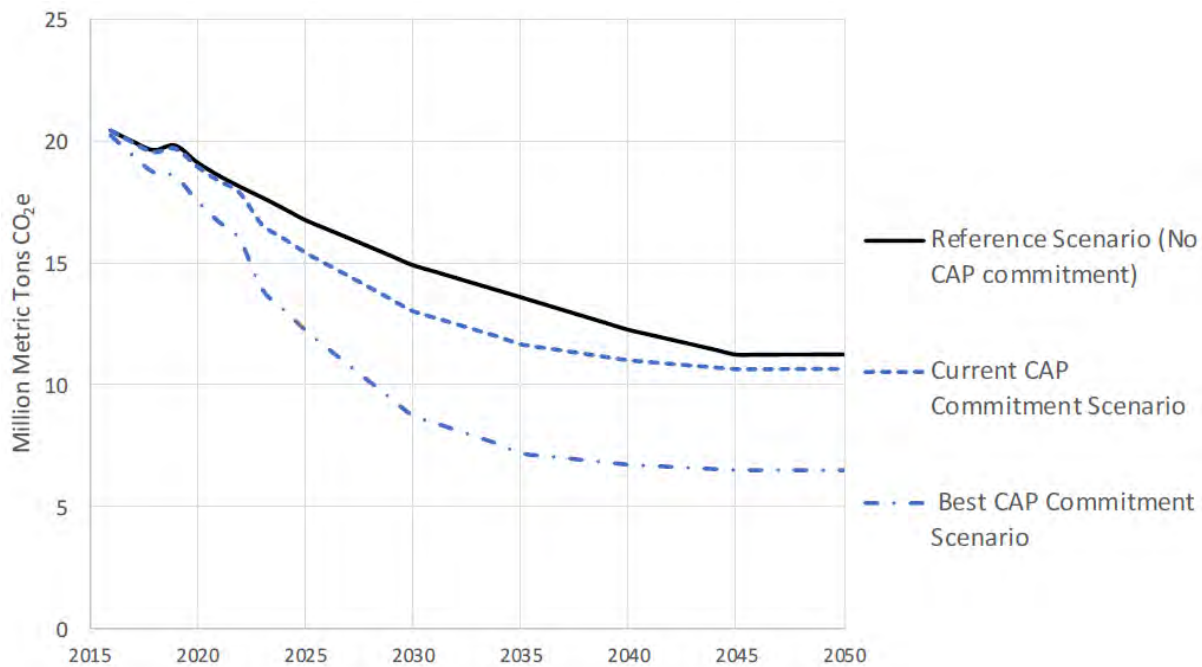
^{xix} See Chapter 8, section 8.3 for an overview and sections 8.5-8.8 for sector specific findings. These are also used to illustrate the gap between the deep decarbonization goals in Chapters 2 through 5 and the regional CAP commitments.

^{xx} See section 8.4.

^{xxi} These opportunities were included in each relevant section for this Executive Summary, but they are included in the sector specific section in Chapter 8.

and delegated authority from State statutes. The full extent of a local jurisdiction’s power to regulate GHG emissions is unknown.^{xxii}

Current CAP commitments are insufficient to reach decarbonization goals. Current local CAP GHG reduction commitments for transportation, electricity, and buildings contribute a relatively small portion of the total reductions needed to reach net zero GHG emissions in 2045 (Figure 12). Even if the most aggressive CAP measures are applied to all jurisdictions in the region, significant emissions would remain, mostly from natural gas building end-uses and on-road transportation (Figure 12).



This chart does not include all GHG emitting activities in San Diego Region, or potential new local, state, and federal actions that could be adopted in the future.
Energy Policy Initiatives Center, 2022

Figure 12. This graph shows the projected GHG emissions in the San Diego region from electricity, natural gas, and on-road transportation in each of the scenarios analyzed. The reference scenario, where there are no CAP commitments, only shows reductions based on State and federal laws, mandates, actions, and goals. The Current CAP Commitments scenario shows the remaining GHG emissions from a subset of total emissions if all current CAPs were applied in full as written. The Best CAP Commitment Scenario shows the remaining GHG emissions if the best CAP commitment from each policy category is applied to every jurisdiction in the region, regardless of current CAP commitments. This graph shows that no analyzed scenario will allow the region to reach net zero emissions by 2050. Note that these analyses assume no new State and federal laws, mandates, actions, and goals, and that current ones do not change at any point in this period. Further, these analyses do not include all GHG emissions for the region.

^{xxii} See section 8.2 and Appendix B for a more detailed discussion of authority.

Opportunities exist for more jurisdictions to adopt additional CAP measures and strengthen existing measures. Based on the comparative analysis of CAPs, there is an opportunity for more jurisdictions to adopt CAP measures that are already adopted by some jurisdictions in the region. Similarly, based on the scenario analysis of the combined GHG impacts of CAP measures, there is an opportunity for most jurisdictions to strengthen their existing CAP measures, especially in the transportation and building sectors. These sectors produce large GHG emissions (Figure 13, right), but on average represent disproportionately low emissions reductions in CAPs in 2035 (Figure 13, left).

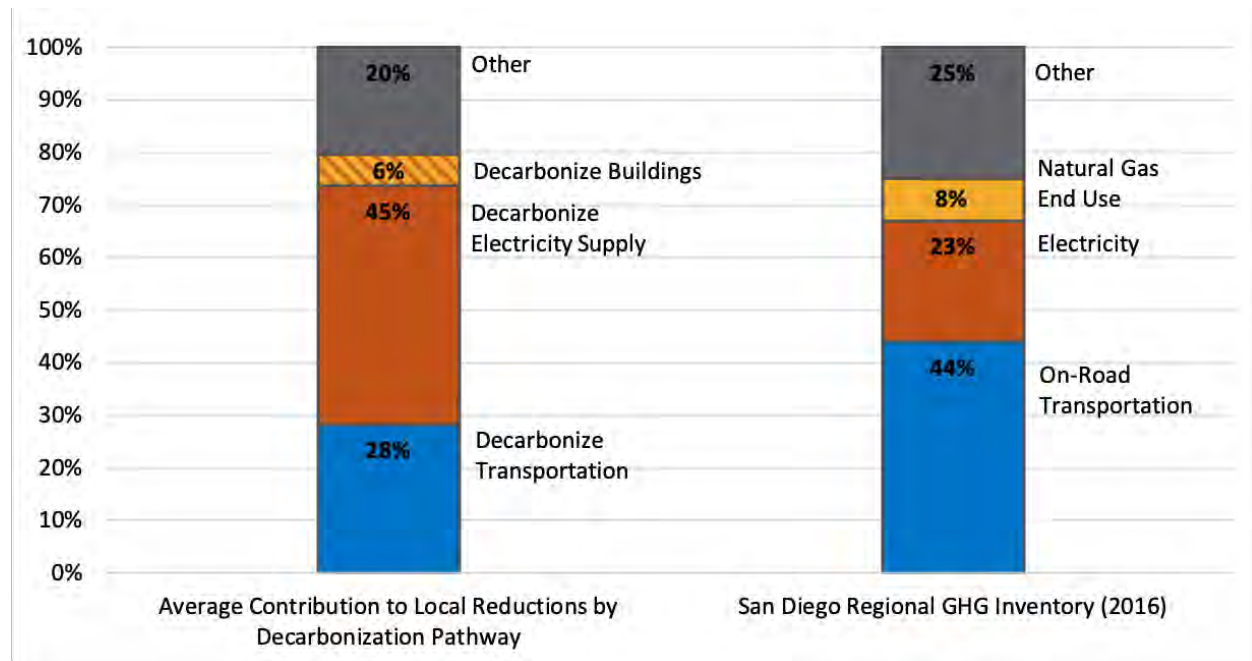


Figure 13. This graph shows the average contribution of each decarbonization pathway to the total GHG reduction from local CAP measures in 2035 (left) and the distribution of 2016 regional emissions by emission source (right). It shows that emissions from transportation (blue, right side) account for nearly half of regional emissions, but on average corresponding reductions from CAP commitments only represent slightly more than a quarter of local GHG reductions in CAPs (blue, left side). Similarly, electricity accounts for about a quarter of regional emissions (dark orange, right side) but associated reductions contribute on average just under half of GHG reductions from CAP commitments. Note that because emissions associated with buildings come from both onsite natural gas combustion and electricity production, the building decarbonization portion of the bar is shaded to show both light and dark orange to correspond with both natural gas buildings (light orange) and the electricity supply (dark orange).

Additional work would be needed to integrate social equity into climate planning. Based on a preliminary review, the integration of social equity in adopted and pending CAPs is limited, inconsistent, and lacks specificity. Additional work would be needed to develop the capacity and tools to understand and address the equity implications of all decarbonization policies in the San Diego region, including data collection and analysis; regional guidance documents; and regional working groups to coordinate, advise, track, and monitor how equity is being addressed in climate planning.

The San Diego Region as a Model

Although the San Diego region only accounts for 0.08% of global emissions, the decarbonization efforts undertaken by the region can have a measurable impact on global emissions by generating followership among others and sharing durable innovations that can be expanded and replicated. San Diego should actively seek to make its efforts visible and communicate lessons learned in national and international fora. The creation of the San Diego Regional Decarbonization Framework can serve as a case study for other jurisdictions across the U.S. and globally to learn from and adapt in their own long-term decarbonization planning endeavors. In addition to showcasing this effort alongside various national and international fora,^{xxiii} the UN Sustainable Development Solutions Network (SDSN) is producing a Guidebook that will serve as a toolkit for other municipalities, universities, and communities to follow the process undertaken by the County of San Diego in their own decarbonization processes.

SDSN is working to share the RDF within three horizontal levels across its networks. SDSN will share the RDF and its key findings in national meetings and fora in the United States, international groups and consortiums, and the United Nations. For example, the project was presented during the Innovate4Cities Conference in October 2021 and the inputs of this event will serve to inform the 2022 IPCC Sixth Assessment Report on impact, adaptation, and vulnerability to global climate change. These global consortiums provide an opportunity to showcase the results of this project and San Diego as a model to the world. With access to these audiences, the RDF can help inform global roadmaps and pathways to net zero.

A Guidebook for Regional Decarbonization is being prepared for use by local jurisdictions to aid in creating unique decarbonization frameworks. This Guidebook will provide background information as well as specific steps and advice on logistics, methodology, stakeholder engagement, long-term planning, and more. Although the resources within this Guidebook are relevant and applicable to decarbonization framework project teams beyond the US, frameworks being created in the context of emerging economies will likely use different approaches, perspectives, and strategies in climate action planning. This Guidebook will be free and available online at UC San Diego’s SDG Policy Initiative’s website (<http://sdgpolicyinitiative.org/guidebook/>) as a way to facilitate the creation of regional decarbonization frameworks and provide a practical roadmap for jurisdictions to work toward net-zero goals.

^{xxiii} Chapter 9 and Appendix C present extensive lists of US and global consortiums that San Diego County and other jurisdictions with decarbonization frameworks can connect with, attend, and join the networks of in order to disseminate their findings across different scales.

MEETING DATE May 11, 2022

ITEM TITLE APPROVAL OF READING BY TITLE ONLY AND WAIVER OF READING IN FULL OF ORDINANCES AND RESOLUTIONS ON THE AGENDA.

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

This Item asks the City Council to waive the reading in full of all Ordinances on the Agenda (if any) and approve their reading by title only. The purpose of this Item is to help streamline the City Council meeting process, to avoid unnecessary delay and to allow more time for substantive discussion of Items on the agenda.

State law requires that all Ordinances be read in full either at the time of introduction or at the time of passage, unless a motion waiving further reading is adopted by a majority of the City Council. (Gov. Code, § 36934). This means that each word in each Ordinance would have to be read aloud unless such reading is waived. Such reading could substantially delay the meeting and limit the time available for discussion of substantive Items. Adoption of this waiver streamlines the procedure for adopting the Ordinances on tonight's Agenda (if any), because it allows the City Council to approve Ordinances by reading aloud only the title of the Ordinance instead of reading aloud every word of the Ordinance.

The procedures for adopting Resolutions are not as strict as the procedures for adopting Ordinances. For example, Resolutions do not require two readings for passage, need not be read in full or even by title, are effective immediately unless otherwise specified, do not need to be in any particular format unless expressly required, and, with the exception of fixing tax rates or revenue amounts, do not require publication. However, like Ordinances, all Resolutions require a recorded majority vote of the total membership of the City Council. (Gov. Code § 36936).

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

It is recommended that the Council waive the reading of all Ordinances and Resolutions in their entirety and read by title only.

ATTACHMENT

None



MEETING DATE May 11, 2022

ITEM TITLE PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance *TKM*

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT *TKM*

Adequate budgeted funds are available for the Payment of Demands per the attached listing.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Approve the Payment of Demands as presented.


ATTACHMENT

- 1) Summary of Payments Issued
- 2) Voucher Lists

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/19/22	Accounts Payable	\$ 20,533.05
04/20/22	Accounts Payable	1,788,487.03
04/21/22	Accounts Payable	14,225.31
04/21/22	Payroll	366,188.27
04/22/22	Accounts Payable	37,363.41
04/25/22	Accounts Payable	105,705.26
04/26/22	Accounts Payable	119,106.36
04/27/22	Accounts Payable	<u>412,950.95</u>
	TOTAL	<u><u>\$2,864,559.64</u></u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.



Tim K. McDermott, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1104	4/19/2022	10482 TRISTAR RISK MANAGEMENT	115281		WORKERS COMPENSATION MARC	20,533.05
					Total :	20,533.05
					Bank total :	20,533.05
					Total vouchers :	20,533.05

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Prepared by: 

Date: 4/28/22

Approved by: 

Date: 4-28-22

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130241	4/20/2022	13287 ANIXTER	187406149	53732	FIBEROPTIC EQUIPMENT	6,513.38
Total :						6,513.38
130242	4/20/2022	10412 AT&T	000017943947		TELEPHONE	802.12
Total :						802.12
130243	4/20/2022	10516 AWARDS BY NAVAJO	0322329	53429	NAMETAGS	47.41
Total :						47.41
130244	4/20/2022	10022 BRAUN NORTHWEST INC	32218	53620	BRAUN NORTH STAR 171-3 AMBUL	254,865.01
Total :						254,865.01
130245	4/20/2022	13990 C.P. RICHARDS SIGNS, INC.	59000 59028	53690 53690	AMBULANCE GRAPHICS AMBULANCE GRAPHICS	923.50 500.00
Total :						1,423.50
130246	4/20/2022	10299 CARQUEST AUTO PARTS	11102-554401	53407	VEHICLE REPAIR PARTS	28.21
Total :						28.21
130247	4/20/2022	10032 CINTAS CORPORATION #694	4114875459	53483	UNIFORM/PARTS CLEANER RNTL	66.51
Total :						66.51
130248	4/20/2022	10039 COUNTY MOTOR PARTS COMPANY INC	558577	53435	SHOP SUPPLIES	38.40
Total :						38.40
130249	4/20/2022	10333 COX COMMUNICATIONS	038997401-APR22		10601 N MAGNOLIA AVE SANTEE T	160.65
Total :						160.65
130250	4/20/2022	10988 ESPINOLA, TOBY	03282022		DEPARTMENT SUPPLIES	152.26
Total :						152.26
130251	4/20/2022	13393 FIRE CATT, LLC	10507	53770	ANNUAL FIRE HOSE TESTING	4,032.60
Total :						4,032.60
130252	4/20/2022	11196 HD SUPPLY FM	9201306308	53409	STATION SUPPLIES	338.90
Total :						338.90

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130253	4/20/2022	10256 HOME DEPOT CREDIT SERVICES	3152079	53410	STATION SUPPLIES	32.10
Total :						32.10
130254	4/20/2022	11724 ICF JONES & STOKES INC	INV-00000025131	53609	MSCP SUBAREA PLAN	7,462.50
Total :						7,462.50
130255	4/20/2022	14530 INAAM WEHAB REV LIVING TRUST	TPM2008-04		REFUNDABLE DEPOSIT/SECURITY	98,406.70
Total :						98,406.70
130256	4/20/2022	11009 KNN PUBLIC FINANCE	2795		CONTINUING DISCLOSURE ANNUA	500.00
Total :						500.00
130257	4/20/2022	10204 LIFE ASSIST INC	1190871 1192456	53477 53477	EMS SUPPLIES EMS SUPPLIES	286.52 2,558.35
Total :						2,844.87
130258	4/20/2022	14470 M.W STEEL GROUP, INC	2200-01	53741	SANTEE ART AND ENTERTAINMEN'	8,851.03
Total :						8,851.03
130259	4/20/2022	10079 MEDICO HEALTHCARE LINEN	20577667 20577670	53546 53546	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.62 13.01
Total :						33.63
130260	4/20/2022	10344 PADRE DAM MUNICIPAL WATER DIST	29700016 MARCH2022 90000366-MAR2022		CONSTRUCTION METER GROUP BILL	251.50 20,416.05
Total :						20,667.55
130261	4/20/2022	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF JAN 2022		LAW ENFORCEMENT	1,374,389.35
Total :						1,374,389.35
130262	4/20/2022	13171 SC COMMERCIAL, LLC	2094528-IN 2096810-IN	53480 53480	DELIVERED FUEL DELIVERED FUEL	937.78 1,312.10
Total :						2,249.88
130263	4/20/2022	10585 SHARP REES-STEALY MEDICAL	366212922 366287050 366367648 366374039	53740	TB TEST MEDICAL SERVICES DMV EXAM ANNUAL FIREFIGHTER PHYSICALS	106.00 49.00 118.00 65.00

Bank code : ubgen


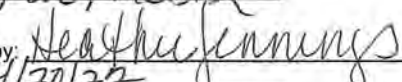
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130263	4/20/2022	10585 SHARP REES-STEALY MEDICAL	(Continued)			
			366374040	53740	ANNUAL FIREFIGHTER PHYSICALS	61.00
			366374041	53740	MEDICAL SERVICES	40.00
			366374042		MEDICAL SERVICES	47.00
			366374043	53740	ANNUAL FIREFIGHTER PHYSICALS	83.00
			366375101	53740	PRE-PLACEMENT PHYSICAL	292.00
			366375102	53740	PRE-PLACEMENT PHYSICAL	40.00
			366375103	53740	PRE-PLACEMENT PHYSICAL	42.00
			366375104	53740	PRE-PLACEMENT PHYSICAL	56.00
			366375105	53740	PRE-PLACEMENT PHYSICAL	57.00
Total :						1,056.00
130264	4/20/2022	10217 STAPLES ADVANTAGE	3503223506	53467	OFFICE SUPPLIES - PAPER	119.34
			3503638703	53548	OFFICE SUPPLIES - DDS	61.49
			3503638704	53467	OFFICE SUPPLIES	30.34
Total :						211.17
130265	4/20/2022	10250 THE EAST COUNTY	0016360	53574	CLERK OFFICE PUBLICATIONS	245.00
Total :						245.00
130266	4/20/2022	12480 UNITED SITE SERVICES	114-12961266	53419	PORTABLE TOILETS, TEMP FENCE	450.68
			114-12973605	53419	PORTABLE TOILETS, TEMP FENCE	2,325.12
Total :						2,775.80
130267	4/20/2022	14520 WAYNE AND MONA HARRIS	CD21025S		SECURITY DEPOSIT REFUND	292.50
Total :						292.50

27 Vouchers for bank code : ubgen

Bank total : 1,788,487.03

27 Vouchers in this report

Total vouchers : 1,788,487.03

Prepared by: 
 Date: 4/20/2022
 Approved by: 
 Date: 4/20/22

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130268	4/21/2022	12724 AMERICAN FIDELITY ASSURANCE	D447306		VOLUNTARY LIFE INS-AM FIDELITY	4,774.60
					Total :	4,774.60
130269	4/21/2022	12903 AMERICAN FIDELITY ASSURANCE CO	6049872		FLEXIBLE SPENDING ACCOUNT	1,861.31
					Total :	1,861.31
130270	4/21/2022	12722 FIDELITY SECURITY LIFE	165219907		EYEMED - VOLUNTARY VISION	1,034.18
					Total :	1,034.18
130271	4/21/2022	14452 MEDICAL AIR SERVICES ASSC, MASA	1235116		MEDICAL AIR TRANSPORT SVCS	98.00
					Total :	98.00
130272	4/21/2022	14458 METROPOLITAN LIFE INSURANCE	71263310		VOLUNTARY LEGAL	168.00
					Total :	168.00
130273	4/21/2022	10784 NATIONAL UNION FIRE INSURANCE	April 2022		VOLUNTARY AD&D	74.50
					Total :	74.50
130274	4/21/2022	10335 SAN DIEGO FIREFIGHTERS FEDERAL	April 2022		LONG TERM DISABILITY-SFFA	1,445.50
					Total :	1,445.50
130275	4/21/2022	10424 SANTEE FIREFIGHTERS	PPE 04/13/22		DUES/PEC/BENEVOLENT/BC EXP	3,420.06
					Total :	3,420.06
130276	4/21/2022	12892 SELMAN & COMPANY, LLC	April 2022		ID THEFT PROTECTION	200.00
					Total :	200.00
130277	4/21/2022	10776 STATE OF CALIFORNIA	PPE 04/13/22		WITHHOLDING ORDER	449.53
					Total :	449.53
130278	4/21/2022	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20220413001		VOLUNTARY INS RIDERS	110.35
					Total :	110.35
130279	4/21/2022	10001 US BANK	PPE 04/13/22		PARS RETIREMENT	589.28
					Total :	589.28
12 Vouchers for bank code : ubgen						Bank total : 14,225.31


Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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12 Vouchers in this report

Total vouchers : 14,225.31

Prepared by: 
Date: 4/21/22

Approved by: 
Date: 4-21-22

Payroll Processing Report
CITY OF SANTEE
3/31/2022 to 4/13/2022-2 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
ststkn	65.50		2,184.58		roth	28,551.50	4,960.06						
tech			350.00		sb-1		66.96						
tiller	236.00		222.80		sb-3		61.04						
tillot	72.00		3,467.04		sffa		2,828.46						
tup			246.69		sffapc		448.80						
unif			725.00		st1cs3	101,156.40	3,034.70	-3,034.70					
unifp			550.00		st2cs3	12,621.55	378.65	-378.65					
vacp	152.08		4,419.66		texlif		55.16						
vtkn	397.31		18,519.00		vaccpr		628.00						
wcbf	74.67				vaccpt		304.40						
					vcanpr		433.53						
					vcanpt		156.90						
					vgcipt		88.81						
					vision		502.48						
					voladd		37.21						
					voldis		234.94						
					vollif		250.57						
					vollpb			-250.57					
Grand Totals	<u>14,327.10</u>		<u>572,675.66</u>				<u>206,487.39</u>	<u>69,270.17</u>					

Gross:	572,675.66
Net:	366,188.27

<< No Errors / 13 Warnings >>



Transfer

17PE 4/13/22

Pay Date 4/21/22

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
730668	4/22/2022	10959 VANTAGE TRANSFER AGENT/457	PPE 04/13/22		ICMA - 457	33,058.42
					Total :	33,058.42
730676	4/22/2022	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 04/13/22		RETIREE HSA	4,304.99
					Total :	4,304.99
2 Vouchers for bank code : ubgen						Bank total : 37,363.41
2 Vouchers in this report						Total vouchers : 37,363.41

Prepared by:  _____
Date: 4/28/22 _____
Approved by:  _____
Date: 4-28-22 _____

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2178	4/25/2022	10955 DEPARTMENT OF THE TREASURY	PPE 04/13/22		FED WITHHOLD & MEDICARE	79,665.79
					Total :	79,665.79
2192	4/25/2022	10956 FRANCHISE TAX BOARD	PPE 04/13/22		CA STATE TAX WITHHELD	26,039.47
					Total :	26,039.47
2 Vouchers for bank code : ubgen						Bank total : 105,705.26
2 Vouchers in this report						Total vouchers : 105,705.26

Prepared by: 
Date: 4/28/22

Approved by: 
Date: 4-28-22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
4223	4/26/2022	10353 PERS	04 22 3		RETIREMENT PAYMENT	119,106.36

Total : 119,106.36

1 Vouchers for bank code : ubgen

Bank total : 119,106.36

1 Vouchers in this report

Total vouchers : 119,106.36

Prepared by: 
Date: 4/28/22

Approved by: 
Date: 4/28/22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130280	4/27/2022	12060 ACCOUNTING PRINCIPALS	12346813	53612	TEMPORARY ACCOUTING SPECIAL	1,801.87
			12355522	53612	TEMPORARY ACCOUNTING SPECI	1,552.55
					Total :	3,354.42
130281	4/27/2022	10010 ALLIANT INSURANCE SERVICES INC	1926673		HOP DOWN BUNNY TRAIL	957.00
					Total :	957.00
130282	4/27/2022	10510 AMAZON WEB SERVICES, INC	992195897	53648	CLOUD STORAGE	205.62
					Total :	205.62
130283	4/27/2022	11445 AMERICAN MESSAGING	L1072898WD		FD PAGER SERVICE	190.21
					Total :	190.21
130284	4/27/2022	10262 AUSTIN, ROY	04062022		RETIREE HEALTH INSURANCE	1,511.25
					Total :	1,511.25
130285	4/27/2022	12951 BERRY, BONNIE F.	May 1, 2022		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
130286	4/27/2022	10019 BERT W SALAS INC	CIP 2021-21		RETENTION RELEASE	14,195.83
					Total :	14,195.83
130287	4/27/2022	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS MAR 2022		LEGAL SVCS MAR 2022	88,289.18
					Total :	88,289.18
130288	4/27/2022	11513 BOND, ELLEN	05012022-263		MEADOWBROOK HARDSHIP PROC	77.47
					Total :	77.47
130289	4/27/2022	14521 CHOICE BANK BOX 180	26296-INV		SOFTWARE MAINTENANCE	641.74
					Total :	641.74
130290	4/27/2022	14510 CAMPBELL, HILLARY	2004428.001		REFUND OF PARK PICNIC SHELTEI	80.00
					Total :	80.00
130291	4/27/2022	10876 CANON SOLUTIONS AMERICA INC	4040471849	53552	SCANNER MAINTENANCE	106.46
			4040471850	53552	PLOTTER MAINT & USAGE	25.23

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130291	4/27/2022	10876	10876 CANON SOLUTIONS AMERICA INC (Continued)			Total : 131.69
130292	4/27/2022	11402	CARROLL, JUDI		05012022-96 MEADOWBROOK HARDSHIP PROC	77.66
						Total : 77.66
130293	4/27/2022	10032	CINTAS CORPORATION #694		4114191628 53483 UNIFORM/PARTS CLEANER RNTL	66.51
						Total : 66.51
130294	4/27/2022	11409	CLAYTON, SYLVIA		05012022-340 MEADOWBROOK HARDSHIP PROC	81.27
						Total : 81.27
130295	4/27/2022	10268	COOPER, JACKIE		May 1, 2022 RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
130296	4/27/2022	12153	CORODATA RECORDS		4782218 53565 RECORD STORAGE, RETRIEVEL &	513.43
						Total : 513.43
130297	4/27/2022	10358	COUNTY OF SAN DIEGO		22CTOFSAN09 53559 SHERIFF RADIOS	3,705.00
					22CTOFSASN09 53508 800 MHZ ACCESS (FIRE/PS)	1,767.00
						Total : 5,472.00
130298	4/27/2022	10486	COUNTY OF SAN DIEGO		CIP2022-01 COUNTY RECORDER FEE - NOE	50.00
						Total : 50.00
130299	4/27/2022	10486	COUNTY OF SAN DIEGO		04252022 COUNTY RECORDER FEE - NOE	50.00
						Total : 50.00
130300	4/27/2022	10333	COX COMMUNICATIONS		052335901-APRIL22 8950 COTTONWOOD AVE	178.74
					064114701-APRIL22 8115 ARLETTE ST	194.75
					066401501-APRIL22 10601 N MAGNOLIA AVE APT 5	50.57
					132585001-APRIL22 9130 CARLTON OAKS DR	108.90
						Total : 532.96
130301	4/27/2022	10608	CRISIS HOUSE		674 53674 CDBG SUBRECIPIENT	611.18
						Total : 611.18
130302	4/27/2022	14525	CRONE, ANNETTE		RES2201A DEPOSIT REFUND	1,694.00

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130302	4/27/2022	14525 14525 CRONE, ANNETTE	(Continued)			Total : 1,694.00
130303	4/27/2022	14347 DIAMOND EDUCATION	1017	53595	CONTINUING EDUCATION	1,788.00
						Total : 1,788.00
130304	4/27/2022	12483 DISCOUNT SIGNS AND BANNERS	5584	53439	IDENTIFICATION DECALS	21.55
						Total : 21.55
130305	4/27/2022	12593 ELLISON WILSON ADVOCACY, LLC	2022-04-08	53567	LEGISLATIVE ADVOCACY SERVICE	1,500.00
						Total : 1,500.00
130306	4/27/2022	12638 GEORGE HILLS COMPANY, INC.	INV1022461	53596	CLAIMS ADMINISTRATION FEES	1,541.67
						Total : 1,541.67
130307	4/27/2022	10600 HINDERLITER, DE LLAMAS & ASSOC	SIN016052	53570	2022 MAR CANNABIS MGMT PROG	625.00
						Total : 625.00
130308	4/27/2022	14459 HMC GROUP	160918 161531	53747 53747	SANTEE COMMUNITY CENTER SANTEE COMMUNITY CENTER	15,963.09 40,742.61
						Total : 56,705.70
130309	4/27/2022	10411 HOWARD HENRY WAYNE JR	14	53764	RADIO REPAIR	455.00
						Total : 455.00
130310	4/27/2022	10272 JENKINS, CARROLL	04062022		RETIREE HEALTH INSURANCE	3,101.22
						Total : 3,101.22
130311	4/27/2022	13247 JOHNSON, DOUGLAS	04062022		REITREE HEALTH INSURANCE	1,020.60
						Total : 1,020.60
130312	4/27/2022	10204 LIFE ASSIST INC	1191792 1193830 1195822	53477 53477 53477	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	814.03 68.96 367.85
						Total : 1,250.84
130313	4/27/2022	10538 MEALS ON WHEELS	3-21-22	53677	CDBG SUBRECIPIENT	1,230.00
						Total : 1,230.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130314	4/27/2022	10079 MEDICO HEALTHCARE LINEN	20581583	53546	MEDICAL LINEN SERVICE	20.62
			20581586	53546	MEDICAL LINEN SERVICE	13.01
					Total :	33.63
130315	4/27/2022	10083 MUNICIPAL EMERGENCY SERVICES	IN1675725	53454	SAFETY APPAREL	223.78
					Total :	223.78
130316	4/27/2022	14499 NANCY J MARSHALL	May 1, 2022		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
130317	4/27/2022	10085 NATIONAL SAFETY COMPLIANCE INC	89520		DRUG/ALCOHOL TESTING	235.45
					Total :	235.45
130318	4/27/2022	10218 OFFICE DEPOT	236947533001	53708	OFFICE SUPPLIES - FINANCE	262.87
			236949669001	53708	OFFICE SUPPLIES - FINANCE	195.19
					Total :	458.06
130319	4/27/2022	10805 OHD INC	81119	53784	TEST EQUIPMENT	578.62
					Total :	578.62
130320	4/27/2022	10344 PADRE DAM MUNICIPAL WATER DIST	90000367-APRIL22		GROUP BILL	18,840.63
					Total :	18,840.63
130321	4/27/2022	11442 PATTERSON, LUANNE	05012022-225		MEADOWBROOK HARDSHIP PROC	74.92
					Total :	74.92
130322	4/27/2022	11888 PENSKE FORD	186961	53486	VEHICLE REPAIR PARTS	244.58
					Total :	244.58
130323	4/27/2022	13669 PORTILLO CONCRETE, INC	CIP 2021-05 #1	53773	CITYWIDE CONCRETE REPAIR AND	130,709.00
			CIP 2021-05 #1R		RETENTION	-6,535.45
					Total :	124,173.55
130324	4/27/2022	10101 PROFESSIONAL MEDICAL SUPPLY	B018683	53412	OXYGEN CYLINDERS & REFILLS	290.70
			B018684	53412	OXYGEN CYLINDERS & REFILLS	56.70
			B018685	53412	OXYGEN CYLINDERS & REFILLS	102.60
					Total :	450.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130325	4/27/2022	12062 PURETEC INDUSTRIAL WATER	1966824	53592	DEIONIZED WATER SERVICE	112.66
			1969203	53592	DEIONIZED WATER SERVICE	59.14
			1969204	53592	DEIONIZED WATER SERVICE	39.44
					Total :	211.24
130326	4/27/2022	12237 RAYON, KYLE	May 1, 2022		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
130327	4/27/2022	12256 ROE, DARLENE	05012022-318		MEADOWBROOK HARDSHIP PROC	78.74
					Total :	78.74
130328	4/27/2022	14415 SAN DIEGO FOOD SYSTEM ALLIANCE	4277	53668	SB 1383 REQUIREMENTS	3,600.00
					Total :	3,600.00
130329	4/27/2022	13061 SAN DIEGO HUMANE SOCIETY &	APR-22	53530	ANIMAL CONTROL SERVICES	36,794.00
					Total :	36,794.00
130330	4/27/2022	11594 SAN DIEGO METROPOLITAN TRANSIT	1800015983		CUYAMACA STREET RESURFACIN	2,064.27
					Total :	2,064.27
130331	4/27/2022	10702 SANTEE SANTAS FOUNDATION INC	SSDF 21-002	53681	CDBG SUBRECIPIENT	7,030.00
					Total :	7,030.00
130332	4/27/2022	13171 SC COMMERCIAL, LLC	2099436-IN	53480	DELIVERED FUEL	492.73
			2101803-IN	53480	DELIVERED FUEL	938.15
					Total :	1,430.88
130333	4/27/2022	13554 SC FUELS	0517363-F	53481	FLEET CARD FUELING	390.15
			0525821-DEF	53488	DIESEL EXHAUST FLUID (DEF)	14.44
			0525821-F	53481	FLEET CARD FUELING	2,711.29
			0526774-DEF	53488	DIESEL EXHAUST FLUID (DEF)	5.35
			0526774-F	53481	FLEET CARD FUELING	2,277.39
			0530873	53481	FLEET CARD FUELING	1,429.96
			0530873-DEF	53488	DIESEL EXHAUST FLUID (DEF)	4.96
			0533061-DEF	53488	DIESEL EXHAUST FLUID (DEF)	3.95
			0533061-F	53481	FLEET CARD FUELING	976.34
					Total :	7,813.83

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130334	4/27/2022	10110 SECTRAN SECURITY INC	22040504	53532	ARMORED CAR TRANSPORT SVC	141.67
Total :						141.67
130335	4/27/2022	10837 SOUTHWEST TRAFFIC SIGNAL	81534	53587	USA MARKOUTS	528.84
			81535	53587	TRAFFIC SIGNAL INSTALL	2,073.19
			81536	53587	TRAFFIC SIGNAL MAINTENANCE	4,032.71
			81537	53587	TRAFFIC SIGNAL SERVICE CALLS	3,396.65
Total :						10,031.39
130336	4/27/2022	11403 ST. JOHN, LYNNE	05012022-78		MEADOWBROOK HARDSHIP PROC	77.79
Total :						77.79
130337	4/27/2022	10217 STAPLES ADVANTAGE	3503826918	53573	AS-NEEDED OFFICE SUPPLIES - CI	180.31
			3504675344	53548	OFFICE SUPPLIES - DDS	69.01
Total :						249.32
130338	4/27/2022	10027 STATE OF CALIFORNIA	572455	53801	FINGERPRINTING	207.00
Total :						207.00
130339	4/27/2022	10250 THE EAST COUNTY	00116529		RFP- MASTER DRAINAGE STUDY L	101.50
			00116545		NOTICE OF PUBLIC COMMENT - CI	185.50
			00116957	53574	CLERK OFFICE PUBLICATIONS	231.00
Total :						518.00
130340	4/27/2022	10133 UNDERGROUND SERVICE ALERT	320220690	53563	DIG ALERT SERVICES	348.25
			dsb20210905	53563	DIG ALERT SERVICES - STATE FEE	49.91
Total :						398.16
130341	4/27/2022	10550 UNIFORMS PLUS INC	55818	53469	CLASS B UNIFORMS	959.74
Total :						959.74
130342	4/27/2022	12480 UNITED SITE SERVICES	114-12976799	53419	PORTABLE TOILETS, TEMP FENCE	174.97
			114-12980758	53419	PORTABLE TOILETS, TEMP FENCE	159.79
Total :						334.76
130343	4/27/2022	11194 USAFACT INC	2033458		BACKGROUND CHECK	113.40
Total :						113.40

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
130344	4/27/2022	10475 VERIZON WIRELESS	9903864661 9903864662		CELL PHONE SERVICE WIFI SERVICE & EQUIPMENT	1,369.32 5,705.22
					Total :	7,074.54
130345	4/27/2022	12930 WILLIAMS, ROCHELLE M.	May 1, 2022		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
130346	4/27/2022	12641 WITTORFF, VICKY DENISE	May 1, 2022		RETIREE HEALTH PAYMENT	31.00
					Total :	31.00
67 Vouchers for bank code : ubgen						Bank total : 412,950.95
67 Vouchers in this report						Total vouchers : 412,950.95

2 voided checks
ADDED \$15,963.09
40,742.61

Prepared by: [Signature]
Date: 4/27/22
Approved by: [Signature]
Date: 4/27/22

MEETING DATE May 11, 2022

ITEM TITLE AWARD OF AN AGREEMENT FOR HVAC MAINTENANCE AND REPAIR SERVICES TO PARADIGM MECHANICAL CORP. PER RFB #22/23-20061

DIRECTOR/DEPARTMENT Sam Rensberry, Public Services Manager *SR*

SUMMARY In compliance with the City's purchasing ordinance, Santee Municipal Code section 3.24.100, the Finance Department administered a formal bid process for HVAC Maintenance and Repair Services. On April 14, 2022, five (5) bids were received and opened for RFB #22/23-20061. Based on the requirements for lowest responsive responsible bid, staff recommends that City Council award the contract for HVAC Maintenance and Repair Services to Paradigm Mechanical Corp. for an amount not to exceed \$26,336.00 for Fiscal Year 2022-23.

The term of the initial contract will be July 1, 2022 through June 30, 2023, with three (3) subsequent 12-month options to renew, and one 90-day option to extend. Annual increases for this contract, if any, will be at the sole discretion of the City and will not exceed the change in the San Diego All-Urban Consumers Price Index for the preceding 12-month period with limited exceptions as provided by the contract documents. Staff also requests City Council authorization for the City Manager to approve future purchase orders per subsequent contract renewals and annual change orders up to ten percent (10%) of the then-current contract amount; and for the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion for each term of the contract once the work for that term has been completed to the satisfaction of the Director of Community Services.

ENVIRONMENTAL REVIEW

This is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

FINANCIAL STATEMENT *fr*

Funding for this contract will be provided in the proposed Fiscal Year 2022-23 Community Services Department operating budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

- 1 Award the contract for HVAC Maintenance and Repair Services to Paradigm Mechanical Corp. for an amount not to exceed \$26,336.00 for Fiscal Year 2022-23; and
2. Authorize the City Manager to approve up to three (3) additional twelve (12)-month options to renew and one (1) ninety (90)-day extension along with the corresponding purchase orders; and
3. Authorize the City Manager to approve annual change orders up to ten percent (10%) of the then-current contract amount; and
4. Authorize the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion upon satisfactory completion of work for each contract term.

ATTACHMENTS

1. Bid Summary



Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

April 15, 2022
RFB #22/23-20061

Bid Results
for
HVAC MAINTENANCE & REPAIRS

Bids received, **verified**:

- | | | |
|----|---|----------------------------|
| 1. | Paradigm Mechanical Corp. | Total: <u>\$ 26,336.00</u> |
| 2. | B & B Mechanical Inc. | Total: <u>\$ 28,331.68</u> |
| 3. | Alpha Mechanical (<i>correction</i>) | Total: <u>\$ 39,319.48</u> |
| 4. | Pipe Trades (<i>correction</i>) | Total: <u>\$ 54,965.36</u> |
| 5. | ACCO Engineered Systems (<i>correction</i>) | Total: <u>\$ 57,558.00</u> |

MEETING DATE May 11, 2022

ITEM TITLE AUTHORIZATION OF THE FOURTH AMENDMENT TO THE AGREEMENT WITH COUNTYWIDE MECHANICAL SYSTEMS, INCORPORATED FOR HVAC MAINTENANCE AND REPAIR SERVICES FOR EMERGENCY A/C UNIT REPLACEMENT AT FIRE STATION NO. 4

DIRECTOR/DEPARTMENT Sam Rensberry, Public Services Manager *SR*

SUMMARY

On August 22, 2018, the City Council authorized a contract with Countywide Mechanical Systems, Incorporated for HVAC Maintenance and Repair Services for the period of October 1, 2018 through June 30, 2019 in the amount of \$20,305.00, allowing for three (3) 12-month extensions. The City exercised option 1 of 3 to extend the contract for FY 2019/20 in the amount of \$24,715.00. On October 1, 2019 the City approved the First Amendment to increase unit prices by 2.6% in accordance with the Consumer Price Index (CPI) increase, effective October 1, 2019 through June 30, 2020, thus increasing the FY 2019/20 contract to \$25,196.94. On April 8, 2020, the City Council authorized the Second Amendment to increase the contract by \$4,455.54 for needed repairs, thus increasing the FY 2019/20 contract to \$29,652.48. The City exercised option 2 of 3 to extend the contract for FY 2020/21 in the amount of \$25,357.59. The City exercised option 3 of 3 to extend contract for FY 2021/22 applying a 1.7% CPI adjustment, thus the amount of \$14,795.00, thus increasing the FY 2021-22 Contract amount from \$25,788.67 to \$40,583.67.

The Fourth Amendment to the contract with Countywide Mechanical Systems, Incorporated will increase the FY 2021-22 contract amount to perform emergency replacement and installation of one (1) A/C unit at Fire Station No. 4 in the amount of \$10,995.00, as well as add \$4,058.36 for Extra Work for needed repairs at various City facilities, thus increasing the FY 2021-22 Contract amount from \$40,583.67 to \$55,637.03.

ENVIRONMENTAL REVIEW

This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

FINANCIAL STATEMENT *m*

Funding for this contract is provided in the adopted Fiscal Year 2021-22 Community Services Department operating budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *JA for MOB*

Authorize the City Manager to execute the Fourth Amendment to the Contract with Countywide Mechanical Systems, Incorporated. to increase the FY 2021-22 contract amount by \$15,053.36 to perform emergency replacement and installation of one (1) A/C at Fire Station No. 4 and add Extra Work for needed repairs at various City facilities.

ATTACHMENTS

None.



MEETING DATE May 11, 2022

ITEM TITLE CALENDAR YEAR 2021 SUSTAINABLE SANTEE PLAN ANNUAL REPORT TO CITY COUNCIL

DIRECTOR/DEPARTMENT Chris Jacobs, Principal Planner *CJ*

SUMMARY

In January 2020 the Santee City Council adopted the Sustainable Santee Plan (SSP). The purpose of developing the SSP was to quantify historic greenhouse gas (GHG) emissions and set goals to reduce those emissions over time. The attached annual report provides an overview of the SSP and outlines the City's progress in calendar year 2021.

ENVIRONMENTAL REVIEW

This project is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3); the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

FINANCIAL STATEMENT *m*

There is no financial impact associated with this report.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Accept the calendar year 2021 Sustainable Santee Plan Annual Report.

ATTACHMENT

Sustainable Santee Plan 2021 Annual Report

SUSTAINABLE SANTEE PLAN

2021 ANNUAL REPORT



Introduction

The State of California has passed a variety of legislation in the past 20 years aiming to reduce the volume of greenhouse gases (GHG) being emitted from various types of source points. In 2006 the State established the first three emission reduction targets which included target goal years of 2010, 2020, and 2050. In 2016, a new emission reduction target was added for 2030.

In order to comply with state regulations, the City of Santee developed a plan to reduce the volume of GHG emissions from various activities. In January 2020 the Santee City Council adopted that plan, named the Sustainable Santee Plan (SSP). Using a variety of data sources, local GHG emissions were quantified and goals were established to reduce emissions over time. This is to be achieved through implementation of specific measures outlined in the SSP.

The first step in developing the plan was to determine the City's GHG emissions inventory. This was completed for a number of years (2005, 2008, 2012, 2013), and those numbers were used for modeling, forecasting, and target setting. The City established two targets as part of the plan, the first is to reduce emissions 40% below 2005 levels by 2030. The second target is to reduce emissions 49% below 2005 levels by 2035.

To achieve the targeted emission reductions, strategies were outlined in the form of goals and measures to achieve those reductions. The strategies were divided into three categories; those that would be applied broadly to the community, those that would be applied to municipal property and activities, and those that the City would implement to show leadership and commitment to support the SSP. Most measures were modeled to determine the volume of GHG reduction attained with complete implementation. Implementation of each measure helps the City get closer to achieving the two emissions reduction targets.

SSP Strategy

Targets

2030 - 40% below 2005 levels

2035 - 49% below 2005 levels

Goals

10 Community Goals

Measures

17 Community Measures

9 Municipal Measures

12 Supportive Measures

Summary

The City is actively implementing the SSP and has made progress on a number of measures. Implementation has begun on Community Measures (i.e. 1.1, 2.1, 3.1, 4.1a, 5.1, 6.1b, 7.1a, 8.1a, 10.1), with some progress also made on Municipal and Supportive Measures. The status of these measures is shown on the attached table.

Through adoption of Ordinance 591, the Zoning Code was amended to incorporate three of the top four volume reduction measures. Ordinance 591 codified:

- The requirement for all new buildings to be designed to meet tier 2 of the California Green Building Standards;
- The requirement of energy audits and implementation of recommendations for all remodels; and
- That electric vehicle charging stations must be incorporated in all new development.

The SSP measures include energy audits for existing and commercial structures. This was recommended at a time when SDG&E sponsored such programs. SDG&E sponsorship of energy audits is currently directed to low-income households, mobile home parks, and large commercial entities. For the typical single-family home owner wishing to remodel or add on to their residence, “self-audits” occur when permits are pulled because electrical, plumbing and mechanical permit issuance reflects increased energy efficiency in existing developments meeting Green Building Code requirements.

Regarding the City’s goal of increasing tree shade canopies to reduce the urban heat island effect, progress was made in that the City Council approved an Urban Forestry Plan in December 2021 which included an inventory and analysis of existing trees, identification of trees requiring pruning or removal, and areas appropriate for additional planting.

In 2021, the City Council also held a public workshop in October and a noticed public hearing in December on building electrification as one of the measures to reduce GHG and achieve carbon neutrality consistent with the state’s decarbonization goals. Staff has been monitoring San Diego County’s progress on a proposed Regional Decarbonization Framework Plan.

The City remains committed to implementing the SSP, which includes joining a Community Choice Aggregation (CCA) program, and we are continuing to pursue a CCA in good faith and in accordance with the SSP criteria, which are to:

- i. Prioritize the program with the highest projected excess revenue to reinvest back into the Santee community;
- ii. Prioritize programs with a commitment to pooling reinvestment dollars so they are equally shared among all participating cities;
- iii. Prioritize programs that prioritize family-sustaining middle class jobs; and
- iv. Exclude programs that include coal and nuclear generation.

The City has studied a stand-alone CCA program as well as two local CCA programs currently operating in our region (San Diego Community Power and Clean Energy Alliance). We have also continued discussions with the County of San Diego and other cities in our region regarding the option of creating a new CCA. However, these options have not yet met the City's criteria. To date, the County as well as 13 of the 18 cities in the region have chosen to join one of the two existing CCA programs. Other than Santee, only four other cities in the region remain, and all have chosen to take no action with regards to CCA at this time. We will continue to pursue all of our options to best meet the City's needs, including review of potential turnkey programs that may become available in the future.

Next Steps

Good steps were taken in 2021 towards implementing the SSP and implementation of a number of SSP measures were achieved in 2021. However, comprehensive implementation has not begun. Recognizing the time and effort it takes to implement the SSP and other sustainability programs in the City, and to coordinate these efforts with other regional partners, the SSP states that a Sustainability Program Manager be designated. As an important element to achieving SSP targets, a practical next step would be to designate a Sustainability Manager who would focus on active monitoring of SSP measures, tracking GHG reduction progress, and updating the SSP for consistency with state requirements.

Adoption of the updated General Plan Housing Element resulted in a sixth cycle Housing Element sites inventory that differs from unit counts analyzed in the SSP. In addition, the State of California Air Resources Board (CARB) is undertaking a 2022 Scoping Plan Update that will assess progress towards achieving Senate Bill 32 targets for 2030 and lay out a plan to achieve carbon neutrality by mid-century. In order to conform with the 2022 scoping plan, an SSP update is recommended in fiscal year 2022-23 to include a new emissions inventory and evaluation of measures.

Conclusion

The table on the following pages outlines all of the goals and measures identified in the Sustainable Santee Plan, and the City's progress towards achieving each. This report serves as the annual progress report for calendar year 2021.

Measure #	Measure	Metric	Notes	2021	2030 Goal Progress	GHG Reduction Potential (MTCO _{2e})
Community Measures						
CM1.1a	Increase Energy Efficiency in Existing Residential Sector	Require all minor residential building permits (less than 30% of dwelling size, and do not include bathrooms or kitchens) to perform an energy audit and implement the recommendations. 2030: 65 units 2035: 130 units	Ordinance adopted The City does not require energy audits for building modifications, but all new appliances would meet energy audit standards	0 energy audits performed 16 permits issued	25%	45
CM1.1b	Increase Energy Efficiency in Existing Residential Sector	Require all major residential building permits (greater than 30% of dwelling size, and/or include bathrooms or kitchens) to perform an energy audit (including HVAC) and implement the recommendations. 2030: 800 units 2035: 1,600 units	Ordinance adopted The City does not require energy audits for building modifications, but all new appliances would meet energy audit standards	0 energy audits performed 505 permits issued	63%	7,811
CM2.1a	Increase Energy Efficiency in New Residential Sector	All new residential units, including ADU's, must meet or exceed CA Green Building Standards Tier 2 Voluntary Measures. 2030: 1,500 units 2035: 2,000 units	Ordinance adopted	0 permits approved with Tier 2 standards	0%	2030: 13,524 2035: 17,750
CM3.1a	Increase Energy Efficiency in Existing Commercial Sector	All commercial buildings greater 10k sq.ft. seeking minor building permits (less than 30% of total area) must perform energy audits and implement recommendations. 2030: 44 businesses 2035: 88 businesses	Ordinance adopted The City does not require energy audits for building modifications, but all new appliances would meet energy audit standards	0 energy audits performed	0%	660

Measure #	Measure	Metric	Notes	2021	2030 Goal Progress	GHG Reduction Potential (MTCO _{2e})
CM3.1b	Increase Energy Efficiency in Existing Commercial Sector	All commercial buildings greater 10k sq. ft. seeking major building permits (greater than 30% of total area) must perform energy audits and implement recommendations to obtain CA Green Building Standards Tier 1 Voluntary Measures. 2030: 300 businesses 2035: 600 businesses	Ordinance adopted The City does not require energy audits for building modifications, but all new appliances would meet energy audit standards	0 energy audits performed	0%	8,010
CM4.1a	Increase Energy Efficiency in New Commercial Sector	Require all new commercial buildings to meet or exceed CA Green Building Standards Tier 2 Voluntary Measures. 2021: adopt ordinance to codify requirement in municipal code 2030: 70 businesses 2035: 165 businesses	Ordinance adopted	0 permits approved with Tier 2 standards	0%	2030: 8,705 2035: 12,337
CM5.1a	Decrease Urban Heat Island Effect	Require tree planting along all streets, sidewalks, and parking lots. Goal is shading 14% of pavement during summer. 2030: 14% of pavement shaded 2035: 23% of pavement shaded	2030: 3,510 Net new trees planted 2035: 5,270 Net new trees planted (Based on increase in trees from 8,200 trees in the City as of 2019) The modified numbers are based off a very basic model that was run.	-87	-1%	2030: 47 2035: 22

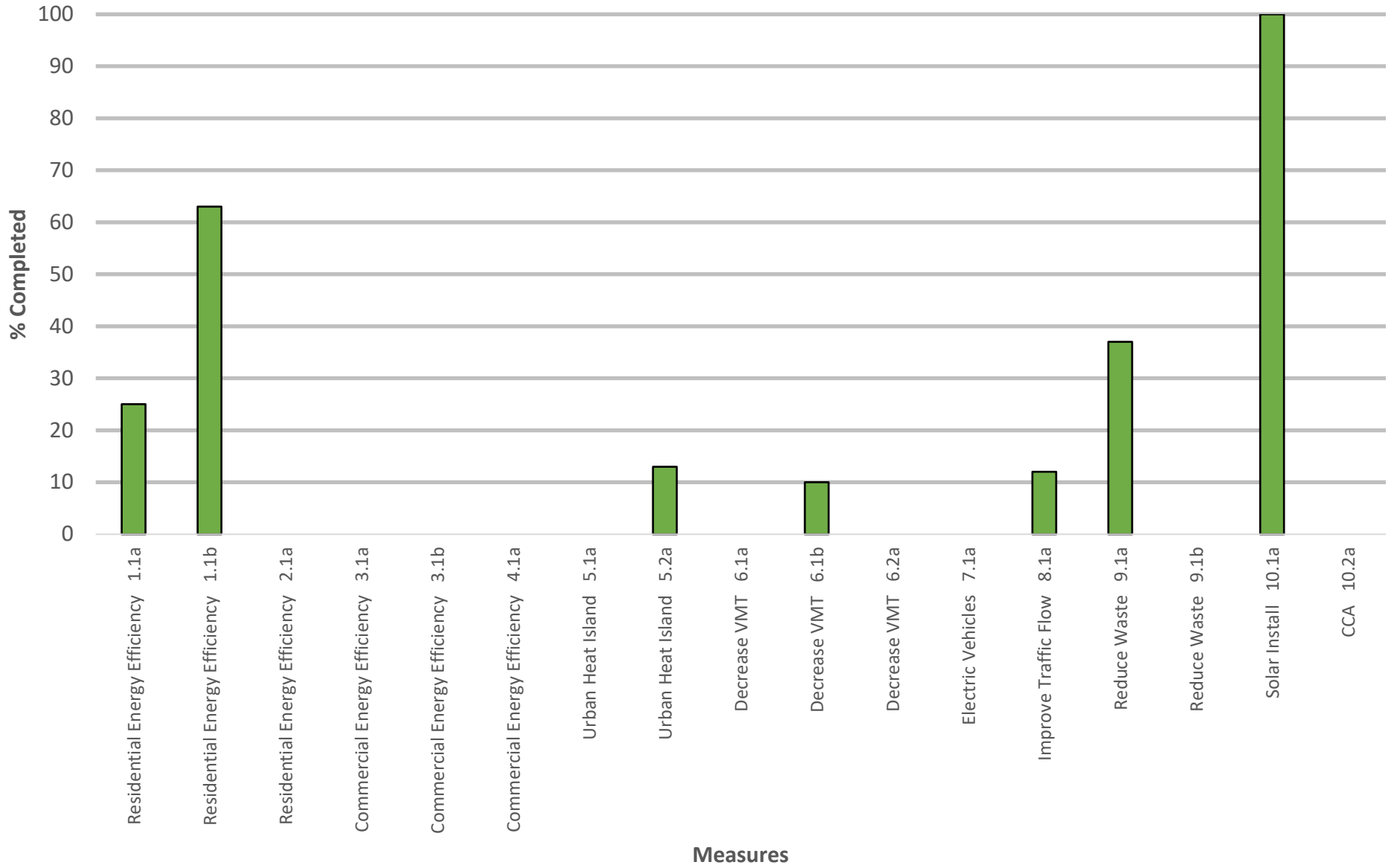
Measure #	Measure	Metric	Notes	2021	2030 Goal Progress	GHG Reduction Potential (MTCO _{2e})
CM5.2a	Decrease Urban Heat Island Effect	2021: Adopt an ordinance requiring enhanced cool roofs on commercial and municipal buildings. 2030: 80,000 square feet of commercial roofs 2035: 120,000 square feet of commercial roofs	Ordinance adopted	6,700 square feet of roofing replaced	13%	2030: 1 2035: 1
CM6.1a	Decrease VMT	2030: construct 25 miles of active transportation routes (sidewalks and pedestrian paths) from the trolley stop to surrounding residential areas.	n/a	0 miles	0%	2030: 315 2035: 263
CM6.1b	Decrease VMT	2021: adopt ordinance to codify requirement in municipal code Require commercial centers within 0.25 miles of the trolley stop to reduce parking spaces by 10% from current requirements	Ordinance adopted	0 new commercial centers or major redesign	10%	Shared with 6.1a above
CM6.2a	Decrease VMT	Increase bike routes by the following amounts: Class 1: from 2.0 to 15.5 miles Class 2: from 14.5 to 34.3 miles Class 3: from 9.3 to 21.7 miles	n/a	0 miles	0%	2030: 311 2035: 259
CM7.1a	Increase Use of Electric Vehicles	2021: adopt ordinance to codify requirement in municipal code 2030: install 3,000 e-chargers 2035: install 4,500 e-chargers	n/a	Ordinance adopted 5 e-chargers installed	0.1%	2030: 21,723 2035: 47,414
CM8.1a	Improve Traffic Flow	2030: Retime 40 traffic signals Replace 10 traffic signals with Smart Signals Install 1 roundabout 2035: Retime 20 more traffic signals	n/a	6 traffic signals retimed	12%	2030: 2,430 2035: 2,130

Measure #	Measure	Metric	Notes	2021	2030 Goal Progress	GHG Reduction Potential (MTCO _{2e})
CM9.1a	Reduce Waste at Landfills	Require solid waste collector to provide recycling containers for all customers.	Data provided by Waste Management	25.8%	37%	2030: 7,233 2035: 8,238
CM9.1b	Reduce Waste at Landfills	2030: divert 70% total solid waste generated in city 2035: divert 80% total solid waste generated in city	Ordinance adoption Currently require 65% diversion		0%	Same as above
CM10.1a	Require New Development to Install Solar	Require new structures to install PV systems. Single-family: 2 kW per home Multi-family: 1 kW per home Commercial: 1.5 W per square foot of building	Ordinance adopted 2021: adopt ordinance to codify requirement in municipal code 2030: install 3.1MW of solar 2035: install 4.7 MW of solar	779 solar permits (3.90 MW)	231%	2030: 1,800 2035: 2,783
CM10.2a	Community Choice Aggregation Program	2030: 100% renewable energy, 75% zero emissions, 95% public participation 2035: 100% renewable energy, 85% zero emissions, 95% public participation	Ordinance 569, adopted October 23, 2019, authorizes the City to implement a CCA	Pending	0%	2030: 46,322 2035: 56,932
Municipal Measures						
MM-1.1	Increase Energy Efficiency in Municipal Buildings	Procurement policy for energy efficient equipment	n/a	Began discussion	10%	2030: 19 2035: 19
MM-1.2	Increase Energy Efficiency in Municipal Buildings	Install cool roofs	2030: 400 square feet of cool roofs installed	No progress	0%	-

Measure #	Measure	Metric	Notes	2021	2030 Goal Progress	GHG Reduction Potential (MTCO _{2e})
MM-1.3	Increase Energy Efficiency in Municipal Buildings	Upgrade or retrofit HVAC and water pumping equipment	In 2015, all HVAC equipment in Buildings 1 - 8 was removed and replaced with high efficiency heat pump roof mounted units that are regularly serviced for good maintenance and indoor air quality	No progress	0%	2030: 12 2035: 12
MM-2.1	Increase Energy Efficiency in Community Buildings and Infrastructure	Retrofit outdoor lights, including traffic signals with energy-efficient lighting	n/a	No progress	0%	2030: 212 2035: 421
MM-3.1	On-road Energy Efficiency Enhancements	Encourage or incentive city employee carpools	n/a	No progress	0%	2030: 6 2035: 14
MM-3.2	On-road Energy Efficiency Enhancements	Encourage or incentivize city employee purchase of electric vehicles	n/a	No Progress	0%	2030: 5 2035: 11
MM-3.3	On-road Energy Efficiency Enhancements	Replace or supplement vehicle fleet with hybrid/electric	A new lease contract approved by the City Council on May 18, 2021 with Enterprise Fleet Management will allow the City to lease newer vehicles including hybrids and EVs	No progress	0%	2030: 7 2035: 16
MM-3.4	On-road Energy Efficiency Enhancements	Install one electric vehicle charger at City Hall	n/a	Design Complete	50%	Calculated as part of M-3.2
MM-4.1	Reduce Long-term Energy Consumption	Implement all strategies above	n/a	In progress	5%	2035: 558
Supportive Measures						
SM-1	Supportive Measure	Designate a Sustainable Program Manager to implement SSP	n/a	No progress	0%	n/a

Measure #	Measure	Metric	Notes	2021	2030 Goal Progress	GHG Reduction Potential (MTCO _{2e})
SM-2	Supportive Measure	Establish a City webpage dedicated to SSP that provides info to public	n/a	No progress	0%	n/a
SM-3	Supportive Measure	Establish an email recipient list for people to get periodic updates on SSP-related info	n/a	No progress	0%	n/a
SM-4.a	Supportive Measure	Establish online permitting to facilitate upgrades to residences and businesses.	n/a	In progress	50%	n/a
SM-4.b	Supportive Measure	Update the City's official street tree list to include more water-efficient varieties.	Urban Forestry Plan with street tree list approved by City Council on December 20, 2021	Complete	100%	n/a
SM-4.c	Supportive Measure	Update the Zoning Ordinance to add clarity on desired recreational amenities in multifamily complexes to replace the previously desired pool and water features.	n/a	No progress	0%	n/a
SM-4.d	Supportive Measure	Conduct a municipal energy audit, and continue to do so every two years, to inform City staff on municipal energy use and opportunities for improvement.	n/a	No progress	0%	n/a
SM-4.e	Supportive Measure	Conduct a study to evaluate the feasibility of installing EV charging stations on City property.	EV charging now available at City Hall and Mast Park	In progress	50%	n/a
SM-4.f	Supportive Measure	Upgrade or incorporate water-conserving landscape at City facilities, to the extent feasible.	n/a	Ongoing	10%	n/a
SM-4.g	Supportive Measure	Plant trees in City-owned spaces to reduce urban heat island effect and building energy use and increase carbon sequestration, to the extent feasible.	n/a	Ongoing	10%	n/a
SM-5	Supportive Measure	Track energy efficiency retrofits of existing residential and commercial land uses within the city through the permit application process	n/a	Ongoing	10%	n/a
SM-6	Supportive Measure	Track LEED and Energy Star participation of new construction within the city through the permit application process	n/a	Ongoing	10%	n/a

Progress Toward 2030 Goals



MEETING DATE May 11, 2022

ITEM TITLE RESOLUTION APPROVING THE FIRST AMENDMENT TO THE EMPLOYEE BENEFITS CONSULTING SERVICES AGREEMENT WITH KEENAN & ASSOCIATES TO EXTEND THE AGREEMENT

DIRECTOR/DEPARTMENT Matt Rankin, Director of Human Resources *MR*

SUMMARY

On April 1, 2017, the City of Santee ("City") entered into an Employee Benefits Consulting Services Agreement ("Agreement") with Keenan & Associates ("Keenan"). The current term of the Agreement expires on June 30, 2022. The City has been satisfied with the services provided by Keenan and desires to extend the Agreement. The City has agreed to terms for a First Amendment to the Agreement to provide for a three (3) year extension of the Agreement with the option for two (2) additional one (1) year terms, subject to Council approval. For the previous five (5) years under the current Agreement Keenan has retained commissions in the amount of \$92,500.00 received from insurance carriers for the placement of insurance coverages for the City. Each year Keenan issues a refund back to the City for the amount of commissions received in excess of \$92,500.00. For the first four years of the Agreement the refunds back to the City have ranged from \$36,586.73 to \$43,672.23. The First Amendment will provide a five percent (5%) increase to \$97,125.00 in the amount of commissions to be retained by Keenan each year that will remain unchanged through the life of the Agreement. The amended Agreement will also provide that Keenan will assist with the creation of a Benefit Guide that Keenan will update annually.

FINANCIAL STATEMENT *MR*

The First Amendment will provide for a \$4,625.00 increase in the amount of annual commissions to be retained by Keenan which will be paid by insurance carriers from premiums paid by the City to the carriers. Keenan will refund to the City each year the amount of commissions actually received from carriers in excess of \$97,125.00.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *JA for MDB*

Adopt the Resolution approving a First Amendment to the Employee Benefits Consulting Services Agreement with Keenan & Associates to extend the Agreement and authorizing the City Manager to execute the First Amendment.

ATTACHMENTS

Resolution

First Amendment to the Employee Benefits Consulting Services Agreement with Keenan & Associates



RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING THE FIRST AMENDMENT TO THE EMPLOYEE BENEFITS CONSULTING SERVICES AGREEMENT WITH KEENAN & ASSOCIATES TO EXTEND THE AGREEMENT

WHEREAS, On April 1, 2017, the City of Santee (“City”) entered into an Employee Benefits Consulting Services Agreement (“Agreement”) with Keenan & Associates (“Keenan”), and the current term of the Agreement expires on June 30, 2022; and

WHEREAS, the City has been satisfied with the services provided by Keenan and desires to extend the Agreement, and the City has agreed to terms for a First Amendment to the Agreement to provide for a three (3) year extension of the Agreement with the option for two (2) additional one (1) year terms, subject to Council approval; and

WHEREAS, for the previous five (5) years Keenan has retained commissions in the amount of \$92,500.00 received from insurance carriers for the placement of insurance coverages for the City, with amounts received by Keenan in excess of this amount being refunded back to the City each year. The First Amendment will provide a five percent (5%) increase to \$97,125.00 in the amount of commissions to be retained by Keenan each year that will remain unchanged through the life of the Agreement.

WHEREAS, staff recommends that the City Council approve the First Amendment and authorize the City Manager to execute it.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, that the First Amendment to the Employee Benefits Consulting Services Agreement with Keenan & Associates to Extend the Agreement is hereby approved and the City Manager is authorized to execute the First Amendment.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of May, 2022, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

RENEWAL AMENDMENT No. _____

This Amendment hereby amends the **Agreement for Services** (“Agreement”) dated **July 1, 2017** by and between **Keenan & Associates** (“Keenan”) and **City of Santee** (“Client”) (hereinafter Keenan and Client may be referred to individually as “Party” and collectively as the “Parties”) as follows:

WHEREAS, the current term of the Agreement shall expire on **June 30, 2022**; and

WHEREAS, the Parties desire to continue their relationship subject to the terms and conditions outlined in the Agreement;

NOW, THEREFORE, the Parties agree as follows:

1. The Agreement is hereby renewed for an additional **three (3)** year term beginning on **July 1, 2022** and ending on **June 30, 2025** (“Renewal Term”), where the Agreement shall automatically renew for up to **two (2)** additional **one (1)** year terms from **July 1, 2025** and ending on **June 30, 2026** and **July 1, 2026** and ending on **June 30, 2027**, unless either Party gives the other Party at least sixty (60) days written notice of its intent not to exercise the automatic renewal (“Automatic Renewal”).
2. In Exhibit C, the amount of “\$92,500” per annum shall be replaced with “ninety-seven thousand, one hundred twenty-five dollars (\$97,500)” per annum amount effective July 1, 2022 for the Renewal Term. In addition, Exhibit C is amended so that, the event of the Automatic Renewal, an amount of ninety-seven thousand, one hundred twenty-five dollars (\$97,500) per annum shall be effective July 1, 2023 for the Automatic Renewal.
3. The following is added to Exhibit A-2, Item 2 Plan Implementation, the following is added to G: “For clarification and in no way limiting the items of this section, the Parties acknowledge that Keenan shall assist with Benefit Guides with the final version delivered electronically.”
4. All the remaining terms and conditions of the Agreement shall remain unchanged and in full force and effect, and shall govern the conduct of the Parties during the Renewal Term.
5. The effective date of this Amendment is **July 1, 2022**.
6. Each person signing this Amendment to the Agreement on behalf of a Party represents and warrants that he or she has the necessary authority to bind such Party and that this Amendment is binding on and enforceable against such Party.

Signature page to follow.



<u>City of Santee</u>		<u>Keenan & Associates</u>	
<u>Signature:</u>		<u>Signature:</u>	
<u>By:</u>		<u>By:</u>	Laurie LoFranco
<u>Title:</u>		<u>Title:</u>	Municipality Practice Leader
<u>Address:</u>	10601 Magnolia Ave Santee, CA 92071	<u>Address:</u>	2355 Crenshaw Blvd., Ste 200 Torrance, CA 90501
<u>Attention:</u>		<u>Attention:</u>	Julie Revoir
<u>Email:</u>		<u>Email:</u>	jrevoir@keenand.com



MEETING DATE May 11, 2022

ITEM TITLE CLAIM AGAINST THE CITY BY ERIKA CAPP

DIRECTOR/DEPARTMENT Matt Rankin, Director of Human Resources *MR*

SUMMARY

A claim was filed against the City by Erika Capp. The claim has been reviewed by the City's Director of Human Resources prior to bringing it forward for consideration. The Director of Human Resources recommends the claim be rejected as provided in Government Code Section 913.

The claim documents are on file in the Office of the City Clerk for Council reference.

FINANCIAL STATEMENT *m*

There is no financial impact to the City by rejecting the claim.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MOB*

Reject claim as per Government Code Section 913.

ATTACHMENT

None

MEETING DATE May 11, 2022

ITEM TITLE CLAIM AGAINST THE CITY BY YONGCHANG XIA

DIRECTOR/DEPARTMENT Matt Rankin, Director of Human Resources *MR*

SUMMARY

A claim was filed against the City by Yongchang Xia. The claim has been reviewed by the City's Director of Human Resources prior to bringing it forward for consideration. The Director of Human Resources recommends the claim be rejected as provided in Government Code Section 913.

The claim documents are on file in the Office of the City Clerk for Council reference.

FINANCIAL STATEMENT *MR*

There is no financial impact to the City by rejecting the claim.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Reject claim as per Government Code Section 913.

ATTACHMENT

None

MEETING DATE May 11, 2022

ITEM TITLE PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT GPA2022-1 TO AMEND THE HOUSING ELEMENT (SIXTH CYCLE: 2021-2029) OF THE SANTEE GENERAL PLAN

DIRECTOR/DEPARTMENT Chris Jacobs, Principal Planner CJ

SUMMARY

On July 14, 2021 the City Council adopted the Housing Element (Sixth Cycle), which covers the planning period from April 15, 2021 to April 15, 2029. Although the draft Housing Element presented to the City Council for adoption had not yet received a full compliance determination by the California Department of Housing and Community Development (HCD), City staff continued to pursue Council adoption as the City was statutorily required to adopt a new Housing Element by August 12, 2021. After adoption, the Housing Element was retransmitted to HCD for review. HCD then determined that most of the Housing Element was compliant with State housing law, however additional information and programs related to Affirmatively Furthering Fair Housing (AFFH) were needed.

Staff has since worked with the City's Housing Element consultant, Veronica Tam and Associates, in revising the City's adopted Housing Element to make it compliant with AFFH requirements, mainly by providing additional demographic analysis related to AFFH and expanding on AFFH programs with measurable action items. The proposed revisions to the adopted Housing Element with the expanded AFFH section were transmitted to HCD for review and on April 14, 2022, HCD issued a determination letter finding that the proposed revisions, once adopted, would result in the City's Housing Element being fully compliant with State Housing Element Law.

The revised Housing Element is now presented for City Council adoption with deleted text shown in strikethrough format and added text underlined. The attached Staff Report provides an overview of the various revisions to the Housing Element. Upon adoption of these revisions, the Housing Element will be resubmitted to HCD for a final determination of consistency.

ENVIRONMENTAL REVIEW

Pursuant to the requirements of the California Environmental Quality Act (CEQA), on July 14, 2021, the City of Santee adopted an Initial Study/Mitigated Negative Declaration (State Clearinghouse Number 2021030332) for the Housing Element update (Sixth Cycle: 2021-2029), which determined that all environmental impacts would be less than significant. The proposed amendment includes additional, minor modifications to the Housing Element, primarily relating to Affirmatively Furthering Fair Housing, that would bring the Housing Element into compliance with state law. None of the conditions under State CEQA Guidelines section 15162 requiring the need for further subsequent environmental review have occurred, as none of these modifications would result in any additional physical changes to the environment than those previously analyzed and found to be less than significant under CEQA.



FINANCIAL STATEMENT *mm*

On October 9, 2019 the City Council appropriated \$88,302 to fund a Professional Services Agreement with Veronica Tam and Associates to assist staff in the preparation of the Housing Element.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *MDB*

1. Open and close the Public Hearing; and
2. Adopt the Resolution approving General Plan Amendment GPA2022-1 to amend the Housing Element (Sixth Cycle: 2021-2029) of the Santee General Plan.

ATTACHMENT

Staff Report
HCD October 18, 2021 Letter
HCD April 14, 2022 Letter
Formatted Housing Element
Resolution
Exhibit A: Final Housing Element (Clean Copy)

PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT GPA2022-1 TO AMEND THE HOUSING ELEMENT (SIXTH CYCLE: 2021-2029) OF THE SANTEE GENERAL PLAN

May 11, 2022 City Council Meeting

A. PROJECT DESCRIPTION

The City's current Housing Element was adopted by the City Council on July 14, 2021 and covers the Sixth Cycle planning period from April 15, 2021 to April 15, 2029. The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA) from the San Diego Association of Governments (SANDAG). The Housing Element consists of five sections and five supporting appendices that cover the following main topics:

- A detailed analysis of the City's demographic, economic and housing characteristics;
- Identification of governmental and nongovernmental constraints to housing production;
- A summary of resources available for the development, rehabilitation, and preservation of housing;
- Development of objectives, policies, and programs that address housing needs and constraints;
- A review of the City's progress in implementing current housing policies and programs;
- Identification of candidate sites within the City (Sites Inventory) that would be able to accommodate new housing to meet the City's RHNA.
- An analysis of barriers that restrict access to opportunity and identification of measures to counter these barriers (Affirmatively Furthering Fair Housing).

The Housing Element is a mandatory element of the City's General Plan and must be certified by the California Department of Housing and Community Development (HCD) as meeting strict statutory requirements.

B. BACKGROUND

On July 14, 2021 the City Council adopted the Housing Element (Sixth Cycle). Although the draft Housing Element had not received a full compliance determination by HCD, the City was statutorily required to adopt a new Housing Element by August 12, 2021. In addition, based on meetings with HCD to evaluate the draft Housing Element, Staff and the City's Housing Element consultant, Veronica Tam and Associates, anticipated that

the Housing Element presented to the City Council would fully meet the requirements of State housing law.

However, after subsequent review by HCD, the adopted Housing Element was determined to be deficient in its analysis and programs related to Affirmatively Furthering Fair Housing (see attached letter from HCD, dated October 18, 2021). Based on this assessment from HCD, Staff worked with Veronica Tam and Associates to provide additional analysis and more measurable program action items related to AFFH. The adopted Housing Element has since been revised to include a more robust AFFH section (Appendix E). A notice of revisions to the adopted Housing Element was posted on the City's website and e-mailed to interested parties on February 11, 2022, with the revised Housing Element document made available from the City's website. The revised Housing Element was also transmitted to HCD for reassessment. HCD has since determined that with these revisions the Housing Element would be fully compliant with State housing law (see attached letter from HCD, dated April 14, 2022).

C. REVISION HIGHLIGHTS

Primary changes to the adopted Housing Element include additional analysis and programs related to Affirmatively Furthering Fair Housing, as summarized below:

Affirmatively Furthering Fair Housing

Assembly Bill 686 amended Government Code Section 8899.50 to mandate that all jurisdictions affirmatively further fair housing through their respective Housing Elements and housing programs. Affirmatively furthering fair housing means improving access for disadvantaged segments of the community to housing in high opportunity areas through targeted measures that remove barriers that may impede such access and by locating affordable housing sites as identified in the Sites Inventory in high opportunity areas. High opportunity areas have relatively low poverty and unemployment levels and relatively high educational attainment, median home values, and environmental quality levels. Affirmatively furthering fair housing policy attempts to avoid the concentration or segregation of disadvantaged groups into low opportunity areas (i.e. areas with low school performance, limited access to services and transit, high unemployment, and high pollution levels).

To meet AFFH requirements, Appendix E of the Housing Element provides a detailed analysis of data to identify any potential patterns of segregation of disadvantaged groups within the City. While no areas of the City were found to have any noticeable patterns of segregation based on various AFFH data sources and mapping tools, HCD required the City to provide additional analysis to demonstrate that the City was not deliberately taking actions, such as through restrictive zoning, to impair the ability of those from disadvantaged communities from accessing housing in the City. A narrative is provided commencing on page E-19 of Appendix E that describes the City's historic settlement

patterns and demographic trends that demonstrate that the City is not deliberately taking actions that restrict settlement of individuals and families from disadvantaged communities into the City.

To demonstrate that the City is placing affordable housing in high opportunity areas, the Housing Element Sites Inventory includes the indicator “high resource area TCAC/HCD opportunity map” within the description of each housing site where the site is located within a census tract designated as a high opportunity area. Most of the City’s housing sites designated for low-income capacity are located within the City’s Town Center, a high opportunity area with access to employment, services, parks and public transit. Additional analysis related to the placement of affordable housing sites within high opportunity areas is provided on pages E-56 and E-57 of Appendix E. This section also includes additional elaboration on census tracts within the City identified as having a greater proportion of people with special needs (disabled) and lower income households, with the conclusion that by placing the City’s planned housing sites within high opportunity areas, the City’s site selection will not exacerbate these conditions.

In addition to examining affordable housing sites as identified in the Sites Inventory relative to access to opportunity, the Housing Element has been revised to include an analysis related to placement of affordable housing sites within areas of the City that are considered cost burdened (i.e. where housing conditions are overcrowded and/or residents overpay for housing). The additional analysis is provided on page E-39 of Appendix E and demonstrates that most units included in the City’s Sites Inventory are in tracts where fewer than 40 percent of owners are cost burdened.

A narrative on the City’s historical pattern of investment is also provided on page E-49 of Appendix E. This additional narrative describes how the dissolution of redevelopment in California has had a detrimental impact on the provision of new affordable housing within the City, as the City has limited funding to help subsidize affordable housing.

Meaningful Actions to Affirmatively Further Fair Housing

Although the adopted Housing Element included AFFH programs, HCD requested that additional programs be added and that existing programs be bolstered with more measurable action items. As part of this effort, Housing Element Program 9 (page 90) has been revised to include a more clearly defined metric to promote affordable housing opportunities to developers within an established timeframe (starting in 2023).

To comply with AB 1397 provisions related to replacement housing requirements, Program 11 has been added to the Housing Element (page 91). Replacement housing requirements apply to sites on the Sites Inventory where affordable housing was demolished or vacated within the last 5 years. Although none of the sites identified in the Sites Inventory have or have had income-restricted residential units, under this program the City would commit to adding language in its Zoning Ordinance codifying these

provisions of AB 1397. Replacement housing requirements would need to meet the same requirements as those in State Density Bonus Law, which apply to developers seeking a density bonus, incentives or concessions after vacating or demolishing affordable or rent-controlled units.

Additional metrics and milestones have also been added to the Affirmatively Furthering Fair Housing Program of the City (Program 14), commencing on page 94 and listed in Table 42 of the Housing Element. With these revisions to City would commit to the following:

- By 2022, expand outreach and education of the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including housing choice vouchers (HCVs) as legitimate source of income for housing. This would include increased outreach and education to the southern census tracts with disproportionate needs.
- Annually promote fair housing awareness during the Fair Housing Month (April).
- Annually require evidence of effective outreach from Fair Housing Provider.
- Complete an ADA Transition Plan that builds upon the adopted Active Santee Plan.
- Prioritize CDBG and general City funds for improvements in the southern portions of the City (within disadvantaged census tracts). For example, in areas of the City with a high concentration of disabled individuals, ADA ramp improvements would need to be prioritized.
- Prioritize identified CIP projects located within disadvantaged census tracts, such as prioritizing the proposed Prospect Ave./Mesa Rd. intersection improvements and the proposed replacement of induction street lights with LED lights along Prospect Ave.
- Promote key lower income housing opportunity sites for affordable housing development as a means to bring new housing opportunities in high resource areas. Provide technical assistance to housing developers on how to utilize the City's incentives and concessions for affordable housing. In this regard, the City is working on completing a comprehensively designed plan and the corresponding environmental clearance to streamline and facilitate development on these sites.
- By 2023, create a registry for "first right of refusal" for displaced lower income tenants to return (to the site) if affordable housing is created in the new project.

- Focus fair housing outreach and education on areas with high displacement risk with further enhancement of the City's website (such as with additional mapping and targeted outreach).

D. ENVIRONMENTAL STATUS

Pursuant to the requirements of the California Environmental Quality Act (CEQA), on July 14, 2021, the City of Santee adopted an Initial Study/Mitigated Negative Declaration (State Clearinghouse Number 2021030332) for the Housing Element update (Sixth Cycle: 2021-2029), which determined that all environmental impacts would be less than significant. The proposed amendment includes additional, minor modifications to the Housing Element, primarily relating to Affirmatively Furthering Fair Housing, that would bring the Housing Element into compliance with state law. None of the conditions under State CEQA Guidelines section 15162 requiring the need for further subsequent environmental review have occurred as none of these modifications would result in any additional physical changes to the environment than those previously analyzed and found to be less than significant under CEQA.

STAFF RECOMMENDATION

1. Open and close the Public Hearing; and
2. Adopt the Resolution approving General Plan Amendment GPA2022-1 to amend the Housing Element (Sixth Cycle: 2021-2029) of the Santee General Plan

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 18, 2021

Marlene Best, City Manager
City of Santee
10601 Magnolia Avenue
Santee, CA, 92071

Dear Marlene Best:

RE: Santee's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Santee's (City) housing element which was adopted July 16, 2021 and received for review on July 21, 2021. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted housing element addresses most statutory requirements described in HCD's March 29, 2021 letter; however, additional revisions are necessary to fully comply with State Housing Element Law. The revisions needed are as follows:

Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)

Sites Inventory: The element provides general information regarding identified sites and affirmatively furthering fair housing (AFFH) but must provide analysis to meet this requirement. Specifically, the element reports the regional housing need allocation (RHNA) by income group and various concentrations of socio-economic characteristics. However, the element must analyze the magnitude of the impact and whether sites are isolated and evaluate whether sites exacerbate or improve segregation and integration at a neighborhood level. In addition, the analysis of the sites inventory and AFFH must address disproportionate housing needs, including displacement risk.

Local Data and Knowledge: The element should incorporate local data and knowledge into the assessment of fair housing. Local data and knowledge include sources not captured in regional, state, or federal data analysis and may include service providers, advocates, City knowledge and other entities utilized in the outreach for the regional analysis of impediments.

Other Relevant Factors: While the element discusses lending patterns and mobilehome parks, it must include additional other relevant factors to fair housing issues in the jurisdiction. For instance, the element can analyze historical land use and investment practices and demographic trends.

Goals and Actions: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must be significant and meaningful enough to overcome identified fair housing issues. In addition, Program 13 (Affirmatively Furthering Fair Housing) generally must be revised with metrics, milestones, and specific commitment to AFFH. For example, for fair housing outreach and enforcement, bullets one and three should commit to when policies and programs will be revised. For place-based strategies, bullets one, two and three should commit to milestones.

In addition, several programs could be integrated with specific commitment, metrics and milestones to affirmatively further fair housing. These Programs include Programs 1 (Mobile Home Assistance Program and Conversion Regulations), 2 (Maintenance and Improvement of Existing Housing), 2, (Maintenance and Improvement of Existing Housing, 4 (Housing Choice Voucher), 5 (Homebuyer Assistance), 9 (Inventory of Available Sites and Monitoring No Net Loss) and 11 (Accessory Dwelling Units). Finally, the housing element must include a program to provide replacement housing. (Gov. Code, § 65583.2, subd. (g)(3).) The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).

The element will comply once the element has been revised and re-adopted to address the above findings.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

The City's statutory deadline to adopt a housing element was April 15, 2021. For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of this statutory deadline, then any rezoning to accommodate the regional housing needs allocation, including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer

comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication the City's housing element team provided throughout the course of the housing element review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If HCD can provide assistance in implementing the housing element, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall

Senior Program Manager

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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April 14, 2022

Chris Jacobs, Principal Planner
Department of Development Services
City of Santee
10601 Magnolia Avenue
Santee, CA 92071

Dear Chris Jacobs:

RE: City of Santee's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Santee's (City) revised draft housing element received for review on February 15, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements described in HCD's October 19, 2021 review. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households and those that previously commented on the draft housing element, by making information regularly available and considering and incorporating comments where appropriate.

As a reminder, the City's 6th cycle housing element was due April 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to re-adopt, and submit to HCD to regain housing element compliance. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City failed to adopt a housing element that was found in compliance within 120 days of the statutory deadline (April 15, 2021), Program 9 (Rezoning: Inventory of Available

Sites and Monitoring No Net Loss) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the hard work, cooperation and responsiveness the City's housing element team provided throughout the housing element review. If HCD can provide assistance in implementing the housing element, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager



Housing Element

City of Santee Housing Element Sixth Cycle 2021-2029



Adopted July 14, 2021
City Council Resolution No. 060-2021

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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 2021-2029 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
- (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 statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (**Section 5, Housing Plan**).

In addition, the Housing Element contains a number of appendices:

Appendix A: Public Participation – Summarizes the outreach efforts for the development of the Housing Element.

Appendix B: Accomplishments under Adopted Housing Element – Assesses the effectiveness and continued appropriateness of the housing programs set forth in the fifth cycle Housing Element.

Appendix C: Sites Inventory – Provides detailed information of the selected sites for RHNA.

Appendix D: Undeveloped/Underutilized General Industrial (IG) Sites – Updates the status of available parcels for emergency shelters.

Appendix E: Affirmatively Furthering Fair Housing – Provides an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing.

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 June 30, 2020 and April 15, 2029. However, the Housing Element is an eight-year document covering the planning period from April 15, 2021 to April 15, 2029. The City's RHNA and resources available to meet the RHNA are discussed in **Section 4, Housing Resources**.

The RHNA is based, in part, upon the growth that the San Diego Association of Governments (SANDAG) has estimated for the City of Santee in its 2050 Regional Growth Forecast. This forecast was adopted in 2013 and is based on current adopted land use plans and policies. SANDAG forecasts that Santee will grow to 66,313 residents and 23,886 housing units by 2050.

C. Data Sources and Methodology

In preparing the Housing Element, various sources of information were consulted. These include:

- Census 2010 and American Community Survey (ACS) data
- Housing market data from Corelogic
- Employment data from the California Employment Development Department
- Lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA)
- Recent data available from service agencies and other governmental agencies

D. 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; Mobility; Recreation; Trails; Conservation; Noise; Safety; and Community Enhancement. The Housing Element is being updated at this time in conformance with the 2021-2029 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.

Pursuant to new State law, the City is updating the Safety Element concurrent with the Housing Element update to include an analysis of fire, flood, geologic, seismic, traffic and public safety hazards and policies to reduce the potential loss of life from these hazards. The Safety Element will address new State requirements including environmental justice issues and climate change adaptation and resilience. This update is anticipated to be completed by January 2022.

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 within the Specific Plan District and the Town Center District remain undeveloped and available for future housing development.

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 by almost nine percent from 53,413 in 2010 to 57,999 in 2020 (Table 1). The San Diego Association of Governments (SANDAG) forecasts that the Santee population will reach 63,812 by the year 2035. This represents a growth of 10 percent or 5,813 people.

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Table 1: Population Growth

Jurisdiction	Population				% Change 2010-2020	Projected % Change 2020-2035
	2000	2010	2020	2035 (Projected)		
El Cajon	94,819	99,478	104,393	109,383	4.9%	4.8%
La Mesa	54,749	57,065	59,966	70,252	5.1%	17.2%
Lemon Grove	24,954	25,320	26,526	28,673	4.8%	8.1%
San Diego	1,223,400	1,301,617	1,430,489	1,665,609	9.9%	16.4%
Santee	53,090	53,413	57,999	63,812	8.6%	10.0%
San Diego County	2,813,833	3,095,313	3,343,355	3,853,698	8.0%	15.3%

Sources: Census 2000 and 2010; California Department of Finance, 2020; and SANDAG 2050 Series 13 Regional Growth Forecast (data extracted on 07/2020).

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, older than in neighboring communities and the County as a whole. In 2018, Santee’s median age was 38.8 years, while the County’s median age was 35.6. The proportion of residents aged 65+ in Santee (14 percent) was the second highest among its neighbors but saw the highest increase in the past 10 years from 11 percent to 14 percent (see [Figure 1](#)). The proportion of residents under 18 was consistent with countywide average ([Table 2](#)).

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Table 2: Age Characteristics (2018)

Jurisdiction	Under 18 years		65+ years		Median Age	Median Age
	2010	2018	2010	2018	2010	2018
El Cajon	25.7%	25.4%	11.0%	11.9%	33.7	32.4
La Mesa	19.6%	20.7%	14.2%	14.4%	37.1	37.6
Lemon Grove	25.5%	25.3%	11.2%	12.9%	35.0	35.4
San Diego City	21.4%	20.1%	10.7%	12.3%	33.6	34.7
Santee	23.8%	21.6%	10.7%	14.2%	37.2	38.8
San Diego County	23.4%	22.0%	11.4%	13.3%	34.6	35.6

Sources: Census 2010; American Community Survey (2014-2018 Estimates)

As shown in [Table 2](#), a shift in the ages of Santee residents occurred between 2010 and 2018. The child population decreased slightly while the senior population increased by 3.5 percentage points. These changes in age structure represent a significant change in the age composition of Santee towards an aging population, which could affect the housing needs of Santee residents during the planning period.

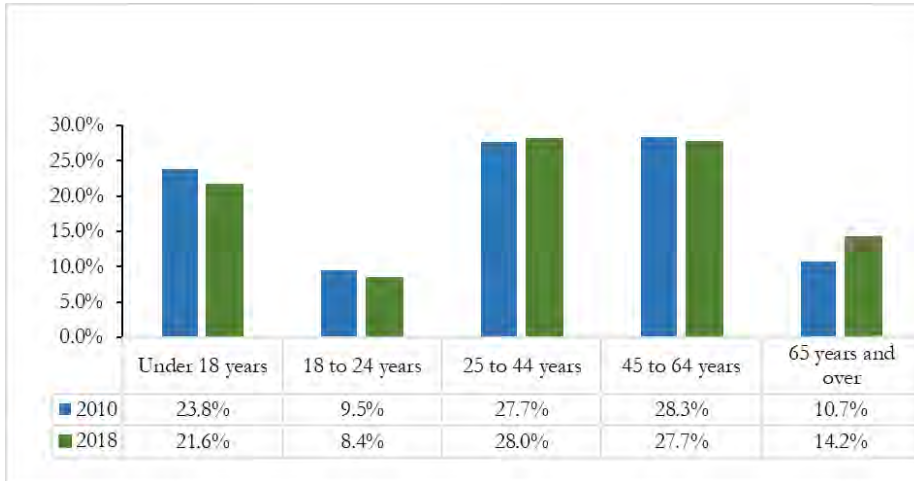
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This trend has been taking place since 1990, when only eight percent of Santee residents were 65+. From 2000 to 2010, the proportion of Santee residents over 65 increased also increased from nine percent to 11 percent. Overall, the senior population in Santee has increased by 6 percentage points in the past 30 years. At the same time, the proportion of Santee residents under the age of 18 has declined dramatically, from 29 percent in 1990 to 22 percent in 2018.

A decrease in residents aged 18-64 has also taken place in the last decade, with this age group decreasing from 66 percent to 64 percent of the population. Both young adult residents and older adults saw slight decreases between 2010 and 2018 while adults aged 25 to 44 saw a minimal increase ([Figure 1](#)). As a result, Santee’s median age rose by 1.6 years between 2010 and 2018. These changes match the general trends seen in San Diego County in the past 10 years, but they are more pronounced in Santee.

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Figure 1: Age Distribution (2010 and 2018)



Sources: Census 2010; American Community Survey (2014-2018 Estimates)

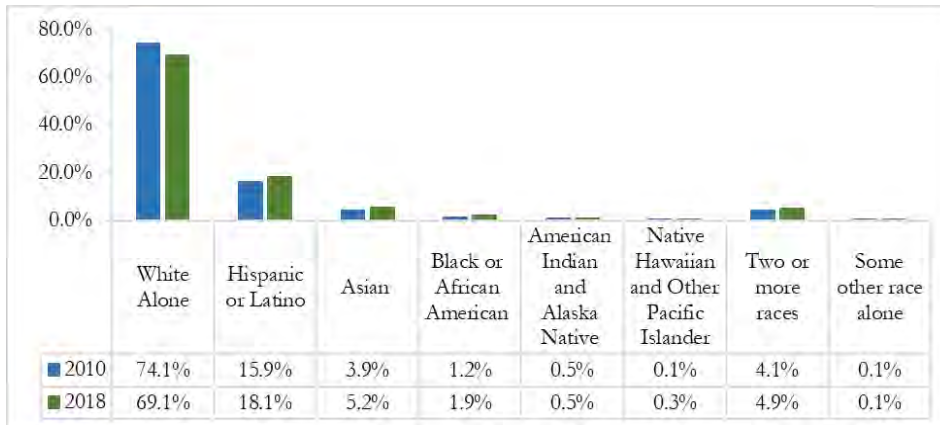
3. RACE AND ETHNICITY

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. 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. However, with the housing crisis in California, and the recent economic challenges presented by COVID-19, extended family members sharing housing arrangements or adult children moving back with parents have become a trend in many California communities.

The racial composition of Santee residents in 2018 was 69 percent White, 18 percent Hispanic, five percent Asian, two percent Black, five percent for those who declared more than one race, and less than once percent for American Indian/Alaskan and Hawaiian/Pacific Islander (Figure 2). Between 2010 and 2018, the proportion of all races/ethnicities increased while the White population decreased. Hispanic and Asian population had the greatest proportional increases.

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Figure 2: Race (2010 and 2018)



Sources: Census 2010; American Community Survey (2014-2018 Estimates)

Despite these decreases in White population, Santee continues to have 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 3). The City's proportion of Black/African Americans is also significantly lower than surrounding cities and within the County.

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Table 3: Racial Composition in Neighboring Cities and Region (2018)

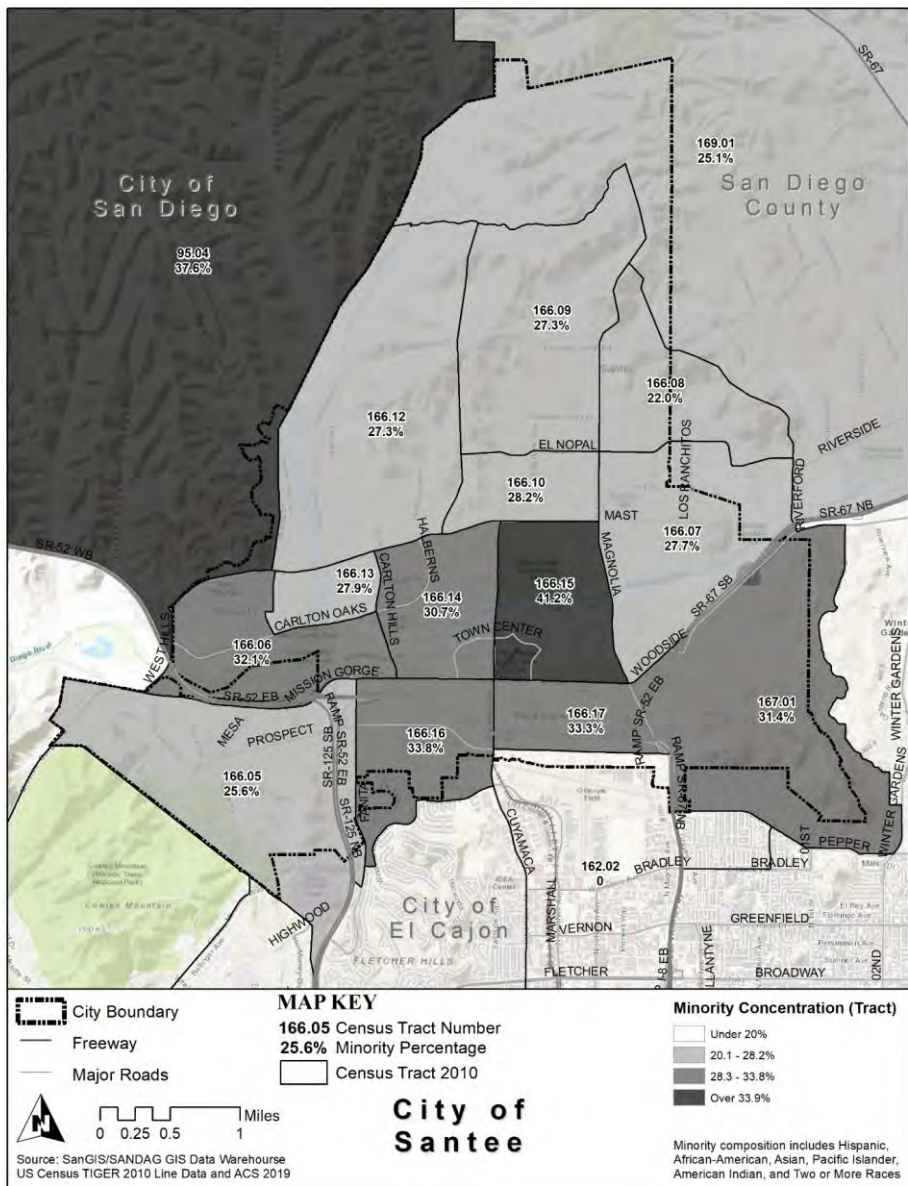
Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac Islands	Other	Two or More	Hispanic/Latino
El Cajon	57.1%	5.5%	0.2%	3.7%	0.4%	0.3%	4.3%	28.5%
La Mesa	55.5%	7.1%	0.1%	6.5%	0.3%	0.1%	4.6%	25.9%
Lemon Grove	28.9%	13.5%	0.1%	6.0%	0.4%	0.1%	4.2%	46.7%
San Diego	42.9%	6.2%	0.2%	16.4%	0.4%	0.2%	3.6%	30.1%
Santee	69.1%	1.9%	0.5%	5.2%	0.3%	0.1%	4.9%	18.1%
County	45.9%	4.7%	0.4%	11.6%	0.4%	0.2%	3.4%	33.5%

Source: American Community Survey (2014-2018 Estimates).

Figure 3 shows the distribution of minority populations in Santee. Minority individuals comprise between 27 and 34 percent of the population in most Census tracts in the City. However, there is one tract (166.08) in the northeastern portion of the community with 22 percent minority, and one tract (166.15) in the center of the City where minorities are highly concentrated (41 percent of tract population).

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Figure 3: Minority Concentration Areas (2018)



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 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. As of 2018, Educational Services/Health Care/Social Assistance and Professional/Scientific/Management services were the two largest occupational categories for City residents (Table 4). These categories account for almost 37 percent of the jobs held by employed residents. Similarly, these categories accounted for 36 percent of jobs held by 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.

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Table 4: Employment Profile (2018)

Sector	Santee		San Diego County	
	Estimate	Percent	Estimate	Percent
Educational services, and health care and social assistance	6,743	23.8%	332,860	21.3%
Professional, scientific, and management, and administrative and waste management services	3,630	12.8%	236,691	15.1%
Retail trade	3,466	12.2%	163,799	10.5%
Arts, entertainment, and recreation, and accommodation and food services	2,633	9.3%	186,676	11.9%
Construction	2,316	8.2%	91,902	5.9%
Manufacturing	2,295	8.1%	144,583	9.2%
Finance and insurance, and real estate and rental and leasing	1,845	6.5%	97,145	6.2%
Public administration	1,710	6.0%	78,150	5.0%
Other services, except public administration	1,351	4.8%	84,047	5.4%
Transportation and warehousing, and utilities	1,162	4.1%	63,842	4.1%
Wholesale trade	612	2.2%	37,263	2.4%
Information	541	1.9%	34,501	2.2%
Agriculture, forestry, fishing and hunting, and mining	13	0.0%	13,471	0.9%
Totals		28,317		1,564,930

Source: American Community Survey (2014-2018 Estimates)

Management occupations were the highest paid occupations in the San Diego region in the first quarter of 2020, and had a 17 percent increase in average yearly salaries from 2011 to 2020 (Table 5). Even with a 44 percent increase in average salary, food preparation and related services remained the lowest paid occupation in the County. Overall, average yearly salaries for all occupations increased by 8.4 percent.

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Table 5: Average Yearly Salary by Occupation, San Diego County (2011 and 2020)

Occupation	Salary		% Change (2011-2020)
	2011	2020	
Management	\$117,046	\$136,531	16.6%
Legal	\$105,882	\$120,265	13.6%
Computer and Mathematical	\$82,631	\$104,627	26.6%
Healthcare Practitioners and Technical	\$89,872	\$102,053	13.6%
Architecture and Engineering	\$83,115	\$99,949	20.3%
Life, Physical, and Social Science	\$77,716	\$87,579	12.7%
Business and Financial Operations	\$71,815	\$80,850	12.6%
Educational Instruction and Library	\$60,992	\$66,690	9.3%
Total all occupations	\$50,800	\$61,770	8.4%
Arts, Design, Entertainment, Sports, and Media	\$56,963	\$61,614	8.2%
Construction and Extraction	\$51,871	\$60,047	15.8%
Protective Service	\$50,581	\$58,837	16.3%
Community and Social Services	\$49,734	\$56,793	14.2%
Installation, Maintenance, and Repair	\$45,202	\$54,945	21.6%
Sales and Related	\$38,263	\$45,974	20.2%
Office and Administrative Support	\$37,260	\$45,385	21.8%
Production	\$34,324	\$43,823	27.7%
Transportation and Material Moving	\$32,255	\$39,362	22.0%
Building and Grounds Cleaning and Maintenance	\$30,880	\$36,248	34.6%
Healthcare Support	\$26,928	\$35,609	15.3%
Personal Care and Service	\$26,240	\$34,806	32.6%
Farming, Fishing, and Forestry	\$26,009	\$33,243	27.8%
Food Preparation and Serving-Related	\$22,133	\$31,942	44.3%

Source: California Employment Development Department, Occupational Employment Statistics (OES) Q1, 2011, Q1, 2020.

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 ACS, 19,650 households were located in Santee in 2018. Of these households, 21 percent were single-person households (no change from the 2010 Census), and households headed by seniors (65+) comprised 25 percent, an increase of nearly six percentage points since the 2010 Census. Single-person households represented a lower proportion of Santee’s households than in neighboring jurisdictions and countywide. Conversely, 34 percent of Santee households consisted of families with children, a larger proportion than found in neighboring San Diego City and La Mesa but similar to the County (Table 6). When compared to Census 2010 numbers, Santee’s household composition is slowly trending toward senior-headed households and away from families with children and large households.

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Table 6: Household Characteristics (2018)

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
El Cajon	21.3%	19.4%	40.1%	11.1%	4.3%	10.8%
La Mesa	31.3%	24.6%	29.3%	9.1%	2.7%	3.7%
Lemon Grove	21.9%	25.2%	38.5%	11.4%	10.1%	6.5%
San Diego	27.4%	19.8%	29.1%	7.5%	4.6%	5.3%
Santee	21.0%	24.6%	33.7%	4.9%	5.9%	3.5%
San Diego County	23.7%	22.3%	33.1%	8.3%	6.0%	5.9%

Source: American Community Survey (2014-2018 Estimates)

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 13). Roughly, 65 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 (Source: American Community Survey).

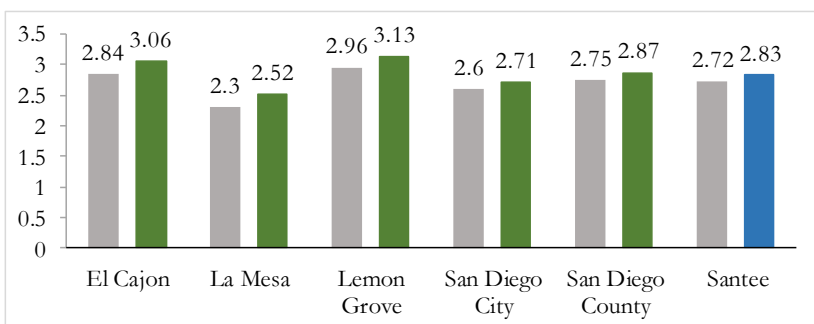
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2. HOUSEHOLD SIZE

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 2018 was 2.83, an increase from the 2.72 of the 2010 Census, and slightly lower than the County as a whole (2.87) (Figure 4). The County also had a similar increasing household size trend, increasing from 2.75 to 2.87 from 2010 to 2018.

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Figure 4: Household Size (2010 and 2018)



Sources: 2010 Census and 2014-2018 ACS

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.

According to SANDAG estimates, six percent of Santee households in 2018 had incomes lower than \$15,000, while 10 percent of households earned incomes between \$15,000 and \$29,999 (Table 7). This represents a proportional change in lower income categories since 2010. Approximately 23 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 32 percent of Santee households earned \$100,000 or more. Proportionally, more households in Santee earn incomes higher than \$75,000 when compared to countywide households (49 percent in Santee compared to 45 percent in the region). SANDAG estimated that the median household income in Santee was \$84,226 as of January 2018, while the median income for the County was estimated to be \$77,217 (Figure 5).

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Table 7: Household Income Distribution, Santee and San Diego County (2010 and 2018)

Household Income	2010		2018		Change in Proportion	
	Santee	County	Santee	County	Santee	County
Less than \$15,000	7.0%	11.0%	6.0%	9.0%	-1.0%	-2.0%
\$15,000 - \$29,999	12.0%	14.0%	10.0%	12.0%	-2.0%	-2.0%
\$30,000 - \$44,999	13.0%	14.0%	11.0%	12.0%	-2.0%	-2.0%
\$45,000 - \$59,999	12.0%	11.0%	12.0%	11.0%	0.0%	0.0%
\$60,000 - \$74,999	13.0%	10.0%	12.0%	10.0%	-1.0%	.0%
\$75,000 - \$99,999	16.0%	13.0%	17.0%	13.0%	1.0%	0.0%
\$100,000 or more	27.0%	27.0%	32.0%	32.0%	5.0%	-5.0%
TOTAL	100.0%	100.0%	100.0%	99.0%	0.0%	-1.0%

Notes: SANDAG Estimates do not add up to 100 percent. SANDAG presents household distributions to the nearest whole number. Source: SANDAG, Current Estimates, 2010, 2018. (Accessed 09/2020)

Figure 5: Median Household Income (2018)



Note: Not adjusted for inflation. Source: SANDAG, Current Estimates, 2018. (Accessed 08/2020).

4. OVERCROWDING

An overcrowded housing unit is defined as a unit occupied by more than one person per room.¹ 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.

According to the 2014-2018 ACS, roughly 3.4% of Santee households experienced overcrowded living conditions in 2018 (Table 8). Of these, 39 percent were in owner-occupied households, and

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¹ Based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms.

61 percent were renters. This suggests that renters are disproportionately affected by overcrowding – as of 2018, only 29 percent of the households in Santee were renter-occupied, but they represent 61 percent of all overcrowded households.

Table 8: Overcrowding¹ (2018)

	Overcrowded	% of Overcrowded HH	% of All Households ²
Owner	257	38.6%	1.9%
Renter	408	61.4%	7.1%
Total Households	665	100.0%	3.4%

Note: 1. Overcrowding: 1.01 or more persons per bedroom. 2. Percent of households for that category. Total owner households= 13,871; total renter households= 5,779; total households = 19,650.
Source: American Community Survey, 2014-2018 Estimates.

This pattern often suggests an inadequate supply of larger rental units. While 66 percent of occupied housing units in the City had three or more bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only 18 percent of these units were occupied by renters.

5. COST BURDEN

State and federal standards for housing cost burden 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 most recent Comprehensive Housing Affordability Strategy (CHAS) data, published by HUD, 36 percent of Santee households overpaid for housing in 2017 and housing cost burden affected a larger proportion of renters (48 percent) than owners (31 percent) (Table 9). While cost burden affected a smaller proportion of households in 2017 than 2010 (when 44 percent of households overpaid for housing), the trends in cost burden based on tenure have reversed. Since 2010, the proportion of cost burdened renter-households has increased from 43 to 48 percent. By contrast, the proportion of cost burdened owner-households decreased from 45 percent to 30 percent in seven years.

Cost burden affected a majority of lower and moderate income households in 2017 regardless of tenure; however, the incidence of cost burden was greatest among very low income homeowners (81 percent) and very low income renters (91 percent) (Figure 6). With a high prevalence of cost burden amongst lower income households, households may attempt to mitigate cost burden by taking in additional roommates or occupying smaller and presumably cheaper units, leading to overcrowding.

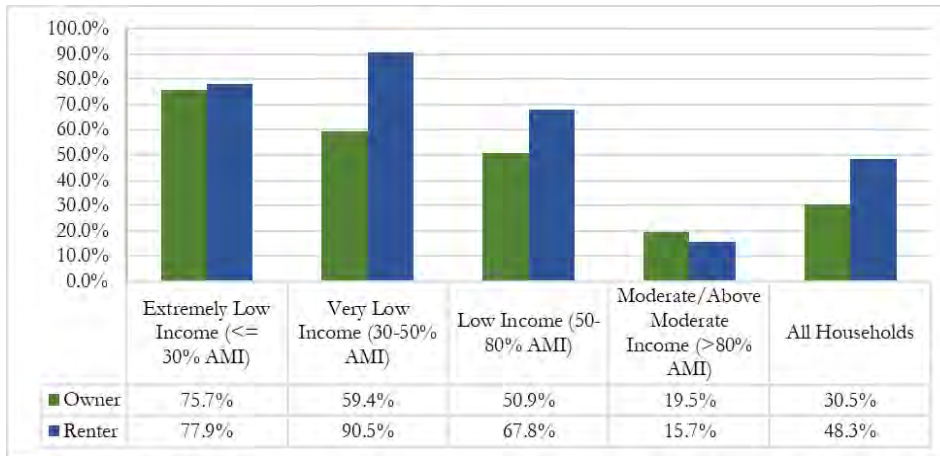
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Table 9: Cost Burden by Tenure and Income Level (2010 and 2017)

Income	Owners		Renters		Renters and Owners	
	2010	2017	2010	2017	2010	2017
Extremely Low Income (<= 30% AMI)	83.7%	75.7%	75.8%	77.9%	79.9%	76.9%
Very Low Income (30-50% AMI)	72.4%	59.4%	80.6%	90.5%	75.9%	74.9%
Low Income (50-80% AMI)	55.5%	50.9%	50.9%	67.8%	53.9%	57.5%
Moderate/Above Moderate Income (>80% AMI)	35.8%	19.5%	16.8%	15.7%	44.1%	18.6%
All Households	44.6%	30.5%	42.7%	48.3%	44.1%	36.0%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2006-2010 estimates and 2013-2017 estimates.

Figure 6: Cost Burden by Tenure and Income Category (2017)



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations of 2013-2017 ACS data.

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, or 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 10). 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 10: Special Needs Groups

Special Needs Group	Santee		San Diego County	
	#	%	#	%
Senior-Headed Households (65+)	4,826	24.6%	249,767	22.3%
Single-Parent Households	1,634	8.3%	124,701	11.1%
Female-Headed Households with Children	1,072	5.5%	66,423	5.9%
Large Households	1,843	9.4%	132,588	11.8%
Persons with Disabilities	5,964	10.8%	314,897	9.8%
Agricultural Workers ¹	13	0.0%	13,471	0.9%
Students ²	4,019	7.0%	296,600	9.0%
Homeless	25	0.0%	7,619	0.2%

1. Category includes civilians employed in the "agriculture, forestry, fishing and hunting, and mining" industry as reported in the ACS.
2. Population enrolled in college or graduate school
Source: Census, ACS, 2014-2018; and Regional Task Force on the Homeless, 2020.

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 2014 to 2018, seniors (age 65+) comprised 14 percent of Santee residents and 25 percent of households were headed by seniors. Of these households, the majority (84 percent) owned their homes, while the remainder (16 percent) rented. Aside from cost burden problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly, 34 percent of Santee’s senior population was reported as having one or more disabilities between 2014 and 2018 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.

2. FEMALE-HEADED 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 2014-2018 ACS, approximately eight percent of Santee households were headed by single parents. The large majority of these, 66 percent, were headed by females. According to the 2014-2018 ACS, 21 percent of single-parent households had incomes below the poverty level; 87 percent of those households were headed by women. City efforts to expand affordable housing opportunities will help meet the needs of single-parent households.

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.

About nine percent of Santee households were classified as “large households” by the 2014-2018 ACS. About 37 percent of those households rented the units they occupied. The housing needs of larger households are typically met through larger units. While 25 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 nine 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.

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 2014-2018 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, 32 percent involved difficulty hearing, 20 reported cognitive difficulty, 55 percent were ambulatory disabilities, 38 percent made independent living difficult, 16 percent limited self-care ability, and 20 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 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice concluded housing choices for special needs groups were limited and thus an impediment to fair housing in the San Diego region.²

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. Furthermore, the City updated the Zoning Ordinance in January 2013 to 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 State law, “developmental disability” means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Intellectual disability, cerebral palsy, epilepsy, and autism, are considered developmental disabilities. The term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

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 June 2019, approximately 562 Santee residents with developmental disabilities were being assisted at the San Diego Regional Center. Most of these individuals (75 percent) were residing in a private home with their parent or guardian and 271 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.

² San Diego Regional Alliance for Fair Housing, *San Diego Regional Analysis of Impediments to Fair Housing Choice*, May 2020.

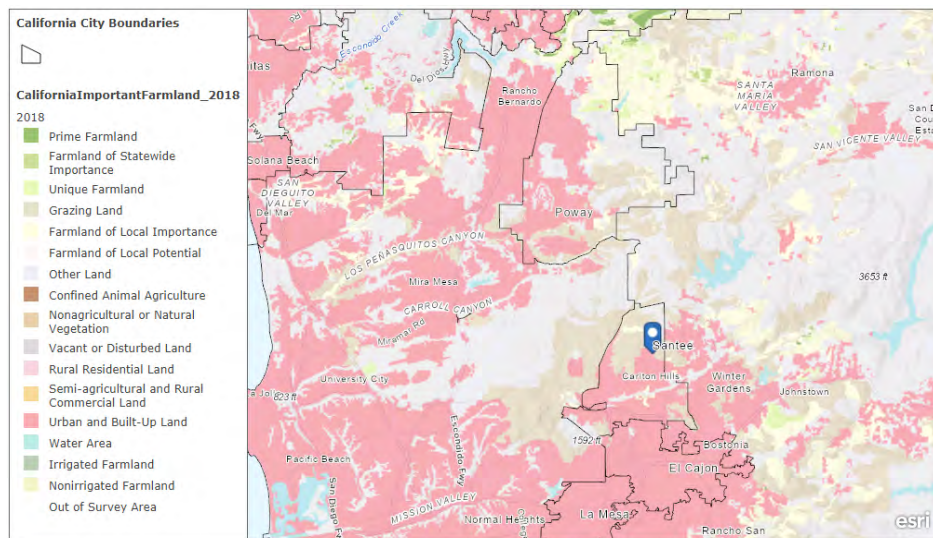
5. AGRICULTURAL WORKERS

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 difficult. 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 2014-2018 ACS, 13 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. Santee's farmworker population accounts for 0.01 percent of the County's 13,471 population employed in agriculture, forestry, fishing and hunting, and mining. However, the San Diego County's Farm Bureau has a lower estimate of farmworkers in the San Diego region at approximately 5,000 farmers.

The Farm Bureau reports that San Diego County surpasses other urbanized counties in terms of average dollar value per acre. While it is the 19th largest farm economy among 3,000 counties in the country, prime farmland and farmland of statewide importance in San Diego region is concentrated in the northern portion of the County, according to the Farmland Mapping and Monitoring Program of the California Department of Conservation. However, there is some grazing land and farmland of local importance located within the City limits as well as in nearby surrounding areas (but not adjacent to the City). More notably, most areas adjacent to Santee and the Southeast County are considered urban and built out. With major farming activities not being located near Santee, there is a limited need for farmworker housing in the City. Affordable housing for extremely low and very low income households would also address the housing needs of farmworkers in Santee, if any.

Figure 7: Important Farmland (2018)



Farmland Mapping and Monitoring Program, Division of Land Resource Protection, California Department of Conservation | Esri, CGIAR, USGS | SanGIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA | SanGIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

6. STUDENTS

Santee includes a private college within its jurisdictional limits (San Diego Christian College) and is in relatively close proximity to Grossmont Community College and San Diego State University. Approximately seven percent of Santee residents were enrolled in college between 2014-2018, which is slightly lower than the proportion of college students countywide (nine percent). San Diego State University is the largest university in the San Diego region, with approximately 34,000 students. The university provides housing for an estimated 19 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.

7. HOMELESS

According to HUD, the homeless population includes:

- 1) Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
- 2) Individuals and families who will imminently lose their primary nighttime residence;

- 3) Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or
- 4) Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

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 (RTFH). Based on the 2020 Point-in-Time Count, the majority of the region’s homeless population is estimated to be in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas (Table 11). RTFH estimates that all of Santee’s homeless population (25 people) was unsheltered in 2020.

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Table 11: Homeless Population by Jurisdiction (2020)

Jurisdiction	Total Homeless				Total	Percent Unsheltered
	Unsheltered	Emergency Shelters	Safe Haven	Transitional Housing		
Lemon Grove	18	0	0	0	18	100.0%
El Cajon	310	162	0	312	784	39.5%
La Mesa	52	0	0	0	52	100.0%
San Diego	2,283	1,759	36	809	4,887	46.7%
Santee	25	0	0	0	25	100.0%
Lakeside	24	0	0	0	24	100.0%

Source: San Diego Regional Task Force on the Homeless, 2020.

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 Community Development Block Grant (CDBG) funds to homeless service providers to meet the immediate needs of homeless or near homeless in Santee. 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 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, when the City had 18,833 units. During the past Housing Element planning period, the City’s housing stock grew from 20,422 units in 2013 to an estimated 21,248 units as of January 2020, or approximately four percent (Table 12). The City’s housing growth outpaced that of nearby East County neighbors El Cajon, La Mesa, and Lemon Grove since 2013.

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Jurisdiction	# of Units January 2013	# of Units January: 2020	% Increase 2013-2020
El Cajon	35,898	36,282	1.1%
La Mesa	26,482	26,929	1.7%
Lemon Grove	8,873	9,139	3.0%
San Diego	519,181	549,070	5.8%
Santee	20,422	21,248	4.0%
San Diego County	1,174,866	1,226,879	4.4%

Source: Census 2000; and California Department of Finance, 2013, 2020.

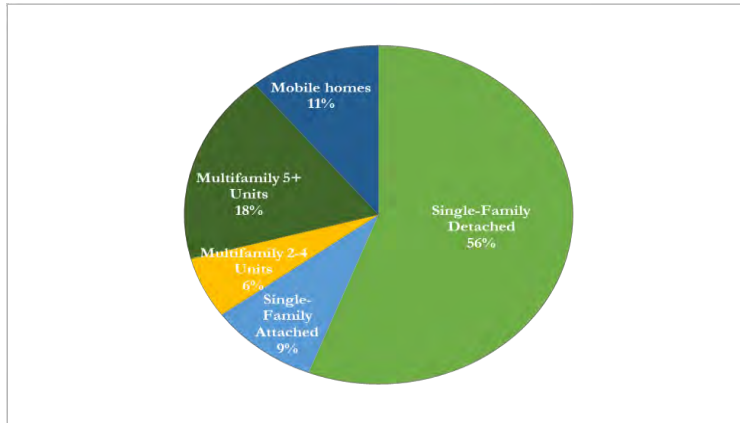
Santee maintains a diverse housing stock. In 2020, single-family homes comprised 65 percent of the housing stock, while multifamily units comprised 24 percent, and 11 percent of the housing stock consisted of mobile homes (Table 13). According to the 2020 California Department of Finance housing estimates, the City has a larger proportion of mobile homes in San Diego County.

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Housing Type	January 2020	
	# of Units	% of Total
Single-Family Detached	11,871	55.9%
Single-Family Attached	1,930	9.1%
Multifamily 2-4 Units	1,247	5.9%
Multifamily 5+ Units	3,864	18.2%
Mobile homes	2,336	11.0%
Total Units	21,248	100.0%

Source: California Department of Finance, 2020.

Figure 8: Housing Stock Composition (2020)



Source: California Department of Finance, 2020

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; 80 percent of the City’s housing stock was constructed prior to 1990, while only 72 percent of the County’s housing stock is more than 30 years old (Table 14).
[Table 14](#)

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Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). The City estimates that about 0.05 percent of homes (10 units) in Santee are in substandard condition. The National Center for Healthy Housing, which measures “basic housing quality” throughout the nation, measured the San Diego Metropolitan Service Area’s basic housing quality statistic at 7.2 percent. The basic housing quality metric is based on the percentage of homes with “severe” or “moderate” housing problems. While the City does not offer a rehabilitation program due to lack of funding, the City utilizes Code Compliance to help prevent housing deterioration (Program 2).

Table 14: Age of Housing Stock				
	Santee		San Diego	
Less than 30 years old				
Post-2010	622	3.0%	35,306	2.9%
2000-2009	1,752	8.5%	145,104	12.0%
1990-1999	1,670	8.1%	151,967	12.6%
Total	4,044	19.7%	332,377	27.6%
30 to 50 years old				
1980-1989	3,958	19.3%	230,420	19.1%
1970-1979	7,194	35.1%	272,251	22.6%
Total	11,152	54.4%	502,671	41.7%
50 years or older				
1960-1969	3,203	15.6%	144,647	12.0%
1950-1959	1,533	7.5%	130,316	10.8%
1940-1949	316	1.5%	41,844	3.5%
Pre-1939	258	1.3%	53,029	4.4%
Total	5,310	25.9%	369,836	30.7%
All housing units	20,506	100.0%	1,204,884	100.0%
Note: The total number of units in ACS is based on extrapolations from a 5% sample. The total number housing units from the State Department of Finance is based on updating the 100% census with annual building permit activities. Source: ACS, 2014-2018.				

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, 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 2014 and

Table 15: Housing Tenure (2018)		
Jurisdiction	Percent Owner-Occupied	Percent Renter-Occupied
El Cajon	39.3%	60.7%
La Mesa	41.2%	58.8%
Lemon Grove	53.8%	46.2%
San Diego	46.9%	53.1%
Santee	70.6%	29.4%
San Diego County	53.1%	46.9%
Source: Census, ACS, 2014-2018.		

2018, 71 percent of Santee residents owned the units they occupied, while 29 percent rented (Table 15-Table 15). This rate of homeownership is the highest among all of neighboring communities and nearly 18 percentage points higher than the countywide rate.

Both owner- and renter-occupied households in Santee had similar household size, as evidenced by the almost identical average household sizes (Table 16-Table 16). Among those who owned their homes between 2014 and 2018, 41 percent lived in homes with three or more persons per household, compared to 44 percent for the renter-households.

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Table 16: Tenure by Household Size (2018)

Households	% of Total Units Owner-Occupied	% of Total Units Renter-Occupied
1-person	21.2%	20.6%
2-person	34.7%	30.1%
3-person	19.8%	23.1%
4-person	15.9%	14.4%
5+-person	5.6%	6.9%
Average household size	2.82	2.86

Source: Census, ACS, 2014-2018.

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 lower than what is considered optimal for a healthy housing market. According to the 2014-2018 ACS, the overall vacancy rate in Santee was 4.2 percent. Specifically, the vacancy rate for ownership housing was one percent, while the overall rental vacancy rate was 2.9 percent. Too low of a vacancy rate can force prices up, making it more difficult for low and moderate income households to find housing and increasing the incidence of overcrowding.

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

Median home sales prices in the surrounding areas of Santee ranged from \$482,500 in Lemon Grove to \$631,500 in the City of San Diego in 2020 (Table 17-Table 17). Santee’s median home price is on the lower end of the spectrum at \$535,000. However, median home sale prices increased the most in Santee, increasing by almost 50 percent between 2015 and 2020. All other surrounding cities also saw increases in their median home prices during this period but only ranging between 27 percent increase in La Mesa and 42 percent in Chula Vista.

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Jurisdiction	March 2015	March 2020	% Change 2015-2020
Chula Vista	\$400,000	\$566,000	41.5%
El Cajon	\$390,000	\$540,500	38.6%
La Mesa	\$440,000	\$557,000	26.6%
Lemon Grove	\$352,500	\$482,500	36.9%
San Diego	\$486,000	\$631,500	29.9%
Santee	\$365,000	\$535,000	46.6%
San Diego County	\$455,000	\$590,000	29.7%

Source: Corelogic, Home Sales Activity by City, March 2015 and March 2020.

The Zillow online database was also consulted in an effort to better understand the more current home sale market in Santee. Zillow listed 37 single-family homes and 21 condos/townhouses for sale in August 2020 (Table 18/48). The median asking price for a unit was \$551,334, with a range of \$117,000 to \$1,355,000. Single-family homes were priced higher (\$600,714 median) than condos/townhouses (\$450,000 median).

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Unit Type	Number for Sale	Asking Price Range	Median Asking Price
Single-Family Homes	37	\$117,000-\$1,355,000	\$600,714
2-Bedroom	4	\$117,000-\$149,900	\$124,900
3-Bedroom	20	\$445,912-\$975,000	\$596,947
4+-Bedroom	13	\$552,668-\$1,355,000	\$667,956
Condos/Townhomes	21	\$360,000-\$599,000	\$450,000
2-Bedroom	3	\$360,000-\$450,000	\$369,000
3-Bedroom	17	\$389,800-\$599,000	\$459,000
4+-Bedroom	1	\$525,000	\$525,000
All Homes	58	\$117,000-\$1,355,000	\$551,334

Source: Zillow, August 26, 2020.

The home sale market continues to rise in Santee, as the median asking price of homes in August 2020 (\$551,334) is significantly higher than the median sale price of homes in November 2012 (\$275,000) as reported in the 2013-2021 Housing Element based on the online Multiple Listing Service (MLS) database.

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 19/49). Rental price information was collected for five apartment complexes within the City with units for rent advertised on Zillow.com in September 2020. At the time of the research, there were no studio apartment units available, while one-bedroom units

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rented for \$1,495+ to \$1,891. Larger units were more expensive; two-bedroom units were offered at rents ranging from \$1,925 to \$2,300, while a three-bedroom unit was listed at \$2,750.

Table 19: Apartment Rental Rates (September 2020)	
Apartment Complex	Rental Price Range
Oaks Apartments	
1 BR	\$1,565-\$1,655
2 BR	\$1,925-\$1,955
Santee Villas	
1 BR	\$1,720-\$1,755
2 BR	\$1,940-\$1,975
Parc One	
1 BR	\$1,880-\$1,891
2 BR	\$2,300
3 BR	\$2,750
Carlton Heights Villas	
1 BR	\$1,500-\$1,632
2 BR	\$1,990
Town Center Apartments	
1 BR	\$1,495+
Source: Zillow.com, September 2020.	

The San Diego County Apartment Association publishes quarterly rental market reports based on surveys conducted throughout the region. Fall average rents increased for units of all sizes in Santee between 2011 and 2019. The average price of three-bedroom units doubled during this period (up by 105.1 percent); while rental rates for one-bedroom and two-bedroom units increased significantly (69 and 63 percent, respectively) in Santee (Table 20). In general, average rents for units in Santee were slightly lower than average rents of similar units in neighboring jurisdictions (Table 20).

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Table 20: Average Rental Rates by Jurisdiction Fall 2011 and Fall 2019				
Jurisdiction	# of Rooms	Fall 2011 Average rents	Fall 2019 Average Rents	% Change Fall 2011 to Fall 2019
El Cajon	Studio	\$729	\$1,000	37.2%
	1 BR	\$857	\$1,863	117.4%
	2 Br	\$1,095	\$1,941	77.3%
	3BR	\$1,394	\$2,270	62.8%
La Mesa	Studio	\$872	-	-
	1 BR	\$1,097	\$1,798	63.9%
	2 Br	\$1,437	\$2,271	58.0%
	3BR	\$1,739	\$2,597	49.3%
San Diego	Studio	\$923	\$1,526	65.3%
	1 BR	\$1,211	\$1,881	55.3%
	2 Br	\$1,575	\$2,241	42.3%
	3BR	\$1,877	\$2,460	31.1%
Santee	Studio	--	-	-
	1 BR	\$988	\$1,672	69.2%
	2 Br	\$1,205	\$1,963	62.9%
	3BR	\$1,153	\$2,365	105.1%
San Diego County	Studio	\$899	\$1,342	49.3%
	1 BR	\$1,090	\$1,666	52.8%
	2 Br	\$1,418	\$2,013	42.0%
	3BR	\$1,730	\$2,483	43.5%

Source: San Diego County Apartment Association, Fall 2011 and Fall 2019.

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 HCD income guidelines for 2020, the Area Median Income (AMI) in San Diego County was \$92,700 (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 21](#) ~~Table 21~~. 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:

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Extremely Low Income Households: Extremely low income households earn 30 percent or less of the AMI. The estimated maximum affordable rental payment ranges from \$444 per month for a one-person household to \$589 per month for a family of five ([Table 21](#) ~~Table 21~~). The maximum affordable home purchase price for extremely low income households ranges from \$60,846 for a one-person household to \$68,801 for a five-person household. Extremely low income households generally cannot afford housing at market rate.

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Very Low Income Households: Very low income households are classified as those earning 50 percent or less of the AMI. The estimated maximum affordable rental payment ranges from \$847 per month for a one-person household to \$1,213 per month for a family of five (~~Table 21~~~~Table 21~~). The maximum affordable home purchase price for very low income households ranges from \$130,009 for a one-person household to \$175,652 for a five person household. Based on the rental data presented in ~~Table 19~~~~Table 19~~ and ~~Table 20~~~~Table 20~~, very low income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in Santee.

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Low Income Households: Low income households earn 51 to 80 percent of the County AMI. The estimated maximum home price a low income household can afford ranges from \$233,862 for a one-person household to \$335,821 for a five-person family. Affordable rental rates for low income households would range from \$1,454 for a one-person household to \$2,148 for a five-person household.

As indicated by the data presented in ~~Table 18~~~~Table 18~~, low income households could not afford adequately sized homes listed for-sale in August 2020. Low income households do not have better chance in securing an adequately sized and affordable rental housing unit as rental units range from \$1,495-1,755 for one-bedroom units to \$2,750 for three-bedroom units and are out of the affordable rent price (~~Table 19~~~~Table 19~~~~Table 20~~~~Table 20~~). Also, 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.

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Moderate Income Households: Moderate income households earn up to 120 percent of the County AMI. The estimated maximum affordable home price for moderate income households ranges from \$290,392 for a one-person household to \$422,971 for a family of five. A moderate income household can afford rental rates of \$1,784 to \$2,656 per month depending on household size.

Based on the rental and for-sale housing market data presented in ~~Table 19~~~~Table 19~~ and ~~Table 18~~~~Table 18~~~~Table 18~~, moderate income households can afford to rent some of the apartments advertised in September 2020 but not purchase adequately sized homes. For example, asking prices for a four-bedroom home (an adequately sized home to avoid overcrowding) range from \$525,000 to \$1.3 million (~~Table 18~~~~Table 18~~~~Table 18~~). This far exceeds the affordable purchase price for large households. ~~Table 18~~~~Table 18~~ does include some single- family home and condo/townhome listings that meet the affordable price for large families, but they are two-bedroom units.

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Table 21: Housing Affordability Matrix San Diego County (2020)

Annual Income	Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price		
	Rent	Own	Rent	Own	Taxes/ Insurance/ HOA	Rent	Purchase	
Extremely Low Income (30% of AMI)								
One Person	\$24,300	\$608	\$608	\$164	\$164	\$213	\$444	\$60,846
Small Family	\$31,200	\$780	\$780	\$240	\$240	\$273	\$541	\$70,498
Large Family	\$37,450	\$936	\$936	\$348	\$348	\$328	\$589	\$68,801
Very Low Income (50% of AMI)								
One Person	\$40,450	\$1,011	\$1,011	\$164	\$164	\$354	\$847	\$130,009
Small Family	\$52,000	\$1,300	\$1,300	\$240	\$240	\$455	\$1,061	\$159,576
Large Family	\$62,400	\$1,560	\$1,560	\$348	\$348	\$546	\$1,213	\$175,652
Low Income (80% of AMI)								
One Person	\$64,700	\$1,618	\$1,618	\$164	\$164	\$566	\$1,454	\$233,862
Small Family	\$83,200	\$2,080	\$2,080	\$240	\$240	\$728	\$1,841	\$293,192
Large Family	\$99,800	\$2,495	\$2,495	\$348	\$348	\$873	\$2,148	\$335,821
Moderate Income (120% of AMI)								
One Person	\$77,900	\$1,948	\$1,948	\$164	\$164	\$682	\$1,784	\$290,392
Small Family	\$100,150	\$2,504	\$2,504	\$240	\$240	\$876	\$2,264	\$365,782
Large Family	\$120,150	\$3,004	\$3,004	\$348	\$348	\$1,051	\$2,656	\$422,971
1. Small family = 3-person household 2. Large family = 5-person household. Source: California Department of Housing and Community Development, 2020 Income limits; and Veronica Tam and Associates. Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10.0% down payment; and 3.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on the Housing Authority of the County of San Diego Utility Allowance, 2019. Utility allowances based on the combined average assuming all electric and all natural gas appliances.								

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 612 affordable housing units (Table 22).

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Table 22: Inventory of Assisted Rental Housing

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	# Units At Risk
Cedar Creek Apartments	48	47	LIHTC	Year 2025	47
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2065	
Forester Square Apartments	44	43	LIHTC	Year 2025	43
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2068	
Laurel Park Senior Apartments	133	132	CDLAC Bond	Year 2031	132
Woodglen Vista Apartments	188	188	HFDA/Section 8	12/31/2035	0
Carlton Country Club Villas	130	121	Section 236	---	0
			Section 8	4/30/2038	
Shadow Hill Apartments	81	81	CDLAC Bond	Year 2056	0
Total Assisted Units	624	612			222

Source: City of Santee, 2020; and the HUD Multifamily Assistance and Section 8 Contracts Database, as of 8/24/2020.

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 April 15, 2021. 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 2021-2031 “at-risk” housing analysis period, three assisted housing projects in Santee are at risk of converting to market-rate housing. As of April 15, 2021, 222 units were at risk of converting to market rate rents. Of these units, 47 are within the Cedar Creek Apartments, 43 within the Forester Square Apartments, and 132 in the Laurel Park Senior Apartments. The Cedar Creek Apartments and Forester Square Apartments units are not in immediate risk of conversion. While the use of LIHTC gives them the relief option of converting to market-rate by 2025, because of the use of redevelopment set-aside funding, these projects are locked into a 55-year affordability period, ending in 2065. 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.

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 23](#) presents the estimated market value for the 222 units at Cedar Creek, Forester Square, and Laurel Park to establish an order of magnitude for assessing preservation costs. As shown, the total market value of these units is approximately \$48,075,000. Assuming a five-percent down payment is made on each project, at least \$2,400,000 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.

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Table 23: Market Value of At-Risk Housing Units

Project Units	Cedar Creek Apartments	Forester Square Apartments	Laurel Park
1 BR	5	17	104
2 BR	18	12	28
3 BR	24	14	0
Total	47	43	132
Annual Operating Cost	\$280,035	\$233,730	\$612,990
Gross Annual Income	\$1,205,448	\$1,021,080	\$2,746,224
Net Annual Income	\$925,413	\$787,350	\$2,133,234
Market Value	\$11,567,663	\$9,841,875	\$26,665,425

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

1. Average market rent for 1-BR is \$1,672, 2-BR is \$1,963, and \$2,365 for a 3-BR ([Table 20](#)).
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. Annual operating expenses per square foot = \$7.35 (based on NAI San Diego's Multifamily Market Report Q3, 2019. Figure represents average operating costs for three- and two-star buildings).
4. Market value = Annual net project income*multiplication factor
5. Multiplication factor for a building in good condition is 12.5.

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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 24](#) estimates the rent subsidies required to preserve the housing affordability for the residents of the 222 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$2,533,000 in rent subsidies would be required annually.

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Table 24: Rent Subsidies Required

Project Units	Cedar Creek Apartments	Forester Square Apartments	Laurel Park
1 BR	5	17	104
2 BR	18	12	28
3 BR	24	14	
Total	47	43	132
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$52,445	\$44,113	\$117,796
Total Monthly Rent Allowed by Fair Market Rents	\$113,952	\$91,582	\$219,900
Total Annual Subsidies Required	\$738,084	\$569,628	\$1,225,248
Average Annual Subsidy per Unit	\$15,704	\$13,247	\$9,282
Average Monthly Subsidy per Unit	\$1,309	\$1,104	\$774
Average subsidy per unit for each project is estimated with the following assumptions:			
<ol style="list-style-type: none"> 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. Based on 2020 Area Median Income in San Diego County, affordable monthly housing cost for a 1-person very low income household is \$847, \$1,061 for a 3-person household, and \$1,213 for a 5-person household (Table 21/Table 24). 3. HUD 2020 Fair Market Rents in the San Diego MSA is \$1,566 for a 1-BR, \$2,037 for a 2-BR, and \$2,894 for a 3-BR. 			

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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 222 at-risk units would require approximately \$66,600,000. 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 222 at-risk units is high, with an estimated total cost of more than \$66,600,000. This cost estimate is substantially higher than the cost associated with transfer of ownership (\$48,075,000) and providing rent subsidies similar to Housing Choice Vouchers for 20 years (\$50,6590,000).

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 2013-2017 ACS is displayed in [Table 25](#). 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 a greater proportion of renter-households (48 percent) than owner-households (31 percent).
- Elderly renters had the highest level of housing problems regardless of income level (64 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 a third (36 percent) of all lower income households (<80 percent AMI), regardless of tenure, incurred a cost burden.
- Of the 1,615 extremely low income Santee households reported in the 2013-2017 CHAS, approximately 63 percent incurred a housing cost burden exceeding 50 percent of their monthly income.

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Table 25: 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)	240	290	65	855	500	760	1,615
% with any housing problem	83.3%	87.9%	46.2%	78.9%	80.0%	75.0%	77.1%
% with cost burden >30%	83.3%	87.9%	46.2%	78.9%	80.0%	75.0%	77.1%
% with cost burden > 50%	58.3%	77.6%	46.2%	63.7%	64.0%	62.5%	63.2%
Very Low Income (31-50% AMI)	225	440	75	955	665	960	1,915
% with any housing problem	91.1%	90.9%	100.0%	89.5%	54.9%	60.4%	74.9%
% with cost burden >30%	91.1%	90.9%	100.0%	89.5%	54.9%	59.9%	74.7%
% with cost burden >50%	68.9%	43.2%	100.0%	57.1%	30.1%	37.5%	47.3%
Low Income (51-80% AMI)	170	770	195	1,375	970	2,140	3,515
% with any housing problem	52.9%	71.4%	82.1%	69.5%	30.4%	52.1%	58.9%
% with cost burden >30%	52.9%	71.4%	71.8%	68.0%	29.4%	51.1%	57.7%
% with cost burden > 50%	8.8%	11.7%	5.1%	12.0%	13.4%	20.7%	17.3%
Total Households	875	3,255	605	6,025	4,085	13,445	19,470
% with any housing problem	68.0%	48.5%	58.7%	51.5%	35.5%	32.0%	38.1%

Source: HUD CHAS tabulations of 2013-2017 ACS data.

Section 3: Housing Constraints

Various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households or may render residential construction market prices economically infeasible for developers. This section addresses these potential constraints.

A. Nongovernmental 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.

1. LAND AND DEVELOPMENT COSTS

High development costs in the region stifle potential affordable housing developments. Development costs (land, entitlement, and construction) for residential units have increased rapidly over the last decade, especially for the cost of land when vacant developable land is diminishing. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs. The difficulty of assembling and developing infill sites can also add to costs. The supply of construction materials is another factor. When construction material supply is low, costs increase as evidenced by the current market.

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 land and any necessary improvements or demolition of existing structures is a key component of the total cost of housing. The lack of vacant land for residential construction, especially land available for higher density residential development, has served to keep the cost of land high. Based on listings at Zillow.com, land zoned for low density residential uses could capture about \$800,000 per acre (or an average of \$100,000 per unit). Land at the urban core that might be used for high density residential uses is priced around \$1.75 million per acre.

2. LABOR SHORTAGE CONSTRUCTION COSTS

Another key component of construction cost is labor. California is 200,000 construction workers short to meet Governor Newsom's housing goals. This number comes from a study for Smart Cities Prevail. The study finds that California lost about 200,000 construction workers since 2006. Many lost their jobs during the recession and found work in other industries. University of Southern California housing economist Gary Painter also says that California has "a shortage of construction workers at the price people want to pay." However, the dilemma is that higher pay for construction workers would increase the overall construction costs for housing. In some cases, developers are "importing"

workers from out of state for the construction work and pay for their temporary housing during the construction periods.

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multifamily: \$148.82 to \$168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: \$113.38 to \$118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between \$143.75 to \$199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

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.

4. 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.

Overall, 561 households applied for government-backed mortgage loans and 951 households applied for conventional home mortgage loans in Santee in 2017 ([Table 26](#)~~Table 26~~). However, approval rate was lower for conventional loans than for government-backed loans, and lower in 2017 than in 2012. Refinancing loan applications were the most frequent type of mortgage loans with an approval rate of 62 percent, lower than the approval rate in 2012. Home improvement loans have the lowest approval rates among other types of financing.

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Table 26: Disposition of Home Loans: 2017

Jurisdiction	Total Applicants		Percent Approved		Percent Denied		Percent Other ¹	
	2012	2017	2012	2017	2012	2017	2012	2017
Government Backed Purchase	536	561	78.4%	80.6%	11.2%	6.2%	10.4%	13.2%
Conventional Purchase	436	951	78.2%	73.9%	9.9%	9.3%	11.9%	16.8%
Refinance	4,034	2,323	70.4%	61.5%	15.0%	16.1%	14.6%	22.4%
Home Improvement	121	306	60.3%	61.8%	30.6%	26.8%	9.1%	11.4%
Total	5,127	4,141	71.7%	67.0%	14.6%	14.0%	13.8%	19.1%

Source: www.lendingpatterns.com, 2020

5. TIMING AND DENSITY

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers' inability to secure financing for construction. In Santee, the average time between project approval and request for building permit is typically **one to two years**.

As described in the Housing Resources section of this Housing Element, development projects proposed in Santee's multi-family districts (R-7, R-14, and R-22) have historically been approved at the upper end of the allowable density. However, the City did identify some sites where development was unfeasible due to density constraints through meetings with stakeholders and property owners. As part of its Program 9, the City will be downzoning a limited number of sites where specific site conditions are not conducive to high-density development, and up-zoning about 20 sites where development has been constrained by low density.

6. EFFORTS TO ADDRESS NONGOVERNMENTAL CONSTRAINTS

The City has taken into consideration the nongovernmental constraints in the development of the sites inventory by selecting sites with characteristics similar to those that have been developed recently. In addition, as described later in this Housing Element, the City's identification of potential sites for future residential development was performed with extensive stakeholder feedback. Sites that developers identified as not feasible for high-density development are proposed to be downzoned. At the same time, the City is upzoning sites near transit and in areas where density bonuses, incentives, and concessions may also be more feasible. Density bonuses, together with the incentives and/or concessions, and location in high resource areas result in a lower average per-unit cost of land and increase opportunity for funding for affordable housing. High resource areas in the context of the Housing Element are those areas with high access to jobs, low unemployment, low poverty rates, high education attainment, high median home values, and low pollution levels as shown in joint mapping from the California Tax Credit Allocation Committee and California Department of Housing and Community Development. The City's rezone program (Program 9) attempts to mitigate market constraints resulting from density.

B. Governmental Constraints

Local policies and regulations can impact the price of housing and, in particular, affordable housing. Local policies and regulations may include land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other issues. This section discusses potential governmental constraints to housing investment as well as measures to mitigate potential impacts.

1. LAND USE CONTROLS

The Land Use Element of the Santee General Plan sets forth policies for residential development. These land use policies, combined with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. This Housing Element update is for the State-required Sixth Cycle update that will cover the period beginning on April 15, 2021 and ending on April 15, 2029. An Urban Residential land use designation that permits 30 units per gross acre was added in 2010.

The Land Use Element provides for the following land use designations which allow for residential development:

- Hillside Limited (HL): 0-1 dwelling units per gross acre
- Low Density Residential (R-1): 1-2 dwelling units per gross acre
- Low Density Residential Alternative (R-1-A): 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

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 Residential-Business District was added to the Zoning Code in 2003 and is consistent with the General Plan. This designation is intended to allow for a single-family residential use or a compatible low-intensity commercial and office use, or a combination of residential/nonresidential uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas.

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, accessory dwelling units, and multifamily units at various densities. In 2010, the City adopted the high density residential land use designation, R-30 Urban Residential with a Mixed Use Overlay. The R-30 designation is intended to provide land for development characterized by mid-rise apartment and condominium development that utilizes innovative site planning and building design to provide on-site recreational amenities and open space and be located in close proximity to major community

facilities, business centers and streets of a least major capacity and to be internally consistent. The Mixed Use Overlay for the R-30 designation provides an option for ground-floor commercial uses that promote a variety of services that are conveniently located for residents and the public. However, no development has occurred on the R-30 designation. As part of this Housing Element update, the rezone program will be revising this designation to provide a density range (30 – 36 dwelling units per acre) to facilitate development in this designation.

Measure N

At the November 2020 election, City voters adopted Measure N, an initiative measure which establishes a voter approval requirement for certain legislative actions that would increase residential density or otherwise intensify land use over that currently permitted by the General Plan and zoning. Measure N is a governmental constraint because it has the effect of limiting project applicants' ability to increase the residential density on or intensify the use of a parcel without a citywide vote. The City will continue to monitor implementation of Measure N in accordance with state and other laws.

Referenda and Initiatives

Local referenda and initiatives can affect the price and availability of housing; and therefore they may also constitute governmental constraints on housing. State law, including SB 330, may preempt certain initiatives or referenda. The City will continue to monitor local referenda and initiatives in accordance with state and other laws.

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 recommendations 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 the City Council 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 ALUC 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.³

³ <http://www.san.org>

Approximately 43.9 acres of the residential sites inventory are located within the boundaries of Safety Zones 1-5 of the Gillespie Field ALUCP. These sites are denoted in the Sites Inventory Table in Appendix C. The City selected these sites as the safety zones are also close to the trolley stop and have higher density potential. As part of the Environmental Impact Report (EIR) to be prepared for the rezoning, the City will evaluate the constraints and risks associated with residential development in these areas. Furthermore, the City will monitor development on sites identified in the Housing Element to comply with the “no net loss” requirement 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, the City will identify and rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Town Center Specific Plan

In October 1986, the City of Santee completed a focused effort to plan for the development of property in its geographic core. The Town Center Specific Plan established guidelines for creating a people- and transit-oriented hub for commercial, civic and residential uses along the San Diego River.

Residential Business District

The Residential Business District (RB) designation allows for a single-family residential use or a compatible low-intensity commercial and office use, or a combination of residential/nonresidential uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas. This designation allows low intensity commercial and office uses that would not result in significant land use compatibility impacts, but that would be greater than otherwise permitted through home occupation regulation. Properties with the RB designation permit all uses allowed in the R-2 designation plus a list of “low-impact” office and commercial uses.

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:

- ***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-Density Residential 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.

As part of this Housing Element update, the rezone program will be revising this designation to provide a density range (30 – 36 dwelling units per acre) to facilitate development in this designation.

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 13.10.040 of the Zoning Ordinance are presented in [Table 27](#)~~Table 27~~.

Table 27: 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			
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 ¹ / 90'	none			
Minimum Flag Lot Frontage	20'				36'			
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
Setbacks ²								
Front ³	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' ⁴
Rear	25'	20'	20'	2'	10'	10'	10'	10' or 15' ⁴
Maximum Height	35' (2 stories)				35' (2 stories)	45' (4 stories)	55' (5 stories)	55' (5 stories)
Private Open Space (sq. ft. per unit)	--	--	--	--	100	100	60	60
Parking Requirements (off-street)	2 spaces in a garage (all single-family, detached homes)				The following applies to multifamily, townhomes, duplexes, zero lot line, etc. Resident spaces: <u>Studio & One-bedroom unit:</u> 1.5 spaces/unit, with 1/unit in a garage or carport R-30 zone: 1 space/unit <u>Two or more bedroom unit:</u> 2 spaces/unit, With 1/unit in a garage or carport plus, Guest Spaces: 1 space/4 units R-30 Zone: 1 space/10 units			

Source: City of Santee, October 2019.

Notes: ¹For lots located on cul-de-sacs and knuckles, see SMC Zoning Ordinance Table 13.10.040.A, note 1.

²All Setbacks are measured in feet from the property line, not a street, sidewalk, or fence line.

³Setbacks adjacent to Major, Prime or Collector roads may be greater (SMC Table 13.10.040.B).

⁴15 feet when abutting a single-family residential zone and buildings exceed 35 feet (two stories).

Lot Standards

The minimum lot sizes for residential lots in Santee range from 6,000 for the R-2 zone, 8,000 for the R-1-A zone, 15,000 for the R-1 zone, to 30,000 for Hillside/Limited Residential (HL) zone. Minimum lot widths range from 60' for the R-2 zone, 80' for the R-1-A zone, 100' for the R-1 zone, and 150' for the HL zone. There are no minimum lot sizes or minimum lot widths for the R-7, R-14, R-22 or R-30 zones. These minimum lot size standards are typical, cover the majority of the City, and do not constrain residential development.

Lot Coverage

The Zoning Ordinance establishes a range of maximum lot coverage, by zone. The largest hillside lots have the smallest maximum lot coverage at 25 percent. Maximum lot coverage for the R-1, R-1-A, and R-2 zones increase by 5, or 30, 35, and 40 percent respectively. The zones which permit greater density also permit greater maximum lot coverage: R-7 permits 55 percent maximum lot coverage, R-14 permits 60 percent, R-22 permits 70 percent, and R-30 permits 75 percent maximum lot coverage. The City's lot coverage standards are typical and the larger the lot, the more feasible to achieve the maximum allowable density.

Yard Setbacks

All residential zones have a 10' – 30' front setbacks. Side yard setbacks range from 5' – 15', and rear yard setbacks range from 10' to 25'. Detached accessory structures, including accessory dwelling units have side and rear setbacks of 4'. These setbacks are intended to provide a safe and visually cohesive aesthetic to the residential development throughout the city.

Height Limits

Santee allows building heights up to 35' or three stories in most residential zones in the City. The R-14 residential zone allows heights of up to 45', or four stories, and the R-22 and R-30 zones allow heights of up to 55', or five stories. The four and five-story height limits allow the achievement of higher densities in the R-14 and R-22 residential zones.

Parking Standards

In addition to the development standards above, Santee requires a certain number of parking spaces to be provided for each new residential unit. The Santee Zoning Code requires two parking spaces in a garage for all single-family residential zones, including in HL, R-1, R-1-A, and R-2. Parking standards for the multi-family zones are established primarily by the number of bedrooms in the dwelling unit. For Studio and one-bedroom units, 1.5 spaces/unit with 1/unit in a garage or carport are required. For two or more bedroom units, 2 spaces/unit are required with 1/unit in a garage or carport. Guest spaces are required at 1 space/4 units. The R-30 Zone allows for reduced resident and guest parking. Santee's parking requirements are designed to accommodate vehicle ownership rates associated with different residential uses. The cost associated with parking construction (particularly covered parking) can be viewed as a constraint to affordable housing development, particularly for multifamily housing. Santee complies with the State Density Bonus provisions for senior and affordable housing, and consistent with State law, provides additional reductions in parking requirements if the project is located close to public transportation. In addition, as part of the adoption of the Art & Entertainment District Overlay in the City's Town Center, parking requirements have been reduced.

3. FLEXIBILITY FROM DEVELOPMENT STANDARDS

Santee provides several mechanisms to maintain flexibility in development standards. This flexibility is an important means to address limitations inherent at a specific site (e.g., topographic, geographic, physical, or otherwise), as well as provide a means to address other important goals and objectives of the City Council, such as providing affordable housing for all income groups.

Planned Development District

The Planned Development District is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high quality development in a manner which may not be possible under standard land use designations and their corresponding zones. This designation provides for mixed-use development potential including employment parks, commercial, recreational and various densities of residential development pursuant to a development plan and entitlements being approved by the City Council. More specifically, single family dwellings, single family attached units and multi-family are all permitted uses in the Planned Development District, with approval of a Development Review Permit.

Variance and Minor Exception

The purpose of a variance is to provide flexibility from the strict application of development standards when special circumstances pertaining to the property such as size, shape, topography, or location deprives such property of privileges enjoyed by other property in the vicinity and in the same district, consistent with the objectives of the development code.

The purpose of a minor exception is to provide flexibility necessary to achieve the objectives of the development code. Selected site development regulations and applicable off-street parking requirements are subject to administrative review and adjustment in those circumstances where such adjustment will be compatible with adjoining uses or is necessary to provide reasonable accommodation for persons with disabilities, and consistent with state or federal law, and consistent with the goals and objectives of the general plan and the intent of the code.

Density Bonus Ordinance

On June 12, 2019, the City of Santee updated the City's Density Bonus Ordinance. The substance of the density bonus program was removed from the municipal code because the program is governed by state law, that is explicitly applicable to charter cities, such as Santee. Revisions refer to state law to avoid the need to modify the code in response to each state law amendment. The Density Bonus Ordinance provides incentives to developers for the production of housing affordable to lower income households, moderate income households and senior citizens. However, new changes to the density bonus law passed in 2019 and 2020 may necessitate a review of the City's Density Bonus Ordinance to ensure continued compliance with State law.

4. PROVISIONS FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single-family units, multifamily units, accessory dwelling units, manufactured housing, mobile home parks, residential care facilities, transitional and supportive housing, single-room occupancy (SRO) buildings, farm worker housing, and housing for the homeless. Santee provides for a wide range of housing types throughout the community. ~~Table 28~~ summarizes the housing types permitted in each of the City’s primary residential zones. Each residential use is designated by a letter denoting whether the use is permitted by right (P), requires a Conditional Use Permit (CUP), or is not permitted (--).

Table 28: 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	--	--
Accessory 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, 2020.
 Notes: P = Permitted; CUP = Conditional Use Permit.
 *Permitted within a mobile home park.

Single-family Dwellings

Single-family homes are allowed in the following residential zones: Hillside/Limited (HL), Low Density (R-1), Low-Alternative (R-1A), Low-Medium Density (R-2), and Medium Density (R-7). The HL zone allows up to one dwelling unit /gross acre. It is intended for areas with steep slopes, rugged topography and limited access. Parcels zoned HL are found in the northern part of the City, and also in the southwest and southeast corners of the City. The R-1 zone permits 1 - 2 dwelling units/acre, intended for residential development on one-half acre lots or larger. Parcels zoned R-1 can be found in the north, southwest and eastern and southeastern areas of the City. The R-1A zone permits 2 - 4 dwelling units/acre. Lot sizes are 10,000 square feet or larger. This designation is intended to provide a transition between areas of denser development in the R-2 designation, and lower density larger lot size development in the R-1 and HL land use designations.

R-2 allows 2 - 5 dwelling units per acre and is intended for single-family homes in standard subdivision form characterized by lots of a minimum of 6,000 square feet. It covers the largest portion of the City planned for residential uses and is typically found on level terrain. R-7 is medium density residential

zone that allows 7 – 14 units/acre. The R-7 zone is intended for a wide range of residential development including attached and detached single-family units at the lower end of the density range. Areas developed under this zone should be close to streets of at least collector size, and should be conveniently served by neighborhood commercial and recreational facilities.

Multifamily Units

Multifamily units are dwellings that are part of a structure containing one or more other dwelling units, or a non-residential use. An example of the latter is a mixed-use project where, for example, one or more dwelling units are part of a structure that also contains one or more commercial uses (retail, office, etc.). Multifamily dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure), apartments (five or more units under one ownership in a single building); condominiums, townhouse development (three or more attached dwellings where no unit is located over another unit), and other building types containing multiple dwelling units (for example, courtyard housing, rowhouses, stacked flats, etc.).

Multifamily Units are allowed in the upper density range of the Medium Density (R-7) zone, and in the Medium High Density (R-14), High Density (R-22), and Urban Residential (R-30) zone. 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. As part of this Housing Element update, the rezone program will be revising this designation to provide a density range (30 – 36 dwelling units per acre) to facilitate development in this designation.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides permanent provisions for living, sleeping, eating, cooking and sanitation complete independent living facilities for one or more persons, is located on a lot with an existing or proposed main house, and includes an entrance separate from the main house. An ADU can include a manufactured home.

A junior accessory dwelling unit (JADU) is a residential unit, no more than 500 square feet in size, that has an efficiency kitchen, is contained entirely within an existing or proposed single-family main house or attached garage, and has a separate entrance. It can either have its own bathroom or share with the main house. An efficiency kitchen is a kitchen that contains the following: (a) a cooking facility with appliances; (b) a food prep counter(s) with at least 15 square feet in area; and (c) food storage cabinets totaling at least 30 square feet of shelf space. ADUs and JADUs may be an alternative source of affordable housing for lower income households and seniors.

The City updated its ADU/JADU guidelines in 2019 to comply with changes in state law. ADUs/JADUs are only permitted on lots zoned Residential, and in some circumstances Mixed Use zones. ADUs/JADUs meeting certain criteria can apply for a building permit only. All other ADUs must first go through a separate ministerial ADU Permit process, prior to submitting for a building permit, to ensure it conforms to the development standards contained in Section 13.10.045 of the Zoning Code.

As a measure to increase the supply of affordable housing, the City of Santee took action to waive Development Impact Fees for the construction of ADUs for a five-year period, effective September 2019. ADUs can provide needed affordable housing for residents of Santee and can also meet the

need for multi-generational housing. The City believes that the waiving of Development Impact Fees will spur the construction of additional ADUs in Santee.

Manufactured Housing/Mobile Home Parks

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 2,336 mobile homes in the City in January 2020. 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 13.22.030, 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."

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. Larger residential care facilities are not allowed in R-1, R-1A, and R-2 zones, as these areas are located in the periphery of the City and have a more rural character. These zones are adjacent to hillsides and have limited infrastructure and lack access to services and transit. In addition, parking requirements for these facilities would encroach on sensitive habitat. 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 12957 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.

AB 2162 (September 2018) and AB 2988 (May 2020) require that supportive housing meeting specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. The Santee Zoning Code will be amended to include the requirements of AB 2162 and AB 2988.

Single Room Occupancy 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.

Farm Worker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City’s Zoning Code was updated in 2019 to add Agricultural Employee Housing. This housing, as defined in Section 13.04.140, is allowed in residential districts pursuant to Health and Safety Code Sections 17021.5 and 17021.6 and is subject to regulations that apply to other residential dwelling of the same type in the same zone.

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 D. 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 an emergency shelter to accommodate at

least 25 homeless individuals (which represents the number of identified unsheltered homeless population in Santee as of 2020 by the Regional Task Force on the Homeless) 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:

- 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.

AB 139 changes the way local governments can regulate parking requirements for emergency shelters. Parking requirements can be set to be adequate for shelter staff, but the overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The Santee Zoning Code will be amended to include these requirements.

5. 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 as part of this Housing Element update, 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.

The Santee Zoning Code includes 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, the Santee Zoning Code includes a ministerial procedure for handling requests for reasonable accommodation. When a request for reasonable accommodation is filed with the Department of Development Services, it is referred to the Development Services Director (Director) for review and consideration. The 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 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 Director to issue a written determination on the request. In the event that the 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 are required.

Permit Processing

Requests for reasonable accommodation with regard to zoning, permit processing, and building codes are reviewed and processed by the Building Services Division of the Department of Development Services within 30 days of receipt and without the requirement for payment of a fee. 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 ADA requirements and provides reasonable accommodation for housing intended for persons with disabilities on a case-by-case basis.

6. DEVELOPMENT PERMIT PROCEDURES AND PROCESSING TIMES

The evaluation and review process required by local jurisdictions often contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the units selling price. Santee’s development review process is designed to encourage site and architectural development, which exemplify the best professional design practices. The Development Review Permit process helps ensure that each new project achieves the intent and purpose of the General Plan land use designation and zone in which the project is located. Together, the following figures and tables show the type of approvals required for the most common types of residential development as well as the reviewing authority.

Residential projects subject to the Development Review process follow two distinct review paths, depending on the scope of the project. The City Council reviews larger projects during a noticed public hearing. 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. Other projects are reviewed by the Director. A summary of the two review processes are listed below.

Table 29: Development Review Bodies

Director Review	City Council Review
1) New construction on vacant property	1) Any multi-family residential project
2) One or more structural additions or new buildings, either with a total floor area of one thousand square feet or more.	2) Any single family residential project where a tentative map or tentative subdivision map is required.
3) Construction of an accessory dwelling unit.	3) The conversion of residential, commercial or industrial buildings to condominiums.
4) 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.	
5) Development in the Hillside Overlay zone.	

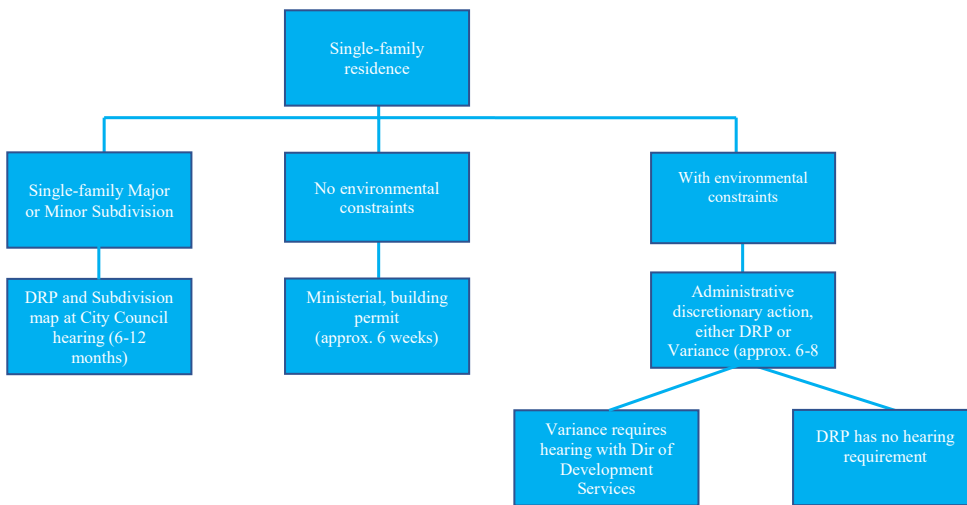
A single-family dwelling, on an existing parcel located in a zone that permits single-family residential development (HL, R-1, R-1-A, R-2, and R-7 zones) that does not contain environmental constraints such as any natural slopes greater than 10 percent and is not located in a biological resource area, 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. 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 (DRP) or Variance. An administrative Variance requires a public hearing before the Director 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 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.

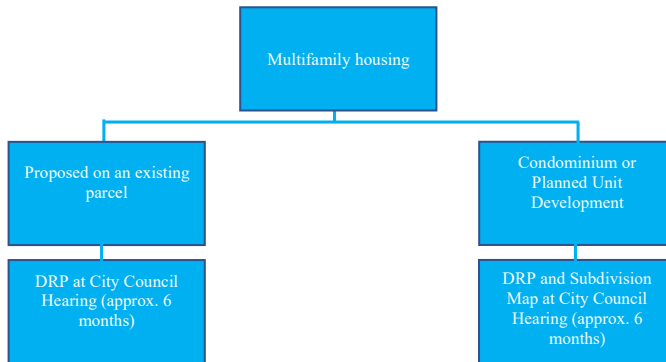
Figure 9: Permitting process for single-family detached housing



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. 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.

Figure 10: Permit process for multifamily housing



Design considerations for all residential projects

The Development Review Permit (DRP) process stipulates that the following items should be evaluated when designing a project:

- Relationship of building and site to surrounding area
 - Evaluate the project’s fringe effects on adjacent parcels
 - Evaluate the project’s proximity to transportation (including active) facilities
 - Evaluate the project’s relationship to the surrounding area
- Site design
 - Setbacks
 - Evaluate building placement for adequate ventilation
 - Consider topography and other on-site natural features in the design
 - Evaluate pedestrian and vehicle circulation
- Landscaping
 - Choose plant palette to ensure water efficiency
 - Approved street trees
- Grading
 - Lessen proposed grading
- Signs
 - On site plan plot all proposed free-standing signs
 - Provide details for all free standing signs
- Lighting
 - Provide sufficient lighting for the proposed use
 - Keep all site lighting facing downward to minimize impacts on neighbors
- Architectural design
 - Visual relief from long elevations through wall plane offsets
 - Use of colors and materials
 - Variations in vertical setbacks to reduce mass of larger buildings

Pre-Application process for projects that require City Council review

Single-family major and minor subdivisions and multifamily housing proposals typically go through a Pre-Application. The Pre-Application process is designed to identify issues which may impact the design of the project early in the approval process. The process entails submitting a Pre-Application, supporting documents, and the Pre-Application fee. Approximately four weeks from the date of the submittal, a Design Conference (pre-application meeting), is held at City Hall to provide the applicant the opportunity to meet with the reviewing City staff. This early identification of issues is intended to limit possible delays and plan revisions.

Table 30: Approval Required

Housing Type	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30
Single-family detached	Permitted by right					Not permitted		
Single-family attached	Not permitted				Permitted by right	Not permitted		
Single-family major and minor subdivisions	Not permitted	DRP and Subdivision map required			Not Permitted	Not permitted		
Multifamily	Not permitted				DRP required			

Variances

The City of Santee has a process to offer variances to provide flexibility from the strict application of development standards when special circumstances pertaining to a property such as size, shape, topography, or location deprives the property of privileges enjoyed by other properties in the vicinity and in the same district, consistent with the objectives of the development code. Any variance granted is subject to such conditions as will assure that the authorized adjustment does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated.

For residential development, the Director is authorized to grant variances with respect to development standards such as, but not limited to, fences, walls, hedges, screening, and landscaping; site area, width, and depth; setbacks; lot coverage; height of structures; usable open space; performance standards; and to impose reasonable conditions. Conditions may include, but shall not be limited to, requirements for setbacks, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures and other improvements, requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation; establishment of development schedules or time limits for performance or completion; requirements for periodical review by the Director; and such other conditions as the Director may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the Director to make the findings outlined in the paragraph below. Variances may be granted in conjunction with conditional use permits and development review permits. Such variances do not require a separate application or a separate public hearing.

An application for a variance is filed with the Department in a form prescribed by the Director, who holds a public hearing on each application. Before granting a variance, the Director must make the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the General Plan and intent of the Zoning code;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zoning district;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district; and
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district, and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The review and approval of a variance typically requires 6 months.

Conditional Use Permits and Minor Conditional Use Permits

The purpose of the regulations for the City of Santee that govern conditional use permits and minor conditional use permits are to provide for flexibility when special circumstances exist, regulate uses that have the potential to adversely affect adjacent properties, ensure land use consistency with the General Plan, and promote a visually attractive community. An application for a conditional use permit or minor conditional use permit is filed with the Development Services Department. Conditional use permits are approved by the City Council, and minor conditional use permits are approved by the Director, following a public hearing with the appropriate body. The conditional use permit and minor conditional use permit processes are intended to afford an opportunity for broad public review and evaluation of these requirements and characteristics, to provide adequate mitigation of any potentially adverse impacts, and to ensure that all site development regulations and performance standards are provided in accordance with the zoning ordinance. Generally, review and approval of a conditional use permit requires approximately 6 months.

Reasonable conditions that may be granted through the use of these permits that relate to residential development include, but are not limited to, the following: setbacks, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping, erosion control measures, and other improvements; requirements for street improvements and dedications, regulation of vehicular ingress and egress; establishment of development schedules or time limits for performance or completion; requirements for periodic review; and such other conditions as the City Council or the Director, as appropriate, may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the City Council or the Director, to make the required findings.

For residential development, the required findings for conditional use permits and minor conditional use permits are:

1. That the proposed use is in accord with the General Plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located.
2. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed use complies with each of the applicable provisions of the zoning ordinance.

7. PLANNING AND DEVELOPMENT FEES

Planning Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. In addition, long-term costs related to the maintenance and improvement of the community’s infrastructure, facilities, parks, and streets are also imposed. Proposition 13 has severely constrained the amount of property tax revenue that a city in California receives. As a result, Santee charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Santee is sensitive to the issue that excessive fees may hinder development and strives to encourage responsible and affordable development. The City is also addressing the cost constraints for affordable housing by waiving ADU impact fees for a five-year period, effective September 2019.

In 2020, the City Council adopted a new fee schedule, which reflects minor upward adjustments for some fees ([Table 31](#)~~Table 31~~[Table 31](#)~~Table 31~~). Permit and development fees for Santee and neighboring jurisdictions are summarized in [Table 32](#)~~Table 32~~.

Table 31: Residential Development Fees

Permit Issuance Fee	Single-family development (SFD)	Multifamily (townhome)	Multifamily (250 units in 1 building)	Apartment (assume 25 units/bldg.)
Permit Fees				
Building Permit	\$6,864	\$5,831	\$3,327	\$2,514
Average Total				
Plan Check Fee ¹	\$3,432	\$2,915	\$1,663	\$1,257
Base Fee	\$5,002	\$3,159	\$2,061	\$882
Misc. Additions ²	\$1,786	\$2,611	\$1,220	\$1,620
SB1473	\$8	\$5	\$21	\$4
SMIP	\$26	\$15	\$14	\$14
Permit Issuance Fee	\$42	\$41	\$11	\$4

Table 31: Residential Development Fees

Permit Issuance Fee	Single-family development (SFD)	Multifamily (townhome)	Multifamily (250 units in 1 building)	Apartment (assume 25 units/bldg.)
Impact/Capacity Fees				
Sewer (Padre Dam)	\$15,876	\$12,987	\$12,987	\$10,589
Water (Padre Dam)	\$22,930	\$21,210	\$21,210	\$18,917
Public Facilities	\$6,923	\$6,243	\$6,243	\$6,243
Traffic	\$3,808	\$2,435	\$2,435	\$2,435
Traffic Signal	\$402	\$252	\$252	\$252
Parks	\$8,334	\$7,598	\$7,598	\$7,598
Drainage/Flood	\$3,093	\$2,115	\$2,115	\$2,115
School ³	\$7,328	\$6,412	\$5,496	\$4,580
Traffic SANDAG (RTCIP)	\$2,583.82	\$2,583.82	\$2,583.82	\$2,583.82
Total	\$78,142	\$67,667	\$64,247	\$57,827
Notes:				
1. Plan check fee is 1/2 of the building permit fee				
2. Includes mechanical, electrical, plumbing fees and fees for additions such as garages and balconies.				
3. Santee Elementary School District 2021 Developer Fee is \$3.38/sq. ft.; Grossmont Union High School District 2021 Developer Fee is \$1.20/sq. ft. – Calculations based on typical 1,600 sq. ft. single-family home, 1,400 sq. ft. townhome, 1,200 sq. ft. condo unit, and 1,000 sq. ft. apartment unit.				
Source: City of Santee Fee Schedule FY2020-21; Padre Dam Municipal Water District Sewer and Water Capacity Fee Schedule 2021; Santee Elementary School District Developer Fees 2021; Grossmont Union High School District Developer Fees 2021				

Table 32: Fee Comparisons (2019-2020)

Jurisdictions	Per Unit Permit and Impact Fees			
	Single Family	Townhome (Type V Construction)	Condominium (Type III Construction)	Apartment (Type V Construction)
Carlsbad	\$42,616.78	\$23,012.02	\$17,086.21	\$16,762.04
Chula Vista	\$57,167.97	\$42,481.32	\$38,577.18	\$38,596.86
Encinitas	\$22,932.15	\$15,984.48	---	\$15,233.65
Escondido	\$37,044.15	\$31,185.86	\$29,360.35	\$29,360.35
Imperial Beach	\$15,161.22	\$11,262.71	\$9,832.14	\$21,010.37
La Mesa	\$27,442.49	\$19,242.63	\$14,248.72	\$12,906.75
Lemon Grove	\$13,563.65	\$6,259.63	\$4,870.52	\$5,106.55
National City	\$15,025.99	\$5,655.93	\$4,175.54	\$4,175.54
Oceanside	\$68,235.30	\$25,089.74	\$17,254.33	\$17,178.01
Poway	\$26,528.05	\$21,194.22	\$2,059.13	\$20,898.17
San Diego	\$155,367.00	\$103,121.73	\$95,731.81	\$97,461.70
San Marcos	\$30,761.34	\$25,588.10	\$23,410.80	\$14,184.14
Santee	\$78,142.00	\$67,667.00	\$64,247.00	\$57,827.00
San Diego County	\$21,797.00	\$12,793.00	\$10,900.00	\$11,156.00
Vista	\$27,546.37	\$20,804.79	\$23,176.90	\$18,608.86

Transparency in Development Process

To increase transparency and certainty in the development application process as required by law, the City has a variety of tools available for developers. The City's Developmental Services Department home page has links to the City's zoning ordinance, zoning map, and planning and zoning services forms. Direct links are also provided below:

- Zoning Code: <http://qcode.us/codes/santee/view.php?topic=17&frames=on>
- Zoning Map: <https://www.cityofsanteeca.gov/home/showpublisheddocument?id=8549>
- Forms: <https://www.cityofsanteeca.gov/government/departments/development-services/planning-zoning-services-forms>
- Master Fee Schedule (Development Fees): <https://www.cityofsanteeca.gov/government/departments/finance/consolidated-fee-schedule>

8. ON- AND OFF-SITE IMPROVEMENTS

Another factor adding to the cost of new construction is the provision of adequate infrastructure to support municipal services for new resident development. In many cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed in various degrees to the property owner or homebuyer.

Santee has one sizeable undeveloped areas for which new development is planned: Fanita Ranch in the northern portion of the city. On-and off-site infrastructure improvements/requirements are assessed based on the merit need of each project during discretionary project review, and for larger projects may be determined through the environmental review process. Typically, the following are required for new construction and new subdivisions:

- Install city standard sidewalk, curb and gutter.
- Install reclaimed water system for landscaping irrigation.
- Install storm water retention system for on-site storm water management.

For new homes within existing neighborhoods, the following are typically required:

- Install storm water retention system.
- Repair sidewalk, curb and gutter if damaged or unsafe. If repair is necessary, the applicable fee for curb/gutter or sidewalk encroachment permit would apply.

The City has a booklet available called "Standard Improvements" for developers. The City's required site improvements follows regional trends for requirements. Developers are aware of the requirements.

9. BUILDING CODES AND ENFORCEMENT

Building and safety codes, while adopted to preserve public health and safety ensure the construction of safe and decent housing, have the potential to increase construction costs and impact the affordability of housing. These include the following building codes, accessibility standards, and other related ordinances.

California Building Code

The City of Santee adopted the California Building Code (CBC) which includes the International Building Code. 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. Enforcement of applicable building codes requires inspections at various stages of construction to ensure code compliance. The CBC prescribes minimum insulation requirements to reduce noise and promote energy efficiency.

Americans with Disabilities Act (ADA)

The City's building code requires new residential construction to comply with ADA requirements. State law requires new residential construction to comply with ADA requirements. State law requires buildings consisting of three or more units to incorporate design features, including: 1) adaptive design features for the interior of the unit; 2) accessible public and common use portions; and 3) sufficiently wider doors to allow wheelchair access. These codes apply to all jurisdictions and are enforced by federal and state agencies.

National Pollutant Discharge Elimination System

As the permit holder of a Municipal Storm Water Permit, the City must implement an Urban Runoff Management Program to reduce the discharge of pollutants into the storm sewer system. Prior to issuance of a building permit of any discretionary land use approval or permit, the applicant must submit a storm water mitigation plan and implement Best Management Practices in accordance with state and local regulations.

Code Compliance

The City's Department of Development Services and Code Compliance staff are responsible for enforcing local and state property maintenance codes. Inspections of unsafe buildings are made on a complaint or referral basis. The City of Santee actively pursues reported code violations in the City.

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.

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 2021-2029 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 June 30, 2020 through April 15, 2029. This section discusses how Santee will plan for the provision of housing for all economic segments through 2029.

1. FUTURE HOUSING NEED

SANDAG developed a Regional Housing Needs Allocation (RHNA) based on the California Department of Housing and Community Development (HCD) determination for the region’s “fair share” of statewide forecasted growth through April 15, 2029. Overall, the region needs to plan for an additional 171,685 units. Santee’s share of the regional housing need for the 2021-2029 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 1,219 units for the 2021-2029 RHNA period, representing 0.7 percent of the total regional housing need. Of the 1,219 units allocated to Santee, the City must plan for units affordable to all income levels, specifically: 203 extremely low income, 203 very low income, 200 low income, 188 moderate income, and 425 above-moderate income units.⁴

⁴ The City has a RHNA allocation of 406 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 406 very low income units may be divided into 203 very low and 203 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.

Table 33: RHNA Housing Needs for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	203	16.7%
Very Low (31-50%)	203	16.7%
Low (51-80% AMI)	200	16.4%
Moderate (81%-120% AMI)	188	15.4%
Above Moderate (>120% AMI)	425	34.9%
Total	1,219	100.0%

Source: Final Regional Housing Needs Allocation, SANDAG, August 2020.

AMI = Area Median Income

Note: The City has a RHNA allocation of 406 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 406 very low income units may be divided into 203 very low and 203 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 June 30, 2020 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 June 30, 2020 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 34](#) summarizes Santee's RHNA credits and the remaining housing need through April 15, 2029. With the anticipated ADUs, entitled projects, projects under review, and Fanita Ranch, the City has adequate capacity to accommodate its moderate and above moderate income RHNA. The City must accommodate the remaining RHNA of 605 lower income units with vacant and nonvacant sites that are appropriately zoned and have near-term development potential.

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Table 34: RHNA Credits and Remaining Need

Income Category (% of County AMI)	RHNA	Potential ADU	Entitled	Under Review	Fanita Ranch	Remaining Need
Extremely Low/Very Low (<50% AMI)	406	0	0	1	0	405
Low (51-80% AMI)	200	0	0	0	0	200
Moderate (81%-120% AMI)	188	80	0	0	435	0
Above Moderate (>120% AMI)	425	0	128	435	2,514	0
Total	1,219	80	128	436	2,949	605

Potential ADU

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). However, the City has seen slight increases in ADUs in the community, with only one unit permitted in 2018, four units in 2019, and 14 units in 2020. While this trend yielded an annual average of nine units per year between 2018 and 2020, the City Council adopted a policy to waive development impact fees for ADUs for five years effective September 2019. This incentive resulted in a significant increase in ADU activities (more than tripled between 2019 and 2020). Therefore, the City anticipates permitting at least 80

ADUs in the eight-year planning period between 2021 and 2029. Given the lack of housing affordability data available, the City expects that all new ADUs to be affordable to moderate income households.

Active Entitlements

As of July 1, 2020, the City entitled a total of 138 housing units, including condominiums and single-family homes. As with units under review, new construction condominiums and single-family homes are considered affordable only to above moderate-income households. Active entitlement projects are separate from the sites inventory and counted as credit units, not as potential sites. The income distribution of the active entitlements is based on market rates and proposals by developers.

Under review

As of July 1, 2020, a total of 436 units were at various stages of review and approval. All units were considered affordable only to above moderate households, with the exception of one very low income unit in the Atlas View Drive project in exchange for a density bonus.

Table 35: Projects Under Review		
Project	Type	Total Units
Carlton Oaks Golf Course	SFH/Condo	285
Atlas View Drive	Condo	12
Mast Blvd	Condo	125
Tyler Street	SFH	14
Total Units		436

Fanita Ranch

On September 23, 2020, City Council approved the Fanita Ranch project.⁵ Fanita Ranch will be a master planned community consisting of up to 2,949 units with a school, or 3,008 units without a school. As part of the Fanita Ranch project approval, the General Plan land use designation of the site was amended from PD (Planned Development), R-1 (Low Density Residential) and HL (Hillside/Limited Residential) to SP (Specific Plan) and the Fanita Ranch Specific Plan was adopted.

Development will be distributed into three villages named according to their designed theme: Fanita Commons, Vineyard Village, and Orchard Village. [Table 36](#) shows the permitted uses and

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⁵ The project approval included approval of Resolution 094-2020, which adopted the General Plan Amendment (GPA 2017-2) that is necessary for the development Fanita Ranch project. On October 29, 2020, a referendum against Resolution 094-2020 was submitted to the City Clerk’s office. On January 13, 2021, the referendum petition was certified as including the required number of signatures, and the City Council voted to place the referendum on the November 2022 ballot. Due to the referendum, the effective date of Resolution 094-2020 is suspended, which means that the developer cannot move forward with actual construction of the Fanita Ranch project until the referendum is resolved. Even if the referendum passes, the City has adequate capacity in its sites inventory to meet the RHNA moderate income unit needs. As shown in [Table 34](#), the City has a RHNA need of 188 moderate units. Only 435 of the Fanita units were considered affordable to moderate households. [Table 37](#) shows the sites inventory has enough capacity for at least 587 moderate units. However, rezoning is still needed for the units in the rezone program. The City plans to introduce the rezoning sites as a package.

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development regulations for each proposed land use designation and village as established by the Fanita Ranch Specific Plan.

- **Village Center** land use designation would apply to approximately 36.5 acres of the project site and would allow development of approximately 435 residential units. It would allow for a mix of residential, commercial (retail, service, and office), civic, and recreational uses in a walkable mixed-use configuration with a maximum building height of 55 feet. When uses are mixed, they may be combined horizontally (side by side or adjacent to one another) or vertically (residential, office above retail, or combination of both).
- **Medium Density Residential** land use designation would apply to approximately 67 acres of the project site and would allow development of approximately 866 residential units. It would establish areas for residential uses in a variety of attached, detached, and semi-detached building typologies at densities ranging from 8 to 25 residential units per acre.
- **Low Density Residential** land use designation would apply to approximately 240.8 acres of the project site and would allow development of approximately 1,203 residential units. Building types would include single-family detached residences, detached cluster residences, and community buildings (buildings that would serve as landmarks such as churches), with a maximum building height of 45 feet.
- **Active Adult** land use designation would apply to approximately 31 acres within Fanita Commons and would allow development of approximately 445 residential units. It would establish areas for age-restricted residential uses in a variety of building types with densities ranging from 5 to 25 residential units per acre and a maximum building height of 55 feet. Building types would include single-family detached residences, detached cluster residences, attached/semi-detached residences, and community buildings with a maximum building height of 55 feet.

Table 36: Fanita Ranch Land Use Summary*

	Fanita Commons	Orchard Village	Vineyard Village	Total
Village Center (up to 50 du/ac)	323	33	79	435
Medium Density (8-25 du/ac)	0	368	498	866
Low Density Residential (4-10 du/ac)	0	454	749	1,203
Active Adult Residential (5-25 du/ac)	445	0	0	445
Total	768	855	1,326	2,949

Source: Fanita Ranch Project Draft Revised EIR, May 2020. **"With School" Scenario

Units in the Village Center are considered feasible for housing affordable to moderate income households due to the high density allowed of up to 50 du/acre. All other units are considered affordable only to above moderate-income households.

The conceptual phasing plan for the project will be divided into four phases. The plan's objective is to coordinate the provision of public facilities and services with the anticipated sequence pattern of

development. The phasing of development and implementation of public facilities may be modified as long as the required public improvements are provided at the time of need. The conceptual phases for the proposed project include the following:

- Phase 1: Fanita Commons and the easterly portion of Orchard Village, off-site and on-site improvements to Fanita Parkway and Cuyamaca Street, sewer infrastructure through the Phase 2 area, and water infrastructure in the Special Use area.
- Phase 2: Westerly portion of Orchard Village and dead-end street improvements.
- Phase 3: Connections to and construction of the southerly half of Vineyard Village and water infrastructure through the Phase 4 area, and off-site improvements to Magnolia Avenue.
- Phase 4: Northerly half of Vineyard Village.

Each phase would take approximately 2 to 4 years to complete. Once construction begins, build-out of the project is anticipated within 10 to 15 years. Fanita Commons, which includes the majority of the Village Center high density residential use, is planned for Phase 1 of development.

3. RESIDENTIAL SITES INVENTORY

Because the RHNA period extends from June 30, 2020 to April 15, 2029, a jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant 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 34](#) on page 64. Santee currently has adequate land capacity to meet the needs of all income groups. The following [TABLE 37](#) is a summary of the detailed parcel data included in **Appendix C, Sites Inventory**.

Sites are suitable for residential development if zoned appropriately and available for residential use during the planning period. In order to accommodate the RHNA for each income category, the City identified some sites for rezoning to be included in the Housing Element implementation program. **Appendix C, Sites Inventory**, shows the sites that will be rezoned to accommodate RHNA. Of the 34 sites identified in the inventory, 25 are being rezoned to accommodate RNHA. Most sites are proposed to be upzoned, with the exception of three sites in the Town Center Residential area, which are to be downzoned to be consistent with the surrounding residential development.

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Table 37: Residential Sites Inventory (Summary)

Affordability Level and Zoning	Density Factor	Site Count	Acreage	Average Parcel Size	Capacity	Status
Lower Income						
R-22 (22-30 dua)	22 dua	5	15.53	3.11	297	Nonvacant
TC-R-22 (22-30 dua)	22 dua	2	8.32	4.12	183	Nonvacant
		1	5.26	5.26	115	Vacant
TC-R-30 (30-36 dua)	30 dua	1	10.00	10.0	300	Nonvacant
		1	11.11	11.11	333	Vacant
Low Income Subtotal		10	52.25	5.03	1,228	
Moderate Income						
R-14 (14-22 dua)	14 dua	2	4.17	2.09	58	Nonvacant
TC-R-14 (14- 22 dua)	14 dua	4	44.82	11.21	529	Vacant
Moderate Income Subtotal		6	48.99	8.16	587	
Above Moderate Income						
R-7 (7-14 dua)	7 dua	15	27.28	1.82	165	Nonvacant
	7 dua	2	1.4	0.70	8	Vacant
POS/R-7 (7-14 dua)	7 dua	1	47.45	47.45	122	Vacant
Above Moderate Income Subtotal		18	76.13	4.23	295	
Total		34	175.37	5.16	2,110	

Residential uses proposed on sites counted toward meeting Santee’s RHNA for very low, low, moderate, 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) 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 minimum 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 TC-R-14, TC-R-22 and TC-R-30 districts within the Town Center Specific Plan (TCSP) have density ranges of 14-22 du/ac, 22-30 du/ac, and 30-36 du/ac, respectively. As part of the rezone program, the City will be creating a new R-30 zone that provides a range of 30 to 36 units per acre. The R-30 zone will also apply to TC-R-30.

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. When determining which sites are best suited to accommodate lower income RHNA, the City also considered proximity to transit, access to amenities such as parks and services, locational

scoring criteria for Low-Income Housing Tax Credit (TCAC) Program funding, and proximity to available infrastructure and utilities in addition to “default” density.

Government Code Section 65583.2(c)(3)(B) allows local governments to utilize a “default” numerical density standard for establishing adequate zoning to accommodate lower income housing. The City’s four R-22, R-30, TC-R-22, and TC-R-30 zones have density ranges that include the default density of 30 du/a, can accommodate an estimated 1,278 lower income units.

The housing market analysis in the Community Profile of this Housing Element demonstrates that moderate income households can afford to a wide range of rental options and purchase some of the condos in Santee. As such, the City assumes that sites in R-14 and TC-R-14 (density ranges 14-22 du/a) zones can accommodate 587 moderate income units. The least dense sites (and R-7) sites can facilitate 312 above moderate income units.

Suitability of Nonvacant Sites

Vacant sites cannot accommodate Santee’s entire share of the regional housing need and the City relies on underutilized properties to demonstrate sufficient capacity during the planning period. This section demonstrates that the underutilized sites are suitable for redevelopment within the planning period.

All the sites identified include marginal uses such as underused commercial uses or marginal operations and small homes on large lots. All of the existing structures were built before 1990 and are over 30 years old and 65 percent of structures are over 70 years old. Structures that are in fair condition are on lots that are highly underutilized based on the allowable zoning. [Figure 11](#) depicts typical existing conditions on underutilized sites in the commercial and residential zones. Details for each site selected for the RHNA are provided in **Appendix C, Sites Inventory**.

Feasibility for Development

The City considered potential sites mostly between 0.5 to 10 acres and minimally constrained by topography, airport safety zones, wildlands, infrastructure, hydrology. The City identified two potential opportunity zones: Summit Avenue (10 sites) and Town Center (nine sites) along with other infill lots scattered throughout the City.

- Summit Ave sites are larger, relatively flat parcels possibly for small lot subdivisions in the 7 to 14 units per acre range. With potential lot sizes of about 4,000 sq. ft., these lots would be consistent with Santee’s past development patterns.
- Town Center sites are large, flat vacant parcels near transit that could support higher densities and mixed-uses.

Five of the 34 sites identified have property owner support and interest in developing at the higher density allowed following the rezoning of the properties. Three of these sites with owner interest have been identified for accommodating lower income households. In addition, nine of the 11 sites identified for lower income housing are considered competitive for affordable housing funding since they are located in areas of high resources according to the 2021 TCAC/HCD Opportunity Area Maps.

Figure 11: Typical Existing Conditions of Underutilized Sites



Site 25: Underutilized commercial site (trucking) to be rezoned to R-14; adjacent to single-family homes.



Site 29: Underutilized commercial site. Commercial space in front parcel vacant as of November 2020.



Site 4: Underutilized residential site to be rezoned to R-7 with single-family home built in 1940.



Site 33: Underutilized residential parcel with single-family home built in 1958. Site is adjacent to another underutilized site with single-family home built in 1954

4. INFRASTRUCTURE AVAILABILITY

No significant public service or infrastructure constraints have been identified in the City. 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 nonvacant sites identified in **Appendix C, Sites Inventory**, as suitable for lower and moderate income households can be readily served by existing infrastructure and services. While water and sewer services are not provided by the City, the City estimates that there is enough infrastructure capacity to meet RHNA needs. Once the Housing Element is adopted, the City will forward the adopted Housing Element to its service providers to emphasize priority for affordable housing. 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 38](#) 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 nonvacant sites, the City has identified adequate capacity for its RHNA for the planning period. While Fanita Ranch is included in the Housing Element, capacity available on Fanita Ranch is not needed to meet the City’s RHNA (see note 1 in [Table 38](#)).

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Table 38: Adequacy of Sites to Accommodate RHNA

Income Level	RHNA	Credits	Remaining RHNA	Sites Inventory Capacity	Surplus
Very Low (<50% AMI)	406	1	405	1,228	+623
Low (51-80% AMI)	200	0	200		
Lower income (<80% AMI)	606	1	605	1,228	+623
Moderate (81%-120% AMI)	188	515	0	587	+914
Above Moderate (>120% AMI)	425	3,077	0	295	+2,964
Total	1,219	3,593	605	2,100	+ 4,484

Note 1. Fanita Ranch credit units were 453 for moderate income and 2,514 for above moderate income. Without these units, there is still a surplus of moderate (+461 units) and above moderate (+450 units) for a total surplus of +1,552 units.

6. DISPLACEMENT RISKS

The City used both vacant and underutilized sites for its sites inventory since it cannot accommodate its entire share of the regional housing on vacant sites. The City identified two potential opportunity zones: Summit Avenue (10 sites) and Town Center (nine sites) along with other infill lots scattered throughout the City. In selecting non-vacant sites, the City identified sites with marginal uses such as underused commercial uses or marginal operations and small homes on large lots. All of the existing structures were built before 1990 and are over 30 years old and 65 percent of structures are over 70 years old. Structures that are in fair condition are on lots that are highly underutilized based on the allowable zoning. Since these sites do not have existing high residential density, there is a low potential for displacement. While there is a potential for displacement when existing neighborhoods are being

recycled into higher density, the risk is low in the City. Of the 175 acres in the sites inventory, only 41 acres (24 percent) come from underutilized residential sites that will be upzoned.

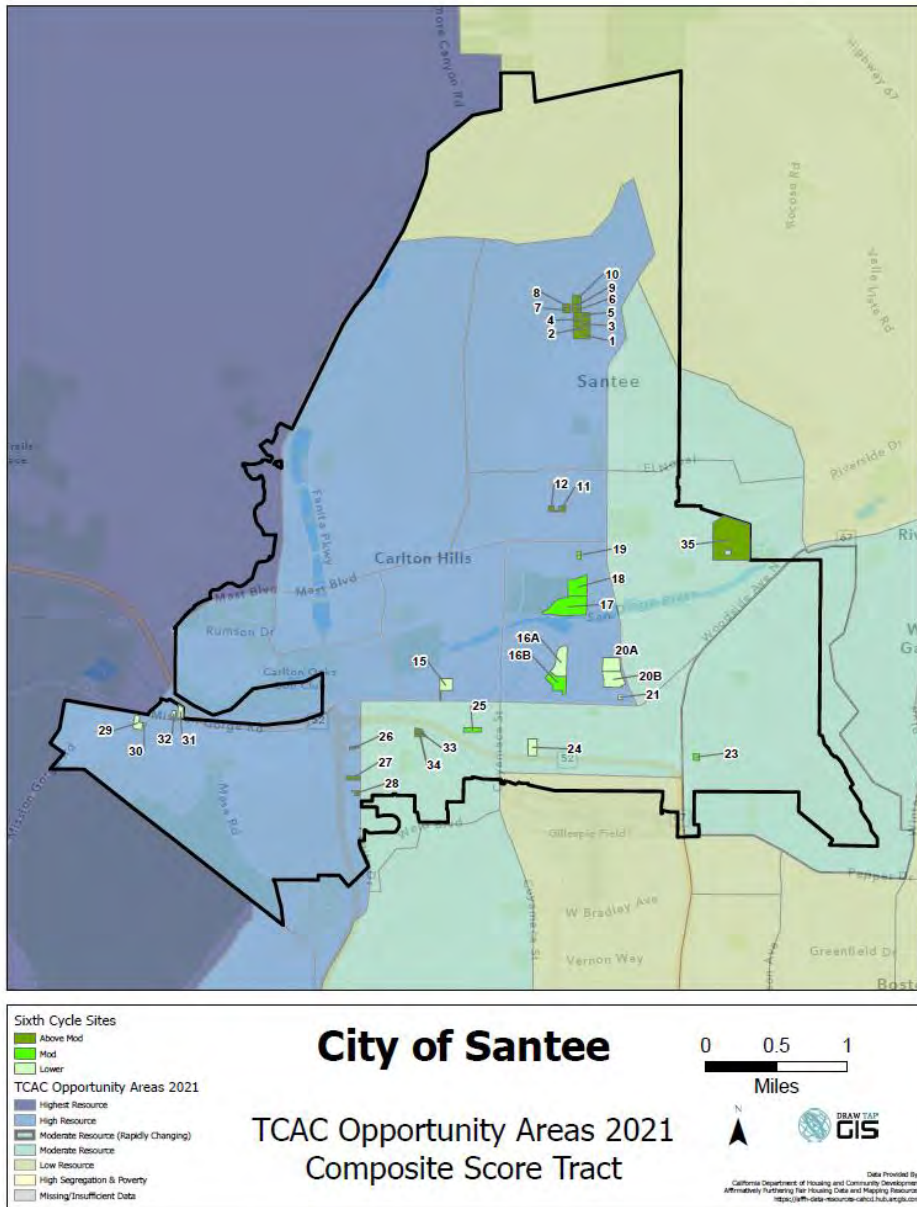
Additionally, housing units of all income levels in the sites inventory can be accommodated throughout the City and across moderate and high resource areas. By locating high density, lower income units near transportation corridors and other resources, low income units are located in high resource opportunity areas. [Table 39](#) shows that of the over 85 percent of units in the sites inventory are located in high resource areas. More importantly, 91 percent of lower income units are located in high resource areas.

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Table 39: Location of Sites by TCAC Designation

Income Level	Resource Category				Total
	Moderate Resource		High Resource		
	Units	%	Units	%	
Lower	105	8.6%	1,123	91.4%	1,228
Moderate	58	9.9%	529	90.1%	587
Above Moderate	137	46.4%	158	53.6%	295
Total	300	14.2%	1,810	85.8%	2,110

Figure 12: Location of Residential Sites Inventory by TCAC Resource Category Designation



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.

1. SB2 GRANTS

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Santee received \$160,000 for planning efforts to facilitate housing production. The funds were applied toward the purchase and implementation of a state-of-the-art permitting system that streamlines plan submittal and review process and accelerate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). HCD is in the process of closing out the Year One planning grant allocations and has not begun the process of allocating the Year Two affordable housing funds.

2. 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 or 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 FY 2020 allocation is approximately \$275,000. A portion of these funds are frequently used to assist non-profit organizations that support affordable housing opportunities to low income households.

3. 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.

The City does not receive HOME funds directly, but participates in the HOME Consortium, which is operated by the County of San Diego. In the past, Santee secured approximately \$170,000 per annum in dedicated HOME resources to foster homeownership support for income eligible households. While these resources remain available through the San Diego County HOME Consortia, they are distributed competitively through the HOME Downpayment and Closing Costs Assistance Program and the HOME Housing Development Program and the level of resource availability to the City is not definite.

4. 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 (HCV) Program.

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. About 300 Santee households are receiving HCV assistance with more than 1,700 households on the wait list for assistance.

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.

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, case management, referrals, and other social services. 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 their special characteristics. The Center also provides tenant/landlord mediation services. The City has provided CDBG funds for this program in recent years for fair housing services.

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.

Elderhelp of San Diego

Elderhelp of San Diego provides case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information. The City has provided CDBG funds for these services in recent years.

Meals on Wheels Greater San Diego

Meals on Wheels supports the independence and well-being of seniors and persons with special needs by providing meals to homebound participants of the Meals on Wheels Program. The City has provided CDBG funds for this program in recent years.

Voices for Children

Voices for recruits, trains, and supports Court Appointed Special Advocate (CASA) volunteers who speak up for the needs and well-being of children in foster care. The City has provided CDBG funds to provide foster children with CASAs.

D. Energy Conservation Opportunities

This section provides an overview of opportunities for energy conservation during the housing planning period.

1. CITY OF SANTEE INITIATIVES

In January 2020, the City adopted the Sustainable Santee Plan, the City’s Climate Action Plan. The Sustainable Santee Plan is the City of Santee’s plan for reducing greenhouse gas (“GHG”) emissions to conform to State GHG emission reduction targets. The City of Santee (City) is committed to providing a more livable, equitable, and economically vibrant community through the incorporation of energy efficiency features and reduction of greenhouse gas (GHG) emissions. Through the Sustainable Santee Plan, the City has established goals and policies that incorporate environmental responsibility into its daily management of its community and municipal operations. In addition, 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. 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.

2. 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.
- **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.
- **Energy Savings Assistance Program:** SDG&E offers low- or no-cost products and installation of attic insulation, energy-efficient lighting, door weather-stripping, replacement of qualified appliances*, caulking, minor home repairs, water heater blankets, and low-flow showerheads to eligible residents through their Energy Savings Assistance Program.
- **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: 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, state, and federal financing and subsidy programs to support the development and preservation 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 and those with special needs.
- 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.

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.

A. Quantified Objectives

The City of Santee proposes the following objectives for the 2021-2029 Housing Element:

Table 40: Quantified Housing Objectives (2021-2029)

	RHNA ¹	New Construction ²	Rehabilitation	Conservation/Preservation	Rental Assistance	Home Purchase Assistance	Other Assistance ³
Extremely Low Income	203	51	24	133	100	0	785
Very Low Income	203	52	72		200	4	950
Low Income	200	50	384	90	0	12	350
Moderate Income	188	47	0	0	0	0	255
Above Moderate Income	425	669	0	0	0	0	0
Total	1,219	869	480	222	300	16	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 406 very low income units may be divided into 203 very low and 203 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) Calculated based on the sum of 564 entitled or under review units and 25 percent of RHNA.
- 3) "Other Assistance" includes residents assisted through the Manufactured Home Fair Practices Program, Supportive Services, and Equal Housing Opportunity Services.

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
- Affirmatively Furthering Fair Housing

1. 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. 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: Offer a residential rehabilitation program that provides financial and technical assistance to lower income property owners to enable correction of housing deficiencies.

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

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

Objective 2.0: Preserve existing affordable housing options in Santee.

Policy 2.1: Monitor the status of at-risk multi-family 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 multi-family rental properties to condominiums through application of Santee's Condominium Conversion Ordinance.

Policy 2.4: Continue to support rental assistance programs through the County.

Program 1: Mobile Home Assistance Program and Conversion Regulations

Administered through the State 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 will continue to advertise MPAP’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. Also, 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; Department budget
- 2021-2029 Objectives:** Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises. ~~Post~~ [provide information at mobilehome parks on tenant protection services such as rent stabilization and eviction protection. Consider in 2022 utilizing SB2 Permanent Local Housing Allocation \(PLHA\) funding to provide rent subsidies to low income mobile home park tenants.](#)
- Timeframe:** Annual flier circulation and monitoring and annual monitoring and reporting throughout the planning period.

Program 2: Maintenance and Improvement of Existing Housing

Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). Continued maintenance will be essential to prevent widespread housing deterioration. In order to encourage maintenance and improvement of existing housing, the City will advertise available home improvement financing programs to residents on its website and public service counters. The City will also work to engage home improvement program representatives to provide an overview of such programs at least one public meeting before the City Council. Code compliance targeted at substandard and/or dilapidated housing will continue to be implemented, including exercising the use of court-appointed receiverships, as appropriate. The City will also make residents aware of basic home maintenance standards on its website.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department Budget
- 2021-2029 Objectives:** Ensure that Code Compliance addresses and resolves issues with severely substandard and/or dilapidated housing and that residents

are aware of home maintenance standards and programs. In 2022, develop tenant protection policies to mitigate displacement impacts on tenants of substandard housing.

Timeframe: Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 3: Conservation of Existing and Future Affordable Units

Between 2021 and 2031, 222 units would be considered at risk of converting to market rate rents. Of these units, 47 are within the Cedar Creek Apartments, 43 within the Forester Square Apartments, and 132 in the Laurel Park Senior Apartments. 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.

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 222 at-risk units at Cedar Creek Apartments, Forester Square Apartments, and Laurel Park Senior Apartments. 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 Cedar Creek Apartments, Forester Square Apartments, and Laurel Park Senior Apartments, 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 provide information to tenants of "at-risk" units to obtain these Section 8 vouchers through the San Diego County Housing

Authority and refer tenants to the fair housing service provider(s) for resources and assistance.

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 purchasers using HCD's current list of Qualified Entities⁶, educate tenants of their rights, and assist tenants to obtain rental assistance in accordance with this program.

Program 4: 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 (HCV) Program. According to the Housing Authority, approximately 285 households received assistance through the program as of December 2019.

Responsible Agency: San Diego County Housing Authority
Financing: U.S. Department of Housing and Urban Development
2021-2029 Objectives: Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher (HCV) Program:

- Assist approximately 300 extremely low and very low income households annually during the planning period.
- Expand outreach and education on the recent State laws (SB 329 and SB 222) that support source of income protection for housing discrimination against low income households using public assistance (such as HCV) for rent payments.
- Promote the Housing Choice Vouchers program on City website, ~~focusing on~~ direct outreach to disadvantaged neighborhoods in the City through annual neighborhood meetings, beginning in 2022.
- 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.

⁶ List of current Qualified Entities is maintained and updated by HCD and is subject to change. - <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>.

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**). 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: Implement the City's Climate Action Plan. 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 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 and those with special needs.

Policy 4.1: 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 4.2: 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.

Policy 4.3: 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, Low Barrier Navigation Centers (LBNC), and homes with supervised care.

Program 5: Homebuyer Assistance Programs

With limited funding and rising home prices, the ability of the City to provide homebuyer assistance is limited. However, Santee residents are eligible to participate in several City, County, and State programs

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. This program is administered by the County of San Diego.

Down payment and Closing Cost Assistance Program (DCCA): DCCA offers low-interest deferred payment loans of up to 17 percent of the maximum allowable purchase price (adjusted annually) and a closing cost of four percent, not exceeding \$10,000. DCCA loan funds may be used to pay down payment and closing costs of a qualifying single-family home, condominium, townhouse, or manufactured home on a permanent foundation. This program is offered by the County Housing and Community Development Services (County HCDS) but administered by the San Diego Housing Commission (SDHC)

Mortgage Credit Certificate (MCC) 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. This program is administered by the California Housing Finance Agency (CalHFA).

Homebuyer’s Down payment Assistance Program (CHDAP): CHDAP provides a deferred-payment junior loan, up to three percent of the purchase price, or appraised value, whichever is less, to be used for their down payment and/or closing costs. This program is administered by CalHFA.

Responsible Agency: City of Santee Department of Development Services, County HCDS, SDHC, CalHFA

Financing: HOME and other County and State funds

2021-2029 Objectives: Quantified objectives as follows:

- Assist 16 lower income households with downpayment and closing cost assistance during the planning period (four at <50 percent AMI and 12 at 51-80 percent AMI). [Focus direct outreach to residents of disadvantaged neighborhoods to promote homeownership resources and opportunities in the City through annual neighborhood meetings, beginning in 2022.](#)
- County HCDS has a goal of assisting approximately 120 households with DCCA. This goal covers the entire Urban County program.
- Refer residents to the County HCDS and the California Housing Finance Agency for assistance.

Timeframe: Annual flier circulation and monitoring and reporting throughout the planning period.

Program 6: 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 biannual 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. The City will continue to attend the biannual Manufactured Fair Practices Commission and promote its services to residents.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Mobilehome Park Assessment Fees
- 2021-2029 Objectives:** Assist approximately 1,200 mobile homeowners.
- Timeframe:** Ongoing implementation and annual monitoring and reporting throughout the planning period. Promote the services of the Manufactured Home Fair Practices Commission.

Program 7: Facilitate Affordable Housing Development

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 City will annually contact and 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).
- **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 may include, but are not limited to, density bonuses beyond State requirements, required parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards, and optional onsite-amenities when within ¼ mile from public park or trail.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department budget
- 2021-2029 Objectives:** To facilitate affordable housing development:
 - Annually update contact information and reach out to 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.
- Review and revise the City’s Density Bonus Ordinance in 2021 to ensure consistency with State law.
- Achieve the development of 200 units affordable to lower and moderate income households (estimated based on 25 percent of the RHNA, and representing an improvement over the 150 affordable units achieved during the 2013-2021 Housing Element planning period).
- Pursuant to SB 1087, provide a copy of the adopted Housing Element to the City’s water and sewer service providers, emphasizing priority for services for affordable housing projects.

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

Program 8: 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
2021-2029 Objectives: Assist 1,800 persons with temporary shelter and supportive services during the planning period (300 meals for lower income seniors, and temporary shelter, food, and clothing for 1,500 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: Ensure that sites in the Residential Sites Inventory are available during the planning period by overriding the Gillespie Field ALUCP as appropriate.

Program 9: Inventory of Available Sites and Monitoring No Net Loss

Santee has been allocated a RHNA of 1,219 units for the 2021-2029 planning period (406 very low income, 200 low income, 188 moderate income, and 425 above moderate income units). With units entitled and under review, as well as anticipated ADUs, the City has adequate capacity for its moderate and above moderate income RHNA, with a remaining lower income RHNA of 605 units. Vacant and underutilized sites with zoning allowing up to 30 units per acre can accommodate 113 lower income units, with a shortfall of 492 lower income units. To accommodate the City's remaining shortfall RHNA for 492 lower income units, to maintain adequate sites for all income groups throughout the eight-year planning period, and to foster additional residential growth in the City, the City will rezone up to 161 acres (25 parcels) within 18 months of the adoption of the Housing Element. Specifically, a new R-30 zone will be created, allowing a density range of 30 to 36 du/ac). As part of this rezoning, a minimum of 25 acres will be rezoned to permit multi-family by right (without discretionary action) and sufficient to accommodate the shortfall of 492 units for lower income households. The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum

density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households.

Table 41: Rezoning for RHNA			
Current Zone	Proposed Zone	Acreage	Parcels
POS/IL	POS/R-7	47.45	1
R-1	R-7	6.81	5
R-1A	R-7	13.93	5
R-2	R-7	2.05	2
TC-C	TC-R-14	8.61	1
TC-R-22	TC-R-14	14.06	2
TC-R-30	TC-R-14	22.15	1
IL	R-14	2.93	1
CG	R-22	3.25	1
R-2	R-22	4.80	1
R-7/GC	R-22	1.30	1
TC-O/I	TC-R-22	7.75	1
TC-C	TC-R-22	5.26	1
TC-C	TC-R-30	11.11	1
TC-O/I	TC-R-30	10.00	1
Total		161.46	25

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will 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.

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
- 2021-2029 Objectives:** Maintain an inventory of the available sites for residential development and provide it to prospective residential developers ~~upon request~~. Specifically, promote opportunities for new housing to affordable housing developers (including those for special needs housing). Starting in 2023 upon completing of rezoning efforts, conduct annual e-mail blast and follow-up meetings with developers.

Timeframe: Rezone identified parcels within one year of the Housing Element Adoption; Continue to implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category; Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 10: By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” Sites

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to provide by-right approval of housing development in which the project proponent voluntarily includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the Sixth Cycle RHNA that represent “reuse sites” from previous Housing Element cycles, as well as the rezoned sites required for the 492-unit shortfall in lower income RHNA. Explore by-right approval for any project providing more than 20 percent of units affordable to lower income households. The “reuse” sites are specifically identified in the inventory (see **Appendix C**).

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: Comply with AB 1397 to further incentivize development of housing on sites that have been available over one or more planning periods.
Timeframe: Update the Zoning Ordinance within one year of Housing Element adoption

Program 11: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: Comply with AB 1397 on replacement requirements.
Timeframe: Update the Zoning Ordinance within one year of Housing Element certification by HCD adoption

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Program 12: Accessory Dwelling Units (ADUs)

ADU is an important alternative option for affordable housing. To facilitate ADU development, the City Council approved to waive development impact fees for ADUs for five years effective September 2019. Before the five-year period ends, the City will explore whether the fee waiver needs to be extended in exchange for affordable housing.

The City will also explore other options to further encourage the construction of ADUs in the community. Options to explore may include increased outreach and education, technical/resources

guides online, pre-approved plans, larger unit square footage allowances and reduced setback and lot coverage standards in exchange for deed restrictions, among others.

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: Facilitate the development of 80 ADUs.
Timeframe: Explore other tools to facilitate ADU construction in 2022 and evaluate potential extension of fee waivers in 2024. Explore the potential for fee waivers in exchange for deed restrictions for affordability by the end of 2024.

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.

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 special needs housing through implementation of the density bonus ordinance and other mechanisms.

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 132: 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. 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.

The 2021-2029 Housing Element update identified the following governmental constraints to the development or maintenance of housing in Santee, and the City will continue to monitor its

development process and zoning regulations to identify and remove constraints to the development of housing.

Emergency Shelters (AB 139, 2019):

- Establish parking requirements based on staffing level only.

Low Barrier Navigation Center (AB 101, 2019):

- Establish provisions for Low Barrier Navigation Centers (LBNC) as development by right in areas zoned for nonresidential zones (including mixed use zones as required by law) permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Supportive Housing (AB 2162, 2019/AB 2988, 2020):

- Establish provisions for supportive housing. Projects of up to 120 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area for supportive services. The City may choose to allow projects larger than 120 units by right, as well. The bills also prohibit minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Affordable Housing Streamlined Approval (SB 35)

- Establish a streamlined, ministerial review process for qualifying multifamily residential projects.

Group Homes for Seven or More Persons

- The City currently does not permit group homes for seven or more persons in all residential zones. Initiate and complete a process in 2022 to review the provision for group homes for seven or more persons and amend the Zoning Ordinance as appropriate to allow group homes for seven or more in all residential zones to mitigate the potential constraints on housing for persons with disabilities.

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: Within one year of Housing Element adoption; Annual monitoring and reporting throughout the planning period.

5. AFFIRMATIVELY FURTHERING FAIR HOUSING

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 their special characteristics as protected under State and Federal fair housing laws.

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 characteristics protected under State and Federal fair housing laws.

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, low barrier navigation center, 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 134: Affirmatively Furthering Fair Housing

The City of Santee supports fair housing laws and statutes. The City participated in a regional assessment of impediments to fair housing choice in 2020. The City will also work with the fair housing service provider to address the disproportionate housing needs and impediments to fair housing, including expanded testing efforts. The City will continue to participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH) and take actions to fair housing impediments. The City attends monthly SDRAFFH meetings with the other 17 cities, the County, and fair housing service providers, 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. The City contracts with the Center for Social Advocacy (CSA) to provide fair housing services. The City will continue to contract with CSA to provide fair housing services to 500 residents of Santee over the 2021-2029 planning period. As part of its contract with the City, CSA 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

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- Collaborate with other fair housing agencies
- Refer and inform for non-fair housing problems
- Counsel and educate tenants and landlords

Responsible Agency: City of Santee Department of Development Services; fair housing service provider

Financing: CDBG; Departmental Budgets; SB funds

2021-2029 Objectives: To affirmatively further fair housing, the City will undertake a series of actions as outlined in [Table 42](#) below.

Time Frame: See [Table 42](#) below.

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Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
<p><u>Fair Housing Outreach and Enforcement</u></p> <p><u>Housing Mobility</u></p> <p>Insufficient fair housing testing and limited outreach capacity</p>	<ul style="list-style-type: none"> • Lack of monitoring • Lack of a variety of media inputs • Lack of marketing community meetings • Lack of monitoring 	<ul style="list-style-type: none"> • Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market. Attend quarterly SDRAFFH coordinating meetings. • Continue to contract with a fair housing service provider to provide fair housing services to 500 residents of Santee over the 2021-2029 planning period. As part of its scope of work, require annual fair housing workshops to be conducted in Santee. Increase outreach for participation to the southern part of the City identified with disproportionate housing needs and displacement risks. • Include fair housing testing from fair housing provider as part of scope every two years starting in 2022. Specifically, upon release of the 2020 Census data, conduct random testing that reflects the City's changing demographics, if any. • Develop interest list for updates on fair housing and affordable housing projects lists by 2022. On an ongoing basis, contact interest list with updates. • Semi-annually, the City will update its City website with the affordable housing projects. • By 2022, Expand outreach and education of the State's new Source

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Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p>of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing. Increased outreach and education to the southern census tracts with disproportionate needs.</p> <ul style="list-style-type: none"> Utilize non-traditional media (i.e. social media, City website) in outreach and education efforts, in addition to print media and notices. Increase outreach to the southern census tracts. <u>Annually promote fair housing awareness during the Fair Housing Month (April).</u> <u>Annually,</u> Require evidence of effective outreach from Fair Housing Provider. City will require attendance reports to events from fair housing providers. Based on reports, work with fair housing provider on plan to increase attendance to outreach events. In 2021-2022, pursue a HUD Section 108 loan in the amount of \$1.24 million to implement the Active Santee Plan and ADA Transition Plan. By 2023, develop incentives or mechanisms to facilitate the development of a variety of housing types, including live/work housing and large units appropriate for large households.
<p><u>Place-Based Strategy for Community Improvements</u></p> <p><u>Housing Mobility</u></p> <p>Concentration of protected persons (persons with disabilities, LMI households, children in families or single female-headed households) in lower resource (moderate) areas.</p>	<ul style="list-style-type: none"> Location and type of affordable housing- HCV use concentrated Land use - Mobile home park land use, usually occupied by senior residents Proximity to shopping centers and transit 	<ul style="list-style-type: none"> As part of Santee Active Plan (January 2021), identified wheelchair accessible areas and prioritization of them <u>for improvements</u>. Leverage this plan to prioritize improvements in the southern census tracts of City. <u>The City is working on ADA Transition Plan that builds on the adopted Active Santee Plan</u> to identify deficiencies in City and allocate resources in the operating budget. The AFFH analysis of needs will inform the annual budgetary process to prioritize <u>CDBGs and</u>

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Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p>General City funds for improvements in southern portions of City.</p> <ul style="list-style-type: none"> As part of the Safety Element Update (targeted for adoption by January 2022), existing conditions for Environmental Justice (EJ) have been drafted. The report identifies the southwestern portion of the City based on disadvantaged communities mapping. Annually, coordinate with Public Works to prioritize these EJ areas for actions and improvements. <u>According to the CIP, planned improvements include:</u> <ul style="list-style-type: none"> <u>Prospect Ave./Mesa Rd. intersection improvementsXXXXX</u> <u>Replace induction street lights along Prospect Ave. with LED lights</u> <u>Provide stormwater capture devices</u> <u>Fill gaps in sidewalks</u> <u>Improve sidewalks with pedestrian ramps where needed.</u> Promote key lower income housing opportunity sites for affordable housing development, particularly site 16A (Town Center), as a means to bring new housing opportunities in high resource areas. Provide technical assistance to <u>housing developers on how to</u> utilize the City's incentives and concessions for affordable housing. Support funding applications by nonprofit developers for affordable housing in high resource areas.
<p>Anti-Displacement</p> <p>Displacement risk in areas with disproportionate housing needs with special needs populations</p>	<ul style="list-style-type: none"> Land use - Mobile home park land use, usually occupied by senior residents Displacement risk due to economic pressures Increasing rents HCV use concentration 	<ul style="list-style-type: none"> Continue to implement the <u>mobilehome park preservationMobile Home Assistance Program and Conversion Regulations (Program 1)</u> Continue to implement the <u>Mobilehome Park Fair Practices Commission Ordinance</u>, (Rent

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Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p data-bbox="781 478 1076 531">Control Ordinance, Chapter 2.44 of Santee Municipal Code (Program 6)</p> <ul style="list-style-type: none"> <li data-bbox="748 552 1076 604">• HCV use outreach (as part of fair housing outreach plan). <li data-bbox="748 625 1076 783">• As part of the project application review, require applicant to provide advance noticing to existing tenants. By 2023, create a registry for “first-right of refusal” for displaced lower income tenants to return if affordable housing is created in the new project. <li data-bbox="748 804 1076 1033">• Focus fair housing outreach and education on areas with high displacement risk with further enhancement of the City’s website (southern census tracts, especially the tract identified as a sensitive community in Figure E-25 and Figure E-27 and tracts identified as disadvantaged communities in Figure E-26 (Figure E-36)).

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Appendix A: Public Participation

This Appendix contains information on the various public outreach efforts conducted during preparation of the 2021-2029 Housing Element. Public outreach was conducted in three separate ways, as outlined below. In addition, the City Council meeting on January 27, 2021 to review the draft Housing Element and to adopt this document was publicly noticed in the East County Californian and on the City's website. In addition, the City completed extensive outreach to property owners, non-profit housing developers, market-rate housing developers, homeless advocates, the building industry, surrounding jurisdictions and other housing-related stakeholders via e-mail and first-class mail for feedback and engagement in the Housing Element update workshops.

A. Housing Element Workshops

The City Council held eight Housing Element Workshops on the following dates to discuss focused topics regarding the Housing Element:

- October 9, 2019 – Presented the City Council with an overview of the Housing Element update process and new Housing laws.
- March 11, 2020 – Presented the City Council with the RHNA and Residential Sites Inventory, where the City Council had the opportunity to select or dismiss prospective housing sites.
- May 25, 2020 – Presented the City Council with affordable housing strategies, including the concept of inclusionary housing.
- June 24, 2020 – Presented the City Council with additional information regarding inclusionary housing. Council directed staff to hold stakeholder meetings with affordable and market-rate housing developers for their input on a potential inclusionary housing program for the City.
- October 28, 2020 – Presented the City Council with summary of meetings with stakeholder groups on inclusionary housing and a survey on inclusionary housing. City Council directed staff to convene a workshop where they could engage directly with stakeholders.
- January 7, 2021 – Discussion between stakeholders and City Council on inclusionary housing.
- January 27, 2021 – Reviewed the Draft Housing Element. One public comment was received to request clarification of reverse condemnation on sites identified for RHNA and voice opposition for the large number of units anticipated. It was explained that no condemnation is planned or required to meet the City's RHNA. Development on individual properties will be determined by the market and property owners' desire.
- April 14, 2021 – Presented the City Council with an update on the status of the Housing Element with an overview of changes to the draft and the comment letter received from HCD.

Workshops and meetings were advertised through the City Website and notices were sent to a mailing list of stakeholders, which includes developers and homeless advocates. The City also published a notice in the local newspaper and sent mailers to property owners and stakeholders that may be affected by the proposed rezone program and stakeholders. The City posted the Draft Housing Element on our website under City News for a 60-day public review and comment period.

B. Stakeholder Consultation

A request was made by City Council at the June 24, 2020 meeting to meet with housing stakeholders, including the San Diego Chapter of the Building Industry Association (BIA) for their input on inclusionary housing. Staff engaged with the BIA and on July 17, 2020, staff provided a PowerPoint presentation to their members on the City's exploration of a possible inclusionary housing ordinance. The BIA suggested not moving forward with an inclusionary program primarily because it would raise costs to potential homebuyers. After engaging the BIA, staff reached out to market-rate and affordable housing developers to participate in an Inclusionary Housing Committee. The Inclusionary Housing Committee held its first meeting on October 15, 2020 and consisted of representatives from the BIA, Bridge Housing, Cameron Brothers Company, City Ventures, Mirka Investments, the San Diego Housing Federation, Jamboree Housing Corporation, and Community Housing Works. As a precursor to the meeting, the Committee members were provided a survey with questions on the various aspects of inclusionary housing (see Survey Section below). A subsequent meeting was held with the City Council and stakeholders on January 7, 2021 to further discuss inclusionary housing.

1. INCLUSIONARY HOUSING COMMITTEE FINDINGS

At the first Inclusionary Housing Committee meeting, staff provided the Committee with a presentation on the City's efforts to evaluate an inclusionary housing program as a tool for meeting some of its low-income housing production goals. The various components of an inclusionary housing program were discussed, including percentage requirements, applicability, on-site construction requirements, and in-lieu fees. There was consensus among the members that if the City were to move forward with an inclusionary housing program, the program should not mandate the on-site construction of units within a residential development and should allow for the payment of in-lieu fees. Market-rate developers mentioned the difficulty of selling affordable units to qualified individuals or families and affordable housing developers mentioned that many low-income households require supportive services that would not be provided within a market-rate development.

Based on the first Committee meeting and surveys responses received by October 28, 2020, the majority of the members suggested a 10 percent inclusionary housing requirement and making only those developments over 10 units in size subject to the requirement.

A common concern for many of the Committee members is the in-lieu fee, which is paid by housing developers as an alternative to providing affordable units on-site within the development. City Ventures, a market-rate housing developer, cited an example of one city setting an in-lieu fee so high that it resulted in no housing production for a number of years until the fee was reduced. As a counterpoint, Community HousingWorks, an affordable housing developer, mentioned that setting an in-lieu fee too low would not be very beneficial as it would not provide sufficient funds to generate any affordable housing within the City.

In order to determine what a reasonable in-lieu fee would be for Santee, a fee study would be needed. Based on initial outreach to various fiscal analysis firms, it is estimated that such a fee study would

cost approximately \$37,500, an amount that has been appropriated in the currently adopted Budget. Should the Council decide to move forward with an inclusionary housing program, Staff would return to Council for a request to award funds once a firm is selected through a formal request-for-proposals (RFP) process.

The City Council was presented with a summary of meetings with stakeholder groups on inclusionary housing and a survey on inclusionary housing on October 28, 2020. City Council directed staff to convene a workshop where they could engage directly with stakeholders. The following is a list of those who were invited to the meeting.

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

2. STAKEHOLDER SURVEYS

As mentioned above, stakeholders were surveyed. The survey questions the City asked and their answers are shown on the following pages.

Inclusionary Housing Survey

City of Santee

10601 Magnolia Ave.
Santee, CA 92071



The City of Santee is evaluating the potential for adopting an inclusionary housing program as part of its current Housing Element update. Please complete the following Inclusionary Housing Survey based on your organization's experience with housing. Thank you for your time.

Definition: Inclusionary housing programs require developers to provide a certain number of deed-restricted affordable units in a new rental or for-sale residential project or pay a fee in-lieu of providing the units in the development. The funds collected from in-lieu fees can be used by the City to provide or subsidize new affordable housing or preserve existing affordable housing through rental assistance programs.

Organization Name: Contact Person: Date:

1. *My understanding of inclusionary housing is:*

- None Limited General Good

2. *Inclusionary housing is a good tool for developing affordable housing:*

- Disagree Disagree somewhat Agree somewhat Agree

3. *An inclusionary housing program should include a requirement to build affordable units as part of a development:*

- Disagree Disagree somewhat Agree somewhat Agree

4. *An inclusionary housing program should include the option to pay a fee in lieu of providing affordable units as part of a development:*

- Disagree Disagree somewhat Agree somewhat Agree

5. *An inclusionary housing program should include the following percentage of affordable units in a new housing development:*

-
- 0% 5% 10% 15%

6. *An inclusionary housing program should be applicable to developments over:*

-
- 2 units 3 units 5 units 10 units

7. *An inclusionary housing program should be targeted to those households earning the following percentages of the area median income (AMI):*

-
- 40% or less 60% or less 80% or less 120% or less

8. *Comments:*

(Add your comments here.)

Thank you very much for taking the time to complete this survey. Your feedback is valued and very much appreciated!

Response Summary:

1. My understanding of inclusionary housing is:		
none	0	0%
limited	0	0%
general	1	20%
good	4	80%
Total	5	100%
2. inclusionary housing is a good tool for developing affordable housing		
Disagree	2	40%
Disagree somewhat	0	0%
Agree somewhat	3	60%
Agree	0	0%
Total	5	100%
3. An inclusionary housing program should include a requirement to build affordable units as part of a development:		
Disagree	3	60%
Disagree somewhat	1	20%
Agree somewhat	1	20%
Agree	0	0%
Total	5	100%
4. An inclusionary housing program should include the option to pay a fee in lieu of providing affordable units as part of a development:		
Disagree	2	40%
Disagree somewhat	1	20%
Agree somewhat	1	20%
Agree	1	20%
Total	5	100%
5. An inclusionary housing program should include the following percentage of affordable units in a new housing development:		
0%	2	40%
5%	0	0%
10%	2	40%
15%	1	20%
Total	5	100%
6. An inclusionary housing program should be applicable to developments over:		
2 units	0	0%
3 units	0	0%
5 units	1	25%
10 units	3	75%
Total	4	100%

7. An inclusionary housing program should be targeted to those households earning the following percentages of the area median income (AMI):		
40% or less	0	0%
60% or less	1	25%
80% or less	1	25%
120% or less	2	50%
Total	4	100%

8. Comments

Respondent 1

As touched on in answer #7, Housing is the only item in the marketplace which government requires the producer of the product to subsidize their product for low income users (customers). Society finds ways to subsidize utilities, cell phones, food, by imposing a small fee on ALL users of the service or by direct public subsidization from tax subsidies (farm subsidies). For a successful subsidized home (shelter) program your City should identify a broad-based funding source and not “tax the producer” as the funding solution.

Respondent 2

I question whether economically viable on 10 units or less. The inclusionary housing component should be over and above allowable maximum density. For example, at 30 units to the acre on 3 acres the developer could build 90 conventional units and add 9 affordable units for a total of 99 units.

Respondent 3

Hello!

Regarding Question 6 above, it is my opinion that an inclusionary housing program should not be required or mandated on new development. Should a developer wish to include inclusionary housing within its project, then incentives should be granted. In other words, incentivize a developer to include inclusionary housing so that it is a win-win for both the jurisdiction (i.e. income-restricted affordable units are produced) and the developer (i.e. the project will be economically feasible). Incentives can include things like reduced setbacks, reduced parking standards, increased height, increased density, reduced impact fees, project entitlement streamlining, etc.

Regarding Question 7 above, in the event of an inclusionary housing program, the targeted AMI should depend on the type of product being proposed for development. For example, it is not financially feasible to provide affordable units within a for-sale project where those units are targeted to households earning less than 80% of the area median income. In San Diego County, the current median income is \$92,700. At 80%, the income for a family of four is \$74,160 per year. After accounting for mortgage interest, PMI (private mortgage insurance), property tax, utilities, and HOA, the max purchase price on the sale of that home cannot exceed ±\$228,000 as the monthly housing expense for that family cannot exceed 30% of that family’s yearly income. After accounting for the cost of the land, the cost to develop, the cost to build, and the fees paid to the City and other governmental agencies, the developer would actually be losing money on the construction and sale of that affordable unit. The loss to the developer is only exacerbated when the percentage of AMI required is lower.

Below in italics is a statement borrowed from the Building Industry Association's Orange County Chapter Board of Directors, of which I have previously served on. I echo the statement made below.

“Our position is that Housing remains a critical issue in California with the situation growing more serious with each passing day. Studies show that the State needs over 180,000 new units each year and at best we are producing 80,000. This has caused a cascading spike in home prices across the region. With this ever-growing deficit, we need to have an honest conversation about Inclusionary Zoning Policies. In total, such policies restrain housing production, increase ownership costs, and further complicate attainability for the majority of the region. In a study by Benjamin Powell, Ph.D. and Edward Stringham, Ph.D., titled, Housing Supply and Affordability: Do Affordable Housing Mandates Work?, the authors discovered that in the 45 cities where data was available, new housing production drastically decreased by an average of 31% within one year of adopting inclusionary housing policies. Additionally, the study suggests that inclusionary housing policies can increase new housing costs by \$22,000 to \$44,000, with higher priced markets increasing by \$100,000. Supporting these conclusions is a recent report from the Legislative Analyst's Office titled Perspectives on Helping Low-Income Californians Afford Housing. In this report, it states that “attempting to address the state's affordability challenges primarily through expansion of government programs likely would be impractical.” Further, that “extending housing assistance to low-income Californians who currently do not receive it – either through subsidies for affordable units or housing vouchers – would require an annual funding commitment in the low tens of billions of dollars. As such it finds that “many housing programs – vouchers, rent control, and inclusionary housing – attempt to make housing more affordable without increasing the overall supply of housing. This approach does very little to address the underlying cause of California's high housing costs: a housing shortage.””

Respondent 4

Inclusionary housing is one tool to help promote the development of affordable housing. There are a lot more options that can be just as effective, primarily the political will to develop affordable projects.

Respondent 5

As an affordable housing provider, I can tell you affordable units are produced most during healthy market rate production. Any requirement should be incentive based.

C. Public Input Considerations

The City developed the sites inventory and housing programs with extensive feedback from the consultation meetings and public workshops. Property owner feedback was taken into consideration for inclusion into the sites inventory. Also, the proposed the upzoning/downzoning of sites took into consideration of developer and property owner feedback. With developer consultation, the City determined that incentivizing rather than mandating affordable housing was a more appropriate policy and the City will explore allowing by-right housing when more than 20% of units are deed restricted for low-income households as set forth in Program 10 of this document.

Appendix B: 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 appendix documents the City's achievements under the 2013-2021 Housing Element with respect to the actions and objectives contained therein. Based on the relative success of the City's efforts in implementing the 2013 programs, recommendations for program modifications are provided for the 2021-2029 Housing Element Update. Table B-1 identifies these housing programs and provides a summary of accomplishments during the 2013-2021 Housing Element cycle. Table B-2 presents quantified accomplishments during this period.

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 1: Code Enforcement	Continue to implement Municipal Codes (Titles 15 and 17), the 2016 California Building Code and Uniform Housing Code.	<p>The Department of Development Services and Code Enforcement implemented the Municipal Code, the California Building Code and the Uniform Housing Code by issuing notices of violations and fines for all violations reported to the City. Between 2013 and 2019, Code Enforcement made over 4,750 inspections, opened 1,253 cases, closed 3,313 cases, and referred 29 cases to the City Attorney's Office.</p> <p><i>Continued Appropriateness: Modified or removed</i></p> <p>The Sixth Cycle Housing Element specifies housing programs with specific actions, measurable objectives, and timelines. This program may be removed as a Housing Element program or modified with specific actions to improve housing conditions.</p>
Program 2: Mobile Home Conversion Regulations	Assess the impact of the loss of affordable housing opportunities through implementation of mobile home conversion regulations.	<p>No mobile home conversions occurred between the 2013 and 2019 period.</p> <p><i>Continued Appropriateness: Modified and combined with Mobile Home Park Assistance program</i></p> <p>Conversion of mobile home parks must adhere to regulations monitored by the State Department of Housing and Community Development.</p>
Program 3: Minor Home Improvement Loans	Assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.	<p>The City has contracted with Lutheran Social Services' Caring Neighbors program to provide this service to Santee seniors to accomplish this program. An average of 66 seniors were assisted annually during 2013-2019 period (459 total). In addition, CDBG recipient Home of Guiding Hands rehabilitated 12 homes during this period.</p> <p><i>Continued Appropriateness: Modified and continued</i></p> <p>Due to lack of funding, City will no longer be implementing this program.</p>

⁷ The table reflects the accomplishments from FY2013 to FY2019. Pending FY 2020 accomplishments.

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
<p>Program 4: Conservation of Existing and Future Affordable Units</p>	<p>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.</p>	<p>The City did not receive notice of intent to opt out as affordable housing between 2013 and 2019. The Woodglen Vista Apartments and the Carlton Country Club Villas were refinanced and the affordability period extended in 2017 and 2018 (respectively).</p> <p>In 2015, the City approved the expansion of the Cameron Estates Mobile Home Park with the addition of 16 more mobile homes to this park.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will update the inventory of at-risk housing and include specific actions to monitor and preserve at-risk housing projects.</p>
<p>Program 5: Housing Choice Voucher Program</p>	<p>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.</p>	<p>Santee is among 12 cities served by the Housing Authority of the County of San Diego. An average of 570 households per year received Housing Choice Vouchers during the 2013 to 2019 period (2,177 total), with the highest single year being 2013 with 361 vouchers offered.</p> <p>According to the County Housing Authority, as of December 31, 2019, 285 households were using a Housing Choice Voucher to help pay for rent in the City of Santee and 1,745 applications submitted by Santee residents were recorded on a waiting list.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include a program to promote HCVs and also to educate the public regarding the source of income protection under new State law that requires rental property owners to regard public assistance as a legitimate source of income.</p>
<p>Program 6: Mobile Home Park Assistance Program</p>	<p>Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.</p>	<p>No parks were at risk of converting between 2013 and 2019.</p> <p><i>Continued Appropriateness: Modified and combined with Mobile Home Conversion Regulations</i> The Sixth Cycle Housing Element will include a program to provide financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 7: First Time Homebuyer Program	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).	<p>The program did not meet its goal of assisting 40 lower income homebuyers (5 homebuyers annually); however, the City was able to originate 14 loans between 2013 and 2019. The reduction in first-time homebuyer assistance was possibly be due to higher home prices. At higher home prices, low-income buyers have difficulty staying below the maximum housing debt ratio of 38 percent.</p> <p><i>Continued Appropriateness: Modified and combined with homeownership assistance programs</i></p> <p>With limited funding and rising home prices, the ability of the City to provide homebuyer assistance would be limited. The Sixth Cycle Housing Element will include a program that outlines various resources available.</p>
Program 8: San Diego County Regional Mortgage Credit Certificate Program	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.	<p>During the 2013-2019 period, 11 Santee residents received MCCs. Affordable Housing Applications, Inc. administered the program from 2013 to 2016. The San Diego Housing Commission administered the MCC program for the City of Santee on behalf of the County of San Diego from 2017 to 2018. The California Housing Finance Agency (CalHFA) administered the MCC program in the County of San Diego for all cities except for the City of San Diego in the subsequent years.</p> <p><i>Continued Appropriateness: Modified and combined with homeownership assistance programs</i></p> <p>With limited funding and rising home prices, the ability of the City to provide homebuyer assistance would be limited. The Sixth Cycle Housing Element will include a program that outlines various resources available.</p>
Program 9: Manufactured Home Fair Practices Program	Assist approximately 1,200 mobile homeowners. The City regulates space rents in mobile home parks and provides staff support to the Manufactured Home Fair Practices Commission, which holds biannual meetings. The program requires significant financial resources in administration and legal defense of the Ordinance.	<p>The Manufactured Home Fair Practices Commission met biannually each year of the 2013-2020 period to hear comments from park residents and owners and provide direction to staff.</p> <p><i>Continued Appropriateness: Modified and continued</i></p> <p>The Sixth Cycle Housing Element will include a modified program that promotes the services of the Manufactured Home Fair Practices Commission.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 10: Facilitate Affordable Housing Development	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)	<p>Between 2013 and 2019, 49 deed restricted units were permitted (10 very low income, 37 low income, and 2 moderate income).</p> <p>No requests were received during the 2013-2020 period.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include an updated program to facilitate affordable housing, including resources and incentives available to the City.</p>
Program 11: Supportive Services	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).	<p>The City has contracted with Crisis House to provide a Homeless Prevention and Intervention program. An average of 207 people per year were assisted through this program from 2013-2019 (1,511 total). The City also contributed CDBG funding to the Meals-on-Wheels program, which provides two meals per day to homebound seniors; an average of 109 seniors were assisted annually between 2017 and 2019 (328 total). In addition, the City provides CDBG funding to the Santee Food Bank, which assisted an average of 12,819 persons per year (38,457 persons total) between 2017 and 2019.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include a program to identify the range of supportive services needed in the community and resources available to address these needs.</p>
Program 12: Inventory of Available Sites	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.	<p>An inventory of available sites for residential development is maintained by the City and is available to prospective residential developers by City staff upon request.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include an updated sites inventory to accommodate the new Regional Housing Needs Allocation (RHNA), estimated at 1,219 units. The new sites inventory will reflect the rezoning and upzoning of properties completed to accommodate the RHNA.</p>
Program 13: Lot Consolidation Incentives	Deemed unnecessary and will not be included in the Sixth Cycle Housing Element	<p>After further evaluation the City has determined that a lot consolidation program is not needed to foster housing development in the City as most sites in the existing Sites Inventory are greater than 0.5 acres.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will not include a lot consolidation program as this program.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 14: Monitoring of Residential Capacity (No Net Loss)	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.	Development Services staff continue to monitor all proposed development projects for potential effects on RHNA inventory. <i>Continued Appropriateness: Modified</i>
Program 15: Farm Worker Housing	Review and revise the Zoning Ordinance to address compliance with Health and Safety Code Sections 17021.5 and 17021.6.	This program was accomplished on 2016. Section 17.10.03.F of the Zoning Ordinance has been updated to allow farm worker housing in residential zones. <i>Continued Appropriateness: Completed</i> The Sixth Cycle Housing Element will include an updated program to identify other Zoning Code amendments required to comply with new State laws, such as Low Barrier Navigation Center, Emergency Shelters and Supportive Housing, Accessory Dwelling Units, and Density Bonus for 100 Percent Affordable Housing.
Program 16: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws	Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.	Staff planners and attorneys continually monitor state and federal law. As an example, the City is requiring "No Net Loss" of low and moderate income residential units identified in the Housing Element, in accordance with Senate Bill 166 (SB166). <i>Continued Appropriateness: Combined with new program for affordable housing development.</i>
Program 17: Equal Housing Opportunity Services	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.	Fair housing provider CSA of San Diego County assisted an average of 58 Santee residents (439 total) between 2013 and 2019. The City also participated in the 2015-2019 and 2020-2024 updates of the San Diego County Regional Analysis of Impediments (AI). <i>Continued Appropriateness: Modified and continued</i> Pursuant to new State law, the Sixth Cycle Housing Element will include a program to actively further fair housing choice in the City.

Table B-2: Housing Element Accomplishments

(Calendar Years 2013 through 2020)

Housing Assistance Type	Objectives	2013	2014	2015	2016	2017	2018	2019	2020	Total
Housing Units Constructed										
Very Low Income 30-50% AMI	914	10	0	0	0	0	0	0		10
Low-Income 50-80% AMI	694	41	0	0	2	0	0	0		43
Moderate Income 80-120% AMI	462	80	0	0	0	16	0	1		97
Above Moderate Income +120% AMI	1,410	368	175	5	50	128	157	114		997
Total	3,660	499	175	5	52	144	157	115		1,147
Housing Units Conserved										
Section 8 At-Risk	309	309	309	309	309	309	309	309		309
Housing Units Rehabilitated										
Rehabilitation Loans	80	2	2	2	2	2	2	0		12
Rental Assistance										
Housing Choice Vouchers	2,400	361	344	333	286	284	284	285		2,077

Appendix C: 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 2021-2029 RHNA. Figure C-1 provides the geographic location of the parcels within Santee.

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
Lower Income Sites									
15 ^{1,2}	38104036 Walmart	TC-R-22	TC-R-22	22	5.26	115	TC-C	Vacant site in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-C) to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. Privately owned. Half mile to park, town center, Sprouts across street, in high resource area in TCAC/HCD (California Tax Credit Allocation Committee/Housing and Community Development Dept.) opportunity map.	Vacant
16A ^{1,2}	38105082 Civic Center Site I	TC-R-30	TC-R-30	30	11.11	333	TC-C	Vacant site consisting of three lots (2.89 acres, 3.66 acres, and 4.56 acres, respectively) in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-C) to residential use (TC-R-30). Minimum allowable density to be 30 du/ac and maximum at 36 du/ac. Privately owned. In Airport Safety Zone 4. Across the street from park, half mile to town center services, 128 unit (Cornerstone) built across street on northern end, in high resource area in TCAC/HCD opportunity map.	Vacant
20A ¹	38105081 9200 Magnolia Ave	TC-R-22	TC-R-22	22	7.75	170	TC-O/I	Underutilized site in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I Theme Commercial to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. Portion in Airport Safety Zone 4. County owned ³ . Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
20B ^{1,2}	38105081 9200 Magnolia Ave	TC-R-30	TC-R-30	30	10.00	300	TC-O/I	Underutilized site in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I to residential use (TC-R-30). Minimum allowable density to be 30 du/ac and maximum at 36 du/ac. Portion in Airport Safety Zone 4. County owned ³ . Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant
21 ⁴	38410616 8942 1 st St	TC-R-22	TC-R-22	22	0.60	13	N/A	Underutilized site with single-family home in town center (opportunity site due to high density allowed and near transit). Maximum allowable density is 22 du/ac. Privately owned. Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map. Owner expressed interest in MF housing, City in discussion with Habitat for Humanity for development of an affordable housing project on the site.	Nonvacant
24 ^{1,2}	38416204 9953 Buena Vista Ave	R-22	R-22	22	4.80	105	R-2	Underutilized site with one single-family home. To be rezoned from R-2 to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from town center, ~half mile to park, moderate resource area TCAC/HCD opportunity map.	Nonvacant
29 ¹	38630031 7737 Mission Gorge Rd	R-22	R-22	22	3.25	64	GC	Underutilized commercial lot to be rezoned from GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, <1 mile from elementary school and park, in high resource area TCAC/HCD opportunity map.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
30 ^{1,4}	38630009 8714 Starpine Dr	R-22	R-22	22	1.30	28	R-7/GC	Underutilized site with one single-family home. To be rezoned from R-7/GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, less than one mile from elementary school/park, in high resource area TCAC/HCD opportunity map	Nonvacant
31 ⁴	38306103 7980 Mission Gorge Rd	R-22	R-22	22	5.23	80	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
32 ⁴	38306101 7950 Mission Gorge Rd	R-22	R-22	22	0.95	20	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
Lower Income Sites Subtotal					50.25	1,228			
Moderate Income									
16B ¹	38105082 Civic Center Site II	TC-R-14	TC-R-14	14	8.61	120.	TC-C	Vacant site to be rezoned from TC-C to TC-R-14. Privately owned. Zoning would be consistent with adjacent residential development.	Vacant
17 ^{1,2,4}	38105118 Cottonwood Ave	TC-R-14	TC-R-14	14	22.15	279	TC-R-30	Vacant site to be rezoned from TC-R-30 to TC-R-14. County owned ³ . New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed north of San Diego River.	Vacant
18 ⁵ PC1,2,4	38105117 Cottonwood Ave	TC-R-14	TC-R-14	14	11.71	98	TC-R-30	Vacant site to be rezoned from TC-R-30 to TC-R-14. County owned ³ . New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed north of San Diego River.	Vacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
19 ^{1,4}	38103208 Park Center Dr	TC-R-14	TC-R-14	14	2.35	32	TC-R-22	Vacant site to be rezoned from TC-R-22 to TC-R-14. Privately owned.	Vacant
23 ⁴	38414211 10952 Sunset Trl	R-14	R-14	14	1.24	17	N/A	Underutilized site with 2 single family homes built in 1942. Privately owned. In Airport Safety Zone 4.	Nonvacant
25 ¹	38402007 8801 Olive Ln	R-14	R-14	14	2.93	41	IL	Underutilized site to be rezoned from IL to R-14. Privately owned. Adjacent to residential zone; development across the street approved at 16 du/ac. In Airport Safety Zone 3.	Nonvacant
Moderate Income Sites Subtotal					48.99	587			
Above Moderate									
1 ¹	37819001 10939 Summit Ave	R-7	R-7	7	4.65	29	R-1A	Underutilized site with single-family home built in 1974. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
2 ¹	37818010 11009 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1968. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
3 ¹	37818009 11025 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1948. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
4 ¹	37818008 11041 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1963. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-o-way dedication.	Nonvacant
5 ¹	37818007 11059 Summit Ave	R-7	R-7	7	2.32	11	R-1A	Underutilized site with single-family home built in 1940. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
6 ¹	37818029 10215 Summit Crest Dr	R-7	R-7	7	1.16	8	R-1A	Underutilized site with single-family home built in 1989. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
7 ¹	37821021 11010 Summit Ave	R-7	R-7	7	1.15	8	R-1A	Underutilized site with single-family home built in 1980. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
8 ¹	37821020 11020 Summit Ave	R-7	R-7	7	1.02	7	R-1A	Underutilized site with single-family home built in 1975. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

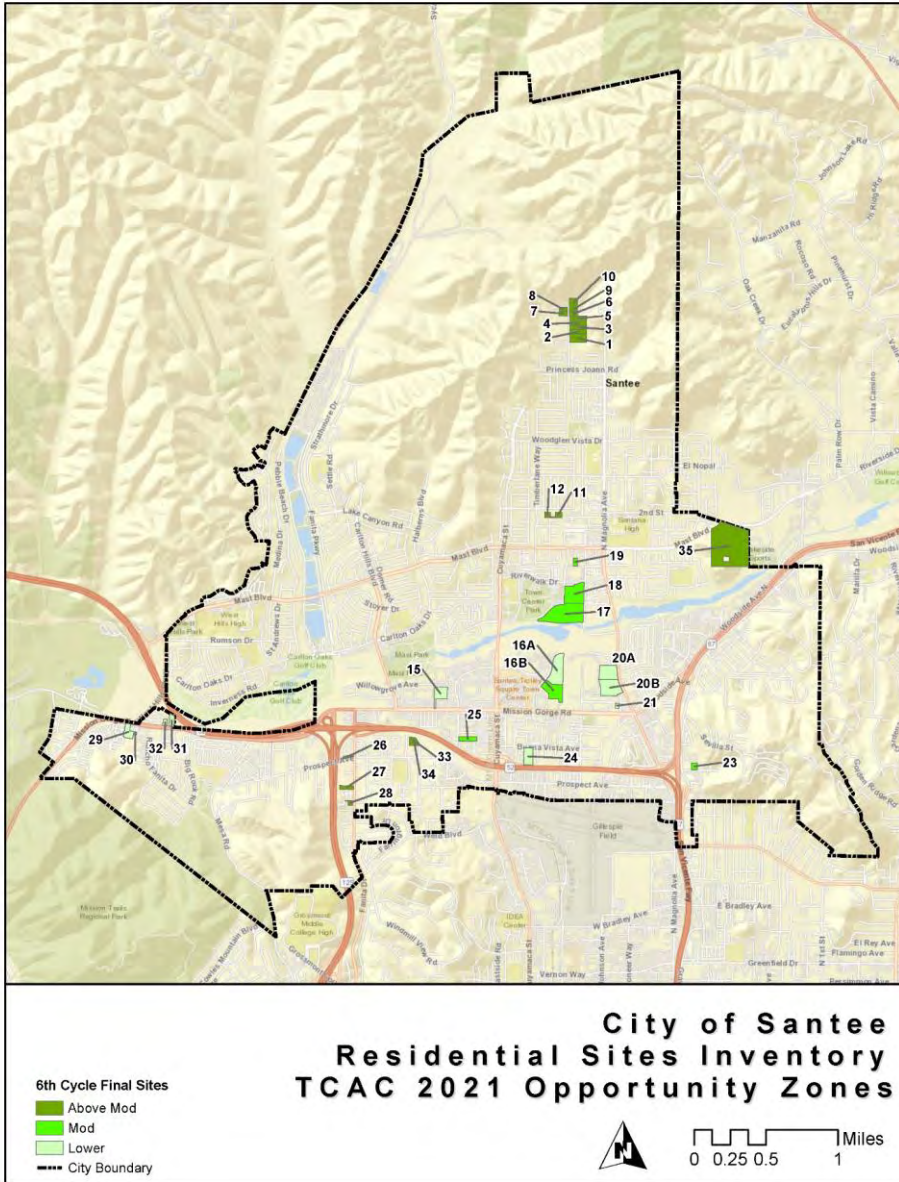
Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
9 ¹	37818028 11115 Summit Ave	R-7	R-7	7	1.16	8	R-1A	Underutilized site with single-family home built in 1970. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
10 ¹	37818020 11129 Summit Ave	R-7	R-7	7	2.32	11	R-1A	Underutilized site with single-family home built in 1950. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
11 ¹	38103107 9945 Conejo Rd	R-7	R-7	7	1.19	8	R-2	Underutilized site with single-family home built in 1958. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development.	Nonvacant
12 ¹	38169028 9960 Conejo Rd	R-7	R-7	7	0.86	6	R-2	Underutilized site with single-family home built in 1953. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development. Property owner interested in developing in the past and has restricted due to zoning.	Nonvacant
26 ⁴	38349056 Prospect Ave	R-7	R-7	7	0.72	4	N/A	Vacant site. Privately owned. In Airport Safety Zone 4. Properly zoned.	Vacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
27 ⁴	38619217 8572 Fanita Dr	R-7	R-7	7	1.73	12	N/A	Underutilized site with single-family home built in 1950. Has dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Nonvacant
28	38669038 8504 Fanita Dr	R-7	R-7	7	0.68	4	N/A	Vacant site along dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Vacant
33 ⁴	38401115 8750 Atlas View Dr	R-7	R-7	7	1.85	9	N/A	Underutilized site with single family home built on 1958. Privately owned. In Airport Safety Zone 4/. Properly zoned.	Nonvacant
34 ⁴	38401255 8742 Atlas View Dr	R-7	R-7	7	0.91	6	N/A	Underutilized site with single family home built on 1954. Privately owned. In Airport Safety Zone 4. Properly zoned.	Nonvacant
354	37903031 Mast Blvd	POS/R-7	POS/R-7	7	47.45	122	POS/IL	Vacant site to be rezoned from POS/IL to POS/R-7. Site has never been used for light industrial uses (IL – Light Industrial Zone); City has received pre-application from owner for MFR project in IL zoned portion of property.	Vacant
Above Moderate Sites Subtotal					76.13	295			
Sites Inventory Total					175.37	2,110			
<p>1. Sites that will be rezoned. 2. By-right housing sites for qualifying affordable housing projects. 3. County-owned properties have been identified as surplus properties. The County will follow the required procedure for disposition which will make the properties available to affordable developers. 4. Sites that appeared in the Previous Housing Element Cycle (5th Cycle).</p>									

Figure C-1: Residential Sites Inventory



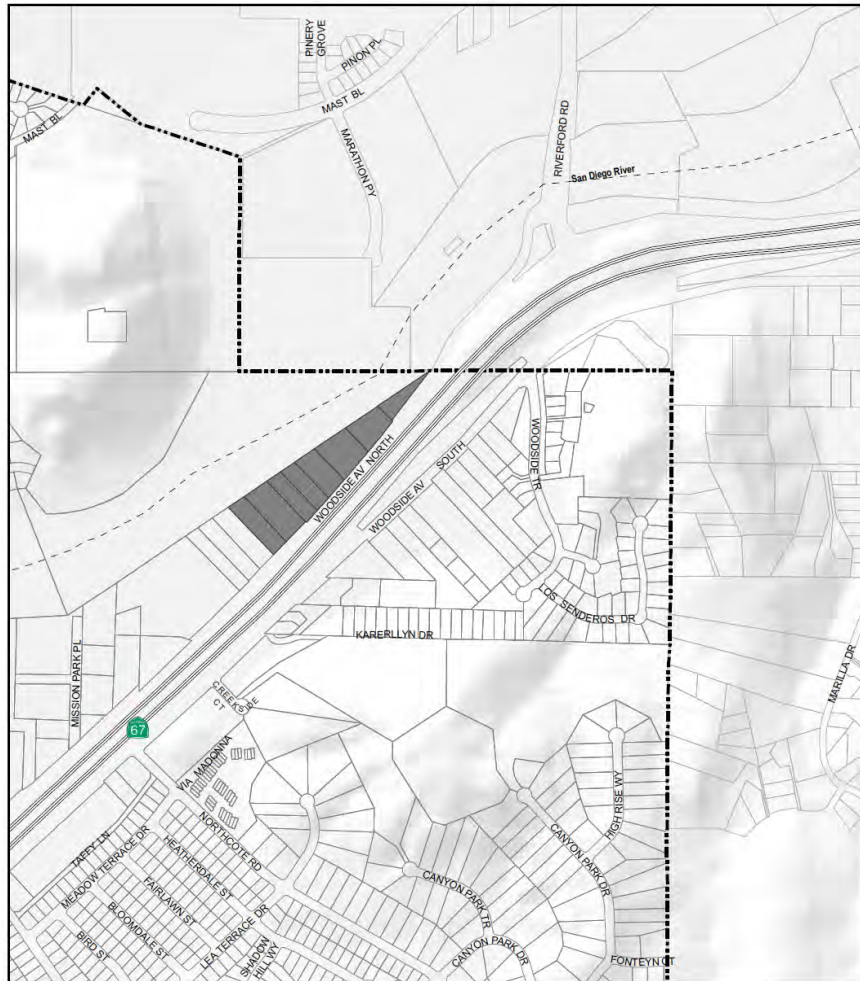
Appendix D: Undeveloped/ Underutilized General Industrial (IG) Sites

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 D-1. See Figure D-1 on the next page for parcel locations on Woodside Avenue North.

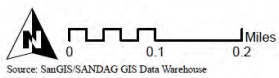
Table D-1: Undeveloped/Underutilized General Industrial (IG) Parcels		
Parcel Number	Acreage	Existing Uses/Improvements
384-190-10	0.15	OUTDOOR STORAGE/ASPHALT
384-180-50	0.78	OUTDOOR STORAGE/ASPHALT
384-180-27	0.69	OUTDOOR AND FLEET STORAGE/ASPHALT
384-180-20	0.19	UNDEVELOPED/UNIMPROVED
384-180-13	0.59	OUTDOOR AND FLEET STORAGE/ASPHALT
384-261-20	0.71	OUTDOOR STORAGE/ASPHALT
TOTAL	3.11	
Source: City of Santee, 2020.		

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 25 homeless individuals (identified unsheltered homeless population in Santee in January 2020) or at least one year-round emergency shelter.

Figure D-1: Undeveloped/Underutilized General Industrial Parcels



- Legend**
- Selected Parcels
 - City Boundary
 - Freeway
 - River



Appendix E: Affirmatively Furthering Fair Housing

A. Introduction and Overview of AB 686

AB 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

1. SUMMARY OF FAIR HOUSING ISSUES

2020 San Diego Regional Analysis of Impediments to Fair Housing

The City of Santee participated in the 2020 San Diego Regional Analysis of Impediments to Fair Housing (2020 Regional AI). The 2020 Regional AI concluded that the following were impediments to Fair Housing Choice in the San Diego Area (regional impediments shown in **bold**). The local relevance of these impediments to Santee is included below:

Regional Impediment #1: Enforcement activities are limited. Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. Fair housing testing should be conducted regularly.

Local Relevance: Center for Social Advocacy (CSA) San Diego provides fair housing services to the City of Santee. CSA conducts regular workshops and educational presentations, including informal Fair Housing workshops. Workshops and presentations cover a wide range of issues including tenant and landlord rights and responsibilities, notices to vacate, substandard conditions, and foreclosures. Fair housing testing records for only FY 2020 were provided by CSA in the 2020 Regional AI. CSA tested for discrimination based on national origin and race at two sites in Santee. The site tested for race showed differential treatment. More testing is needed. Like the County, the City needs to place more emphasis on enforcement activities. The City has included an increase in testing efforts in Program 13.

Regional Impediment #2: Fair housing outreach and education should expand to many media forms, not limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and ineffective means to reach the community at large.

Local Relevance: Like the regional practices, the City also mainly uses traditional print forms as fair housing outreach. The City will share fair housing information and resources online and continue to maintain the links on the City website providing information about fair housing services. In addition, the City will consider this impediment as it expands outreach and education of the State's new Source

of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing (Program 13).

Regional Impediment #3: Patterns of racial and ethnic concentration are present within particular areas of the San Diego region. In San Diego County, 15.4 percent of residents indicated they spoke English “less than very well” and can be considered linguistically isolated.

Local Relevance: Linguistic isolation is not as extensive in Santee than the County. Only 4.1 percent of the population indicated “speaking English less than very well.” In addition, the 2021 TCAC/HCD Opportunity and HUD’s racially/ethnically-concentrated areas of poverty (RECAPs) maps did not identify any areas of high poverty and segregation in Santee. However, the southern tracts of the City have been identified as disadvantaged communities using the OPR’s screening methodology for the Environmental Justice Element. These areas also have a concentration of persons with disabilities, low and moderate income households, children in family and single-female households.

Regional Impediment #4: Housing choices for special needs groups, especially persons with disabilities, are limited. Housing options for special needs groups, especially for seniors and persons with disabilities, are limited. Affordable programs and public housing projects have long waiting lists.

Local Relevance: Elderly households make up 25 percent of the City’s households and 10 percent of the City’s population has a disability. The 2020 Regional AI found governmental constraints that hinder housing choice for special needs groups, particularly non-compliance with state law related to accessory dwelling units, Low Barrier Navigation Centers (LBNC), emergency shelter capacity, parking standards, transitional and supportive housing, and affordable housing streamlined approval. Details of the constraints are found in Governmental Constraints section of the Housing Element. The City will address these constraints through Programs 10 and 11.

Regional Impediment #5: Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher (HCV) use have occurred, with a high rate of voucher use in El Cajon and National City.

Local Relevance: Though the City received 0.8 percent (266 vouchers) of the HCVs administered by the County, HCV use is concentrated in the southern tracts of the City. Assisting in the promotion of HCV use is included in Program 13.

Regional Impediment #6: Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.

Local Relevance: Blacks were not significantly under-represented in the homebuyer market in Santee. Variation between percent of applicant pool (1.4 percent) and percent of the City’s population (1.8 percent) was not significant. Blacks also received the same approval rates as the approval rate for all Citywide applications (64 percent). However, Hispanics were greatly under-represented in Santee’s homebuyer market, making up only 9.9 percent of the City’s applicant pool but 16.3 percent of the City’s population. Hispanics were approved at lower rates of any race/ethnic (59 percent) except for Asian and multi-race applicants (58 percent).

Other Local Fair Housing Issues

The fair housing assessment below spatially describes concentrations of fair housing components (e.g., fair housing enforcement and outreach, integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk). This assessment found that the southernmost census tracts in the downtown, especially south of the intersection of Mission Gorge Rd and Cuyamaca St, have the most fair housing issues. These census tracts had a concentration of: persons with disabilities, low and moderate income households, low economic scores (based on poverty, adult education, job proximity, and median home value), mobile homes, and housing choice voucher use. According to staff, these areas are heavily populated by senior populations, particularly residing in the mobile home parks.

B. Assessment of Fair Housing Issues

1. FAIR HOUSING ENFORCEMENT AND OUTREACH

San Diego County jurisdictions are served by two fair housing service providers, CSA San Diego and Legal Aid Society of San Diego (LASSD), that investigate and resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords.

The City of Santee contracts with CSA San Diego County to provide fair housing services. Between FY 2014 and FY 2019, CSA provided fair housing services to approximately 1,000 San Diego County residents per year—for a total of 6,276 clients over the five-year period. The majority of CSA’s clients during this period came from El Cajon (35 percent), Chula Vista (21 percent), and the unincorporated County. CSA served 276 Santee residents during this period, representing only four percent of the clients served by CSA. Statistics reported by CSA indicate that low income persons, regardless of race, are the most frequently impacted by fair housing issues in its service area ([Table E-1](#)[Table E-43](#)). The vast majority of CSA’s clients (95 percent) between FY 2014 and FY 2019 were either extremely low or very low income. Consistent with the demographic makeup of the region, White residents represented a substantial proportion of clients served (41 percent). However, there is some indication that fair housing issues disproportionately affect certain racial/ethnic groups. For example, Black residents made up less than an average 4.1 percent of the population in the cities that CSA serves but represented 10 percent of fair housing clients served. The characteristics of the clients served by CSA are similar to those in the County, except that the proportion of non-Hispanic and White clients was higher in Santee than the County. This is to be expected as Santee has a higher proportion of non-Hispanic White population (69 percent) than the County (46 percent).

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Table E-143: Characteristics of Clients Served by CSA and Santee Population (2013-2019)

Santee	CSA County Clients	CSA Santee Clients	Santee Population
Total Clients Served/ <i>Population</i>	6,276	276	57,999
Race			
Hispanic	38.1%	11.2%	18.1%
Non- Hispanic	61.9%	88.4%	81.9%
Ethnicity			
White	40.5%	70.7%	69.1%
Black/African American	10.0%	4.7%	1.9%
Asian	2.6%	1.8%	5.2%
Hawaiian/Pacific Islander	2.4%	0.7%	0.3%
American Indian/ Alaska Native	2.6%	0.4%	0.5%
Other/Multi-Racial	41.9%	21.7%	5%
Income Level			
Extremely Low Income (<30% AMI)	82.9%	76.1%	9.1%
Very Low Income (<50% AMI)	12.3%	10.9%	10.0%
Low Income (<80% AMI)	2.6%	10.5%	18.8%
>80% AMI or income not reported	2.2%	2.5%	62.1%
Source: 2020 San Diego Regional AI, CSA San Diego 2020.			

For the 2020 Regional AI, CSA also provided the results of Fair Housing Testing done on at two sites in Santee in 2020. CSA tested for discrimination based on national origin and race at two sites. The site tested for race showed differential treatment. Most of the testing done by CSA focused on the City of San Diego (20 sites) and El Cajon (eight sites). **More testing for discrimination in the City of Santee is needed.**

The U.S. Department of Housing and Urban Development (HUD) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, nine fair housing cases filed with HUD from Santee residents, comprising only two percent of the complaints filed in the entire County. Overall, disability and race discrimination were the most commonly reported—reported in four cases. In the County and Santee, disability-related discrimination was the most commonly reported—comprising 53 percent of all cases in the County and 67 percent of Santee cases.

CSA conducts regular workshops and educational presentations, including informal Fair Housing workshops. Workshops and presentations cover a wide range of issues including tenant and landlord rights and responsibilities, notices to vacate, substandard conditions, and foreclosures. From 2015 to 2019, CSA participated in at least 26 outreach events at Santee City Hall and Santee Public Library, located on the north and south ends of the City, respectively. These two locations are accessible through public transit (Metropolitan Transit System Routes 834 and 832). Events were advertised on the City website and in the City’s paper newsletter available in English and Spanish. Meetings are usually held during the day. CSA is also a member of the City’s Santee Collaborative, a community-based organization of parents, residents, community-based organizations, school personnel and the

faith community that works to “promote a healthier more proactive community that builds resilient children and families.” Fair housing testing was limited.

The 2020 Regional AI found that enforcement and outreach services were inadequate across the San Diego County Region as residents may find it hard to navigate the service system and identify the appropriate agency to contact. The City of Santee advertises fair housing services through placement of a fair housing services brochures and posters at public counters. These materials are available in English, Spanish, and Arabic. **The City will continue to include a link to the CSA website and update outreach materials frequently.**

2. INTEGRATION AND SEGREGATION

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

As described in the Community Profile, Santee’s population is mostly white. Despite increases in the minority population from 2010 to 2018, Santee continues to have a substantially larger proportion of White residents and smaller proportion of Hispanic/Latino residents compared to neighboring jurisdictions and the County as a whole (Figure 1 and [Table E-2](#)~~Table E-44~~). The City’s proportion of Black/African American residents is also significantly lower than surrounding cities and within the County.

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Figure E-143: Race/Ethnic Composition Changes

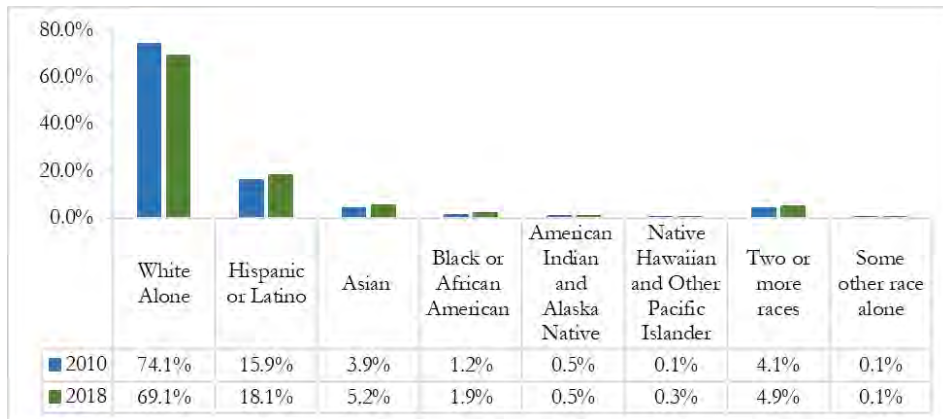


Table E-2244: Racial Composition in Neighboring Cities and Region (2018)

Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac Islands	Other	Two or More	Hispanic/Latino
El Cajon	57.1%	5.5%	0.2%	3.7%	0.4%	0.3%	4.3%	28.5%
La Mesa	55.5%	7.1%	0.1%	6.5%	0.3%	0.1%	4.6%	25.9%
Lemon Grove	28.9%	13.5%	0.1%	6.0%	0.4%	0.1%	4.2%	46.7%
San Diego	42.9%	6.2%	0.2%	16.4%	0.4%	0.2%	3.6%	30.1%
Santee	69.1%	1.9%	0.5%	5.2%	0.3%	0.1%	4.9%	18.1%
County	45.9%	4.7%	0.4%	11.6%	0.4%	0.2%	3.4%	33.5%

Source: American Community Survey (2014-2018 Estimates).

Dissimilarity indices can be used to measure the extent to which a distribution of any two groups differs across block groups. Racial and ethnic dissimilarity trends for Santee and San Diego-Carlsbad Region are shown in [Table E-3](#) and [Table E-45](#). The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

From 1990 to 2020, block groups in Santee have become increasingly segregated. While the segregation between non-white and white residents remained low, the segregation between white and Black population and white population and Asian/Pacific Islanders has increased in the past 30 years. Specifically, in the past 10 years, the segregation between white population and black population and white population and Asian/Pacific Islander populations increased by 10 index points. Overall, Santee shows a lower degree of segregation where scores are less than 40 and considered “low segregation” in comparison to the San Diego-Carlsbad Region as a whole. County dissimilarity indices for Non-White/White, Black/White, Hispanic/White, and Asian or Pacific Islander/White were all categorized as moderately segregation.

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Table E-3345: Dissimilarity Indices

	1990 Trend	2000 Trend	2010 Trend	Current
Santee				
Non-White/White	10.53	7.99	6.85	9.68
Black/White	15.73	28.26	20.67	31.94
Hispanic/White	13.21	6.39	6.37	9.02
Asian or Pacific Islander/White	5.98	11.01	6.89	15.16
San Diego County				
Non-White/White	43.4	45.2	42.9	46.4
Black/White	58.0	53.8	48.4	54.1
Hispanic/White	45.2	50.6	49.6	51.7
Asian or Pacific Islander/White	48.1	46.8	44.4	49.8

Source: HUD Dissimilarity Index, 2020.

The AFFH tool also provides spatial analysis of non-white population (i.e., minority and mixed-race population) across the City. [Figure E-2](#) [Figure E-14](#) shows that the highest concentration of non-white population is found in block group 060730166.151, located in the south of the City (north of Mission Gorge Rd and bounded by Cuyamaca St. and N. Magnolia Ave.

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Most of the City's block groups have a minority population between 21 and 40 percent ([Figure E-2](#) [Figure E-14](#)). The City identified 36 percent of its RHNA units in block groups with a 21-40 percent minority concentration, and a similar proportion (34 percent) of its lower income in these census tracts. [Table E-4](#) [Table E-46](#) shows that most RHNA units are distributed in the census tract with the highest minority concentration (41-60 percent). This census tract has 64 percent of all RHNA sites, but a variety of income levels. In fact, 90 percent of moderate income RHNA sites are in this tract. [Figure E-2](#) [Figure E-14](#) also shows that the City's RHNA sites are fairly distributed throughout the City.

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Table E-446: RHNA Unit Distribution by % Minority Concentration				
% Minority Concentration	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	33.6%	9.9%	100.0%	36.3%
41 - 60%	66.4%	90.1%	0.0%	63.7%
61 - 80%	0.0%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1,228	587	295	2,110

AFFH mapping tool also provides maps of predominant races by tract. These metrics show tracts where a race dominates and the percent by which the race dominates over the other races. [Figure E-2](#) [Figure E-14](#) also shows most of the census tracts in the City are predominantly white, meaning the gap between white population and other ethnicities is over 50 percent.

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Persons with Disabilities

According to the 2020 Regional AI, housing choices for special needs groups, especially persons with disabilities, are limited in the region. In San Diego County, about 10 percent of the population has a disability. Santee has a population of persons with disabilities (11.2 percent) comparable to the County and its neighboring cities of El Cajon (13.3 percent), La Mesa (11.9 percent), and Poway (10.0 percent).

Figure E-3Figure E-15 shows that persons with disabilities are concentrated on census tracts to the east of Santee, with the population with a disability ranging between 10 and 20 percent per tract. Within Santee, tracts along the north, east, and south edges of the City have the highest concentration of persons with disabilities.⁸ Persons with disabilities may be concentrated along the southern census tracts of the cities because all of the City’s mobile home parks are located in these tracts as well (Figure E-4Figure E-16). A special characteristics of the southernmost tracts in the City is that all of the City’s mobile home parks are located in the southernmost tracts if the City. Half of the City’s mobile home parks are in tracts where 10 to 20 percent of the population has a disability. Mobile home parks are often occupied by seniors on fixed incomes, who may also have a disability.

Santee’s RHNA units are not disproportionately concentrated on areas with a concentration of persons with disabilities. About 80 percent of Santee’s RHNA units are located in census tracts with a population of less than 10 percent persons with disabilities (Table E-5Table E-47). Only moderate and above moderate units are located in census tracts with a population of persons with disabilities between 10 and 20 percent (Figure E-3Figure E-15).

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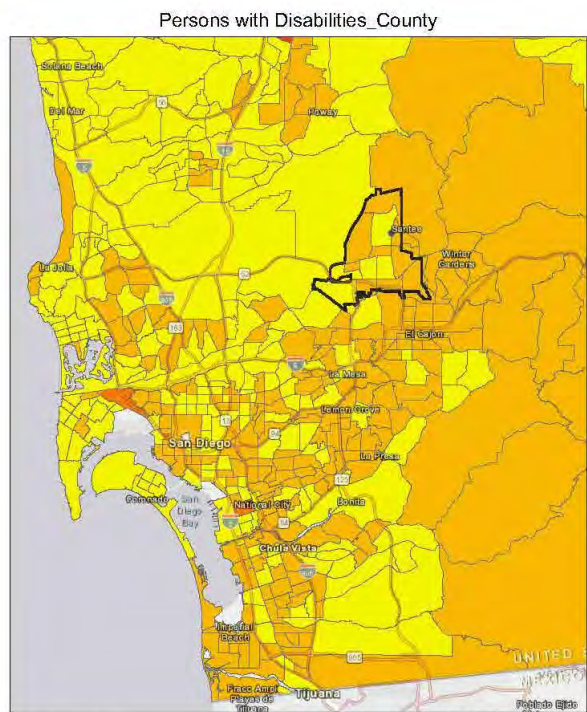
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Table E-547: RHNA Units by % Population with Disabilities

% Persons with Disabilities	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 10%	91.4%	90.1%	6.8%	79.2%
10% - 20%	8.6%	9.9%	93.2%	20.8%
20% - 30%	0.0%	0.0%	0.0%	0.0%
30% - 40%	0.0%	0.0%	0.0%	0.0%
> 40%	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

⁸ The northernmost tract in the City (tract 169.01) extends past the Santee City limits. City staff reports that there is no Santee population within this tract.

Figure E-345: Distribution of Population with Disabilities

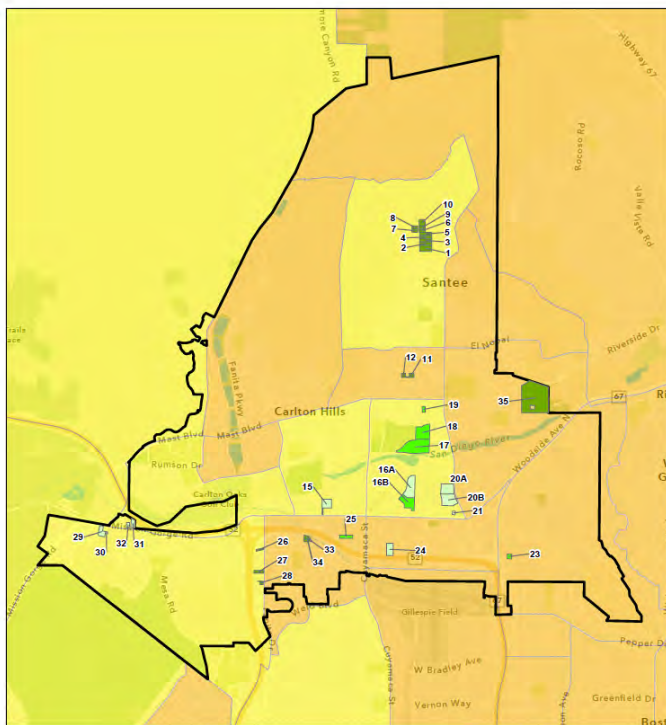


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 City/Town Boundaries
 (R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%

Scale: Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD
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Six Cycle Sites

- Above Mod
- Mod
- Lower

Population with a Disability

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

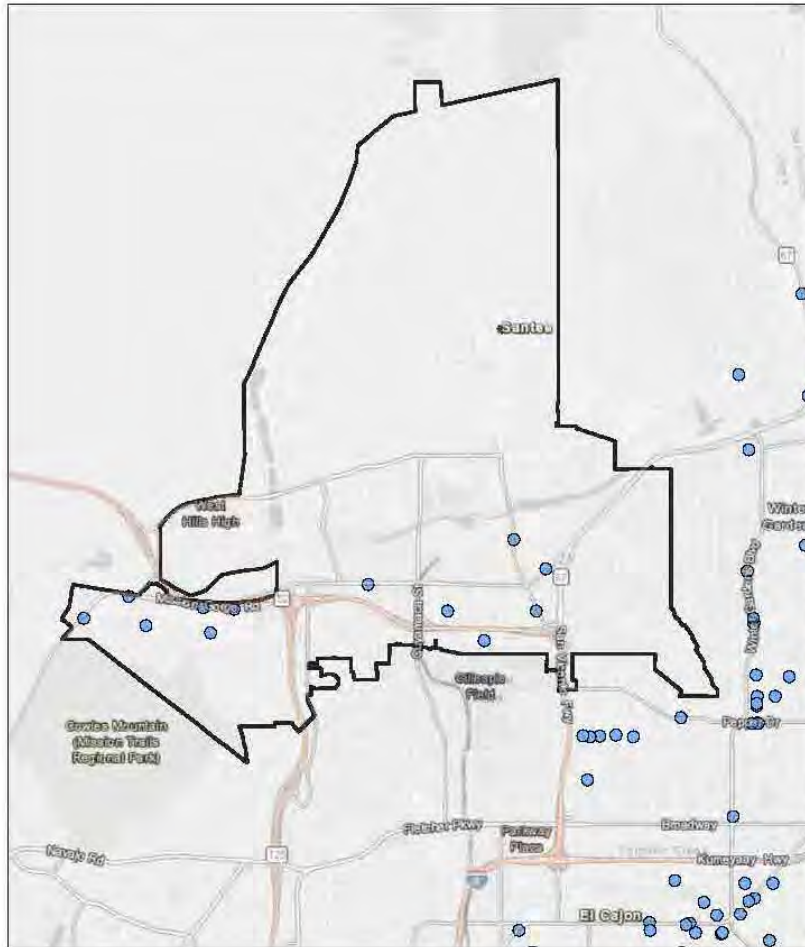
City of Santee
 Concentrations of Persons with Disabilities

0 0.5 1 Miles

Scale: Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD
 SanGIS, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | FloorWrite 2021, HUD 2019 | FloorWrite 2021, ESRI, U.S. Census | FloorWrite 2021, TCAC 2020 | FloorWrite

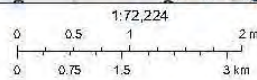
Figure E-416: Mobile Home Park Distribution



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City/Town Boundaries

(A) Mobile Home Parks (HIFLD, 2018)



SanGIS, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

SanGIS, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | FloorWorks 2021, HUD 2019 | FloorWorks 2021, ESRI, U.S. Census | FloorWorks 2021, TCAC 2020 | CA HCD

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. According to the AFFH data tool ([Figure E-5](#)[Figure E-17](#)), there is no concentration of population of adults living alone in the City. Adults living with their spouse are concentrated in the northernmost tract of the City (census tract 169.01, [Figure E-5](#)[Figure E-17](#)), where the population of adults living with their spouse is between 60 and 80 percent, compared to the 40 to 60 percent throughout the rest of the City. Considering that there is no population in Santee in this area (see footnote 1), there does not appear to be a concentration of adults in married households.

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. The 2020 AI reported that 32.8 percent of Santee households were families with children. The City's share of families with children is lower than the neighboring cities of El Cajon (40 percent) and Lemon Grove (39 percent), but higher than the City of San Diego (29 percent) and the county overall (33 percent). According to the HCD AFFH map in Figure 5, children in married households are most concentrated in the south and southeasternmost tracts of the city along the city border. The percent of children living in married households in these tract is over 80 percent. Only 13 percent of RHNA units were sited in census tracts with the highest concentration of children in married households in the City ([Table E-6](#)[Table E-48](#)). The lower income RHNA sites are higher density sites and therefore, located in areas that are appropriate for apartments, condominiums, and townhomes. These types of housing are appropriate and more likely to be naturally affordable to small households with no or fewer children.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. According to the 2020 Regional AI, about 6.4 percent of Santee households were single-female-headed households with children in 2017. The proportion of single female-headed households with children is higher than the neighboring city of Poway (4.6 percent) and the County (6.0 percent) but lower than El Cajon (20.7 percent) and La Mesa (6.5 percent). Children in single female-headed households are concentrated in the south center tracts of the City (census tracts 166.15 and 166.15, [Figure E-6](#)[Figure E-18](#)). Between 20 to 40 percent of children living in these tracts are in single female-headed households.

Only one of the two census tracts with the high concentration of children in female-headed households has RHNA sites ([Figure E-6](#)[Figure E-18](#)). This census tract contains 63 percent of the RHNA units, and 66 percent of the lower income units. However, most of the moderate-income units (90 percent) were sited in this census tract as well ([Table E-7](#)[Table E-49](#)).

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Table E-648: RHNA Units by % Children in Married-Couple Households

% Children in Married-Couple HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	83.3%	90.1%	94.9%	86.8%
> 80%	16.7%	9.9%	5.1%	13.2%
Total Units	1,228	587	295	2,110

Table E-749: RHNA Distribution by % Children in Female-Headed Households (FHH)

% Children in FHH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	33.6%	9.9%	100.0%	36.3%
20% - 40%	66.4%	90.1%	0.0%	63.7%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

Figure E-517: Distribution of Adults Living Alone and Adults in Living with Spouse

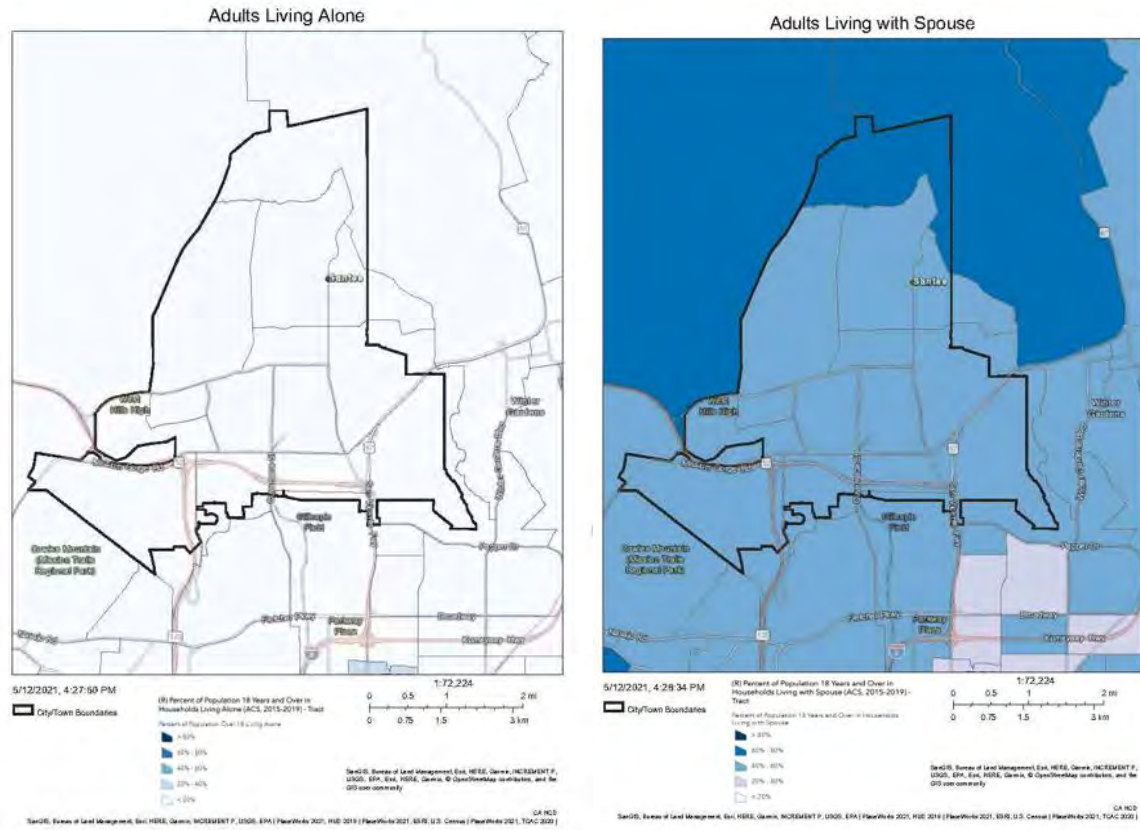
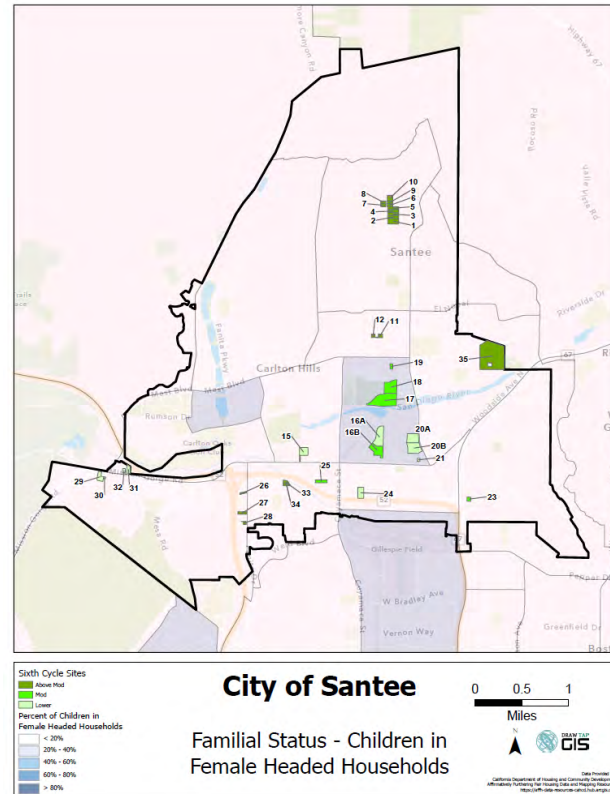
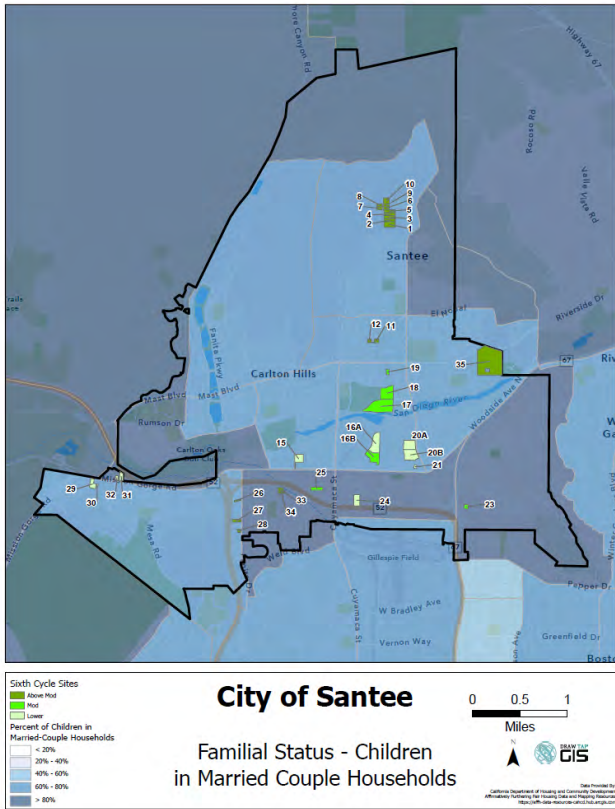


Figure E-648: Children in Married Households and Single Female-Headed Households



Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure E-7 shows the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in census tracts south of Santee and in the cities of El Cajon, La Mesa, Lemon Grove, National City, San Diego, and Imperial Beach. The City of Santee has a variety of population income distributions (Figure E-7, Figure E-49). The southernmost census tract (closest to El Cajon) has the highest concentration of LMI population, where 50 to 75 percent of households are LMI. The census tracts to the north of this tract range have less than 50 percent LMI households. The block groups in the center/north of the City have the lowest concentration of LMI households (less than 25 percent). According to the 2020 Regional Analysis of Impediments to Fair Housing (2020 Regional AI), Santee has the second highest percentage of population earning more than moderate incomes (62 percent) among its neighbors El Cajon (38 percent), La Mesa (50 percent), and Poway (69 percent).

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About 86 percent of RHNA units are located in census tracts with the most common concentration of LMI households in the City (Table E-8, Table E-50). The census tract with the highest concentration of LMI households is located south of Mission Gorge Rd. (bounded by Fanita Dr. and Cuyamaca St.). Three percent of RHNA units are located in this census tract, of which zero percent are lower income units.

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Table E-850: RHNA Unit Distribution by % LMI Households in Census Tract

% LMI HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 25%	8.1%	0.0%	46.8%	11.3%
25% - 50%	91.9%	93.0%	48.1%	86.1%
50% - 75%	0.0%	7.0%	5.1%	2.7%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

Housing Choice Voucher

Trends related to housing choice vouchers (HCV) can show patterns of concentration and integration. In Santee, HCV use is concentrated along the southern tracts of the City (Figure E-8, Figure E-20). In Census tract 166.17, 16 percent of the renter-occupied units use HCVs, making it the most concentrated HCV area in the City. The westernmost and easternmost census tracts along the southern city limits also have a concentration of HCV use compared to the rest of the city. Census tract 166.17 and the westernmost census tract are also the location for the majority of the City's mobile home parks (Figure E-4, Figure E-16). Some LMI census tracts correlate with census tracts that have a high proportion of persons with disabilities, mobile home parks, and HCV use.

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Figure E-749: Low and Moderate Income Household Distribution

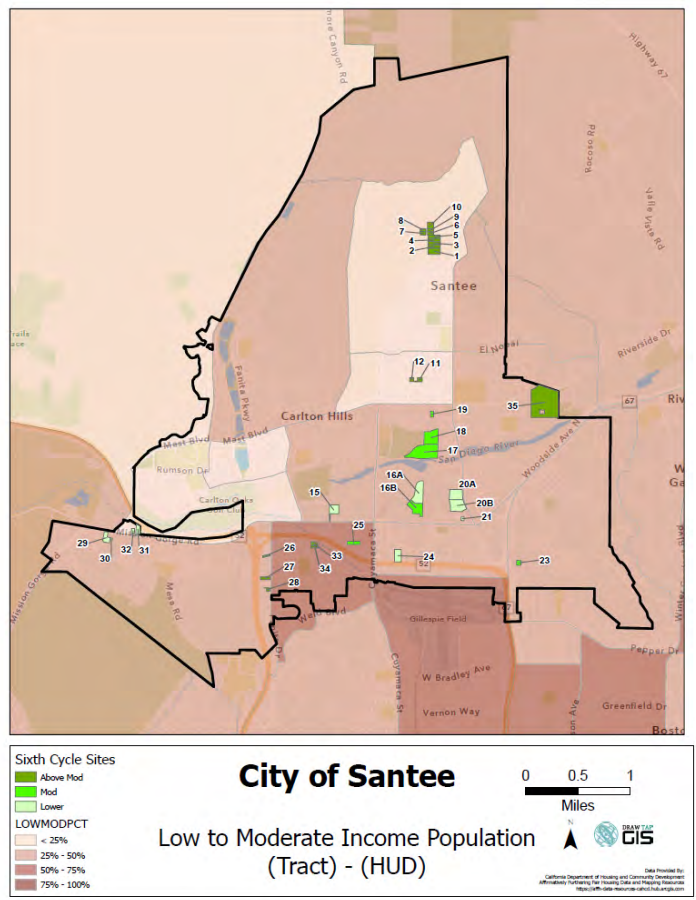
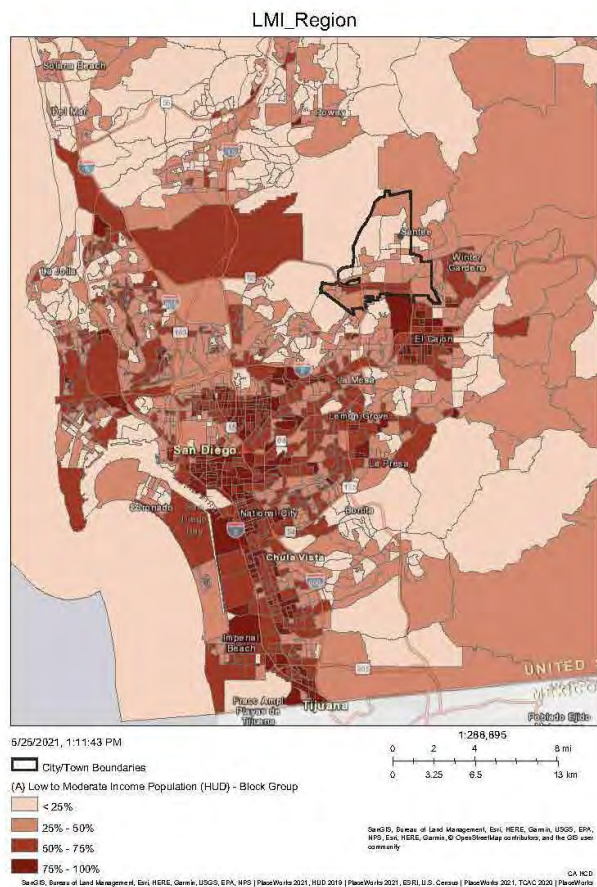
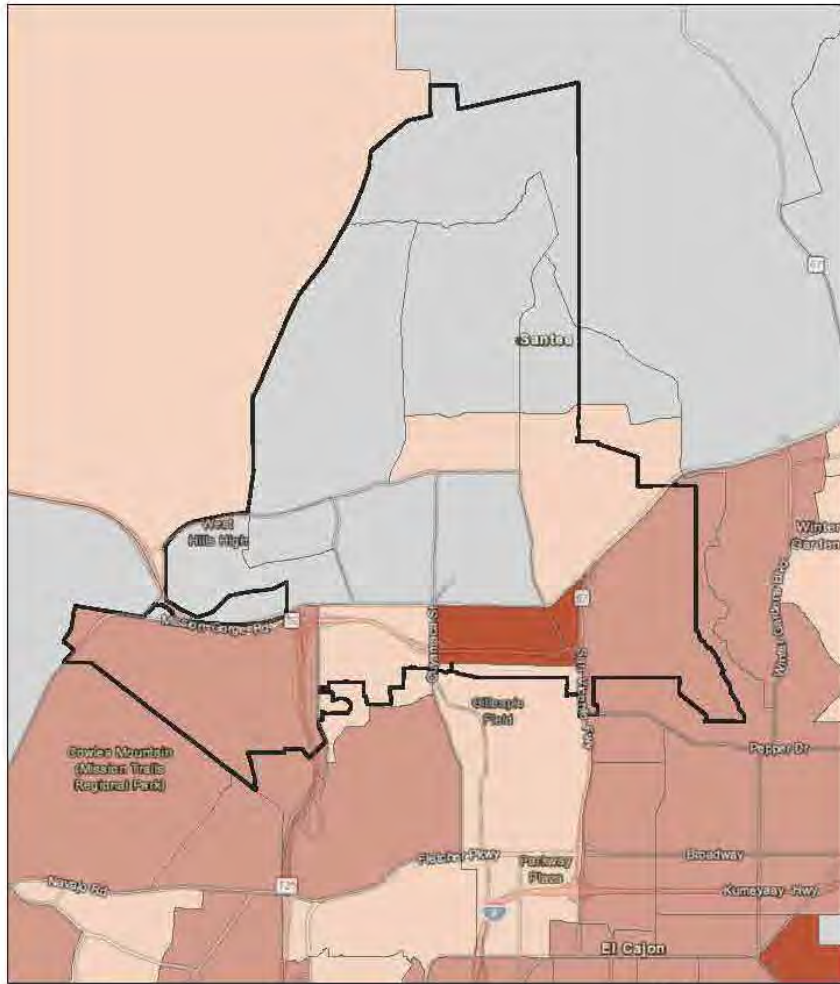
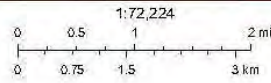


Figure E-820: Housing Choice Voucher Concentration



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- City/Town Boundaries
- > 0 - 5%
- > 5% - 15%
- > 15% - 30%
- No Data



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3. RACIALLY AND ETHNICALLY CONCENTRATED AREAS

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In San Diego County, there are R/ECAPs scattered in small sections of Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista (Figure E-9, Figure E-24). Larger R/ECAP clusters can be seen in the central/southern portion of the City of San Diego. There are no R/ECAPs in Santee. Because of this, zero percent of RHNA units are located in R/ECAP sites. As shown in the 2021 TCAC/HCD maps (next section) and minority concentration analysis (see Patterns of Segregation and Minority Concentrations above), Santee is made up of moderate-high resource areas with a small minority population.

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Racially Concentrated Areas of Affluence (RCAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAs are defined as affluent, White communities. According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

While HCD has created its own metric for RCAs, at the time of this writing the map on the AFFH tool is not available. Thus, the definition of RCAs used in this analysis is the definition used by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). As shown in Table E-2, Table E-5, none of the census tracts in Santee have more than 80 percent non-Hispanic White population. White population in Santee census tracts ranges from 66 to 78 percent and in all but one census tracts, non-Hispanic whites dominate the share of the tract by over 50 percent (Figure E-10, Figure E-22). The median income in the northern census tracts is more than \$125,000 (Figure E-10, Figure E-22). Higher median incomes do not appear to be correlated with white concentration. Although the City of Santee is majority, White non-Hispanic, no RCAs are located within the City. The City of Santee has historically developed as a middle-class bedroom community consisting primarily of single-family tract housing built after the Second World War in the 1950's, 60's and 70s. The majority White, non-Hispanic racial makeup of the City is likely a result of the predominance of single-family tract housing in the City and not due other factors such as redlining, which was a practice declared unconstitutional by the Supreme Court in *Shelley v. Kraemer* in 1948 before most of the Santee housing stock was developed. The working class in San Diego County at the time most of the City's housing stock was developed with primarily White, non-Hispanic. With the last two housing element cycles the City has been upzoning properties throughout the City that allow for greater residential densities and a greater diversity in housing types, including multifamily housing. The racial makeup of the City has also been diversifying with the White, non-Hispanic population declining from approximately 90% in 1980 to 64% in 2020. Over the last 15 years, as new multifamily products have come online, the City has witnessed increased diversity as these products are more affordable. The increase in multifamily housing in Santee has

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[resulted in greater racial diversity because the multifamily product is relatively more affordable to all income groups. This Housing Element includes the upzoning of numerous properties throughout the City to encourage additional multifamily housing that is affordable to a more diverse population.](#)

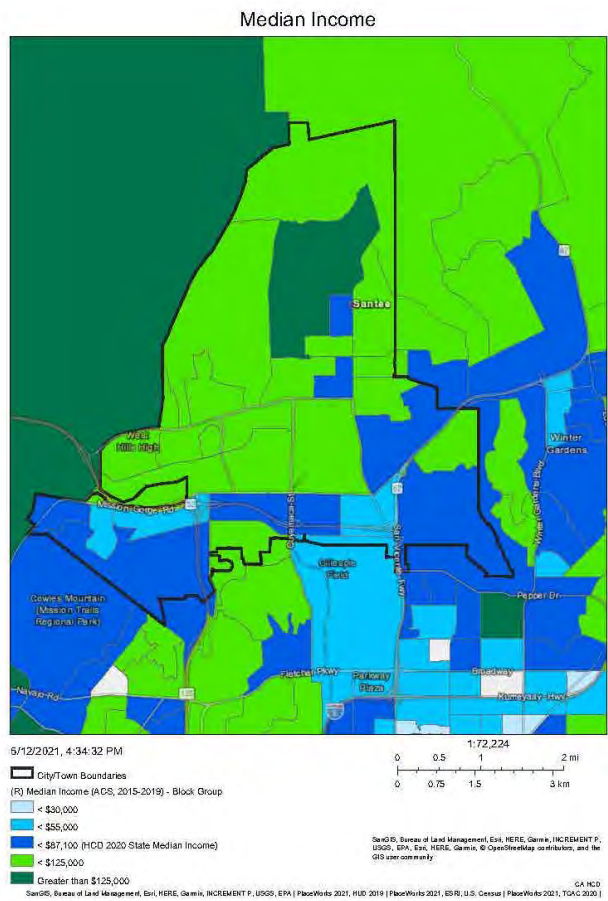
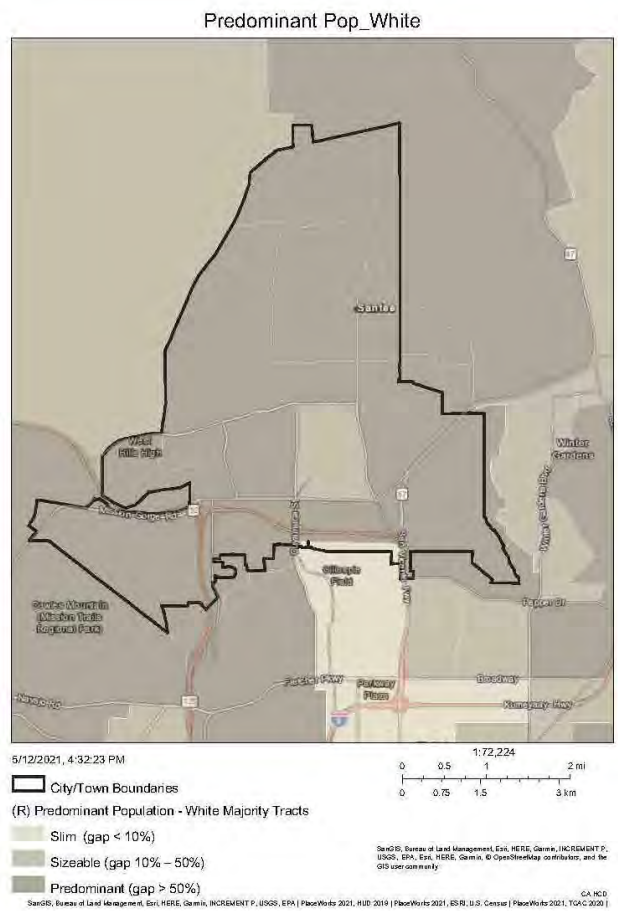
Table E-954: Percent White Population by Census Tract

Tract	Percent White Population
166.05	74.4%
166.06	67.9%
166.07	72.3%
166.08	78.0%
166.09	72.7%
166.10	71.8%
166.12	72.7%
166.13	72.1%
166.14	69.3%
166.15	58.8%
166.16	66.2%
166.17	66.7%
95.04	62.4%

Figure E-224: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)



Figure E-1022: Racially Concentrated Areas of Affluence (RCAs)



4. ACCESS TO OPPORTUNITIES

“Significant disparities in access to opportunity” are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

TCAC Opportunity Maps

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. [Table E-10](#) [Table E-52](#) shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table E-1052: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty
	Adult education
	Employment
	Job proximity
	Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency
	Reading proficiency
	High School graduation rates
	Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

According to the 2021 TCAC/HCD opportunity area map, there are no census tracts or areas of high racial segregation and poverty in Santee ([Figure E-11](#) [Figure E-23](#)). The regional map in [Figure E-12](#) [Figure E-24](#) identify most areas with high segregation and poverty in the Southern County, specifically in Chula Vista, National City, and the City of San Diego. The closest tracts to Santee with high segregation and poverty are found in El Cajon.

According to the HCD/TCAC opportunity map ([Figure E-11](#) [Figure E-23](#)), Santee is made up of moderate and high resource census tracts ([Table E-11](#) [Table E-53](#)). Categorization is based on percentile rankings for census tracts within the San Diego Region. Higher composite scores mean higher resources. Locally, eastern census tracts scored lower (as moderate), indicating lower resources

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than other tracts within the City (Figure E-11, Figure E-23). High and highest resource tracts were concentrated on the western side of the City. Regionally, a higher concentration of lower resource areas are located surrounding the City of Santee in El Cajon and Lakeside and in a larger scale in the Southern County, along the U.S-Mexico border and along the coast (in the cities of Imperial Beach, Chula Vista, and National City). As shown in Table E-11, Table E-53, there does not appear to be a correlation between minority concentration and resource categories.

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Table E-1153: Minority Concentration and 2021 TCAC/HCD Resource Category

Tract	Minority Concentration	Resource Category
166.08	22.0%	Moderate Resource
166.05	25.6%	High Resource
166.12	27.3%	High Resource
166.09	27.3%	High Resource
166.07	27.7%	Moderate Resource
166.13	27.9%	High Resource
166.1	28.2%	High Resource
166.14	30.7%	High Resource
166.06	32.1%	High Resource
166.17	33.3%	Moderate Resource
166.16	33.8%	Moderate Resource
95.04	37.6%	Highest Resource
166.15	41.2%	High Resource

Source: 2014-2018 American Community Survey, 2021 TCAC/HCD Opportunity Maps Statewide Summary Table.

Locally, eastern and southeastern census tracts scored lower (as moderate), indicating lower resources than other tracts within the City (Figure E-11, Figure E-23). Figure E-11, Figure E-23 also shows the distribution of RHNA sites across the TCAC opportunity areas. About 86 percent of all RHNA units are located in high resource areas (Table E-12, Table E-54). Of the 1,228 lower income RHNA units, 91 percent are in highest resource tracts.

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Table E-1254: RHNA Units by TCAC Opportunity Areas

Opportunity Area	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
Moderate Resource (Rapidly Changing)	0.0%	2.9%	0.0%	0.8%
Moderate Resource	8.6%	7.0%	46.4%	13.4%
High Resource	91.4%	90.1%	53.6%	85.8%
Grand Total	1,228	587	295	2,110

Figure E-1123: TCAC Opportunity Areas in Santee

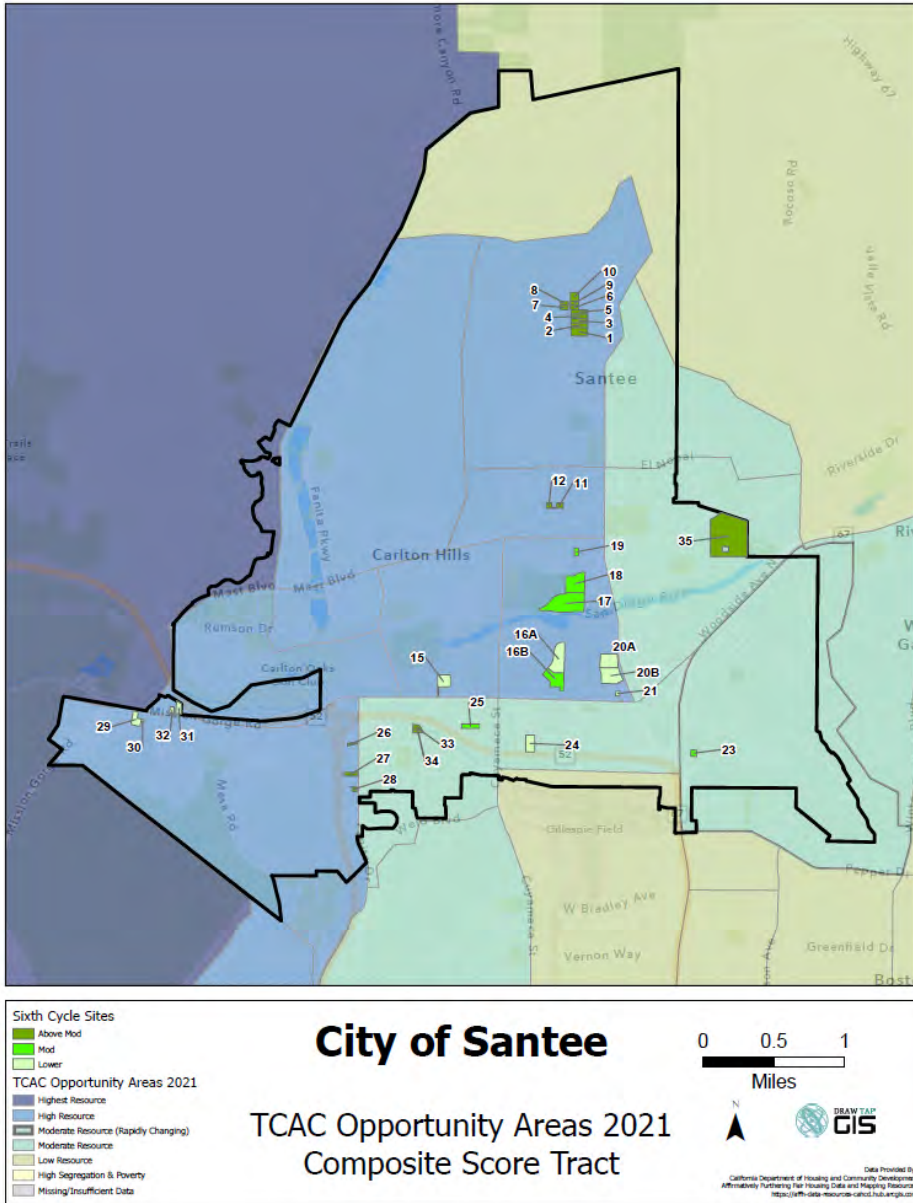
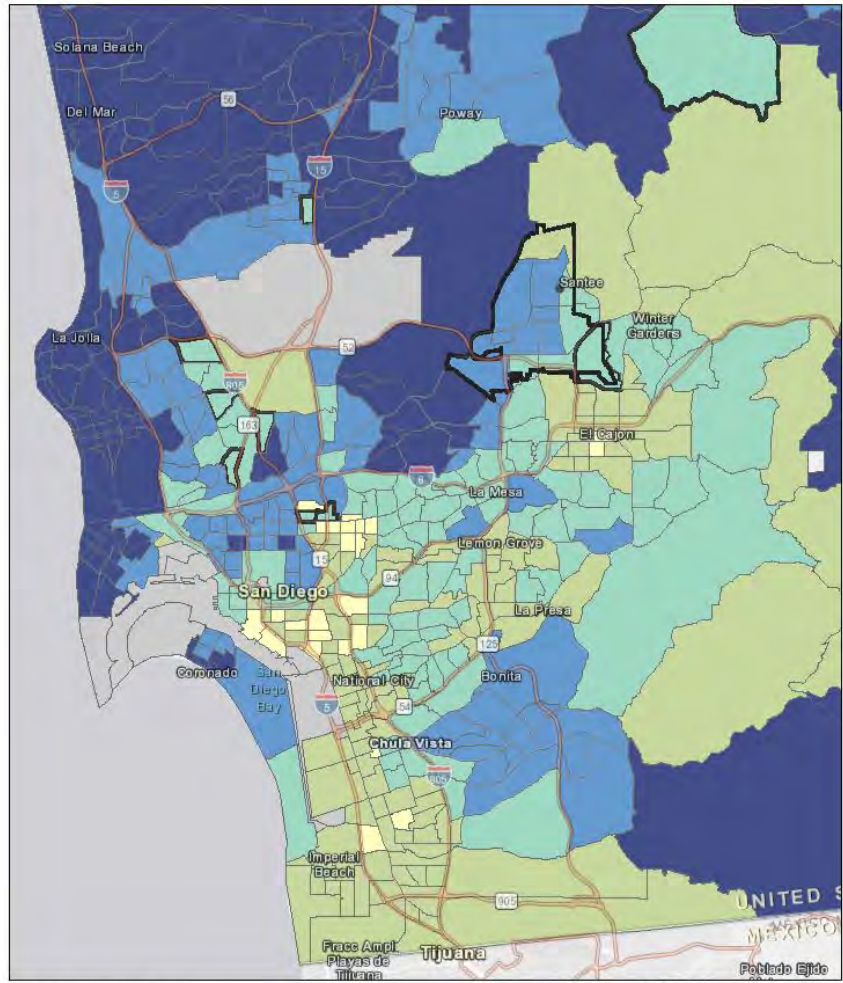
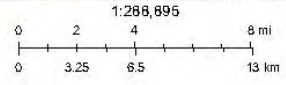


Figure E-1224: TCAC Opportunity Areas in the Southern County Region



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource



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Opportunity Indicators

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Santee residents' access to key opportunity assets in comparison to the County. [Table E-13](#)~~Table E-55~~ provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

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- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

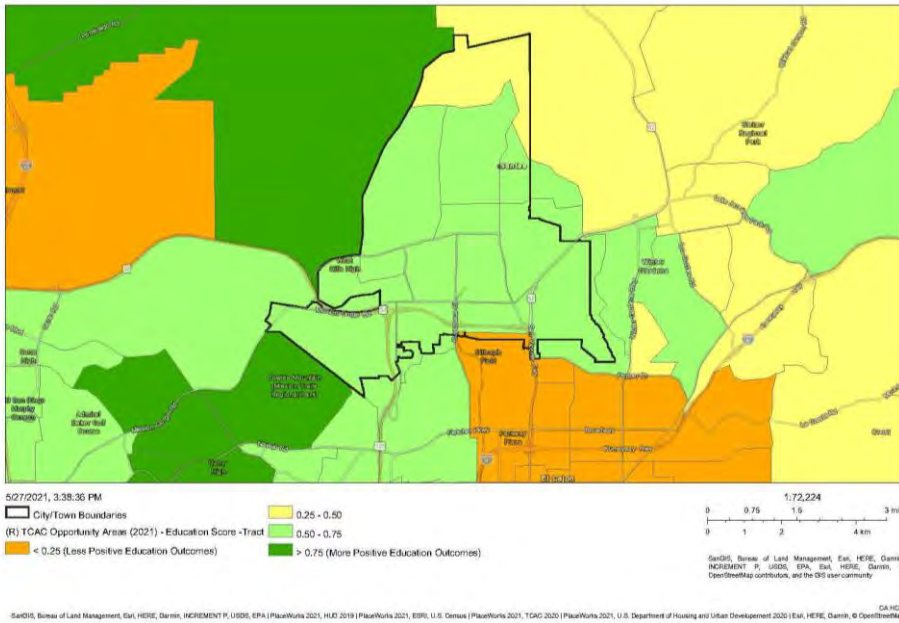
In San Diego County, Native American, Black, and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, and lower labor participation rate. Black residents were most likely to reside in areas with the lowest

environmental quality levels, the lowest accessibility to employment centers, and the lowest cost of transportation. Black and Asian residents scored highest as most likely to utilize public transportation. Within the City of Santee, there are no significant discrepancies in access to resources and opportunities among different race groups or among persons living above or below poverty. For example, for the entire population, the low poverty index ranges from 69 to 70 among different races. For the population living below the federal poverty line, the low poverty index ranged from 66 in White, Non-Hispanics to 75 in the Asian/Pacific Islander population. The opportunity indicators did show disproportionately lower scores for Blacks and Native Americans in terms of access to employment. However, these two groups represent very small percentages of the City's population.

Table E-1355: Opportunity Indicators by Race/Ethnicity

City of Santee	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	69.83	78.14	49.29	84.84	64.16	44.37	47.24
Black, Non-Hispanic	68.69	79.70	40.44	83.79	66.05	56.11	45.21
Hispanic	69.41	78.36	47.70	84.77	64.75	48.32	46.15
Asian or Pacific Islander, Non-Hispanic	69.90	79.62	47.36	84.22	64.42	49.78	46.20
Native American, Non-Hispanic	70.35	77.07	48.44	84.06	63.91	43.52	47.93
Population below federal poverty line							
White, Non-Hispanic	65.71	77.70	48.15	84.63	64.63	48.01	44.73
Black, Non-Hispanic	69.79	77.16	56.49	85.38	61.96	63.50	49.63
Hispanic	69.44	79.81	49.54	83.95	64.00	48.99	46.61
Asian or Pacific Islander, Non-Hispanic	75.16	74.24	55.79	86.75	66.23	50.10	46.26
Native American, Non-Hispanic	66.24	83.59	61.38	81.16	59.21	30.44	53.33
San Diego County							
Total Population							
White, Non-Hispanic	61.91	64.61	48.93	70.89	55.42	52.89	54.81
Black, Non-Hispanic	51.74	53.72	35.21	78.11	63.07	49.79	43.66
Hispanic	51.71	53.49	37.87	75.68	60.19	51.28	47.15
Asian or Pacific Islander, Non-Hispanic	65.75	64.96	55.06	78.19	59.63	51.68	47.98
Native American, Non-Hispanic	50.41	48.00	31.93	54.60	47.68	56.76	67.85
Population below federal poverty line							
White, Non-Hispanic	51.94	58.45	41.93	72.79	58.18	52.36	51.65
Black, Non-Hispanic	42.16	42.08	33.28	86.15	69.30	48.05	36.75
Hispanic	39.99	46.71	32.57	79.68	65.00	48.70	42.87
Asian or Pacific Islander, Non-Hispanic	60.01	60.14	48.58	75.21	59.26	51.72	50.68
Native American, Non-Hispanic	45.10	37.12	34.42	64.82	54.52	51.65	57.91
<p>Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 45 for index score meanings. Table is comparing the total Santee and County population, by race/ethnicity, to the Santee and County population living below the federal poverty line, also by race/ethnicity.</p> <p>Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA</p>							

Figure E-1426: TCAC Education Score Map



Transportation

HUD’s opportunity indicators have two categories to describe transportation- transit index and low transportation cost. Transit index scores did not differ between races or between the total population and the population living in poverty. Transit index scores fell in the 80s range across all races. Low transportation cost scores fell in the 60s across all races and did not differ for the population living below the poverty line. Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher “low transportation cost” indicates a lower cost of transportation, Santee has better access to transit compared to the County. In the County, transit scores were lower (residents less likely to use transit) and low transportation costs were lower (transit is more costly).

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Santee has an AllTransit Performance Score of 3.7. This is a relatively low score but the map in [Figure E-15](#) [Figure E-27](#) shows that areas near the City’s downtown have higher scores (and better access). [Figure E-16](#) [Figure E-28](#) shows that the number of transit stops within ½ mile of households does is greatest in the downtown but does not differ across the other areas. The northernmost, easternmost, and westernmost areas of the City do not have any access.

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Figure E-1527: AllTransit Performance Score

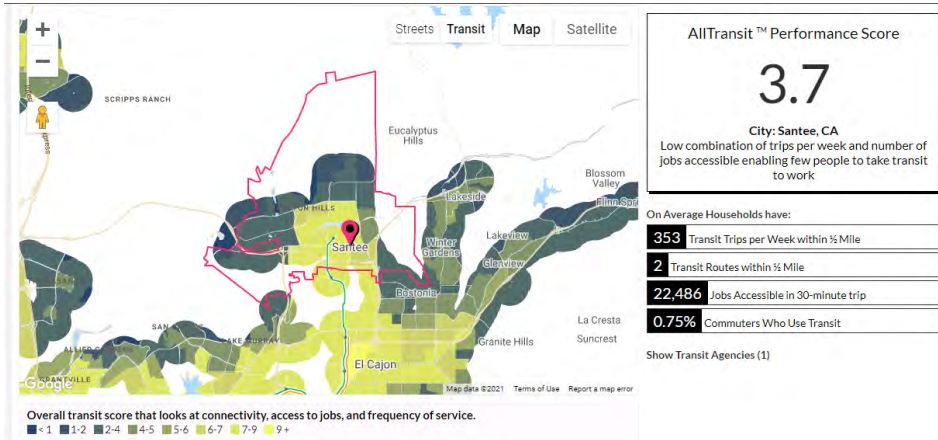
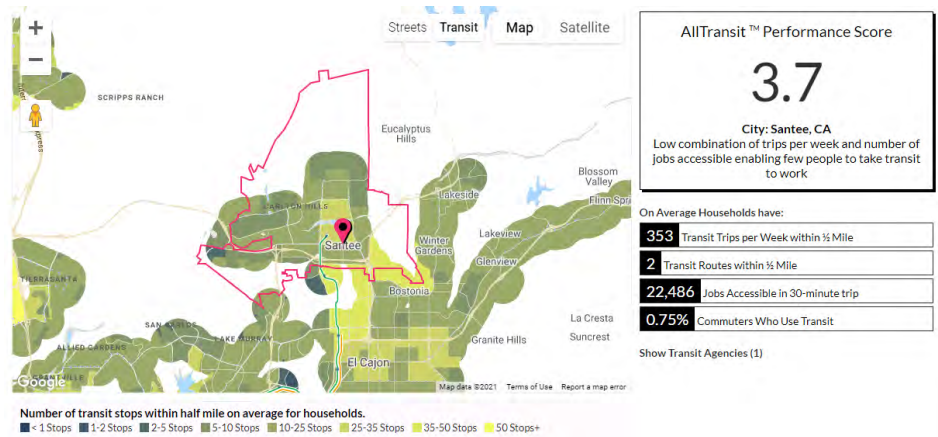


Figure E-1628: Number of Transit Stops within ½ Mile of Households

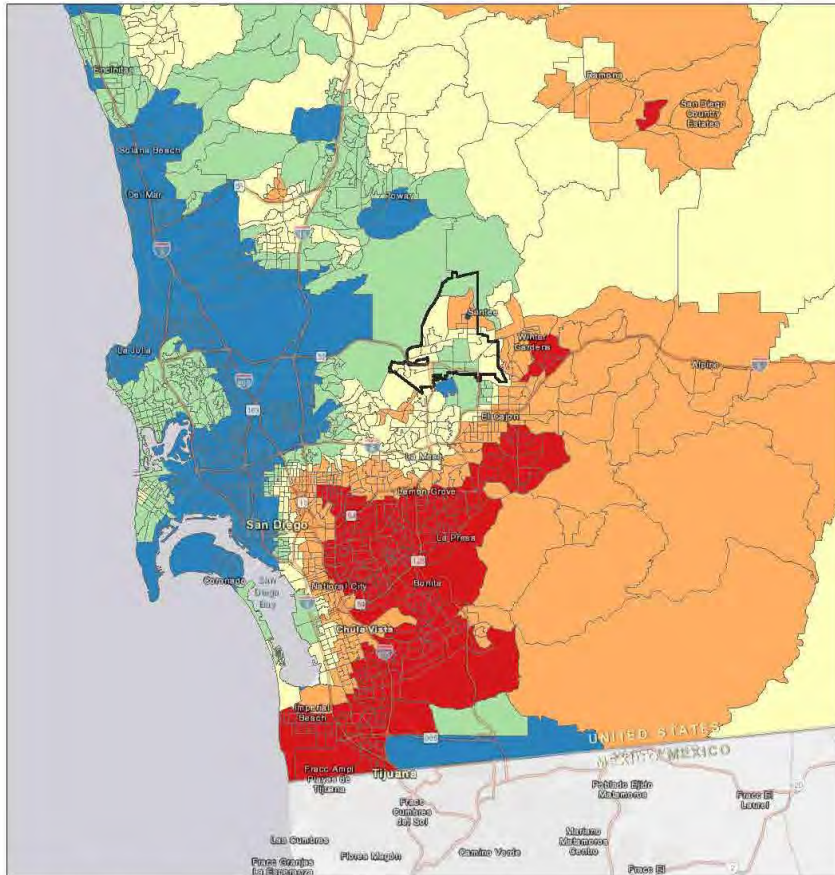


Economic Development

HUD’s opportunity indicators provide scores for labor market and jobs proximity. The labor market score is based the level of employment, labor force participation, and educational attainment in a census tract. Santee had higher labor market index scores than the County overall, indicating a higher labor force participation and human capital in a neighborhood. The jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. Santee scored lower than the County overall. This may be due to the location of the City outside the central areas of the County, where the higher job proximity scores are located (Figure E-17|Figure E-29). Within the City, higher job proximity scores are located near its boundaries with El Cajon, Poway, and Scripps Ranch.

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Figure E-1729: Jobs Proximity Index



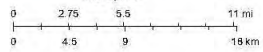
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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)

1:288,895

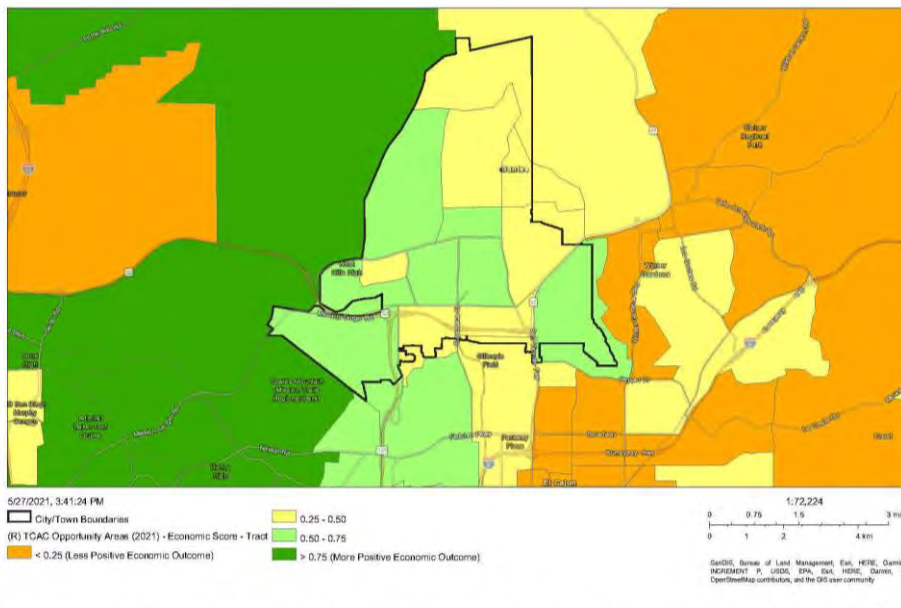


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TCAC Economic Scores are based on a composite of the following area characteristics: poverty, adult education, employment, job proximity, median home value. Within the County, lower economic scores are concentrated along the southern coast in the City of San Diego, Imperial Beach, and National City and in the eastern areas in El Cajon. None of the tracts in Santee scored among the lowest scores (less than 0.25). Within the City, southernmost tracts along the City's downtown and in the eastern tracts scored lower (0.25-0.50).

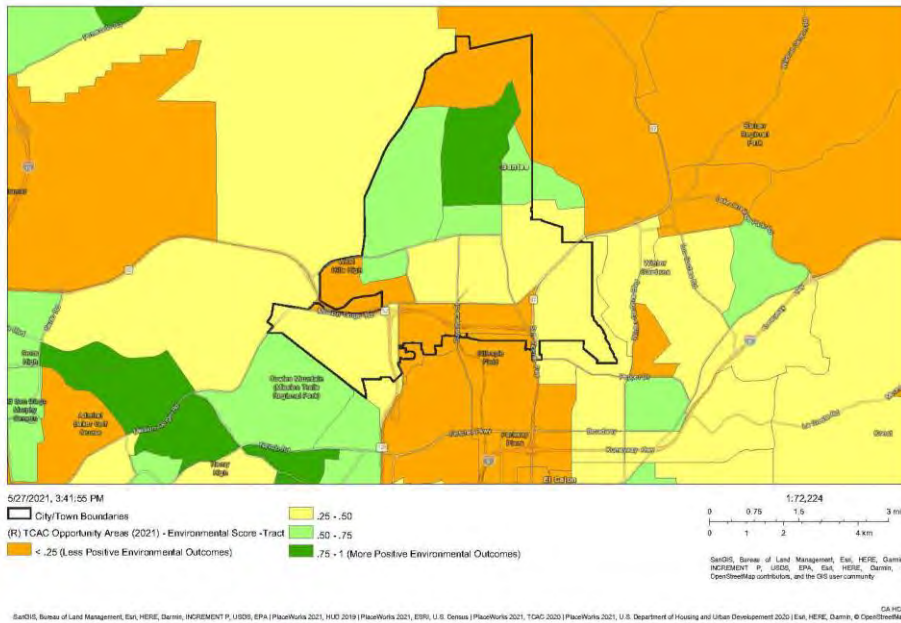
Figure E-1830: TCAC Economic Score



Environment

The TCAC Environmental Score is based on CalEnviroScreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Similar to economic scores, the TCAC's environmental scores were lowest along the southern coast of the County and in the east county cities of El Cajon and La Mesa, indicating low environmental outcomes. Within the City, the lowest environmental scores were concentrated in two tracts South of Mission Gorge Avenue near the City's downtown and a census tract in the Carlton Oaks neighborhood next to the downtown.

Figure E-1934: TCAC- Environmental Score



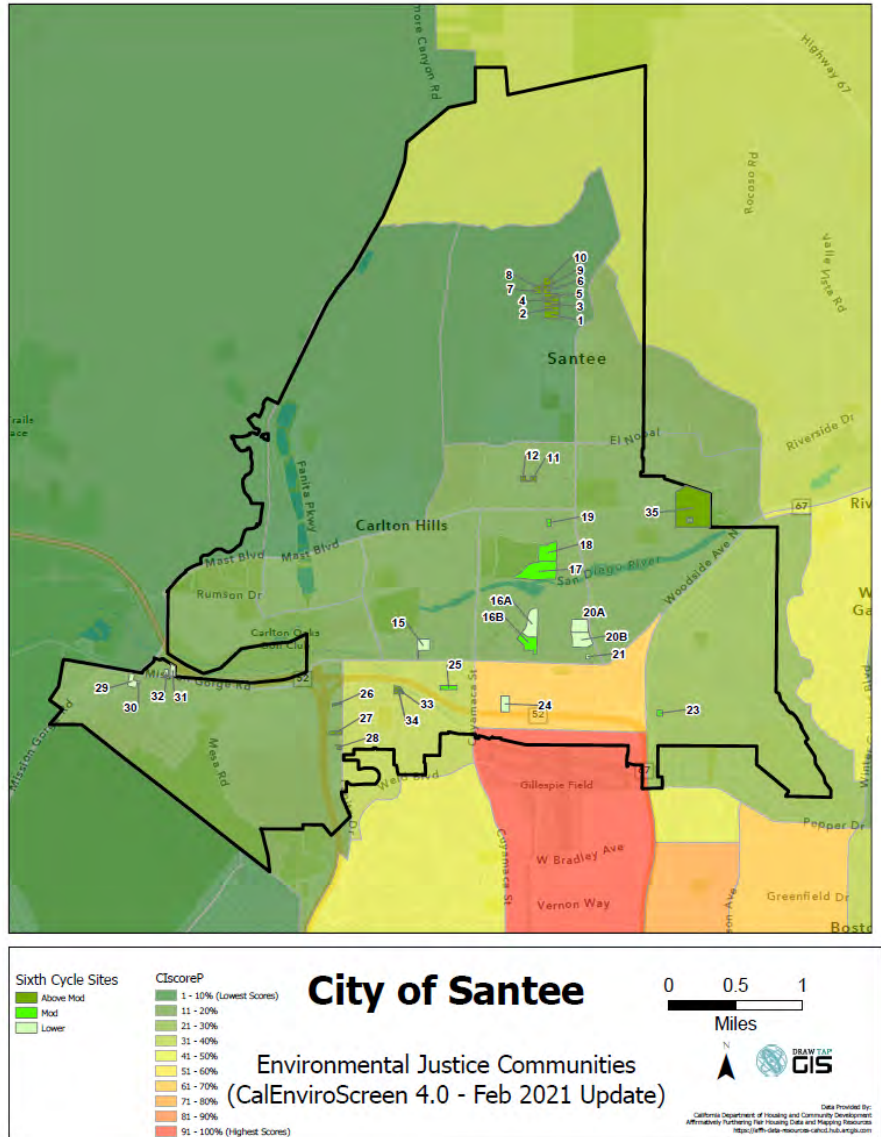
The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) shows even more differentiation between the two southernmost census tracts (Figure E-20, Figure E-32). One census tract south of Mission Gorge Road has the highest (worst) score. Five percent of RHNA units are located in this tract. The units in this tract are also all lower income units, accounting for nine percent of the RHNA lower income units.

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Table E-1456: RHNA Units by CalEnviroScreen 4.0 Scores

CalEnviroScreen Score	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
1 - 10% (Lowest Score)	0.0%	0.0%	42.0%	5.9%
11 - 20%	91.4%	90.1%	52.9%	85.7%
21 - 30%	0.0%	2.9%	0.0%	0.8%
31 - 40%	0.0%	7.0%	5.1%	2.7%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	8.6%	0.0%	0.0%	5.0%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

Figure E-2032: RHNA Unit Distribution by CalEnviroScreen 4.0 Score



5. DISPROPORTIONATE HOUSING NEEDS

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

Cost Burden

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. Housing problems considered by CHAS include:

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

Santee households experience housing problems (38 percent) and cost burdens (36 percent) at lower rates than the County overall (45 percent and 41 percent) ([Table E-15](#)~~Table E-57~~). As shown in [Table E-15](#)~~Table E-57~~, households of all minority races (Black, Asian, American Indian, Pacific Islander, and Hispanic) experience housing problems at a higher rate than White (37 percent) households and all households in the City (38 percent). Renter-households, independent of race, experience housing problems at higher rates than owner-occupied households, except for Pacific Islander and American Indian Households. Renters are also cost burdened at higher rates than owners, independent of race, except for Hispanic households, whose cost burden is similar for both owner and rented households.

Elderly and large households may also be subject to disproportionate housing problems. [Table E-16](#)~~Table E-58~~ shows that renter-elderly households experience housing problems and cost burden at greater rates (almost double) than all renter-households and all households in the City. About two thirds of elderly renter-households experience any housing problem and cost burdens. The similar rates of elderly renter households experiencing cost burden and housing problems 64 and 68 percent, suggest cost is an issue for all households with any problem.

Similarly, a greater percent of large households also experience housing problems and cost burdens compared to all households of the same tenure and all households in the City. However, whereas renter elderly households experience the highest rates of cost burden and housing problems, large households are most affected among owner-households. This suggests a need for large owner-housing units, and this trend is similar to that in the County, where a higher proportion renter elderly and owner large households experience housing problems, compared to all renters and all households.

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Table E-1557: Housing Problems by Race, Santee vs. San Diego County

Santee	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	31.3%	18.7%	32.3%	90.0%	100.0%	38.4%	23.7%	32.2%
Renter-Occupied	53.2%	61.0%	71.9%	40.0%	42.5%	42.3%	35.9%	51.2%
All Households	37.1%	52.7%	45.1%	73.3%	48.9%	40.0%	30.3%	38.1%
With Cost Burden >30%								
Owner-Occupied	30.2%	18.7%	29.3%	90.0%	100.0%	33.6%	22.0%	30.5%
Renter-Occupied	52.7%	61.3%	63.8%	40.0%	43.8%	30.7%	29.0%	48.1%
All Households	36.1%	53.0%	40.4%	73.3%	50.0%	32.4%	25.8%	36.0%
San Diego County	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	31.2%	39.7%	33.6%	25.2%	31.5%	43.0%	35.6%	33.9%
Renter-Occupied	50.9%	62.3%	51.1%	52.0%	60.9%	67.1%	55.2%	57.1%
All Households	38.9%	55.4%	41.0%	38.0%	51.6%	57.7%	46.9%	44.8%
With Cost Burden >30%								
Owner-Occupied	30.4%	37.5%	30.6%	22.2%	0.0%	36.3%	34.1%	31.7%
Renter-Occupied	48.5%	58.9%	43.7%	46.1%	54.2%	58.2%	51.4%	52.0%
All Households	37.5%	52.3%	36.2%	33.6%	46.9%	49.7%	44.1%	41.2%

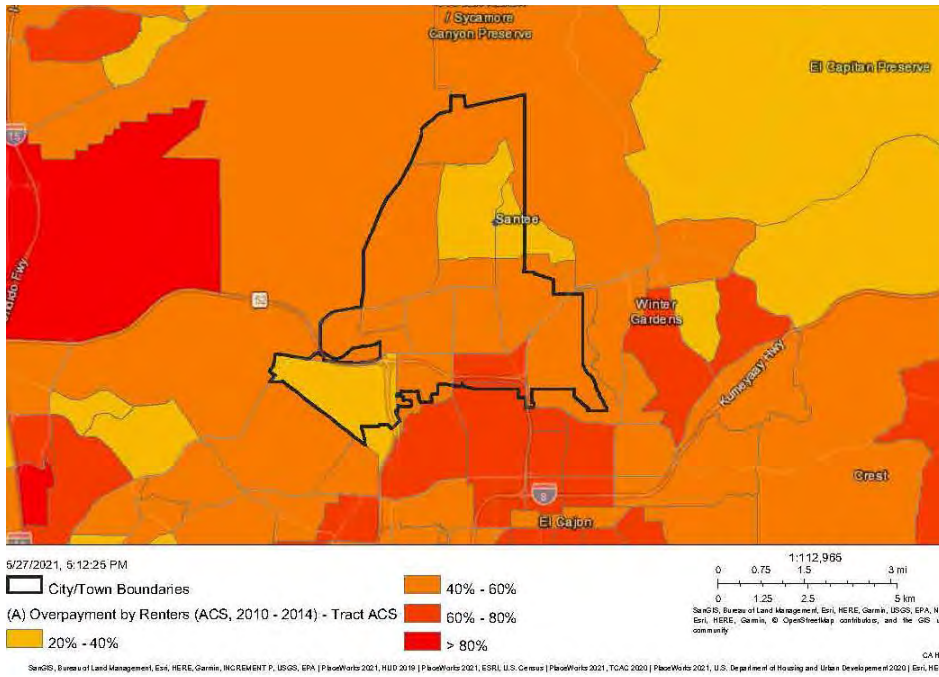
Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, (2013-2017).

Table E-1658: Housing Problems, Elderly and Large Households, Santee vs. San Diego County

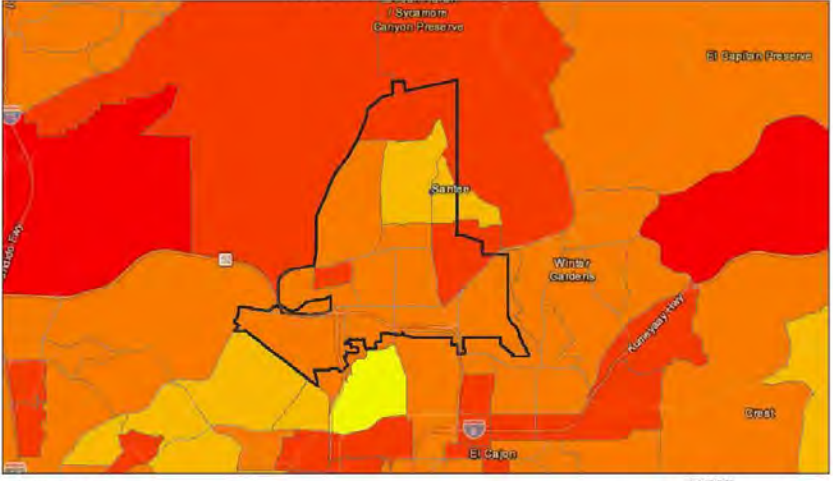
Santee	Renter-Occupied			Owner-Occupied			All HHs
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	
Any Housing Problem	68.0%	58.7%	35.5%	25.9%	40.9%	32.0%	38.1%
Cost Burden > 30%	64.0%	44.6%	35.0%	24.6%	33.2%	30.6%	36.0%
San Diego County							
Any Housing Problem	62.1%	79.6%	57.1%	33.8%	46.3%	33.9%	44.8%
Cost Burden > 30%	59.8%	56.0%	52.0%	33.5%	31.3%	31.7%	41.3%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, (2013-2017).

Figure E-2133: Sites Inventory and Change in Cost-Burdened Renter Households, 2014 to 2019



Cost Burdened Renters- 2019



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City/Town Boundaries

PG Overpayment by Renters (ACS, 2010 - 2014) - Tract ACS

PG Overpayment by Renters (ACS, 2015 - 2019) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

> 80%

40% - 60%

60% - 80%

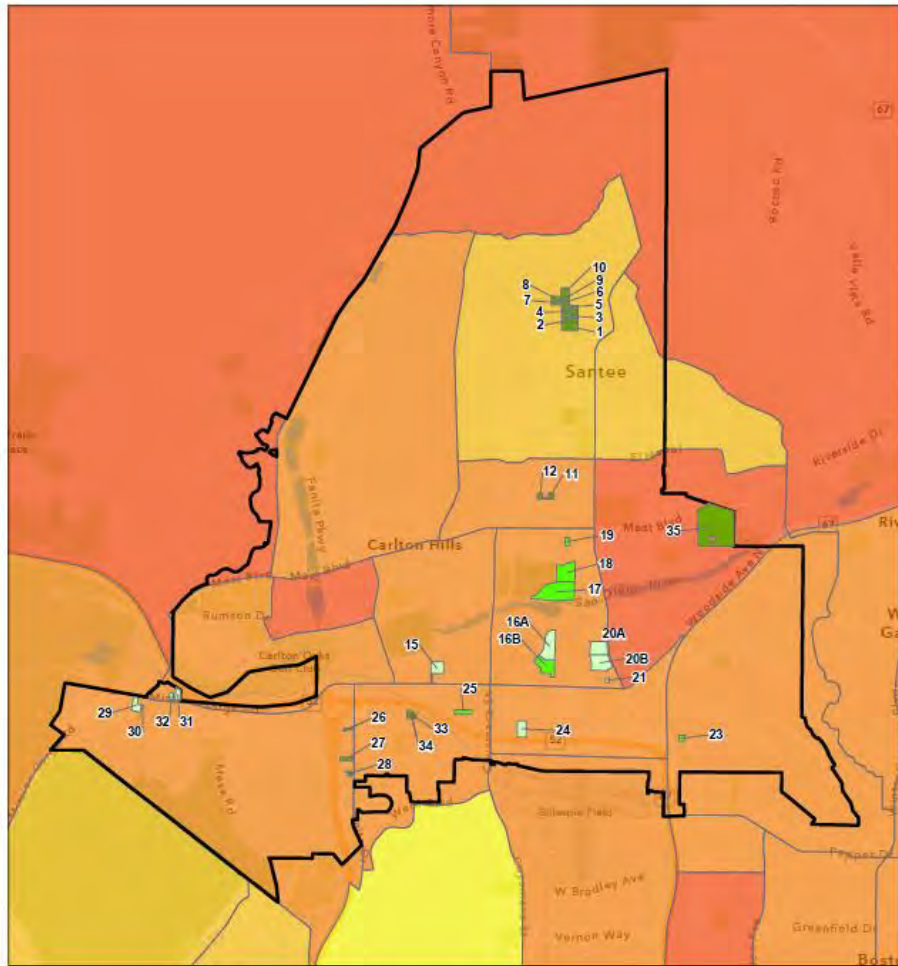
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0 0.75 1.5 3 mi

0 1.25 2.5 5 km

Source: Bureau of Land Management, Soil, NEFE, Census, USGS, EPA, HHS, BLS, HUD, Census, & OpenStreetMap contributors, and the GIS user community.

CA HCD



Sixth Cycle Sites

- Above Mod
- Mod
- Lower

Cost Burden 2019 - Renter

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

City of Santee

**Overpayment by Renters
2015-2019 ACS Tract Level**

0 0.5 1

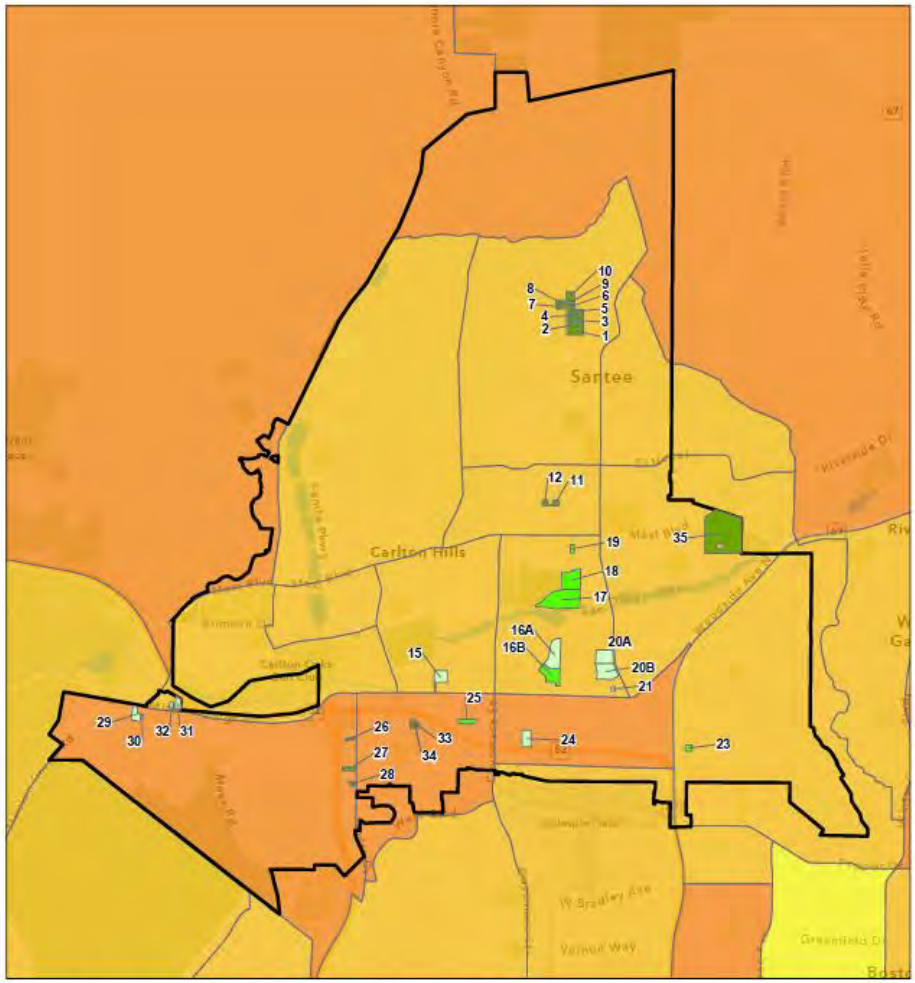
Miles

↑

DRAM TAP
GIS

Data Provided by:
California Department of Housing and Community Development
Affirmative Fair Housing Lending Data and Mapping Resource
https://affirmativehousingdata.org/

Figure E-2234: [Sites Inventory and Cost-Burdened Owner Households, 2019](#)



Sixth Cycle Sites

- Above Mod
- Mod
- Lower

Cost Burden 2019 - Owner

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

City of Santee

**Overpayment by Owners
2015-2019 ACS Tract Level**

0 0.5 1
Miles

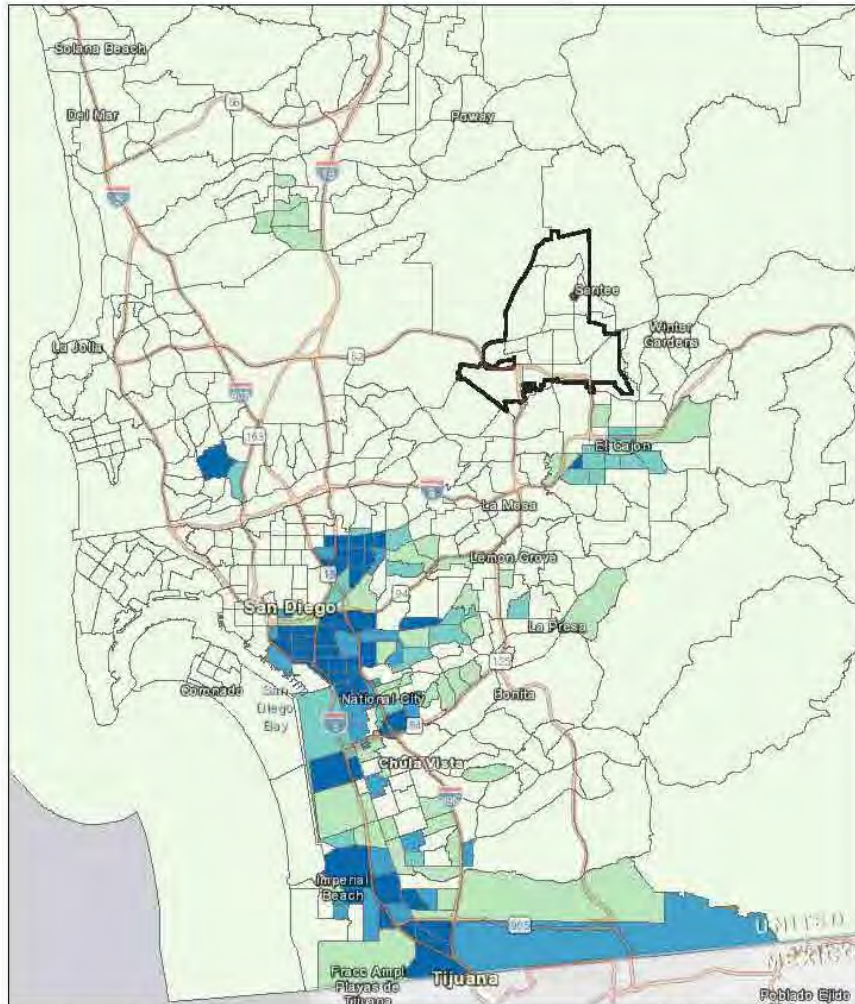
Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Measure
AF3(AC) (07/2019) (Measure 500) (07/2019)

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2018 five-year ACS estimates, a lower percentage of households in Santee (3.4 percent) are living in overcrowded conditions than the County (6.7 percent). ~~Figure E-23~~~~Figure E-35~~ shows that Santee's overcrowding rates are also lower than the statewide average of 8.2 percent. Within the City, overcrowded households are not concentrated within any particular census tract.

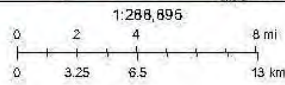
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Figure E-2335: Overcrowded Households



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- City/Town Boundaries
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%



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CA HCD

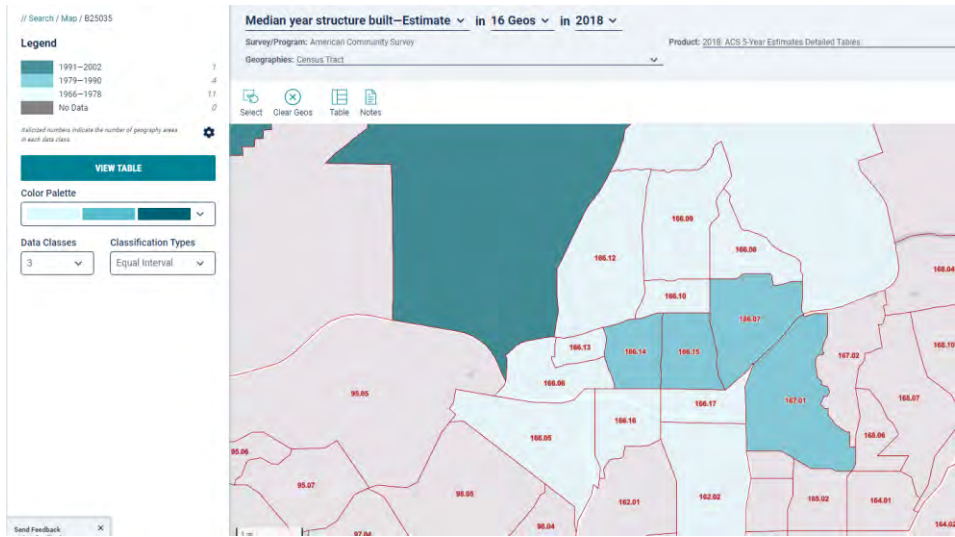
Substandard Conditions

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; 80 percent of the City’s housing stock was constructed prior to 1990, while only 72 percent of the County’s housing stock is more than 30 years old (Table 8 in Community Profile). Despite the old housing stock, the City estimates that only about 0.05 percent of homes (10 units) in Santee are in substandard condition.

Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). As shown in [Figure E-24](#)[Figure E-36](#), the median age of housing across most of the city is between 1966 and 1978. Housing in the central census tracts and in the East has a median age of 1979 to 1990.

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Figure E-2436: Median Year Housing Built

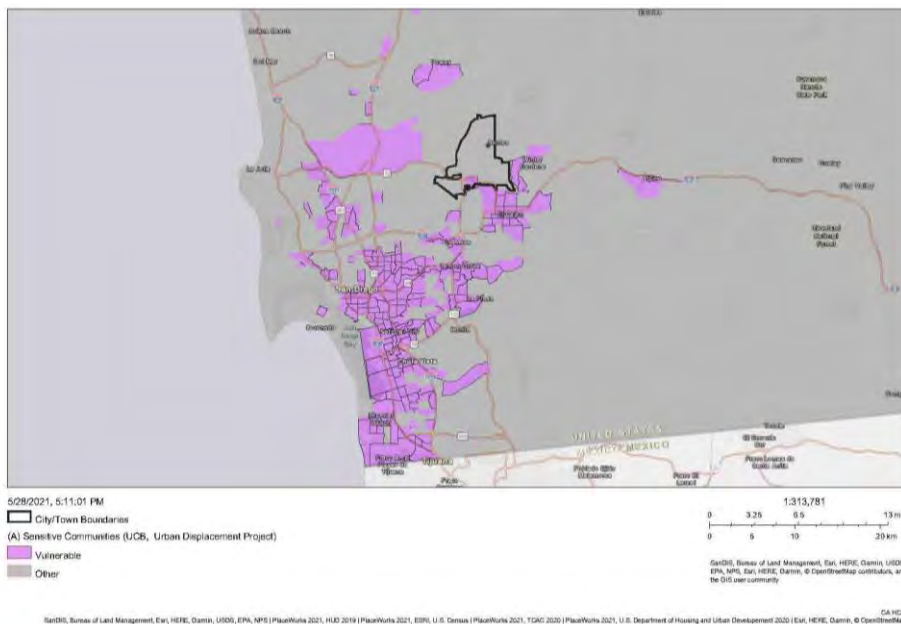


Displacement Risk

UCLA’s displacement project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the UCLA team has identified populations vulnerable to displacement (named “sensitive communities”) in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities

are concentrated along the southern coast the City of San Diego, National City, Chula Vista and Imperial Beach and in Lemon Grove, La Mesa, and El Cajon in inland areas. Two census tracts in the southern end of Santee (south of Mission Gorge) are considered vulnerable. One of ~~this~~ these tracts is mostly outside of Santee city limits and is shared with El Cajon (Tract 162.02).

Figure E-2537: Sensitive Communities Map



6. OTHER RELEVANT FACTORS

Historical Pattern of Investment

Prior to 2012, redevelopment tax increment was the primary funding source for community improvements and affordable housing development. Pursuant to the redevelopment law, a minimum of 20 percent of the tax increment had to be set aside for affordable housing and the remaining 80 percent was to be used to eliminate blighting conditions, including economic blights. As such, most communities, including Santee, focused much of its tax increment financing (80 percent) on projects and improvements to foster economic development. Use of tax increment funds on improvements to primarily residential neighborhoods was limited.

With the elimination of redevelopment in California, CDBG funds became the only consistent source of funding for community development and neighborhood improvements, further compromising the City's financial capacity. CDBG funds can be spent to directly benefit LMI persons or LMI areas. Furthermore, CDBG program's LMI area benefit must focus on primarily

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residential neighborhoods. The City will continue to focus CDBG funds on neighborhood improvements activities. To supplement CDBG funds, the City is pursuing a Section 108 loan to implement the Active Santee and the ADA Transition plans.

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Lending Patterns

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. Table E-19 Table E-59 examines detailed 2017 HMDA data for Santee and the County.

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Hispanics were under-represented, making up only 11 percent of the City’s applicant pool but 18 percent of the City’s population. All minority races except Asians and Native Americans were also denied at higher rates than White applicants in the City. The denial rates for most minority races were also greater than the City’s overall denial rate of 14 percent. Similar trends were seen in the County- Hispanics were also greatly underrepresented in the applicant pool and denial rates were greater for minority applicants than White applicants.

Table E-1959: Loan Applications and Denial by Race

	Santee			San Diego County		
	% Applicant Pool	% Population	Denials	% Applicant Pool	% Population	Denials
White	66.2%	69.1%	12.7%	51.5%	46.2%	13.3%
Black	1.6%	1.9%	21.2%	3.1%	4.7%	19.9%
Hispanic	10.8%	18.1%	17.2%	16.4%	33.4%	17.5%
Asian	4.2%	5.2%	13.9%	9.7%	11.5%	14.8%
Native American	0.3%	0.5%	0.0%	0.3%	0.4%	20.4%
Hawaiian	0.8%	0.3%	18.8%	1.1%	0.4%	16.2%
Other	16.1%	4.9%	18.6%	17.8%	3.5%	16.0%
Total	100.0%	100.0%	14.0%	100.0%	100.0%	14.9%

Source: www.lendingpatterns.com, 2020. 2013-2017 ACS 5-Year Estimates.

Mobile Homes

Mobile homes are a significant portion of Santee’s housing, making up 11 percent its housing stock. According to the 2020 Regional AI, this is the highest share of mobile units in the County. For the County overall, only 3.8 percent of housing units are mobile homes. Mobile homes also tend to be occupied by older residents with fixed incomes. In an effort to mitigate an observed failure in the market for mobile home rental spaces in which owners of relatively immobile coaches were found to be at a disadvantage in negotiating reasonable space rental terms, Santee adopted the Manufactured Home Fair Practices Ordinance in 1993. The ordinance limits increases in month-to-month space

rents according to a formula tied to the consumer price index for San Diego County. The ordinance does not seek to hold space rents to any standard of “affordability”. An annual adjustment in space rents is intended to allow space rents to rise in a controlled manner over time to provide a just and reasonable return on investment to park owners. The Santee Manufactured Home Fair Practices Ordinance regulates increases in space rent charged to owners of mobile homes in Santee whose rental agreements do not exceed 12 months in length.

Safety Element and Environmental Justice

The City of Santee Department of Development Services began updating the Safety Element of the General Plan in 2021. The Safety Element will comply with new legislation requiring the general plan to address climate change adaptation and environmental justice policies for disadvantaged communities. The Environmental Justice (EJ) Element will determine how and where to prioritize environmental justice strategies, policies and programs to promote a more equitable community.

The first step in assessing conditions in support of the EJ Element was to identify disadvantaged communities. “Disadvantaged communities” (DACs) are defined as low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation (California Government Code, Section 65302[h][4][A]). According to the California Environmental Protection Agency (CalEPA), disadvantaged communities are those disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution (CalEPA 2017). As a result, they are more likely to suffer from a lower quality of life and worsened health outcomes compared to areas that are more affluent. To identify disadvantaged communities, the City followed the OPR’s recommended screening method and identified a greater portion of the southwestern areas of the City as being within a disadvantaged community (Figure E-26Figure E-38). A summary of the existing conditions analysis of these disadvantaged communities with respect to each EJ Element topic is found in Table E-20Table E-60.

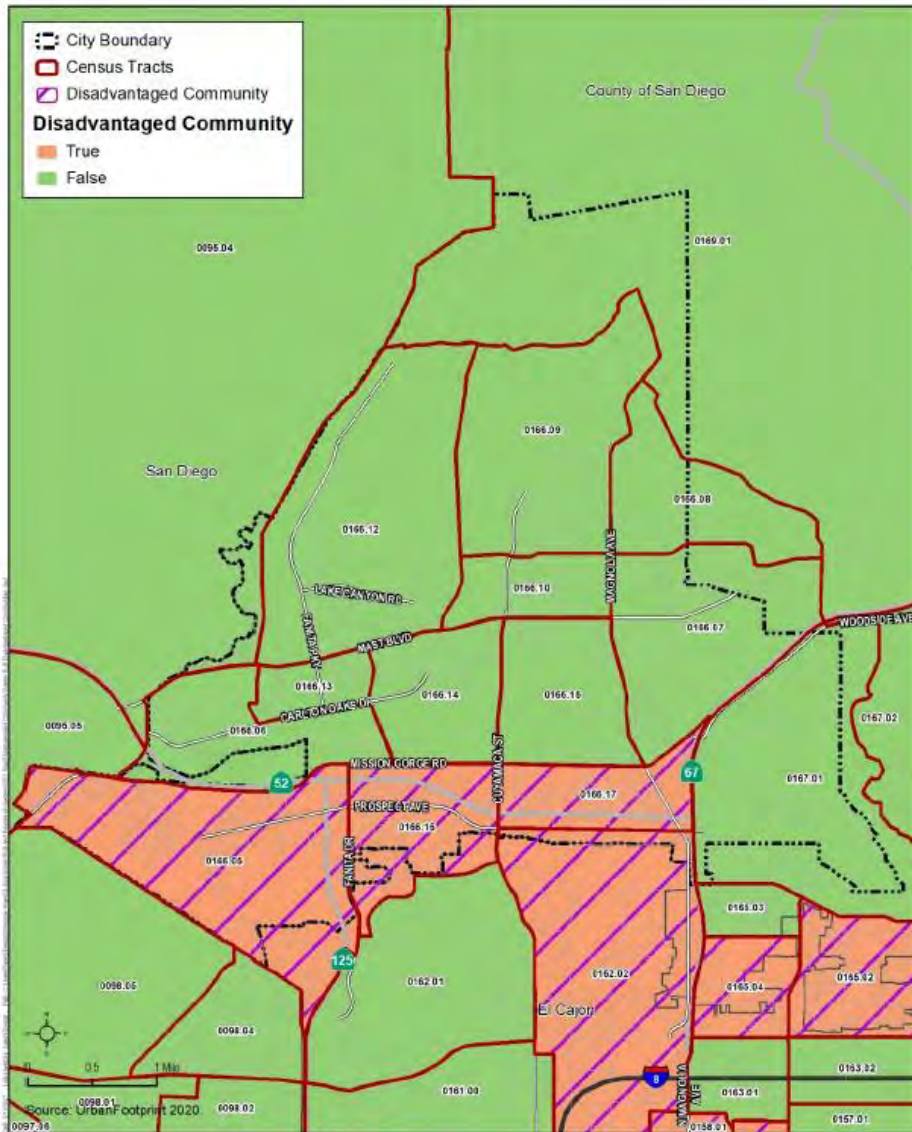
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Table E-2060: Environmental Justice Element Existing Condition Findings for Disadvantaged Communities	
Topic	Finding
Pollution Exposure	Disadvantaged communities experience greater exposure to air pollutants due to their proximity to high-traffic corridors and industrial activity. The pollution source that residents are most concerned about is the prevalence of trash and debris throughout the City, with many specifically pointing to homeless encampments along the river as a source of the pollution.
Access to Public Facilities and Services	Many residences in disadvantaged communities are not within walking distance to their nearest school. However, disadvantaged communities are generally within walking distance of daycare centers and transit, which can provide residents with opportunities to access other community services without using their personal vehicle.
Access to Healthy Food	Disadvantaged communities have slightly less access to healthy food outlets compared to other areas in the City and the County. Disadvantaged communities are not served by existing food distribution programs.
Access to Physical Activity and Recreation	Disadvantaged communities in the southeast portion of the City are considered relatively bikeable compared to other areas of the City; however, disadvantaged communities lack access to sidewalks that result

	in a higher number of transportation related collisions in disadvantaged communities.
Access to Safe, Sanitary, and Affordable Homes	Disadvantaged communities are more likely to live in older (and likely lower-quality) homes and spend a greater percentage of their income on housing compared to other areas on the City. High housing costs impact disadvantaged communities more severely, as they often include low-income residents. Survey respondents were much more concerned with housing affordability than the safety and quality of homes.

Figure E-2638: Environmental Justice Element Disadvantaged Communities



Active Transportation Plan

The Active Santee Plan (ASP) is the City of Santee's Active Transportation Plan and was adopted in January 2021. Three critical overall issues were identified for consideration during plan preparation: 1) the community desires a comprehensive bikeway and walkway system that provides a network of facilities throughout the City, 2) the community considers gap closure as a top priority for the plan, and 3) as the community grows, the bikeway and walkway system should be extended and integrate new developments.

Based on the gap analysis and prioritization of projects, the ASP proposed a bicycle network that includes approximately 16 miles of new bikeway facilities throughout the City, in addition to the 50 miles already in place. One key aspect of this Plan is the completion of San Diego River Trail, which will provide an east-west corridor through the center of the City and add a Santee link into the regional bikeway system, connecting Lakeside and San Diego. The 2021 Active Santee Plan also developed the first Santee comprehensive pedestrian master plan. The proposed pedestrian network includes approximately 24 miles (126,000 feet) of new sidewalks throughout the City, in addition to the 201 miles already in place. The proposed facilities also include 124 new pedestrian ramps and 31 retrofitted ramps to be ADA compliant. The main purpose of the facilities is to fill the gaps in the existing system to provide a complete pedestrian network throughout the city. [Figure E-27](#) [Figure E-39](#) shows that the majority of these priority upgrades are located in the southern census tracts of the City.

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Many of the proposed improvements identified in the Active Santee Plan are also included in the City's adopted Fiscal Year 2020-2024 Capital Improvement Program, such as the Safe Routes to Schools Program, and the Citywide Sidewalk Program. The Active Santee Plan provides cost estimates which may be applied to updates to the Capital Improvement Program, and, as a requirement for grant applications, allows potential state and federal grant sources to be applied.

ADA Transition Plan

The development of an ADA Transition Plan is a requirement of the federal regulations implementing the Rehabilitation Act of 1973, which require that all organizations receiving federal funds make their programs available without discrimination to persons with disabilities. The Transition Plan (also known as a Program Access Plan) identifies physical obstacles that limit the accessibility of facilities to individuals with disabilities, describes the prescribed methods to make the facilities accessible, provides a schedule for making the access modifications, and identifies the public officials responsible for implementation of the Transition Plan. The City plans to update its Transition Plan within the Sixth Cycle Planning period. The plan will identify deficiencies in the City and will use [CDGB and General City](#) funds to repave streets and install wheelchair accessible curves.

Figure E-2739: Active Santee Project Prioritization Areas

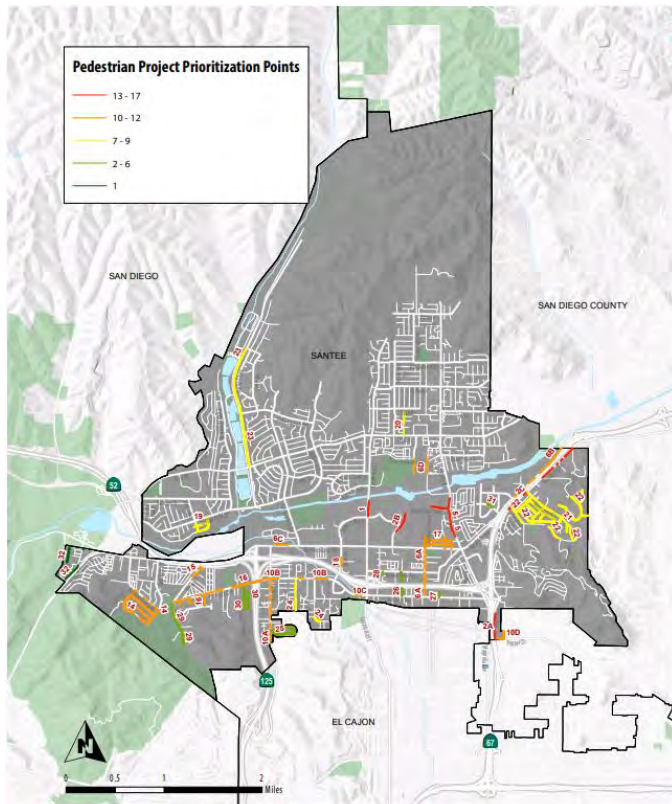


Figure 5.1 Sidewalk Infill Prioritization Results

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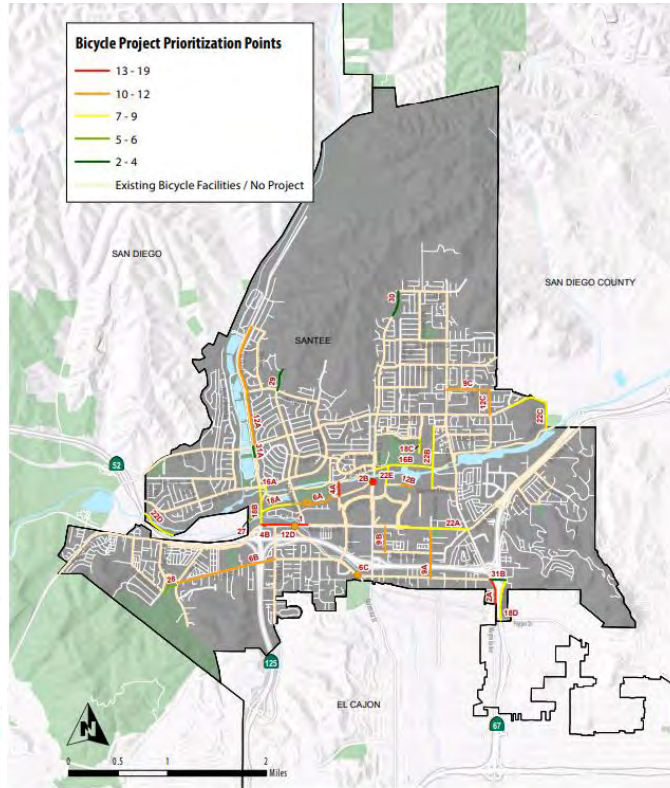


Figure 5.2 Bicycle Project Prioritization Results

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Governmental Constraints for Special Needs Housing

Santee’s special needs populations is comparable to the County’s. Senior-headed households and persons with disabilities make up the largest special needs populations in the City (Table E-21, Table E-64). The 2020 Regional AI found governmental constraints that hinder housing choice for special needs groups, particularly non-compliance with state law related to accessory dwelling units, Low Barrier Navigation Centers (LBNC), emergency shelter capacity and parking standards, and transitional and supportive housing, and affordable housing streamlined approval. Details of the constraints are found in the Governmental Constraints of the Housing Element.

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Table E-21: Special Needs Groups

Special Needs Group	Santee		San Diego County	
	#	%	#	%
Senior-Headed Households (65+)	4,826	24.6%	249,767	22.3%
Single-Parent Households	1,634	8.3%	124,701	11.1%
Female-Headed Households with Children	1,072	5.5%	66,423	5.9%
Large Households	1,843	9.4%	132,588	11.8%
Persons with Disabilities	5,964	10.8%	314,897	9.8%
Agricultural Workers ¹	13	0.0%	13,471	0.9%
Students ²	4,019	7.0%	296,600	9.0%
Homeless	25	0.0%	7,619	0.2%

1. Category includes civilians employed in the "agriculture, forestry, fishing and hunting, and mining" industry as reported in the ACS.
 2. Population enrolled in college or graduate school
 Source: Census, ACS, 2014-2018; and Regional Task Force on the Homeless, 2020.

7. SITES INVENTORY

As discussed previously, only a small portion of Santee, located in the southern area of the City north of Mission Gorge Road and bounded by Cuyamaca Street and N. Magnolia Avenue, has non-White populations exceeding 40 percent. This area also has slightly higher concentrations of children living in single-parent female-headed households. A larger proportion of lower and moderate income RHNA units are located in this part of Santee compared to above moderate income units. However, despite the concentrations of special needs groups, this section of the City is considered high resource area with ample economic, education, and transportation opportunities and fair environmental conditions.

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Compared to jurisdictions north and east of the City, Santee has more tracts with populations of persons with disabilities exceeding 10 percent. Approximately 50 percent of the City’s mobile home parks are in tracts where 10 to 20 percent of the population has a disability. Mobile home parks are often occupied by seniors on fixed incomes, who may also have a disability. Lower and moderate income units are not disproportionately located in tracts with larger populations of persons with disabilities; 91 percent of lower income units and 90 percent of moderate income units are in tracts where less than 10 percent of the population experiences a disability.

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There is only one LMI area in the City where more than 50 percent of households are low or moderate income. The selected RHNA sites do not exacerbate household income segregation. There are no lower income units in block groups where more than 50 percent of households are LMI. Further, only 7 percent of moderate income units and 5 percent of above moderate income units are in an LMI area. Neighborhood improvement is the focused efforts in the LMI area.

As stated previously, a majority of lower and moderate income units are in high resource tracts with positive economic, education, environmental, and transportation outcomes. While the City does contain low resource tracts, none of the sites selected to meet the RHNA are in these areas.

There are two sensitive communities at risk of displacement in Santee, one of which is mostly within the neighboring City of El Cajon. There are no lower income RHNA units in this vulnerable community. Further, only 7 percent (41 units) of moderate income units are in this tract. The City's RHNA strategy does not disproportionately locate LMI households in areas of high displacement risk. Similarly, the City's sites inventory does not include any lower or moderate income units in areas where more than 60 percent of renters overpay, and a majority of RHNA units are in tracts where fewer than 40 percent of owners overpay.

C. Fair Housing Issues, Contributing Factors, and Meaningful Actions

1. FAIR HOUSING ISSUES

#1 Insufficient fair housing testing and limited outreach capacity

While fair housing testing is part of the scope of work for the Fair Housing provider, only two tests were reported between 2015 and 2020 in the 2020 San Diego Regional Analysis of Impediments for Fair Housing. Additionally, the City has budgeted additional CDBG funds for more frequent testing from its fair housing provider. Fair housing provider reports to the City do not include fair housing testing reports, but will be requested during the Sixth Cycle Housing Element planning period

Outreach capacity is limited due to the meeting times. Meetings are usually held during the day. While the fair housing provider is responsible for setting up the meetings and workshops, the City will work with the fair housing provider on a plan to evaluate and improve outreach capacity (in terms of attendance).

Contributing Factors

- Lack of monitoring
- Lack of a variety of media inputs
- Lack of marketing community meetings

#2 Segregated living patterns with a concentration of special needs groups in the southern census tracts of the city

The analysis found that there is a concentration of special needs groups (persons with disabilities, low and moderate-income households, children in families or single female-headed households) in lower resource (moderate) areas. These census tracts were also identified as “disadvantaged communities”

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using the OPR's screening methodology for the Environmental Justice Element. These tracts are near the downtown and allow for a variety of land uses but are dominated by shopping center uses, single-family residential, and mobile homes. These mobile homes tend to be occupied by senior residents.

Contributing Factors

Location and type of affordable housing- HCV use concentrated
Land use - Mobile home park land use, usually occupied by senior residents
Proximity to shopping centers and transit

#3 Displacement risk in areas with disproportionate housing needs with special needs populations

Census tracts with both renters and owners experiencing cost burdens at the highest rate are located in the southernmost census tracts of the City. These census tracts also have a high concentration of mobile homes and HCV use, and are known to have a high population of senior households. The Urban Placement project identified one of the two census tracts with these problems as a sensitive community, and thus at risk of displacement.

Contributing Factors

Land use - Mobile home park land use, usually occupied by senior residents
Displacement risk due to economic pressures
Increasing rents
HCV use concentration

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**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING GENERAL PLAN AMENDMENT GPA2022-1 TO AMEND THE HOUSING
ELEMENT (SIXTH CYCLE: 2021-2029) OF THE SANTEE GENERAL PLAN**

WHEREAS, pursuant to California Government Code Section 65302 the City must prepare a Housing Element as a mandatory component of the City's General Plan; and

WHEREAS, pursuant to California Government Code Section 65583, the Housing Element consists of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing; and

WHEREAS, pursuant to California Government Code Section 65583 subsection (a)(3) the Housing Element includes a Sites Inventory (Appendix C) of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites; and

WHEREAS, the Housing Element includes a section on Affirmatively Furthering Fair Housing (Appendix E), in accordance with Government Code Section 8899.50 which mandates that all jurisdictions affirmatively further fair housing through their respective Housing Elements and housing programs; and

WHEREAS, pursuant to California Government Code Section 65588, the City must update its Housing Element every eight years to coincide with the Regional Housing Needs Allocation from San Diego Association of Governments; and

WHEREAS, the Sixth Cycle Housing Element covers the eight-year planning period from April 15, 2021 to April 15, 2029, superseding the Fifth Cycle Housing Element which covers the planning period from April 30, 2013 to April 30, 2021; and

WHEREAS, on July 14, 2021 the City Council adopted the Sixth Cycle Housing Element, which was subsequently submitted to the California Department of Housing and Community Development (HCD) for certification; and

WHEREAS, on October 18, 2021, HCD determined the adopted Housing Element to be inconsistent with State housing law related to Affirmatively Furthering Fair Housing and was revised in accordance with guidelines from HCD; and

WHEREAS, on February 11, 2022 a notice of revisions to the adopted Housing Element was posted on the City's website and e-mailed to interested parties, and the revised Housing Element document was made available for download from the City's website; and

WHEREAS, on February 15, 2022 the revised Housing Element was submitted to HCD for a determination of consistency with State housing law; and

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WHEREAS, on April 14, 2022 HCD determined that with the proposed revisions the Housing Element would be consistent with State housing law; and

WHEREAS, the Housing Element is a planning and policy document that does not approve, permit, or entitle any residential development project; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), an Initial Study (AEIS 2019-6) was prepared for the Housing Element, which determined that the Housing Element would not result in a significant environmental effect; and

WHEREAS, on July 14, 2021, the City of Santee adopted an Initial Study/Mitigated Negative Declaration (State Clearinghouse Number 2021030332) for the Housing Element update (Sixth Cycle: 2021-2029), which determined that all environmental impacts would be less than significant; and

WHEREAS, on July 16, 2021, a Notice of Determination was filed with the San Diego County Clerk and the California Office of Planning and Research; and

WHEREAS, on May 11, 2022 the City Council held a duly advertised public hearing on the General Plan Amendment (GPA2022-1); and

WHEREAS, the City Council considered the Staff Report, considered all recommendations by staff and public testimony, and all other information available, and finds that the General Plan Amendment (GPA2022-1) is in the best interest of the public because the updated Housing Element: 1) identifies adequate candidate sites that meet the City’s Regional Housing Need Allocation; 2) plans for a variety of housing types for all income levels in high opportunity areas with suitable services and facilities; 3) assists in the development of adequate housing to meet the needs of lower- and moderate-income households; 4) removes governmental constraints to the maintenance, improvement and development of housing, where appropriate; 5) conserves and improves the condition of the existing affordable housing stock; 6) promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color; 7) affirmatively furthers fair housing by identifying meaningful measures to remove barriers to housing in high opportunity areas, and contains all of the components required under Government Code Section 65583; and

WHEREAS, as contained herein, the City Council has endeavored in good faith to set forth the basis for its decision on the Housing Element; and

WHEREAS, all of the findings and conclusion made by the City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Housing Element, which are incorporated herein by this reference, and not based solely on the information provided in this Resolution; and

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WHEREAS, prior to taking action, the City Council had heard, been presented with, reviewed and considered all of the information and data in the administrative record; and

WHEREAS, the City Council considered the Staff Report, all recommendations by staff, and public testimony; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the City of Santee, California, does resolve as follows:

SECTION 1: The City Council hereby finds that the recitals set forth above are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2: The General Plan Amendment (GPA2022-1) to adopt the updated Housing Element is in the best interest of the public because it is consistent with the provisions of Government Code Section 65350 et seq. pertaining to amendments to mandatory elements of the Santee General Plan, it provides an assessment of both current and future housing needs, it identifies constraints and opportunities for meeting those needs, provides a comprehensive strategy that establishes goals, policies and programs to provide housing for all economic segments of the community, and contains all of the components required under Government Code Section 65583.

SECTION 3: The Amendment promotes the goals and objectives of the General Plan and leaves the General Plan a compatible, integrated, and internally consistent statement of policies for the following reasons:

- A. The Housing Element is consistent with the **Land Use Element** (LUE) because the project would ensure that the City continues to allow for the development of a wide range of housing types, including housing that could be affordable to lower-income households (LUE Objective 2.0 and HE Objective 1.0).
- B. The Housing Element is consistent with the **Conservation Element** (CE) because the Sites Inventory does not include Hillside Limited zoned land, nor land zoned for Parks and Open Space, thereby minimizing the likelihood of encroachment into open space areas proposed for preservation in the City's draft Multiple Species Conservation Plan (CE Objective 7.0).
- C. The intended character and quality of multiple-family residential development is not changed through any Program contained in the Housing Element, and therefore remains consistent with the General Plan **Community Enhancement Element**. Multiple-family housing furthers Objective 2.0 which seeks to strengthen neighborhood identity and policies which promote changes in residential products/forms. (Policy 2.3)
- D. The Housing Element is integrated and compatible with the **Mobility Element** in that the all sites in the Residential Sites Inventory are accessible by roads depicted in the Mobility Element.

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- E. The Housing Element is integrated and compatible with the **Noise Element** because the future noise contours of the Noise Element anticipate build-out of General Plan land uses.
- F. The Housing Element is integrated and compatible with the **Safety Element** in that development is required to be located outside of the 100-year floodway (Policy 1.8); Crime Prevention Through Environmental Design (CPTED) principles would be applied to development design (Policy 5.2); and projects would be evaluated for land use consistency with the Gillespie Field Airport Land Use Compatibility Plan by the San Diego County Regional Airport Authority, integrating conditions to ensure compatibility on a project-by-project basis (Section 8.6).
- G. The Housing Element is integrated and compatible with the **Recreation and Trails Elements** of the General Plan because all residential development will continue to be required to provide on-site recreational amenities, and off-site improvements in accordance with identified plans and standards for access, consistent with goals to provide alternative means of transportation (Trails Element Goal) and recreational facilities (Recreation Element Goal).

SECTION 4: The proposed amendment includes additional, minor modifications to the Housing Element, primarily relating to Affirmatively Furthering Fair Housing, that would bring the Housing Element into compliance with state law. None of these modifications would result in any additional physical changes to the environment than those previously analyzed and found to be less than significant under the adopted Initial Study/Mitigated Negative Declaration (State Clearinghouse Number 2021030332) (“IS/MND”). In considering the Housing Element, the City Council has considered the IS/MND, along with all oral and written comments received and the administrative record. The City Council hereby finds and determines that the record contains a complete and accurate reporting of the environmental impacts of the Housing Element, the impacts of which were addressed in the IS/MND.

SECTION 5: Based on the substantial evidence set forth in the record, the City Council finds that none of the conditions under State CEQA Guidelines section 15162 requiring the need for further subsequent environmental review have occurred because:

- a) Substantial changes are not being proposed in the Housing Element that will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- b) Substantial changes have not occurred with respect to the circumstances under which the Housing Element will be undertaken that will require major revisions of the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- c) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time

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the IS/MND was adopted, showing any of the following: (i) the Housing Element would have one or more significant effects not discussed in the IS/MND; (ii) significant effects previously examined would be substantially more severe than shown in the IS/MND; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the City Council declined to adopt such measures; or (iv) mitigation measures or alternatives considerably different from those analyzed in the IS/MND would substantially reduce one or more significant effects on the environment, but which the City Council declined to adopt.

SECTION 6: The revised Housing Element (Sixth Cycle: 2021-2029) is hereby adopted, attached hereto as Exhibit A. The Director of Development Services is authorized to transmit the adopted Housing Element to HCD for certification

SECTION 7: The City Council directs staff to file a Notice of Exemption with the San Diego County Clerk and the Office of Planning and Research within five (5) working days of approval of the Housing Element.

SECTION 8: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11th day of May, 2022, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A - Housing Element (Sixth Cycle: 2021-2029)



Housing Element

City of Santee Housing Element Sixth Cycle 2021-2029



Adopted July 14, 2021
City Council Resolution No. 060-2021

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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 2021-2029 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
- (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 statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (**Section 5, Housing Plan**).

In addition, the Housing Element contains a number of appendices:

Appendix A: Public Participation – Summarizes the outreach efforts for the development of the Housing Element.

Appendix B: Accomplishments under Adopted Housing Element – Assesses the effectiveness and continued appropriateness of the housing programs set forth in the fifth cycle Housing Element.

Appendix C: Sites Inventory – Provides detailed information of the selected sites for RHNA.

Appendix D: Undeveloped/Underutilized General Industrial (IG) Sites – Updates the status of available parcels for emergency shelters.

Appendix E: Affirmatively Furthering Fair Housing – Provides an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing.

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 June 30, 2020 and April 15, 2029. However, the Housing Element is an eight-year document covering the planning period from April 15, 2021 to April 15, 2029. The City's RHNA and resources available to meet the RHNA are discussed in **Section 4, Housing Resources**.

The RHNA is based, in part, upon the growth that the San Diego Association of Governments (SANDAG) has estimated for the City of Santee in its 2050 Regional Growth Forecast. This forecast was adopted in 2013 and is based on current adopted land use plans and policies. SANDAG forecasts that Santee will grow to 66,313 residents and 23,886 housing units by 2050.

C. Data Sources and Methodology

In preparing the Housing Element, various sources of information were consulted. These include:

- Census 2010 and American Community Survey (ACS) data
- Housing market data from Corelogic
- Employment data from the California Employment Development Department
- Lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA)
- Recent data available from service agencies and other governmental agencies

D. 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; Mobility; Recreation; Trails; Conservation; Noise; Safety; and Community Enhancement. The Housing Element is being updated at this time in conformance with the 2021-2029 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.

Pursuant to new State law, the City is updating the Safety Element concurrent with the Housing Element update to include an analysis of fire, flood, geologic, seismic, traffic and public safety hazards and policies to reduce the potential loss of life from these hazards. The Safety Element will address new State requirements including environmental justice issues and climate change adaptation and resilience. This update is anticipated to be completed by January 2022.

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 within the Specific Plan District and the Town Center District remain undeveloped and available for future housing development.

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 by almost nine percent from 53,413 in 2010 to 57,999 in 2020 (Table 1). The San Diego Association of Governments (SANDAG) forecasts that the Santee population will reach 63,812 by the year 2035. This represents a growth of 10 percent or 5,813 people.

Jurisdiction	Population				% Change 2010-2020	Projected % Change 2020-2035
	2000	2010	2020	2035 (Projected)		
El Cajon	94,819	99,478	104,393	109,383	4.9%	4.8%
La Mesa	54,749	57,065	59,966	70,252	5.1%	17.2%
Lemon Grove	24,954	25,320	26,526	28,673	4.8%	8.1%
San Diego	1,223,400	1,301,617	1,430,489	1,665,609	9.9%	16.4%
Santee	53,090	53,413	57,999	63,812	8.6%	10.0%
San Diego County	2,813,833	3,095,313	3,343,355	3,853,698	8.0%	15.3%

Sources: Census 2000 and 2010; California Department of Finance, 2020; and SANDAG 2050 Series 13 Regional Growth Forecast (data extracted on 07/2020).

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, older than in neighboring communities and the County as a whole. In 2018, Santee’s median age was 38.8 years, while the County’s median age was 35.6. The proportion of residents aged 65+ in Santee (14 percent) was the second highest among its neighbors but saw the highest increase in the past 10 years from 11 percent to 14 percent (see Figure 1). The proportion of residents under 18 was consistent with countywide average (Table 2).

Jurisdiction	Under 18 years		65+ years		Median Age	Median Age
	2010	2018	2010	2018	2010	2018
El Cajon	25.7%	25.4%	11.0%	11.9%	33.7	32.4
La Mesa	19.6%	20.7%	14.2%	14.4%	37.1	37.6
Lemon Grove	25.5%	25.3%	11.2%	12.9%	35.0	35.4
San Diego City	21.4%	20.1%	10.7%	12.3%	33.6	34.7
Santee	23.8%	21.6%	10.7%	14.2%	37.2	38.8
San Diego County	23.4%	22.0%	11.4%	13.3%	34.6	35.6

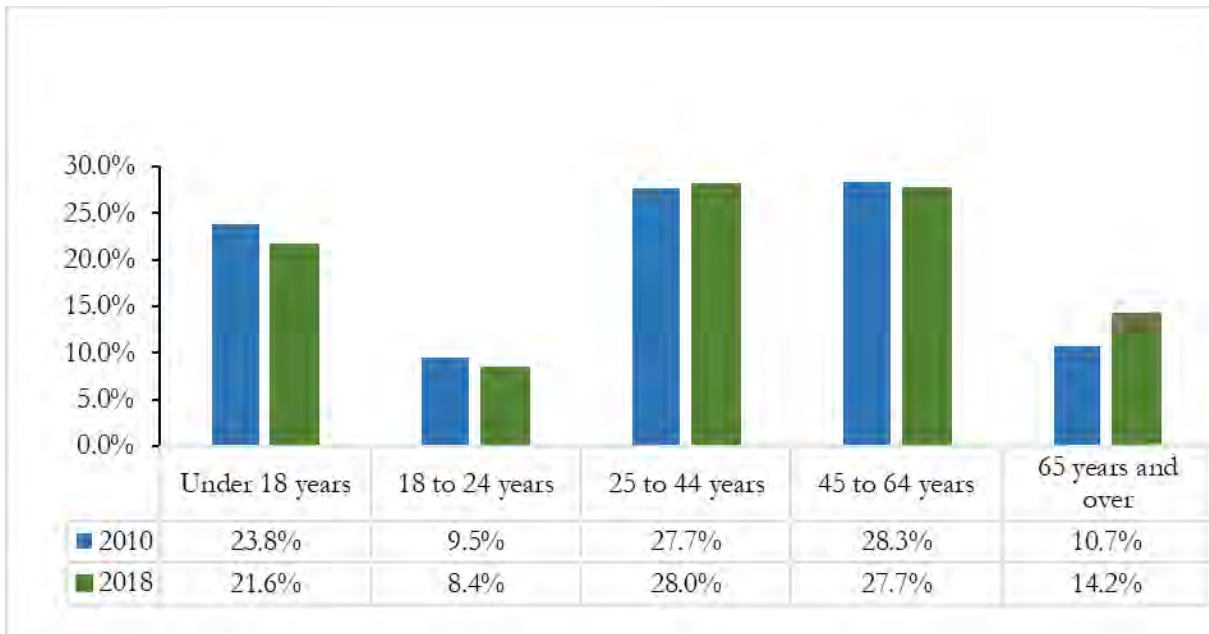
Sources: Census 2010; American Community Survey (2014-2018 Estimates)

As shown in Table 2, a shift in the ages of Santee residents occurred between 2010 and 2018. The child population decreased slightly while the senior population increased by 3.5 percentage points. These changes in age structure represent a significant change in the age composition of Santee towards an aging population, which could affect the housing needs of Santee residents during the planning period.

This trend has been taking place since 1990, when only eight percent of Santee residents were 65+. From 2000 to 2010, the proportion of Santee residents over 65 increased also increased from nine percent to 11 percent. Overall, the senior population in Santee has increased by 6 percentage points in the past 30 years. At the same time, the proportion of Santee residents under the age of 18 has declined dramatically, from 29 percent in 1990 to 22 percent in 2018.

A decrease in residents aged 18-64 has also taken place in the last decade, with this age group decreasing from 66 percent to 64 percent of the population. Both young adult residents and older adults saw slight decreases between 2010 and 2018 while adults aged 25 to 44 saw a minimal increase (Figure 1). As a result, Santee’s median age rose by 1.6 years between 2010 and 2018. These changes match the general trends seen in San Diego County in the past 10 years, but they are more pronounced in Santee.

Figure 1: Age Distribution (2010 and 2018)



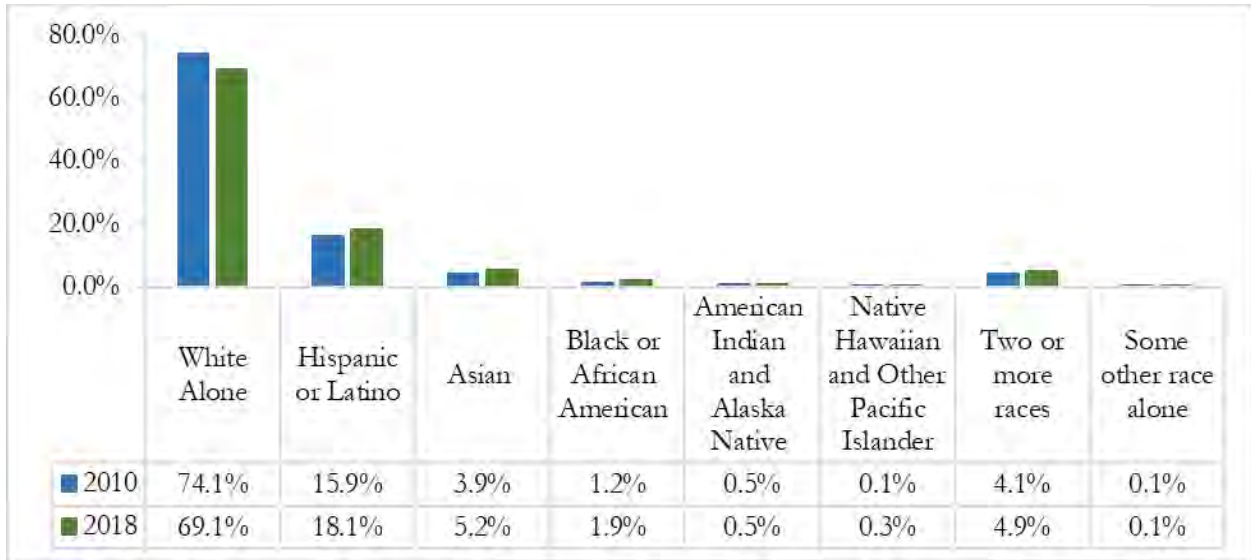
Sources: Census 2010; American Community Survey (2014-2018 Estimates)

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. 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. However, with the housing crisis in California, and the recent economic challenges presented by COVID-19, extended family members sharing housing arrangements or adult children moving back with parents have become a trend in many California communities.

The racial composition of Santee residents in 2018 was 69 percent White, 18 percent Hispanic, five percent Asian, two percent Black, five percent for those who declared more than one race, and less than once percent for American Indian/Alaskan and Hawaiian/Pacific Islander (Figure 2). Between 2010 and 2018, the proportion of all races/ethnicities increased while the White population decreased. Hispanic and Asian population had the greatest proportional increases.

Figure 2: Race (2010 and 2018)



Sources: Census 2010; American Community Survey (2014-2018 Estimates)

Despite these decreases in White population, Santee continues to have 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 3). The City’s proportion of Black/African Americans is also significantly lower than surrounding cities and within the County.

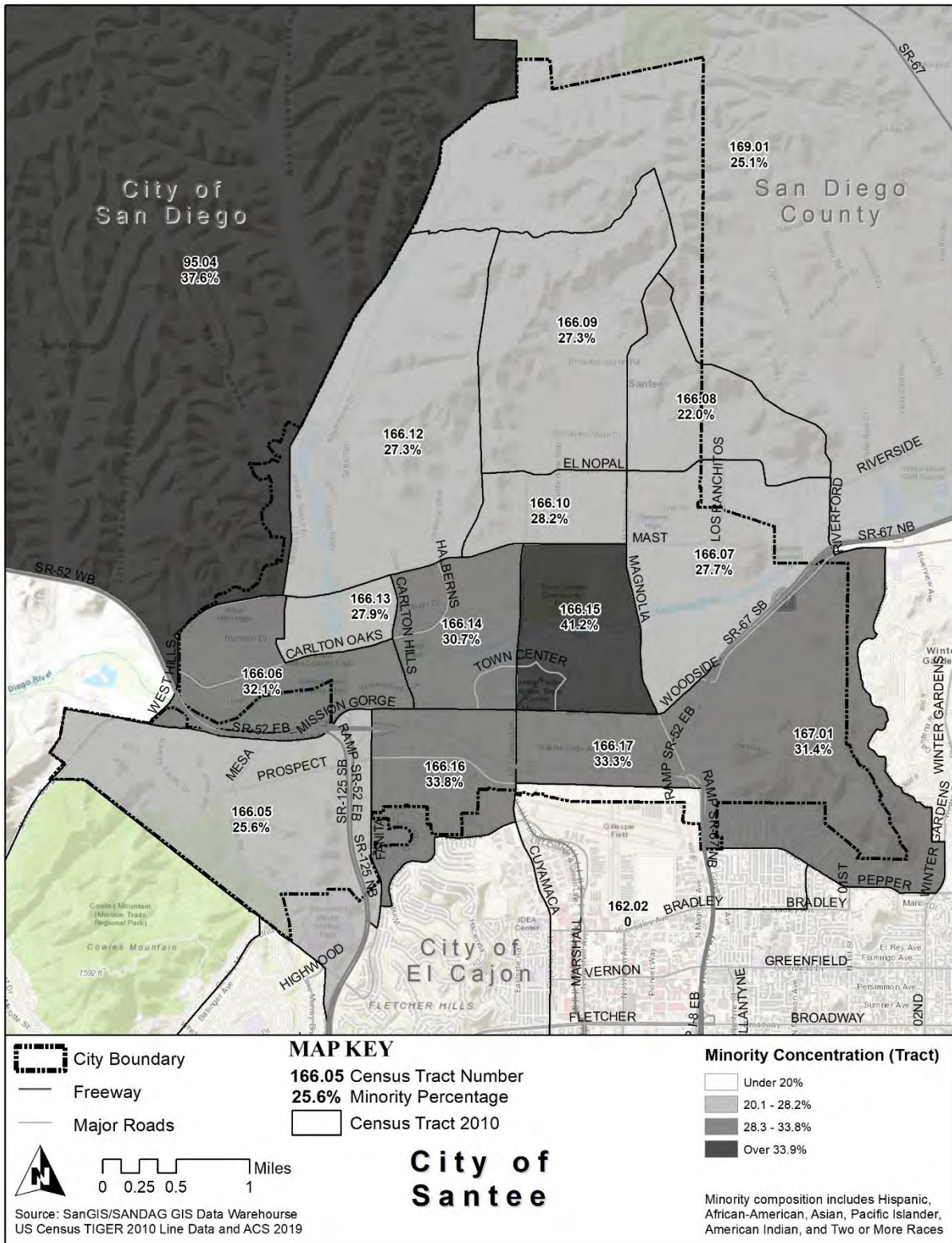
Table 3: Racial Composition in Neighboring Cities and Region (2018)

Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac Islands	Other	Two or More	Hispanic/Latino
El Cajon	57.1%	5.5%	0.2%	3.7%	0.4%	0.3%	4.3%	28.5%
La Mesa	55.5%	7.1%	0.1%	6.5%	0.3%	0.1%	4.6%	25.9%
Lemon Grove	28.9%	13.5%	0.1%	6.0%	0.4%	0.1%	4.2%	46.7%
San Diego	42.9%	6.2%	0.2%	16.4%	0.4%	0.2%	3.6%	30.1%
Santee	69.1%	1.9%	0.5%	5.2%	0.3%	0.1%	4.9%	18.1%
County	45.9%	4.7%	0.4%	11.6%	0.4%	0.2%	3.4%	33.5%

Source: American Community Survey (2014-2018 Estimates).

Figure 3 shows the distribution of minority populations in Santee. Minority individuals comprise between 27 and 34 percent of the population in most Census tracts in the City. However, there is one tract (166.08) in the northeastern portion of the community with 22 percent minority, and one tract (166.15) in the center of the City where minorities are highly concentrated (41 percent of tract population).

Figure 3: Minority Concentration Areas (2018)



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 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. As of 2018, Educational Services/Health Care/Social Assistance and Professional/Scientific/Management services were the two largest occupational categories for City residents (Table 4). These categories account for almost 37 percent of the jobs held by employed residents. Similarly, these categories accounted for 36 percent of jobs held by 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.

Table 4: Employment Profile (2018)

Sector	Santee		San Diego County	
	Estimate	Percent	Estimate	Percent
Educational services, and health care and social assistance	6,743	23.8%	332,860	21.3%
Professional, scientific, and management, and administrative and waste management services	3,630	12.8%	236,691	15.1%
Retail trade	3,466	12.2%	163,799	10.5%
Arts, entertainment, and recreation, and accommodation and food services	2,633	9.3%	186,676	11.9%
Construction	2,316	8.2%	91,902	5.9%
Manufacturing	2,295	8.1%	144,583	9.2%
Finance and insurance, and real estate and rental and leasing	1,845	6.5%	97,145	6.2%
Public administration	1,710	6.0%	78,150	5.0%
Other services, except public administration	1,351	4.8%	84,047	5.4%
Transportation and warehousing, and utilities	1,162	4.1%	63,842	4.1%
Wholesale trade	612	2.2%	37,263	2.4%
Information	541	1.9%	34,501	2.2%
Agriculture, forestry, fishing and hunting, and mining	13	0.0%	13,471	0.9%
Totals		28,317		1,564,930

Source: American Community Survey (2014-2018 Estimates)

Management occupations were the highest paid occupations in the San Diego region in the first quarter of 2020, and had a 17 percent increase in average yearly salaries from 2011 to 2020 (Table 5). Even with a 44 percent increase in average salary, food preparation and related services remained the lowest paid occupation in the County. Overall, average yearly salaries for all occupations increased by 8.4 percent.

Occupation	Salary		% Change (2011-2020)
	2011	2020	
Management	\$117,046	\$136,531	16.6%
Legal	\$105,882	\$120,265	13.6%
Computer and Mathematical	\$82,631	\$104,627	26.6%
Healthcare Practitioners and Technical	\$89,872	\$102,053	13.6%
Architecture and Engineering	\$83,115	\$99,949	20.3%
Life, Physical, and Social Science	\$77,716	\$87,579	12.7%
Business and Financial Operations	\$71,815	\$80,850	12.6%
Educational Instruction and Library	\$60,992	\$66,690	9.3%
Total all occupations	\$50,800	\$61,770	8.4%
Arts, Design, Entertainment, Sports, and Media	\$56,963	\$61,614	8.2%
Construction and Extraction	\$51,871	\$60,047	15.8%
Protective Service	\$50,581	\$58,837	16.3%
Community and Social Services	\$49,734	\$56,793	14.2%
Installation, Maintenance, and Repair	\$45,202	\$54,945	21.6%
Sales and Related	\$38,263	\$45,974	20.2%
Office and Administrative Support	\$37,260	\$45,385	21.8%
Production	\$34,324	\$43,823	27.7%
Transportation and Material Moving	\$32,255	\$39,362	22.0%
Building and Grounds Cleaning and Maintenance	\$30,880	\$36,248	34.6%
Healthcare Support	\$26,928	\$35,609	15.3%
Personal Care and Service	\$26,240	\$34,806	32.6%
Farming, Fishing, and Forestry	\$26,009	\$33,243	27.8%
Food Preparation and Serving-Related	\$22,133	\$31,942	44.3%

Source: California Employment Development Department, Occupational Employment Statistics (OES) Q1, 2011, Q1, 2020.

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 ACS, 19,650 households were located in Santee in 2018. Of these households, 21 percent were single-person households (no change from the 2010 Census), and households headed by seniors (65+) comprised 25 percent, an increase of nearly six percentage points since the 2010 Census. Single-person households represented a lower proportion of Santee’s households than in neighboring jurisdictions and countywide. Conversely, 34 percent of Santee households consisted of families with children, a larger proportion than found in neighboring San Diego City and La Mesa but similar to the County (Table 6). When compared to Census 2010 numbers, Santee’s household composition is slowly trending toward senior-headed households and away from families with children and large households.

Table 6: Household Characteristics (2018)

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
El Cajon	21.3%	19.4%	40.1%	11.1%	4.3%	10.8%
La Mesa	31.3%	24.6%	29.3%	9.1%	2.7%	3.7%
Lemon Grove	21.9%	25.2%	38.5%	11.4%	10.1%	6.5%
San Diego	27.4%	19.8%	29.1%	7.5%	4.6%	5.3%
Santee	21.0%	24.6%	33.7%	4.9%	5.9%	3.5%
San Diego County	23.7%	22.3%	33.1%	8.3%	6.0%	5.9%

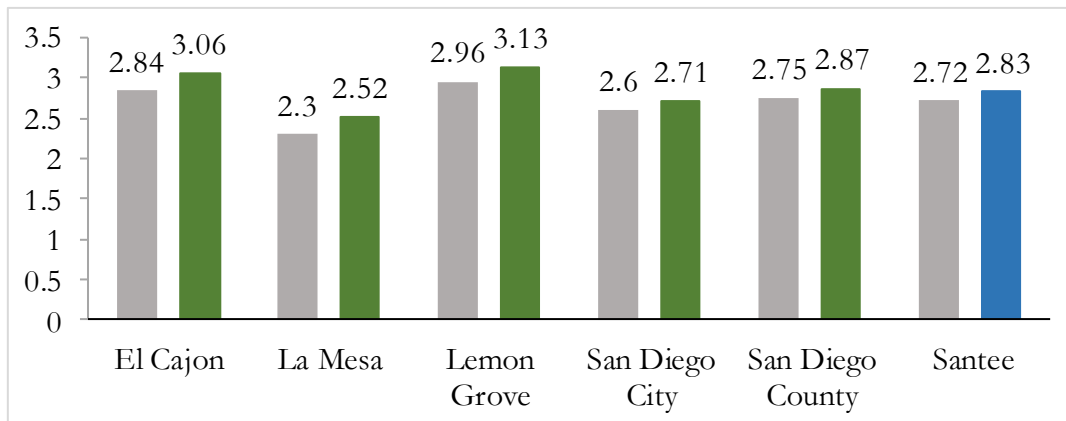
Source: American Community Survey (2014-2018 Estimates)

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 13). Roughly, 65 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 (Source: American Community Survey).

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 2018 was 2.83, an increase from the 2.72 of the 2010 Census, and slightly lower than the County as a whole (2.87) (Figure 4). The County also had a similar increasing household size trend, increasing from 2.75 to 2.87 from 2010 to 2018.

Figure 4: Household Size (2010 and 2018)



Sources: 2010 Census and 2014-2018 ACS

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.

According to SANDAG estimates, six percent of Santee households in 2018 had incomes lower than \$15,000, while 10 percent of households earned incomes between \$15,000 and \$29,999 (Table 7). This represents a proportional change in lower income categories since 2010. Approximately 23 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 32 percent of Santee households earned \$100,000 or more. Proportionally, more households in Santee earn incomes higher than \$75,000 when compared to countywide households (49 percent in Santee compared to 45 percent in the region). SANDAG estimated that the median household income in Santee was \$84,226 as of January 2018, while the median income for the County was estimated to be \$77,217 (Figure 5).

Table 7: Household Income Distribution, Santee and San Diego County (2010 and 2018)

Household Income	2010		2018		Change in Proportion	
	Santee	County	Santee	County	Santee	County
Less than \$15,000	7.0%	11.0%	6.0%	9.0%	-1.0%	-2.0%
\$15,000 - \$29,999	12.0%	14.0%	10.0%	12.0%	-2.0%	-2.0%
\$30,000 - \$44,999	13.0%	14.0%	11.0%	12.0%	-2.0%	-2.0%
\$45,000 - \$59,999	12.0%	11.0%	12.0%	11.0%	0.0%	0.0%
\$60,000 - \$74,999	13.0%	10.0%	12.0%	10.0%	-1.0%	.0%
\$75,000 - \$99,999	16.0%	13.0%	17.0%	13.0%	1.0%	0.0%
\$100,000 or more	27.0%	27.0%	32.0%	32.0%	5.0%	-5.0%
TOTAL	100.0%	100.0%	100.0%	99.0%	0.0%	-1.0%

Notes: SANDAG Estimates do not add up to 100 percent. SANDAG presents household distributions to the nearest whole number.
Source: SANDAG, Current Estimates, 2010, 2018. (Accessed 09/2020)

Figure 5: Median Household Income (2018)



Note: Not adjusted for inflation. Source: SANDAG, Current Estimates, 2018. (Accessed 08/2020).

4. OVERCROWDING

An overcrowded housing unit is defined as a unit occupied by more than one person per room.¹ 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.

According to the 2014-2018 ACS, roughly 3.4% of Santee households experienced overcrowded living conditions in 2018 (Table 8). Of these, 39 percent were in owner-occupied households, and 61 percent

¹ Based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms.

were renters. This suggests that renters are disproportionately affected by overcrowding – as of 2018, only 29 percent of the households in Santee were renter-occupied, but they represent 61 percent of all overcrowded households.

Table 8: Overcrowding¹ (2018)			
	Overcrowded	% of Overcrowded HH	% of All Households²
Owner	257	38.6%	1.9%
Renter	408	61.4%	7.1%
Total Households	665	100.0%	3.4%
<small>Note: 1. Overcrowding: 1.01 or more persons per bedroom. 2. Percent of households for that category. Total owner households= 13,871; total renter households= 5,779; total households = 19,650. Source: American Community Survey, 2014-2018 Estimates.</small>			

This pattern often suggests an inadequate supply of larger rental units. While 66 percent of occupied housing units in the City had three or more bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only 18 percent of these units were occupied by renters.

5. COST BURDEN

State and federal standards for housing cost burden 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 most recent Comprehensive Housing Affordability Strategy (CHAS) data, published by HUD, 36 percent of Santee households overpaid for housing in 2017 and housing cost burden affected a larger proportion of renters (48 percent) than owners (31 percent) (Table 9). While cost burden affected a smaller proportion of households in 2017 than 2010 (when 44 percent of households overpaid for housing), the trends in cost burden based on tenure have reversed. Since 2010, the proportion of cost burdened renter-households has increased from 43 to 48 percent. By contrast, the proportion of cost burdened owner-households decreased from 45 percent to 30 percent in seven years.

Cost burden affected a majority of lower and moderate income households in 2017 regardless of tenure; however, the incidence of cost burden was greatest among very low income homeowners (81 percent) and very low income renters (91 percent) (Figure 6). With a high prevalence of cost burden amongst lower income households, households may attempt to mitigate cost burden by taking in additional roommates or occupying smaller and presumably cheaper units, leading to overcrowding.

Table 9: Cost Burden by Tenure and Income Level (2010 and 2017)

Income	Owners		Renters		Renters and Owners	
	2010	2017	2010	2017	2010	2017
Extremely Low Income (<= 30% AMI)	83.7%	75.7%	75.8%	77.9%	79.9%	76.9%
Very Low Income (30-50% AMI)	72.4%	59.4%	80.6%	90.5%	75.9%	74.9%
Low Income (50-80% AMI)	55.5%	50.9%	50.9%	67.8%	53.9%	57.5%
Moderate/Above Moderate Income (>80% AMI)	35.8%	19.5%	16.8%	15.7%	44.1%	18.6%
All Households	44.6%	30.5%	42.7%	48.3%	44.1%	36.0%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2006-2010 estimates and 2013-2017 estimates.

Figure 6: Cost Burden by Tenure and Income Category (2017)



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations of 2013-2017 ACS data.

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, or 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 10). 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.

Special Needs Group	Santee		San Diego County	
	#	%	#	%
Senior-Headed Households (65+)	4,826	24.6%	249,767	22.3%
Single-Parent Households	1,634	8.3%	124,701	11.1%
Female-Headed Households with Children	1,072	5.5%	66,423	5.9%
Large Households	1,843	9.4%	132,588	11.8%
Persons with Disabilities	5,964	10.8%	314,897	9.8%
Agricultural Workers ¹	13	0.0%	13,471	0.9%
Students ²	4,019	7.0%	296,600	9.0%
Homeless	25	0.0%	7,619	0.2%

1. Category includes civilians employed in the "agriculture, forestry, fishing and hunting, and mining" industry as reported in the ACS.
 2. Population enrolled in college or graduate school
 Source: Census, ACS, 2014-2018; and Regional Task Force on the Homeless, 2020.

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 2014 to 2018, seniors (age 65+) comprised 14 percent of Santee residents and 25 percent of households were headed by seniors. Of these households, the majority (84 percent) owned their homes, while the remainder (16 percent) rented. Aside from cost burden problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly, 34 percent of Santee’s senior population was reported as having one or more disabilities between 2014 and 2018 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.

2. FEMALE-HEADED 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 2014-2018 ACS, approximately eight percent of Santee households were headed by single parents. The large majority of these, 66 percent, were headed by females. According to the 2014-2018 ACS, 21 percent of single-parent households had incomes below the poverty level; 87 percent of those households were headed by women. City efforts to expand affordable housing opportunities will help meet the needs of single-parent households.

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.

About nine percent of Santee households were classified as “large households” by the 2014-2018 ACS. About 37 percent of those households rented the units they occupied. The housing needs of larger households are typically met through larger units. While 25 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 nine 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.

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 2014-2018 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, 32 percent involved difficulty hearing, 20 reported cognitive difficulty, 55 percent were ambulatory disabilities, 38 percent made independent living difficult, 16 percent limited self-care ability, and 20 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 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice concluded housing choices for special needs groups were limited and thus an impediment to fair housing in the San Diego region.²

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. Furthermore, the City updated the Zoning Ordinance in January 2013 to 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 State law, “developmental disability” means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Intellectual disability, cerebral palsy, epilepsy, and autism, are considered developmental disabilities. The term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

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 June 2019, approximately 562 Santee residents with developmental disabilities were being assisted at the San Diego Regional Center. Most of these individuals (75 percent) were residing in a private home with their parent or guardian and 271 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.

² San Diego Regional Alliance for Fair Housing, *San Diego Regional Analysis of Impediments to Fair Housing Choice*, May 2020.

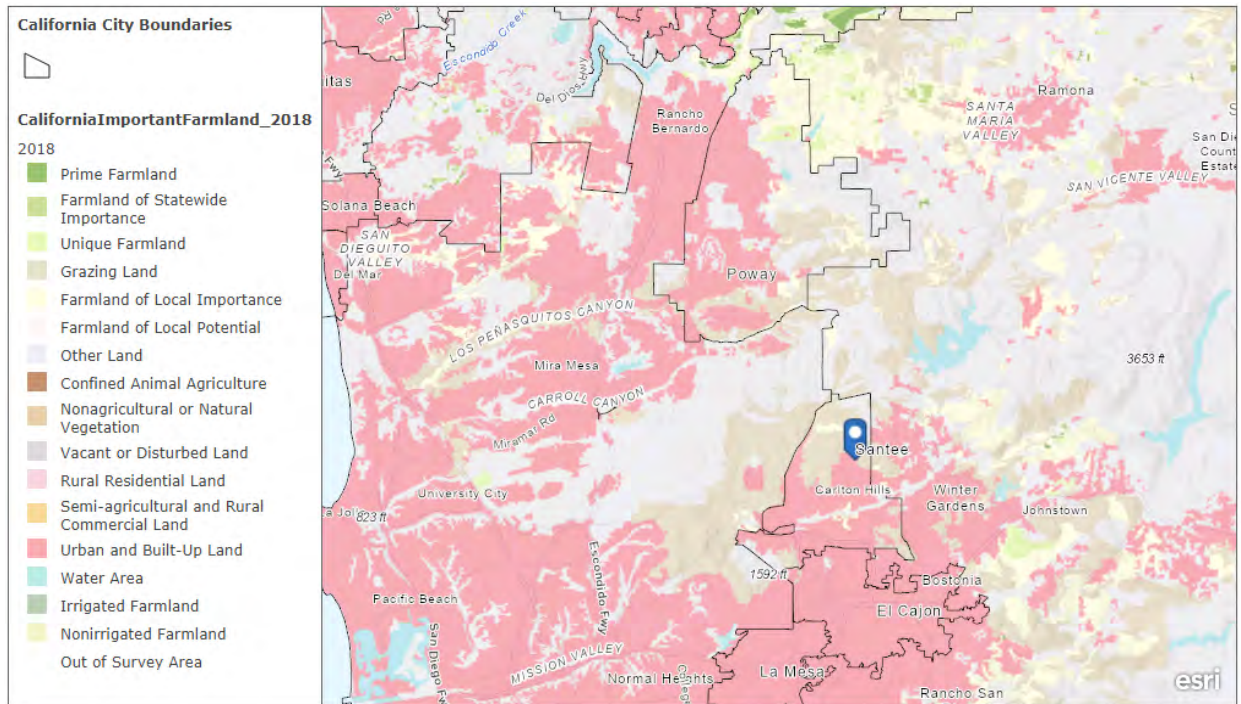
5. AGRICULTURAL WORKERS

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 difficult. 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 2014-2018 ACS, 13 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. Santee's farmworker population accounts for 0.01 percent of the County's 13,471 population employed in agriculture, forestry, fishing and hunting, and mining. However, the San Diego County's Farm Bureau has a lower estimate of farmworkers in the San Diego region at approximately 5,000 farmers.

The Farm Bureau reports that San Diego County surpasses other urbanized counties in terms of average dollar value per acre. While it is the 19th largest farm economy among 3,000 counties in the country, prime farmland and farmland of statewide importance in San Diego region is concentrated in the northern portion of the County, according to the Farmland Mapping and Monitoring Program of the California Department of Conservation. However, there is some grazing land and farmland of local importance located within the City limits as well as in nearby surrounding areas (but not adjacent to the City). More notably, most areas adjacent to Santee and the Southeast County are considered urban and built out. With major farming activities not being located near Santee, there is a limited need for farmworker housing in the City. Affordable housing for extremely low and very low income households would also address the housing needs of farmworkers in Santee, if any.

Figure 7: Important Farmland (2018)



Farmland Mapping and Monitoring Program, Division of Land Resource Protection, California Department of Conservation | Esri, CGIAR, USGS | SanGIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA | SanGIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

6. STUDENTS

Santee includes a private college within its jurisdictional limits (San Diego Christian College) and is in relatively close proximity to Grossmont Community College and San Diego State University. Approximately seven percent of Santee residents were enrolled in college between 2014-2018, which is slightly lower than the proportion of college students countywide (nine percent). San Diego State University is the largest university in the San Diego region, with approximately 34,000 students. The university provides housing for an estimated 19 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.

7. HOMELESS

According to HUD, the homeless population includes:

- 1) Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
- 2) Individuals and families who will imminently lose their primary nighttime residence;

- 3) Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or
- 4) Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

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 (RTFH). Based on the 2020 Point-in-Time Count, the majority of the region’s homeless population is estimated to be in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas (Table 11). RTFH estimates that all of Santee’s homeless population (25 people) was unsheltered in 2020.

Table 11: Homeless Population by Jurisdiction (2020)						
Jurisdiction	Total Homeless				Total	Percent Unsheltered
	Unsheltered	Emergency Shelters	Safe Haven	Transitional Housing		
Lemon Grove	18	0	0	0	18	100.0%
El Cajon	310	162	0	312	784	39.5%
La Mesa	52	0	0	0	52	100.0%
San Diego	2,283	1,759	36	809	4,887	46.7%
Santee	25	0	0	0	25	100.0%
Lakeside	24	0	0	0	24	100.0%

Source: San Diego Regional Task Force on the Homeless, 2020.

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 Community Development Block Grant (CDBG) funds to homeless service providers to meet the immediate needs of homeless or near homeless in Santee. 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 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, when the City had 18,833 units. During the past Housing Element planning period, the City’s housing stock grew from 20,422 units in 2013 to an estimated 21,248 units as of January 2020, or approximately four percent (Table 12). The City’s housing growth outpaced that of nearby East County neighbors El Cajon, La Mesa, and Lemon Grove since 2013.

Jurisdiction	# of Units January 2013	# of Units January: 2020	% Increase 2013-2020
El Cajon	35,898	36,282	1.1%
La Mesa	26,482	26,929	1.7%
Lemon Grove	8,873	9,139	3.0%
San Diego	519,181	549,070	5.8%
Santee	20,422	21,248	4.0%
San Diego County	1,174,866	1,226,879	4.4%

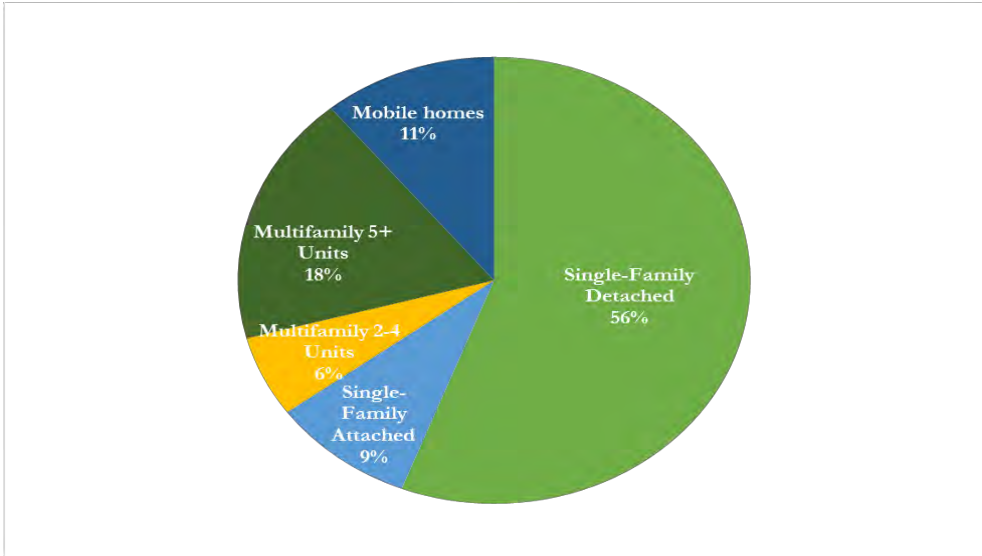
Source: Census 2000; and California Department of Finance, 2013, 2020.

Santee maintains a diverse housing stock. In 2020, single-family homes comprised 65 percent of the housing stock, while multifamily units comprised 24 percent, and 11 percent of the housing stock consisted of mobile homes (Table 13). According to the 2020 California Department of Finance housing estimates, the City has a larger proportion of mobile homes in San Diego County.

Housing Type	January 2020	
	# of Units	% of Total
Single-Family Detached	11,871	55.9%
Single-Family Attached	1,930	9.1%
Multifamily 2-4 Units	1,247	5.9%
Multifamily 5+ Units	3,864	18.2%
Mobile homes	2,336	11.0%
Total Units	21,248	100.0%

Source: California Department of Finance, 2020.

Figure 8: Housing Stock Composition (2020)



Source: California Department of Finance, 2020

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; 80 percent of the City’s housing stock was constructed prior to 1990, while only 72 percent of the County’s housing stock is more than 30 years old (Table 14).

Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). The City estimates that about 0.05 percent of homes (10 units) in Santee are in substandard condition. The National Center for Healthy Housing, which measures “basic housing quality” throughout the nation, measured the San Diego Metropolitan Service Area’s basic housing quality statistic at 7.2 percent. The basic housing quality metric is based on the percentage of homes with “severe” or “moderate” housing problems. While the City does not offer a rehabilitation program due to lack of funding, the City utilizes Code Compliance to help prevent housing deterioration (Program 2).

Table 14: Age of Housing Stock				
	Santee		San Diego	
Less than 30 years old				
Post-2010	622	3.0%	35,306	2.9%
2000-2009	1,752	8.5%	145,104	12.0%
1990-1999	1,670	8.1%	151,967	12.6%
Total	4,044	19.7%	332,377	27.6%
30 to 50 years old				
1980-1989	3,958	19.3%	230,420	19.1%
1970-1979	7,194	35.1%	272,251	22.6%
Total	11,152	54.4%	502,671	41.7%
50 years or older				
1960-1969	3,203	15.6%	144,647	12.0%
1950-1959	1,533	7.5%	130,316	10.8%
1940-1949	316	1.5%	41,844	3.5%
Pre-1939	258	1.3%	53,029	4.4%
Total	5,310	25.9%	369,836	30.7%
All housing units	20,506	100.0%	1,204,884	100.0%
Note: The total number of units in ACS is based on extrapolations from a 5% sample. The total number housing units from the State Department of Finance is based on updating the 100% census with annual building permit activities. Source: ACS, 2014-2018.				

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, 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 2014 and

2018, 71 percent of Santee residents owned the units they occupied, while 29 percent rented (Table 15). This rate of homeownership is the highest among all of neighboring communities and nearly 18 percentage points higher than the countywide rate.

Both owner- and renter-occupied households in Santee had similar household size, as evidenced by the almost identical average household sizes (Table 16). Among those who owned their homes between 2014 and 2018, 41 percent lived in homes with three or more persons per household, compared to 44 percent for the renter-households.

Table 15: Housing Tenure (2018)		
Jurisdiction	Percent Owner-Occupied	Percent Renter-Occupied
El Cajon	39.3%	60.7%
La Mesa	41.2%	58.8%
Lemon Grove	53.8%	46.2%
San Diego	46.9%	53.1%
Santee	70.6%	29.4%
San Diego County	53.1%	46.9%
Source: Census, ACS, 2014-2018.		

Table 16: Tenure by Household Size (2018)		
Households	% of Total Units Owner-Occupied	% of Total Units Renter-Occupied
1-person	21.2%	20.6%
2-person	34.7%	30.1%
3-person	19.8%	23.1%
4-person	15.9%	14.4%
5+-person	5.6%	6.9%
Average household size	2.82	2.86
Source: Census, ACS, 2014-2018.		

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 lower than what is considered optimal for a healthy housing market. According to the 2014-2018 ACS, the overall vacancy rate in Santee was 4.2 percent. Specifically, the vacancy rate for ownership housing was one percent, while the overall rental vacancy rate was 2.9 percent. Too low of a vacancy rate can force prices up, making it more difficult for low and moderate income households to find housing and increasing the incidence of overcrowding.

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

Median home sales prices in the surrounding areas of Santee ranged from \$482,500 in Lemon Grove to \$631,500 in the City of San Diego in 2020 (Table 17). Santee’s median home price is on the lower end of the spectrum at \$535,000. However, median home sale prices increased the most in Santee, increasing by almost 50 percent between 2015 and 2020. All other surrounding cities also saw increases in their median home prices during this period but only ranging between 27 percent increase in La Mesa and 42 percent in Chula Vista.

Table 17: Median Home Sales Prices (2015 and 2020)			
Jurisdiction	March 2015	March 2020	% Change 2015-2020
Chula Vista	\$400,000	\$566,000	41.5%
El Cajon	\$390,000	\$540,500	38.6%
La Mesa	\$440,000	\$557,000	26.6%
Lemon Grove	\$352,500	\$482,500	36.9%
San Diego	\$486,000	\$631,500	29.9%
Santee	\$365,000	\$535,000	46.6%
San Diego County	\$455,000	\$590,000	29.7%

Source: Corelogic, Home Sales Activity by City, March 2015 and March 2020.

The Zillow online database was also consulted in an effort to better understand the more current home sale market in Santee. Zillow listed 37 single-family homes and 21 condos/townhouses for sale in August 2020 (Table 18). The median asking price for a unit was \$551,334, with a range of \$117,000 to \$1,355,000. Single-family homes were priced higher (\$600,714 median) than condos/townhouses (\$450,000 median).

Table 18: Home Asking Prices (August 2020)			
Unit Type	Number for Sale	Asking Price Range	Median Asking Price
Single-Family Homes	37	\$117,000-\$1,355,000	\$600,714
2-Bedroom	4	\$117,000-\$149,900	\$124,900
3-Bedroom	20	\$445,912-\$975,000	\$596,947
4+-Bedroom	13	\$552,668- \$1,355,000	\$667,956
Condos/Townhomes	21	\$360,000- \$599,000	\$450,000
2-Bedroom	3	\$360,000-\$450,000	\$369,000
3-Bedroom	17	\$389,800-\$599,000	\$459,000
4+-Bedroom	1	\$525,000	\$525,000
All Homes	58	\$117,000-\$1,355,000	\$551,334

Source: Zillow, August 26, 2020.

The home sale market continues to rise in Santee, as the median asking price of homes in August 2020 (\$551,334) is significantly higher than the median sale price of homes in November 2012 (\$275,000) as reported in the 2013-2021 Housing Element based on the online Multiple Listing Service (MLS) database.

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 19). Rental price information was collected for five apartment complexes within the City with units for rent advertised on Zillow.com in September 2020. At the time of the research, there were no studio apartment units available, while one-bedroom units rented

for \$1,495+ to \$1,891. Larger units were more expensive; two-bedroom units were offered at rents ranging from \$1,925 to \$2,300, while a three-bedroom unit was listed at \$2,750.

Table 19: Apartment Rental Rates (September 2020)	
Apartment Complex	Rental Price Range
Oaks Apartments	
1 BR	\$1,565-\$1,655
2 BR	\$1,925-\$1,955
Santee Villas	
1 BR	\$1,720-\$1,755
2 BR	\$1,940-\$1,975
Parc One	
1 BR	\$1,880-\$1,891
2 BR	\$2,300
3 BR	\$2,750
Carlton Heights Villas	
1 BR	\$1,500-\$1,632
2 BR	\$1,990
Town Center Apartments	
1 BR	\$1,495+
Source: Zillow.com, September 2020.	

The San Diego County Apartment Association publishes quarterly rental market reports based on surveys conducted throughout the region. Fall average rents increased for units of all sizes in Santee between 2011 and 2019. The average price of three-bedroom units doubled during this period (up by 105.1 percent); while rental rates for one-bedroom and two-bedroom units increased significantly (69 and 63 percent, respectively) in Santee (Table 20). In general, average rents for units in Santee were slightly lower than average rents of similar units in neighboring jurisdictions (Table 20).

Table 20: Average Rental Rates by Jurisdiction Fall 2011 and Fall 2019

Jurisdiction	# of Rooms	Fall 2011 Average rents	Fall 2019 Average Rents	% Change Fall 2011 to Fall 2019
El Cajon	Studio	\$729	\$1,000	37.2%
	1 BR	\$857	\$1,863	117.4%
	2 Br	\$1,095	\$1,941	77.3%
	3BR	\$1,394	\$2,270	62.8%
La Mesa	Studio	\$872	-	-
	1 BR	\$1,097	\$1,798	63.9%
	2 Br	\$1,437	\$2,271	58.0%
	3BR	\$1,739	\$2,597	49.3%
San Diego	Studio	\$923	\$1,526	65.3%
	1 BR	\$1,211	\$1,881	55.3%
	2 Br	\$1,575	\$2,241	42.3%
	3BR	\$1,877	\$2,460	31.1%
Santee	Studio	--	-	-
	1 BR	\$988	\$1,672	69.2%
	2 Br	\$1,205	\$1,963	62.9%
	3BR	\$1,153	\$2,365	105.1%
San Diego County	Studio	\$899	\$1,342	49.3%
	1 BR	\$1,090	\$1,666	52.8%
	2 Br	\$1,418	\$2,013	42.0%
	3BR	\$1,730	\$2,483	43.5%

Source: San Diego County Apartment Association, Fall 2011 and Fall 2019.

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 HCD income guidelines for 2020, the Area Median Income (AMI) in San Diego County was \$92,700 (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 21. 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 estimated maximum affordable rental payment ranges from \$444 per month for a one-person household to \$589 per month for a family of five (Table 21). The maximum affordable home purchase price for extremely low income households ranges from \$60,846 for a one-person household to \$68,801 for a five-person household. Extremely low income households generally cannot afford housing at market rate.

Very Low Income Households: Very low income households are classified as those earning 50 percent or less of the AMI. The estimated maximum affordable rental payment ranges from \$847 per month for a one-person household to \$1,213 per month for a family of five (Table 21). The maximum affordable home purchase price for very low income households ranges from \$130,009 for a one-person household to \$175,652 for a five person household. Based on the rental data presented in Table 19 and Table 20, very low income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in Santee.

Low Income Households: Low income households earn 51 to 80 percent of the County AMI. The estimated maximum home price a low income household can afford ranges from \$233,862 for a one-person household to \$335,821 for a five-person family. Affordable rental rates for low income households would range from \$1,454 for a one-person household to \$2,148 for a five-person household.

As indicated by the data presented in Table 18, low income households could not afford adequately sized homes listed for-sale in August 2020. Low income households do not have better chance in securing an adequately sized and affordable rental housing unit as rental units range from \$1,495-1,755 for one-bedroom units to \$2,750 for three-bedroom units and are out of the affordable rent price (Table 19Table 20). Also, 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 estimated maximum affordable home price for moderate income households ranges from \$290,392 for a one-person household to \$422,971 for a family of five. A moderate income household can afford rental rates of \$1,784 to \$2,656 per month depending on household size.

Based on the rental and for-sale housing market data presented in Table 19 and Table 18, moderate income households can afford to rent some of the apartments advertised in September 2020 but not purchase adequately sized homes. For example, asking prices for a four-bedroom home (an adequately sized home to avoid overcrowding) range from \$525,000 to \$1.3 million (Table 18). This far exceeds the affordable purchase price for large households. Table 18 does include some single- family home and condo/townhome listings that meet the affordable price for large families, but they are two-bedroom units.

Table 21: Housing Affordability Matrix San Diego County (2020)

Annual Income	Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price		
	Rent	Own	Rent	Own	Taxes/ Insurance/ HOA	Rent	Purchase	
Extremely Low Income (30% of AMI)								
One Person	\$24,300	\$608	\$608	\$164	\$164	\$213	\$444	\$60,846
Small Family	\$31,200	\$780	\$780	\$240	\$240	\$273	\$541	\$70,498
Large Family	\$37,450	\$936	\$936	\$348	\$348	\$328	\$589	\$68,801
Very Low Income (50% of AMI)								
One Person	\$40,450	\$1,011	\$1,011	\$164	\$164	\$354	\$847	\$130,009
Small Family	\$52,000	\$1,300	\$1,300	\$240	\$240	\$455	\$1,061	\$159,576
Large Family	\$62,400	\$1,560	\$1,560	\$348	\$348	\$546	\$1,213	\$175,652
Low Income (80% of AMI)								
One Person	\$64,700	\$1,618	\$1,618	\$164	\$164	\$566	\$1,454	\$233,862
Small Family	\$83,200	\$2,080	\$2,080	\$240	\$240	\$728	\$1,841	\$293,192
Large Family	\$99,800	\$2,495	\$2,495	\$348	\$348	\$873	\$2,148	\$335,821
Moderate Income (120% of AMI)								
One Person	\$77,900	\$1,948	\$1,948	\$164	\$164	\$682	\$1,784	\$290,392
Small Family	\$100,150	\$2,504	\$2,504	\$240	\$240	\$876	\$2,264	\$365,782
Large Family	\$120,150	\$3,004	\$3,004	\$348	\$348	\$1,051	\$2,656	\$422,971
1. Small family = 3-person household 2. Large family = 5-person household. Source: California Department of Housing and Community Development, 2020 Income limits; and Veronica Tam and Associates. Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10.0% down payment; and 3.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on the Housing Authority of the County of San Diego Utility Allowance, 2019. Utility allowances based on the combined average assuming all electric and all natural gas appliances.								

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 612 affordable housing units (Table 22).

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	# Units At Risk
Cedar Creek Apartments	48	47	LIHTC	Year 2025	47
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2065	
Forester Square Apartments	44	43	LIHTC	Year 2025	43
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2068	
Laurel Park Senior Apartments	133	132	CDLAC Bond	Year 2031	132
Woodglen Vista Apartments	188	188	HFDA/Section 8	12/31/2035	0
Carlton Country Club Villas	130	121	Section 236	---	0
			Section 8	4/30/2038	
Shadow Hill Apartments	81	81	CDLAC Bond	Year 2056	0
Total Assisted Units	624	612			222

Source: City of Santee, 2020; and the HUD Multifamily Assistance and Section 8 Contracts Database, as of 8/24/2020.

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 April 15, 2021. 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 2021-2031 “at-risk” housing analysis period, three assisted housing projects in Santee are at risk of converting to market-rate housing. As of April 15, 2021, 222 units were at risk of converting to market rate rents. Of these units, 47 are within the Cedar Creek Apartments, 43 within the Forester Square Apartments, and 132 in the Laurel Park Senior Apartments. The Cedar Creek Apartments and Forester Square Apartments units are not in immediate risk of conversion. While the use of LIHTC gives them the relief option of converting to market-rate by 2025, because of the use of redevelopment set-aside funding, these projects are locked into a 55-year affordability period, ending in 2065. 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.

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 23 presents the estimated market value for the 222 units at Cedar Creek, Forester Square, and Laurel Park to establish an order of magnitude for assessing preservation costs. As shown, the total market value of these units is approximately \$48,075,000. Assuming a five-percent down payment is made on each project, at least \$2,400,000 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 23: Market Value of At-Risk Housing Units			
Project Units	Cedar Creek Apartments	Forester Square Apartments	Laurel Park
1 BR	5	17	104
2 BR	18	12	28
3 BR	24	14	0
Total	47	43	132
Annual Operating Cost	\$280,035	\$233,730	\$612,990
Gross Annual Income	\$1,205,448	\$1,021,080	\$2,746,224
Net Annual Income	\$925,413	\$787,350	\$2,133,234
Market Value	\$11,567,663	\$9,841,875	\$26,665,425
Market value for each project is estimated with the following assumptions:			
1. Average market rent for 1-BR is \$1,672, 2-BR is \$1,963, and \$2,365 for a 3-BR (Table 20).			
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. Annual operating expenses per square foot = \$7.35 (based on NAI San Diego's Multifamily Market Report Q3, 2019. Figure represents average operating costs for three- and two-star buildings).			
4. Market value = Annual net project income*multiplication factor			
5. 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 24 estimates the rent subsidies required to preserve the housing affordability for the residents of the 222 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$2,533,000 in rent subsidies would be required annually.

Table 24: Rent Subsidies Required			
Project Units	Cedar Creek Apartments	Forester Square Apartments	Laurel Park
1 BR	5	17	104
2 BR	18	12	28
3 BR	24	14	
Total	47	43	132
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$52,445	\$44,113	\$117,796
Total Monthly Rent Allowed by Fair Market Rents	\$113,952	\$91,582	\$219,900
Total Annual Subsidies Required	\$738,084	\$569,628	\$1,225,248
Average Annual Subsidy per Unit	\$15,704	\$13,247	\$9,282
Average Monthly Subsidy per Unit	\$1,309	\$1,104	\$774
Average subsidy per unit for each project is estimated with the following assumptions:			
<ol style="list-style-type: none"> 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. Based on 2020 Area Median Income in San Diego County, affordable monthly housing cost for a 1-person very low income household is \$847, \$1,061 for a 3-person household, and \$1,213 for a 5-person household (Table 21). 3. HUD 2020 Fair Market Rents in the San Diego MSA is \$1,566 for a 1-BR, \$2,037 for a 2-BR, and \$2,894 for 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 222 at-risk units would require approximately \$66,600,000. 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 222 at-risk units is high, with an estimated total cost of more than \$66,600,000. This cost estimate is substantially higher than the cost associated with transfer of ownership (\$48,075,000) and providing rent subsidies similar to Housing Choice Vouchers for 20 years (\$50,6590,000).

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 2013-2017 ACS is displayed in Table 25. 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 a greater proportion of renter-households (48 percent) than owner-households (31 percent).
- Elderly renters had the highest level of housing problems regardless of income level (64 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 a third (36 percent) of all lower income households (<80 percent AMI), regardless of tenure, incurred a cost burden.
- Of the 1,615 extremely low income Santee households reported in the 2013-2017 CHAS, approximately 63 percent incurred a housing cost burden exceeding 50 percent of their monthly income.

Table 25: 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)	240	290	65	855	500	760	1,615
% with any housing problem	83.3%	87.9%	46.2%	78.9%	80.0%	75.0%	77.1%
% with cost burden >30%	83.3%	87.9%	46.2%	78.9%	80.0%	75.0%	77.1%
% with cost burden > 50%	58.3%	77.6%	46.2%	63.7%	64.0%	62.5%	63.2%
Very Low Income (31-50% AMI)	225	440	75	955	665	960	1,915
% with any housing problem	91.1%	90.9%	100.0%	89.5%	54.9%	60.4%	74.9%
% with cost burden >30%	91.1%	90.9%	100.0%	89.5%	54.9%	59.9%	74.7%
% with cost burden >50%	68.9%	43.2%	100.0%	57.1%	30.1%	37.5%	47.3%
Low Income (51-80% AMI)	170	770	195	1,375	970	2,140	3,515
% with any housing problem	52.9%	71.4%	82.1%	69.5%	30.4%	52.1%	58.9%
% with cost burden >30%	52.9%	71.4%	71.8%	68.0%	29.4%	51.1%	57.7%
% with cost burden > 50%	8.8%	11.7%	5.1%	12.0%	13.4%	20.7%	17.3%
Total Households	875	3,255	605	6,025	4,085	13,445	19,470
% with any housing problem	68.0%	48.5%	58.7%	51.5%	35.5%	32.0%	38.1%

Source: HUD CHAS tabulations of 2013-2017 ACS data.

Section 3: Housing Constraints

Various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households or may render residential construction market prices economically infeasible for developers. This section addresses these potential constraints.

A. Nongovernmental 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.

1. LAND AND DEVELOPMENT COSTS

High development costs in the region stifle potential affordable housing developments. Development costs (land, entitlement, and construction) for residential units have increased rapidly over the last decade, especially for the cost of land when vacant developable land is diminishing. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs. The difficulty of assembling and developing infill sites can also add to costs. The supply of construction materials is another factor. When construction material supply is low, costs increase as evidenced by the current market.

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 land and any necessary improvements or demolition of existing structures is a key component of the total cost of housing. The lack of vacant land for residential construction, especially land available for higher density residential development, has served to keep the cost of land high. Based on listings at Zillow.com, land zoned for low density residential uses could capture about \$800,000 per acre (or an average of \$100,000 per unit). Land at the urban core that might be used for high density residential uses is priced around \$1.75 million per acre.

2. LABOR SHORTAGE CONSTRUCTION COSTS

Another key component of construction cost is labor. California is 200,000 construction workers short to meet Governor Newsom's housing goals. This number comes from a study for Smart Cities Prevail. The study finds that California lost about 200,000 construction workers since 2006. Many lost their jobs during the recession and found work in other industries. University of Southern California housing economist Gary Painter also says that California has "a shortage of construction workers at the price people want to pay." However, the dilemma is that higher pay for construction workers would increase the overall construction costs for housing. In some cases, developers are "importing"

workers from out of state for the construction work and pay for their temporary housing during the construction periods.

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multifamily: \$148.82 to \$168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: \$113.38 to \$118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.
- R-4 Residential Care/ Assisted Living Facilities generally range between \$143.75 to \$199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

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.

4. 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.

Overall, 561 households applied for government-backed mortgage loans and 951 households applied for conventional home mortgage loans in Santee in 2017 (Table 26). However, approval rate was lower for conventional loans than for government-backed loans, and lower in 2017 than in 2012. Refinancing loan applications were the most frequent type of mortgage loans with an approval rate of 62 percent, lower than the approval rate in 2012. Home improvement loans have the lowest approval rates among other types of financing.

Table 26: Disposition of Home Loans: 2017

Jurisdiction	Total Applicants		Percent Approved		Percent Denied		Percent Other ¹	
	2012	2017	2012	2017	2012	2017	2012	2017
Government Backed Purchase	536	561	78.4%	80.6%	11.2%	6.2%	10.4%	13.2%
Conventional Purchase	436	951	78.2%	73.9%	9.9%	9.3%	11.9%	16.8%
Refinance	4,034	2,323	70.4%	61.5%	15.0%	16.1%	14.6%	22.4%
Home Improvement	121	306	60.3%	61.8%	30.6%	26.8%	9.1%	11.4%
Total	5,127	4,141	71.7%	67.0%	14.6%	14.0%	13.8%	19.1%

Source: www.lendingpatterns.com, 2020

5. TIMING AND DENSITY

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers’ inability to secure financing for construction. In Santee, the average time between project approval and request for building permit is typically **one to two years**.

As described in the Housing Resources section of this Housing Element, development projects proposed in Santee’s multi-family districts (R-7, R-14, and R-22) have historically been approved at the upper end of the allowable density. However, the City did identify some sites where development was unfeasible due to density constraints through meetings with stakeholders and property owners. As part of its Program 9, the City will be downzoning a limited number of sites where specific site conditions are not conducive to high-density development, and up-zoning about 20 sites where development has been constrained by low density.

6. EFFORTS TO ADDRESS NONGOVERNMENTAL CONSTRAINTS

The City has taken into consideration the nongovernmental constraints in the development of the sites inventory by selecting sites with characteristics similar to those that have been developed recently. In addition, as described later in this Housing Element, the City’s identification of potential sites for future residential development was performed with extensive stakeholder feedback. Sites that developers identified as not feasible for high-density development are proposed to be downzoned. At the same time, the City is upzoning sites near transit and in areas where density bonuses, incentives, and concessions may also be more feasible. Density bonuses, together with the incentives and/or concessions, and location in high resource areas result in a lower average per-unit cost of land and increase opportunity for funding for affordable housing. High resource areas in the context of the Housing Element are those areas with high access to jobs, low unemployment, low poverty rates, high education attainment, high median home values, and low pollution levels as shown in joint mapping from the California Tax Credit Allocation Committee and California Department of Housing and Community Development. The City’s rezone program (Program 9) attempts to mitigate market constraints resulting from density.

B. Governmental Constraints

Local policies and regulations can impact the price of housing and, in particular, affordable housing. Local policies and regulations may include land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other issues. This section discusses potential governmental constraints to housing investment as well as measures to mitigate potential impacts.

1. LAND USE CONTROLS

The Land Use Element of the Santee General Plan sets forth policies for residential development. These land use policies, combined with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. This Housing Element update is for the State-required Sixth Cycle update that will cover the period beginning on April 15, 2021 and ending on April 15, 2029. An Urban Residential land use designation that permits 30 units per gross acre was added in 2010.

The Land Use Element provides for the following land use designations which allow for residential development:

- Hillside Limited (HL): 0-1 dwelling units per gross acre
- Low Density Residential (R-1): 1-2 dwelling units per gross acre
- Low Density Residential Alternative (R-1-A): 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

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 Residential-Business District was added to the Zoning Code in 2003 and is consistent with the General Plan. This designation is intended to allow for a single-family residential use or a compatible low-intensity commercial and office use, or a combination of residential/nonresidential uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas.

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, accessory dwelling units, and multifamily units at various densities. In 2010, the City adopted the high density residential land use designation, R-30 Urban Residential with a Mixed Use Overlay. The R-30 designation is intended to provide land for development characterized by mid-rise apartment and condominium development that utilizes innovative site planning and building design to provide on-site recreational amenities and open space and be located in close proximity to major community

facilities, business centers and streets of a least major capacity and to be internally consistent. The Mixed Use Overlay for the R-30 designation provides an option for ground-floor commercial uses that promote a variety of services that are conveniently located for residents and the public. However, no development has occurred on the R-30 designation. As part of this Housing Element update, the rezone program will be revising this designation to provide a density range (30 – 36 dwelling units per acre) to facilitate development in this designation.

Measure N

At the November 2020 election, City voters adopted Measure N, an initiative measure which establishes a voter approval requirement for certain legislative actions that would increase residential density or otherwise intensify land use over that currently permitted by the General Plan and zoning. Measure N is a governmental constraint because it has the effect of limiting project applicants' ability to increase the residential density on or intensify the use of a parcel without a citywide vote. The City will continue to monitor implementation of Measure N in accordance with state and other laws.

Referenda and Initiatives

Local referenda and initiatives can affect the price and availability of housing; and therefore they may also constitute governmental constraints on housing. State law, including SB 330, may preempt certain initiatives or referenda. The City will continue to monitor local referenda and initiatives in accordance with state and other laws.

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 recommendations 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 the City Council 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.³

³ <http://www.san.org>

Approximately 43.9 acres of the residential sites inventory are located within the boundaries of Safety Zones 1-5 of the Gillespie Field ALUCP. These sites are denoted in the Sites Inventory Table in Appendix C. The City selected these sites as the safety zones are also close to the trolley stop and have higher density potential. As part of the Environmental Impact Report (EIR) to be prepared for the rezoning, the City will evaluate the constraints and risks associated with residential development in these areas. Furthermore, the City will monitor development on sites identified in the Housing Element to comply with the “no net loss” requirement 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, the City will identify and rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Town Center Specific Plan

In October 1986, the City of Santee completed a focused effort to plan for the development of property in its geographic core. The Town Center Specific Plan established guidelines for creating a people- and transit-oriented hub for commercial, civic and residential uses along the San Diego River.

Residential Business District

The Residential Business District (RB) designation allows for a single-family residential use or a compatible low-intensity commercial and office use, or a combination of residential/nonresidential uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas. This designation allows low intensity commercial and office uses that would not result in significant land use compatibility impacts, but that would be greater than otherwise permitted through home occupation regulation. Properties with the RB designation permit all uses allowed in the R-2 designation plus a list of “low-impact” office and commercial uses.

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:

- ***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-Density Residential 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.

As part of this Housing Element update, the rezone program will be revising this designation to provide a density range (30 – 36 dwelling units per acre) to facilitate development in this designation.

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 13.10.040 of the Zoning Ordinance are presented in **Table 27**.

Table 27: 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			
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 ¹ / 90'	none			
Minimum Flag Lot Frontage	20'				36'			
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
Setbacks ²								
Front ³	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 ⁴
Rear	25'	20'	20'	2'	10'	10'	10'	10' or 15 ⁴
Maximum Height	35' (2 stories)				35' (2 stories)	45' (4 stories)	55' (5 stories)	55' (5 stories)
Private Open Space (sq. ft. per unit)	--	--	--	--	100	100	60	60
Parking Requirements (off-street)	2 spaces in a garage (all single-family, detached homes)				<p>The following applies to multifamily, townhomes, duplexes, zero lot line, etc.</p> <p>Resident spaces:</p> <p><u>Studio & One-bedroom unit:</u> 1.5 spaces/unit, with 1/unit in a garage or carport</p> <p>R-30 zone: 1 space/unit</p> <p><u>Two or more bedroom unit:</u> 2 spaces/unit, With 1/unit in a garage or carport</p> <p>plus, Guest Spaces:</p> <p>1 space/4 units R-30 Zone: 1 space/10 units</p>			

Source: City of Santee, October 2019.

Notes: ¹For lots located on cul-de-sacs and knuckles, see SMC Zoning Ordinance Table 13.10.040.A, note 1.

²All Setbacks are measured in feet from the property line, not a street, sidewalk, or fence line.

³Setbacks adjacent to Major, Prime or Collector roads may be greater (SMC Table 13.10.040.B).

⁴15 feet when abutting a single-family residential zone and buildings exceed 35 feet (two stories).

Lot Standards

The minimum lot sizes for residential lots in Santee range from 6,000 for the R-2 zone, 8,000 for the R-1-A zone, 15,000 for the R-1 zone, to 30,000 for Hillside/Limited Residential (HL) zone. Minimum lot widths range from 60' for the R-2 zone, 80' for the R-1-A zone, 100' for the R-1 zone, and 150' for the HL zone. There are no minimum lot sizes or minimum lot widths for the R-7, R-14, R-22 or R-30 zones. These minimum lot size standards are typical, cover the majority of the City, and do not constrain residential development.

Lot Coverage

The Zoning Ordinance establishes a range of maximum lot coverage, by zone. The largest hillside lots have the smallest maximum lot coverage at 25 percent. Maximum lot coverage for the R-1, R-1-A, and R-2 zones increase by 5, or 30, 35, and 40 percent respectively. The zones which permit greater density also permit greater maximum lot coverage: R-7 permits 55 percent maximum lot coverage, R-14 permits 60 percent, R-22 permits 70 percent, and R-30 permits 75 percent maximum lot coverage. The City's lot coverage standards are typical and the larger the lot, the more feasible to achieve the maximum allowable density.

Yard Setbacks

All residential zones have a 10' – 30' front setbacks. Side yard setbacks range from 5' – 15', and rear yard setbacks range from 10' to 25'. Detached accessory structures, including accessory dwelling units have side and rear setbacks of 4'. These setbacks are intended to provide a safe and visually cohesive aesthetic to the residential development throughout the city.

Height Limits

Santee allows building heights up to 35' or three stories in most residential zones in the City. The R-14 residential zone allows heights of up to 45', or four stories, and the R-22 and R-30 zones allow heights of up to 55', or five stories. The four and five-story height limits allow the achievement of higher densities in the R-14 and R-22 residential zones.

Parking Standards

In addition to the development standards above, Santee requires a certain number of parking spaces to be provided for each new residential unit. The Santee Zoning Code requires two parking spaces in a garage for all single-family residential zones, including in HL, R-1, R-1-A, and R-2. Parking standards for the multi-family zones are established primarily by the number of bedrooms in the dwelling unit. For Studio and one-bedroom units, 1.5 spaces/unit with 1/unit in a garage or carport are required. For two or more bedroom units, 2 spaces/unit are required with 1/unit in a garage or carport. Guest spaces are required at 1 space/4 units. The R-30 Zone allows for reduced resident and guest parking. Santee's parking requirements are designed to accommodate vehicle ownership rates associated with different residential uses. The cost associated with parking construction (particularly covered parking) can be viewed as a constraint to affordable housing development, particularly for multifamily housing. Santee complies with the State Density Bonus provisions for senior and affordable housing, and consistent with State law, provides additional reductions in parking requirements if the project is located close to public transportation. In addition, as part of the adoption of the Art & Entertainment District Overlay in the City's Town Center, parking requirements have been reduced.

3. FLEXIBILITY FROM DEVELOPMENT STANDARDS

Santee provides several mechanisms to maintain flexibility in development standards. This flexibility is an important means to address limitations inherent at a specific site (e.g., topographic, geographic, physical, or otherwise), as well as provide a means to address other important goals and objectives of the City Council, such as providing affordable housing for all income groups.

Planned Development District

The Planned Development District is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high quality development in a manner which may not be possible under standard land use designations and their corresponding zones. This designation provides for mixed-use development potential including employment parks, commercial, recreational and various densities of residential development pursuant to a development plan and entitlements being approved by the City Council. More specifically, single family dwellings, single family attached units and multi-family are all permitted uses in the Planned Development District, with approval of a Development Review Permit.

Variance and Minor Exception

The purpose of a variance is to provide flexibility from the strict application of development standards when special circumstances pertaining to the property such as size, shape, topography, or location deprives such property of privileges enjoyed by other property in the vicinity and in the same district, consistent with the objectives of the development code.

The purpose of a minor exception is to provide flexibility necessary to achieve the objectives of the development code. Selected site development regulations and applicable off-street parking requirements are subject to administrative review and adjustment in those circumstances where such adjustment will be compatible with adjoining uses or is necessary to provide reasonable accommodation for persons with disabilities, and consistent with state or federal law, and consistent with the goals and objectives of the general plan and the intent of the code.

Density Bonus Ordinance

On June 12, 2019, the City of Santee updated the City's Density Bonus Ordinance. The substance of the density bonus program was removed from the municipal code because the program is governed by state law, that is explicitly applicable to charter cities, such as Santee. Revisions refer to state law to avoid the need to modify the code in response to each state law amendment. The Density Bonus Ordinance provides incentives to developers for the production of housing affordable to lower income households, moderate income households and senior citizens. However, new changes to the density bonus law passed in 2019 and 2020 may necessitate a review of the City's Density Bonus Ordinance to ensure continued compliance with State law.

4. PROVISIONS FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single-family units, multifamily units, accessory dwelling units, manufactured housing, mobile home parks, residential care facilities, transitional and supportive housing, single-room occupancy (SRO) buildings, farm worker housing, and housing for the homeless. Santee provides for a wide range of housing types throughout the community. Table 28 summarizes the housing types permitted in each of the City’s primary residential zones. Each residential use is designated by a letter denoting whether the use is permitted by right (P), requires a Conditional Use Permit (CUP), or is not permitted (--).

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	--	--
Accessory 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, 2020.
Notes: P = Permitted; CUP = Conditional Use Permit.
*Permitted within a mobile home park.

Single-family Dwellings

Single-family homes are allowed in the following residential zones: Hillside/Limited (HL), Low Density (R-1), Low-Alternative (R-1A), Low-Medium Density (R-2), and Medium Density (R-7). The HL zone allows up to one dwelling unit /gross acre. It is intended for areas with steep slopes, rugged topography and limited access. Parcels zoned HL are found in the northern part of the City, and also in the southwest and southeast corners of the City. The R-1 zone permits 1 - 2 dwelling units/acre, intended for residential development on one-half acre lots or larger. Parcels zoned R-1 can be found in the north, southwest and eastern and southeastern areas of the City. The R-1A zone permits 2 - 4 dwelling units/acre. Lot sizes are 10,000 square feet or larger. This designation is intended to provide a transition between areas of denser development in the R-2 designation, and lower density larger lot size development in the R-1 and HL land use designations.

R-2 allows 2 - 5 dwelling units per acre and is intended for single-family homes in standard subdivision form characterized by lots of a minimum of 6,000 square feet. It covers the largest portion of the City planned for residential uses and is typically found on level terrain. R-7 is medium density residential

zone that allows 7 – 14 units/acre. The R-7 zone is intended for a wide range of residential development including attached and detached single-family units at the lower end of the density range. Areas developed under this zone should be close to streets of at least collector size, and should be conveniently served by neighborhood commercial and recreational facilities.

Multifamily Units

Multifamily units are dwellings that are part of a structure containing one or more other dwelling units, or a non-residential use. An example of the latter is a mixed-use project where, for example, one or more dwelling units are part of a structure that also contains one or more commercial uses (retail, office, etc.). Multifamily dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure), apartments (five or more units under one ownership in a single building); condominiums, townhouse development (three or more attached dwellings where no unit is located over another unit), and other building types containing multiple dwelling units (for example, courtyard housing, rowhouses, stacked flats, etc.).

Multifamily Units are allowed in the upper density range of the Medium Density (R-7) zone, and in the Medium High Density (R-14), High Density (R-22), and Urban Residential (R-30) zone. 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. As part of this Housing Element update, the rezone program will be revising this designation to provide a density range (30 – 36 dwelling units per acre) to facilitate development in this designation.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides permanent provisions for living, sleeping, eating, cooking and sanitation complete independent living facilities for one or more persons, is located on a lot with an existing or proposed main house, and includes an entrance separate from the main house. An ADU can include a manufactured home.

A junior accessory dwelling unit (JADU) is a residential unit, no more than 500 square feet in size, that has an efficiency kitchen, is contained entirely within an existing or proposed single-family main house or attached garage, and has a separate entrance. It can either have its own bathroom or share with the main house. An efficiency kitchen is a kitchen that contains the following: (a) a cooking facility with appliances; (b) a food prep counter(s) with at least 15 square feet in area; and (c) food storage cabinets totaling at least 30 square feet of shelf space. ADUs and JADUs may be an alternative source of affordable housing for lower income households and seniors.

The City updated its ADU/JADU guidelines in 2019 to comply with changes in state law. ADUs/JADUs are only permitted on lots zoned Residential, and in some circumstances Mixed Use zones. ADUs/JADUs meeting certain criteria can apply for a building permit only. All other ADUs must first go through a separate ministerial ADU Permit process, prior to submitting for a building permit, to ensure it conforms to the development standards contained in Section 13.10.045 of the Zoning Code.

As a measure to increase the supply of affordable housing, the City of Santee took action to waive Development Impact Fees for the construction of ADUs for a five-year period, effective September 2019. ADUs can provide needed affordable housing for residents of Santee and can also meet the

need for multi-generational housing. The City believes that the waiving of Development Impact Fees will spur the construction of additional ADUs in Santee.

Manufactured Housing/Mobile Home Parks

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 2,336 mobile homes in the City in January 2020. 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 13.22.030, 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."

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. Larger residential care facilities are not allowed in R-1, R-1A, and R-2 zones, as these areas are located in the periphery of the City and have a more rural character. These zones are adjacent to hillsides and have limited infrastructure and lack access to services and transit. In addition, parking requirements for these facilities would encroach on sensitive habitat. 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 12957 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.

AB 2162 (September 2018) and AB 2988 (May 2020) require that supportive housing meeting specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. The Santee Zoning Code will be amended to include the requirements of AB 2162 and AB 2988.

Single Room Occupancy 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.

Farm Worker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City’s Zoning Code was updated in 2019 to add Agricultural Employee Housing. This housing, as defined in Section 13.04.140, is allowed in residential districts pursuant to Health and Safety Code Sections 17021.5 and 17021.6 and is subject to regulations that apply to other residential dwelling of the same type in the same zone.

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 D. 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 an emergency shelter to accommodate at

least 25 homeless individuals (which represents the number of identified unsheltered homeless population in Santee as of 2020 by the Regional Task Force on the Homeless) 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:

- 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.

AB 139 changes the way local governments can regulate parking requirements for emergency shelters. Parking requirements can be set to be adequate for shelter staff, but the overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The Santee Zoning Code will be amended to include these requirements.

5. 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 as part of this Housing Element update, 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.

The Santee Zoning Code includes 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, the Santee Zoning Code includes a ministerial procedure for handling requests for reasonable accommodation. When a request for reasonable accommodation is filed with the Department of Development Services, it is referred to the Development Services Director (Director) for review and consideration. The 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 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 Director to issue a written determination on the request. In the event that the 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 are required.

Permit Processing

Requests for reasonable accommodation with regard to zoning, permit processing, and building codes are reviewed and processed by the Building Services Division of the Department of Development Services within 30 days of receipt and without the requirement for payment of a fee. 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 ADA requirements and provides reasonable accommodation for housing intended for persons with disabilities on a case-by-case basis.

6. DEVELOPMENT PERMIT PROCEDURES AND PROCESSING TIMES

The evaluation and review process required by local jurisdictions often contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the units selling price. Santee's development review process is designed to encourage site and architectural development, which exemplify the best professional design practices. The Development Review Permit process helps ensure that each new project achieves the intent and purpose of the General Plan land use designation and zone in which the project is located. Together, the following figures and tables show the type of approvals required for the most common types of residential development as well as the reviewing authority.

Residential projects subject to the Development Review process follow two distinct review paths, depending on the scope of the project. The City Council reviews larger projects during a noticed public hearing. 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. Other projects are reviewed by the Director. A summary of the two review processes are listed below.

Director Review	City Council Review
1) New construction on vacant property	1) Any multi-family residential project
2) One or more structural additions or new buildings, either with a total floor area of one thousand square feet or more.	2) Any single family residential project where a tentative map or tentative subdivision map is required.
3) Construction of an accessory dwelling unit.	3) The conversion of residential, commercial or industrial buildings to condominiums.
4) 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.	
5) Development in the Hillside Overlay zone.	

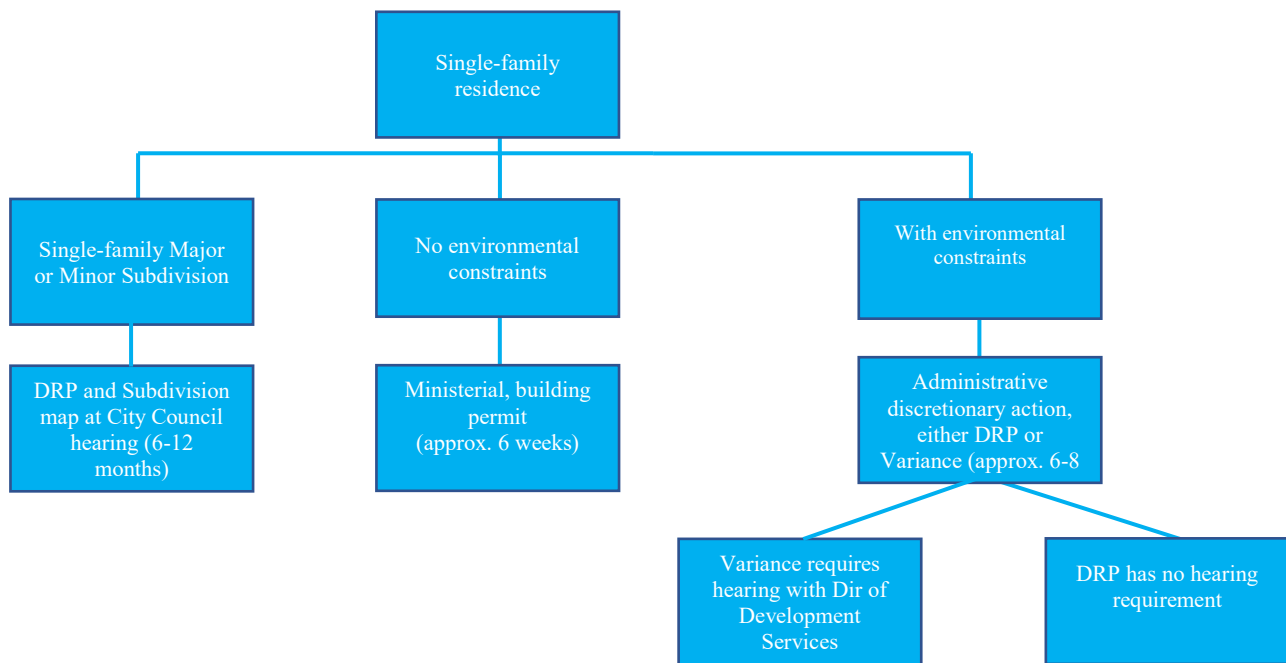
A single-family dwelling, on an existing parcel located in a zone that permits single-family residential development (HL, R-1, R-1-A, R-2, and R-7 zones) that does not contain environmental constraints such as any natural slopes greater than 10 percent and is not located in a biological resource area, 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. 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 (DRP) or Variance. An administrative Variance requires a public hearing before the Director 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 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.

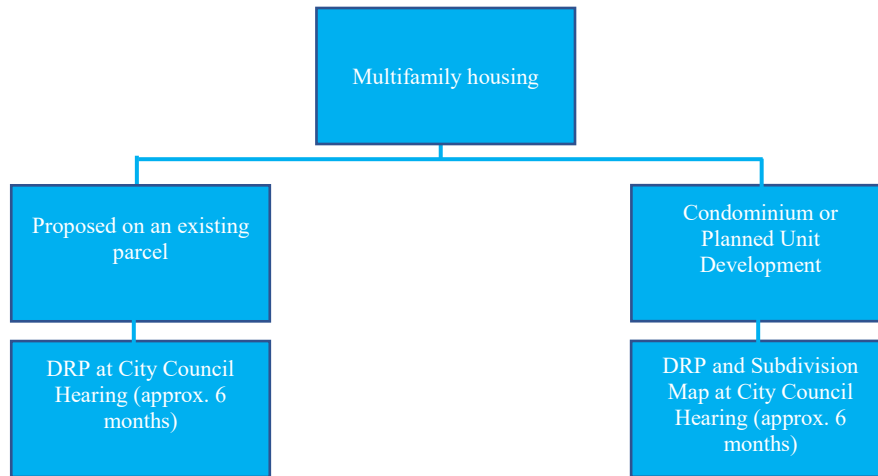
Figure 9: Permitting process for single-family detached housing



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. 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.

Figure 10: Permit process for multifamily housing



Design considerations for all residential projects

The Development Review Permit (DRP) process stipulates that the following items should be evaluated when designing a project:

- Relationship of building and site to surrounding area
 - Evaluate the project’s fringe effects on adjacent parcels
 - Evaluate the project’s proximity to transportation (including active) facilities
 - Evaluate the project’s relationship to the surrounding area
- Site design
 - Setbacks
 - Evaluate building placement for adequate ventilation
 - Consider topography and other on-site natural features in the design
 - Evaluate pedestrian and vehicle circulation
- Landscaping
 - Choose plant palette to ensure water efficiency
 - Approved street trees
- Grading
 - Lessen proposed grading
- Signs
 - On site plan plot all proposed free-standing signs
 - Provide details for all free standing signs
- Lighting
 - Provide sufficient lighting for the proposed use
 - Keep all site lighting facing downward to minimize impacts on neighbors
- Architectural design
 - Visual relief from long elevations through wall plane offsets
 - Use of colors and materials
 - Variations in vertical setbacks to reduce mass of larger buildings

Pre-Application process for projects that require City Council review

Single-family major and minor subdivisions and multifamily housing proposals typically go through a Pre-Application. The Pre-Application process is designed to identify issues which may impact the design of the project early in the approval process. The process entails submitting a Pre-Application, supporting documents, and the Pre-Application fee. Approximately four weeks from the date of the submittal, a Design Conference (pre-application meeting), is held at City Hall to provide the applicant the opportunity to meet with the reviewing City staff. This early identification of issues is intended to limit possible delays and plan revisions.

Table 30: Approval Required								
Housing Type	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30
Single-family detached	Permitted by right					Not permitted		
Single-family attached	Not permitted				Permitted by right	Not permitted		
Single-family major and minor subdivisions	Not permitted	DRP and Subdivision map required			Not Permitted	Not permitted		
Multifamily	Not permitted				DRP required			

Variances

The City of Santee has a process to offer variances to provide flexibility from the strict application of development standards when special circumstances pertaining to a property such as size, shape, topography, or location deprives the property of privileges enjoyed by other properties in the vicinity and in the same district, consistent with the objectives of the development code. Any variance granted is subject to such conditions as will assure that the authorized adjustment does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated.

For residential development, the Director is authorized to grant variances with respect to development standards such as, but not limited to, fences, walls, hedges, screening, and landscaping; site area, width, and depth; setbacks; lot coverage; height of structures; usable open space; performance standards; and to impose reasonable conditions. Conditions may include, but shall not be limited to, requirements for setbacks, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures and other improvements, requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation; establishment of development schedules or time limits for performance or completion; requirements for periodical review by the Director; and such other conditions as the Director may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the Director to make the findings outlined in the paragraph below. Variances may be granted in conjunction with conditional use permits and development review permits. Such variances do not require a separate application or a separate public hearing.

An application for a variance is filed with the Department in a form prescribed by the Director, who holds a public hearing on each application. Before granting a variance, the Director must make the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the General Plan and intent of the Zoning code;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zoning district;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district; and
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district, and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The review and approval of a variance typically requires 6 months.

Conditional Use Permits and Minor Conditional Use Permits

The purpose of the regulations for the City of Santee that govern conditional use permits and minor conditional use permits are to provide for flexibility when special circumstances exist, regulate uses that have the potential to adversely affect adjacent properties, ensure land use consistency with the General Plan, and promote a visually attractive community. An application for a conditional use permit or minor conditional use permit is filed with the Development Services Department. Conditional use permits are approved by the City Council, and minor conditional use permits are approved by the Director, following a public hearing with the appropriate body. The conditional use permit and minor conditional use permit processes are intended to afford an opportunity for broad public review and evaluation of these requirements and characteristics, to provide adequate mitigation of any potentially adverse impacts, and to ensure that all site development regulations and performance standards are provided in accordance with the zoning ordinance. Generally, review and approval of a conditional use permit requires approximately 6 months.

Reasonable conditions that may be granted through the use of these permits that relate to residential development include, but are not limited to, the following: setbacks, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping, erosion control measures, and other improvements; requirements for street improvements and dedications, regulation of vehicular ingress and egress; establishment of development schedules or time limits for performance or completion; requirements for periodic review; and such other conditions as the City Council or the Director, as appropriate, may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the City Council or the Director, to make the required findings.

For residential development, the required findings for conditional use permits and minor conditional use permits are:

1. That the proposed use is in accord with the General Plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located.
2. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed use complies with each of the applicable provisions of the zoning ordinance.

7. PLANNING AND DEVELOPMENT FEES

Planning Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. In addition, long-term costs related to the maintenance and improvement of the community’s infrastructure, facilities, parks, and streets are also imposed. Proposition 13 has severely constrained the amount of property tax revenue that a city in California receives. As a result, Santee charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Santee is sensitive to the issue that excessive fees may hinder development and strives to encourage responsible and affordable development. The City is also addressing the cost constraints for affordable housing by waiving ADU impact fees for a five-year period, effective September 2019.

In 2020, the City Council adopted a new fee schedule, which reflects minor upward adjustments for some fees (Table 31). Permit and development fees for Santee and neighboring jurisdictions are summarized in Table 32.

Table 31: Residential Development Fees				
Permit Issuance Fee	Single-family development (SFD)	Multifamily (townhome)	Multifamily (250 units in 1 building)	Apartment (assume 25 units/bldg.)
Permit Fees				
Building Permit	\$6,864	\$5,831	\$3,327	\$2,514
Average Total				
Plan Check Fee ¹	\$3,432	\$2,915	\$1,663	\$1,257
Base Fee	\$5,002	\$3,159	\$2,061	\$882
Misc. Additions ²	\$1,786	\$2,611	\$1,220	\$1,620
SB1473	\$8	\$5	\$21	\$4
SMIP	\$26	\$15	\$14	\$14
Permit Issuance Fee	\$42	\$41	\$11	\$4

Table 31: Residential Development Fees

Permit Issuance Fee	Single-family development (SFD)	Multifamily (townhome)	Multifamily (250 units in 1 building)	Apartment (assume 25 units/bldg.)
Impact/Capacity Fees				
Sewer (Padre Dam)	\$15,876	\$12,987	\$12,987	\$10,589
Water (Padre Dam)	\$22,930	\$21,210	\$21,210	\$18,917
Public Facilities	\$6,923	\$6,243	\$6,243	\$6,243
Traffic	\$3,808	\$2,435	\$2,435	\$2,435
Traffic Signal	\$402	\$252	\$252	\$252
Parks	\$8,334	\$7,598	\$7,598	\$7,598
Drainage/Flood	\$3,093	\$2,115	\$2,115	\$2,115
School ³	\$7,328	\$6,412	\$5,496	\$4,580
Traffic SANDAG (RTCIP)	\$2,583.82	\$2,583.82	\$2,583.82	\$2,583.82
Total	\$78,142	\$67,667	\$64,247	\$57,827

Notes:

1. Plan check fee is 1/2 of the building permit fee
2. Includes mechanical, electrical, plumbing fees and fees for additions such as garages and balconies.
3. Santee Elementary School District 2021 Developer Fee is \$3.38/sq. ft.; Grossmont Union High School District 2021 Developer Fee is \$1.20/sq. ft. – Calculations based on typical 1,600 sq. ft. single-family home, 1,400 sq. ft. townhome, 1,200 sq. ft. condo unit, and 1,000 sq. ft. apartment unit.

Source: City of Santee Fee Schedule FY2020-21; Padre Dam Municipal Water District Sewer and Water Capacity Fee Schedule 2021; Santee Elementary School District Developer Fees 2021; Grossmont Union High School District Developer Fees 2021

Table 32: Fee Comparisons (2019-2020)

Jurisdictions	Per Unit Permit and Impact Fees			
	Single Family	Townhome (Type V Construction)	Condominium (Type III Construction)	Apartment (Type V Construction)
Carlsbad	\$42,616.78	\$23,012.02	\$17,086.21	\$16,762.04
Chula Vista	\$57,167.97	\$42,481.32	\$38,577.18	\$38,596.86
Encinitas	\$22,932.15	\$15,984.48	---	\$15,233.65
Escondido	\$37,044.15	\$31,185.86	\$29,360.35	\$29,360.35
Imperial Beach	\$15,161.22	\$11,262.71	\$9,832.14	\$21,010.37
La Mesa	\$27,442.49	\$19,242.63	\$14,248.72	\$12,906.75
Lemon Grove	\$13,563.65	\$6,259.63	\$4,870.52	\$5,106.55
National City	\$15,025.99	\$5,655.93	\$4,175.54	\$4,175.54
Oceanside	\$68,235.30	\$25,089.74	\$17,254.33	\$17,178.01
Poway	\$26,528.05	\$21,194.22	\$2,059.13	\$20,898.17
San Diego	\$155,367.00	\$103,121.73	\$95,731.81	\$97,461.70
San Marcos	\$30,761.34	\$25,588.10	\$23,410.80	\$14,184.14
Santee	\$78,142.00	\$67,667.00	\$64,247.00	\$57,827.00
San Diego County	\$21,797.00	\$12,793.00	\$10,900.00	\$11,156.00
Vista	\$27,546.37	\$20,804.79	\$23,176.90	\$18,608.86

Transparency in Development Process

To increase transparency and certainty in the development application process as required by law, the City has a variety of tools available for developers. The City's Developmental Services Department home page has links to the City's zoning ordinance, zoning map, and planning and zoning services forms. Direct links are also provided below:

- Zoning Code: <http://qcode.us/codes/santee/view.php?topic=17&frames=on>
- Zoning Map: <https://www.cityofsanteeca.gov/home/showpublisheddocument?id=8549>
- Forms: <https://www.cityofsanteeca.gov/government/departments/development-services/planning-zoning-services-forms>
- Master Fee Schedule (Development Fees):
<https://www.cityofsanteeca.gov/government/departments/finance/consolidated-fee-schedule>

8. ON- AND OFF-SITE IMPROVEMENTS

Another factor adding to the cost of new construction is the provision of adequate infrastructure to support municipal services for new resident development. In many cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed in various degrees to the property owner or homebuyer.

Santee has one sizeable undeveloped areas for which new development is planned: Fanita Ranch in the northern portion of the city. On-and off-site infrastructure improvements/requirements are assessed based on the merit need of each project during discretionary project review, and for larger projects may be determined through the environmental review process. Typically, the following are required for new construction and new subdivisions:

- Install city standard sidewalk, curb and gutter.
- Install reclaimed water system for landscaping irrigation.
- Install storm water retention system for on-site storm water management.

For new homes within existing neighborhoods, the following are typically required:

- Install storm water retention system.
- Repair sidewalk, curb and gutter if damaged or unsafe. If repair is necessary, the applicable fee for curb/gutter or sidewalk encroachment permit would apply.

The City has a booklet available called "Standard Improvements" for developers. The City's required site improvements follows regional trends for requirements. Developers are aware of the requirements.

9. BUILDING CODES AND ENFORCEMENT

Building and safety codes, while adopted to preserve public health and safety ensure the construction of safe and decent housing, have the potential to increase construction costs and impact the affordability of housing. These include the following building codes, accessibility standards, and other related ordinances.

California Building Code

The City of Santee adopted the California Building Code (CBC) which includes the International Building Code. 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. Enforcement of applicable building codes requires inspections at various stages of construction to ensure code compliance. The CBC prescribes minimum insulation requirements to reduce noise and promote energy efficiency.

Americans with Disabilities Act (ADA)

The City's building code requires new residential construction to comply with ADA requirements. State law requires new residential construction to comply with ADA requirements. State law requires buildings consisting of three or more units to incorporate design features, including: 1) adaptive design features for the interior of the unit; 2) accessible public and common use portions; and 3) sufficiently wider doors to allow wheelchair access. These codes apply to all jurisdictions and are enforced by federal and state agencies.

National Pollutant Discharge Elimination System

As the permit holder of a Municipal Storm Water Permit, the City must implement an Urban Runoff Management Program to reduce the discharge of pollutants into the storm sewer system. Prior to issuance of a building permit of any discretionary land use approval or permit, the applicant must submit a storm water mitigation plan and implement Best Management Practices in accordance with state and local regulations.

Code Compliance

The City's Department of Development Services and Code Compliance staff are responsible for enforcing local and state property maintenance codes. Inspections of unsafe buildings are made on a complaint or referral basis. The City of Santee actively pursues reported code violations in the City.

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.

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 2021-2029 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 June 30, 2020 through April 15, 2029. This section discusses how Santee will plan for the provision of housing for all economic segments through 2029.

1. FUTURE HOUSING NEED

SANDAG developed a Regional Housing Needs Allocation (RHNA) based on the California Department of Housing and Community Development (HCD) determination for the region’s “fair share” of statewide forecasted growth through April 15, 2029. Overall, the region needs to plan for an additional 171,685 units. Santee’s share of the regional housing need for the 2021-2029 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 1,219 units for the 2021-2029 RHNA period, representing 0.7 percent of the total regional housing need. Of the 1,219 units allocated to Santee, the City must plan for units affordable to all income levels, specifically: 203 extremely low income, 203 very low income, 200 low income, 188 moderate income, and 425 above-moderate income units.⁴

⁴ The City has a RHNA allocation of 406 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 406 very low income units may be divided into 203 very low and 203 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.

Table 33: RHNA Housing Needs for 2021-2029		
Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	203	16.7%
Very Low (31-50%)	203	16.7%
Low (51-80% AMI)	200	16.4%
Moderate (81%-120% AMI)	188	15.4%
Above Moderate (>120% AMI)	425	34.9%
Total	1,219	100.0%

Source: Final Regional Housing Needs Allocation, SANDAG, August 2020.

AMI = Area Median Income

Note: The City has a RHNA allocation of 406 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 406 very low income units may be divided into 203 very low and 203 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 June 30, 2020 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 June 30, 2020 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 34 summarizes Santee's RHNA credits and the remaining housing need through April 15, 2029. With the anticipated ADUs, entitled projects, projects under review, and Fanita Ranch, the City has adequate capacity to accommodate its moderate and above moderate income RHNA. The City must accommodate the remaining RHNA of 605 lower income units with vacant and nonvacant sites that are appropriately zoned and have near-term development potential.

Table 34: RHNA Credits and Remaining Need						
Income Category (% of County AMI)	RHNA	Potential ADU	Entitled	Under Review	Fanita Ranch	Remaining Need
Extremely Low/Very Low (<50% AMI)	406	0	0	1	0	405
Low (51-80% AMI)	200	0	0	0	0	200
Moderate (81%-120% AMI)	188	80	0	0	435	0
Above Moderate (>120% AMI)	425	0	128	435	2,514	0
Total	1,219	80	128	436	2,949	605

Potential ADU

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). However, the City has seen slight increases in ADUs in the community, with only one unit permitted in 2018, four units in 2019, and 14 units in 2020. While this trend yielded an annual average of nine units per year between 2018 and 2020, the City Council adopted a policy to waive development impact fees for ADUs for five years effective September 2019. This incentive resulted in a significant increase in ADU activities (more than tripled between 2019 and 2020). Therefore, the City anticipates permitting at least 80

ADUs in the eight-year planning period between 2021 and 2029. Given the lack of housing affordability data available, the City expects that all new ADUs to be affordable to moderate income households.

Active Entitlements

As of July 1, 2020, the City entitled a total of 138 housing units, including condominiums and single-family homes. As with units under review, new construction condominiums and single-family homes are considered affordable only to above moderate-income households. Active entitlement projects are separate from the sites inventory and counted as credit units, not as potential sites. The income distribution of the active entitlements is based on market rates and proposals by developers.

Under review

As of July 1, 2020, a total of 436 units were at various stages of review and approval. All units were considered affordable only to above moderate households, with the exception of one very low income unit in the Atlas View Drive project in exchange for a density bonus.

Table 35: Projects Under Review		
Project	Type	Total Units
Carlton Oaks Golf Course	SFH/Condo	285
Atlas View Drive	Condo	12
Mast Blvd	Condo	125
Tyler Street	SFH	14
Total Units		436

Fanita Ranch

On September 23, 2020, City Council approved the Fanita Ranch project.⁵ Fanita Ranch will be a master planned community consisting of up to 2,949 units with a school, or 3,008 units without a school. As part of the Fanita Ranch project approval, the General Plan land use designation of the site was amended from PD (Planned Development), R-1 (Low Density Residential) and HL (Hillside/Limited Residential) to SP (Specific Plan) and the Fanita Ranch Specific Plan was adopted.

Development will be distributed into three villages named according to their designed theme: Fanita Commons, Vineyard Village, and Orchard Village. Table 36 shows the permitted uses and

⁵ The project approval included approval of Resolution 094-2020, which adopted the General Plan Amendment (GPA 2017-2) that is necessary for the development Fanita Ranch project. On October 29, 2020, a referendum against Resolution 094-2020 was submitted to the City Clerk’s office. On January 13, 2021, the referendum petition was certified as including the required number of signatures, and the City Council voted to place the referendum on the November 2022 ballot. Due to the referendum, the effective date of Resolution 094-2020 is suspended, which means that the developer cannot move forward with actual construction of the Fanita Ranch project until the referendum is resolved. Even if the referendum passes, the City has adequate capacity in its sites inventory to meet the RHNA moderate income unit needs. As shown in Table 34, the City has a RHNA need of 188 moderate units. Only 435 of the Fanita units were considered affordable to moderate households. Table 37 shows the sites inventory has enough capacity for at least 587 moderate units. However, rezoning is still needed for the units in the rezone program. The City plans to introduce the rezoning sites as a package.

development regulations for each proposed land use designation and village as established by the Fanita Ranch Specific Plan.

- **Village Center** land use designation would apply to approximately 36.5 acres of the project site and would allow development of approximately 435 residential units. It would allow for a mix of residential, commercial (retail, service, and office), civic, and recreational uses in a walkable mixed-use configuration with a maximum building height of 55 feet. When uses are mixed, they may be combined horizontally (side by side or adjacent to one another) or vertically (residential, office above retail, or combination of both).
- **Medium Density Residential** land use designation would apply to approximately 67 acres of the project site and would allow development of approximately 866 residential units. It would establish areas for residential uses in a variety of attached, detached, and semi-detached building typologies at densities ranging from 8 to 25 residential units per acre.
- **Low Density Residential** land use designation would apply to approximately 240.8 acres of the project site and would allow development of approximately 1,203 residential units. Building types would include single-family detached residences, detached cluster residences, and community buildings (buildings that would serve as landmarks such as churches), with a maximum building height of 45 feet.
- **Active Adult** land use designation would apply to approximately 31 acres within Fanita Commons and would allow development of approximately 445 residential units. It would establish areas for age-restricted residential uses in a variety of building types with densities ranging from 5 to 25 residential units per acre and a maximum building height of 55 feet. Building types would include single-family detached residences, detached cluster residences, attached/semi-detached residences, and community buildings with a maximum building height of 55 feet.

Table 36: Fanita Ranch Land Use Summary*

	Fanita Commons	Orchard Village	Vineyard Village	Total
Village Center (up to 50 du/ac)	323	33	79	435
Medium Density (8-25 du/ac)	0	368	498	866
Low Density Residential (4-10 du/ac)	0	454	749	1,203
Active Adult Residential (5-25 du/ac)	445	0	0	445
Total	768	855	1,326	2,949

Source: Fanita Ranch Project Draft Revised EIR, May 2020. **"With School" Scenario

Units in the Village Center are considered feasible for housing affordable to moderate income households due to the high density allowed of up to 50 du/acre. All other units are considered affordable only to above moderate-income households.

The conceptual phasing plan for the project will be divided into four phases. The plan’s objective is to coordinate the provision of public facilities and services with the anticipated sequence pattern of

development. The phasing of development and implementation of public facilities may be modified as long as the required public improvements are provided at the time of need. The conceptual phases for the proposed project include the following:

- Phase 1: Fanita Commons and the easterly portion of Orchard Village, off-site and on-site improvements to Fanita Parkway and Cuyamaca Street, sewer infrastructure through the Phase 2 area, and water infrastructure in the Special Use area.
- Phase 2: Westerly portion of Orchard Village and dead-end street improvements.
- Phase 3: Connections to and construction of the southerly half of Vineyard Village and water infrastructure through the Phase 4 area, and off-site improvements to Magnolia Avenue.
- Phase 4: Northerly half of Vineyard Village.

Each phase would take approximately 2 to 4 years to complete. Once construction begins, build-out of the project is anticipated within 10 to 15 years. Fanita Commons, which includes the majority of the Village Center high density residential use, is planned for Phase 1 of development.

3. RESIDENTIAL SITES INVENTORY

Because the RHNA period extends from June 30, 2020 to April 15, 2029, a jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant 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 34 on page 64. Santee currently has adequate land capacity to meet the needs of all income groups. The following TABLE 37 is a summary of the detailed parcel data included in **Appendix C, Sites Inventory**.

Sites are suitable for residential development if zoned appropriately and available for residential use during the planning period. In order to accommodate the RHNA for each income category, the City identified some sites for rezoning to be included in the Housing Element implementation program. **Appendix C, Sites Inventory**, shows the sites that will be rezoned to accommodate RHNA. Of the 34 sites identified in the inventory, 25 are being rezoned to accommodate RNHA. Most sites are proposed to be upzoned, with the exception of three sites in the Town Center Residential area, which are to be downzoned to be consistent with the surrounding residential development.

Table 37: Residential Sites Inventory (Summary)

Affordability Level and Zoning	Density Factor	Site Count	Acreage	Average Parcel Size	Capacity	Status
Lower Income						
R-22 (22-30 dua)	22 dua	5	15.53	3.11	297	Nonvacant
TC-R-22 (22-30 dua)	22 dua	2	8.32	4.12	183	Nonvacant
		1	5.26	5.26	115	Vacant
TC-R-30 (30-36 dua)	30 dua	1	10.00	10.0	300	Nonvacant
		1	11.11	11.11	333	Vacant
Low Income Subtotal		10	52.25	5.03	1,228	
Moderate Income						
R-14 (14-22 dua)	14 dua	2	4.17	2.09	58	Nonvacant
TC-R-14 (14- 22 dua)	14 dua	4	44.82	11.21	529	Vacant
Moderate Income Subtotal		6	48.99	8.16	587	
Above Moderate Income						
R-7 (7-14 dua)	7 dua	15	27.28	1.82	165	Nonvacant
	7 dua	2	1.4	0.70	8	Vacant
POS/R-7 (7-14 dua)	7 dua	1	47.45	47.45	122	Vacant
Above Moderate Income Subtotal		18	76.13	4.23	295	
Total		34	175.37	5.16	2,110	

Residential uses proposed on sites counted toward meeting Santee’s RHNA for very low, low, moderate, 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) 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 minimum 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 TC-R-14, TC-R-22 and TC-R-30 districts within the Town Center Specific Plan (TCSP) have density ranges of 14-22 du/ac, 22-30 du/ac, and 30-36 du/ac, respectively. As part of the rezone program, the City will be creating a new R-30 zone that provides a range of 30 to 36 units per acre. The R-30 zone will also apply to TC-R-30.

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. When determining which sites are best suited to accommodate lower income RHNA, the City also considered proximity to transit, access to amenities such as parks and services, locational

scoring criteria for Low-Income Housing Tax Credit (TCAC) Program funding, and proximity to available infrastructure and utilities in addition to “default” density.

Government Code Section 65583.2(c)(3)(B) allows local governments to utilize a “default” numerical density standard for establishing adequate zoning to accommodate lower income housing. The City’s four R-22, R-30, TC-R-22, and TC-R-30 zones have density ranges that include the default density of 30 du/a, can accommodate an estimated 1,278 lower income units.

The housing market analysis in the Community Profile of this Housing Element demonstrates that moderate income households can afford to a wide range of rental options and purchase some of the condos in Santee. As such, the City assumes that sites in R-14 and TC-R-14 (density ranges 14-22 du/a) zones can accommodate 587 moderate income units. The least dense sites (and R-7) sites can facilitate 312 above moderate income units.

Suitability of Nonvacant Sites

Vacant sites cannot accommodate Santee’s entire share of the regional housing need and the City relies on underutilized properties to demonstrate sufficient capacity during the planning period. This section demonstrates that the underutilized sites are suitable for redevelopment within the planning period.

All the sites identified include marginal uses such as underused commercial uses or marginal operations and small homes on large lots. All of the existing structures were built before 1990 and are over 30 years old and 65 percent of structures are over 70 years old. Structures that are in fair condition are on lots that are highly underutilized based on the allowable zoning. Figure 11 depicts typical existing conditions on underutilized sites in the commercial and residential zones. Details for each site selected for the RHNA are provided in **Appendix C, Sites Inventory**.

Feasibility for Development

The City considered potential sites mostly between 0.5 to 10 acres and minimally constrained by topography, airport safety zones, wildlands, infrastructure, hydrology. The City identified two potential opportunity zones: Summit Avenue (10 sites) and Town Center (nine sites) along with other infill lots scattered throughout the City.

- Summit Ave sites are larger, relatively flat parcels possibly for small lot subdivisions in the 7 to 14 units per acre range. With potential lot sizes of about 4,000 sq. ft., these lots would be consistent with Santee’s past development patterns.
- Town Center sites are large, flat vacant parcels near transit that could support higher densities and mixed-uses.

Five of the 34 sites identified have property owner support and interest in developing at the higher density allowed following the rezoning of the properties. Three of these sites with owner interest have been identified for accommodating lower income households. In addition, nine of the 11 sites identified for lower income housing are considered competitive for affordable housing funding since they are located in areas of high resources according to the 2021 TCAC/HCD Opportunity Area Maps.

Figure 11: Typical Existing Conditions of Underutilized Sites



Site 25: Underutilized commercial site (trucking) to be rezoned to R-14; adjacent to single-family homes.



Site 29: Underutilized commercial site. Commercial space in front parcel vacant as of November 2020.



Site 4: Underutilized residential site to be rezoned to R-7 with single-family home built in 1940.



Site 33: Underutilized residential parcel with single-family home built in 1958. Site is adjacent to another underutilized site with single-family home built in 1954

4. INFRASTRUCTURE AVAILABILITY

No significant public service or infrastructure constraints have been identified in the City. 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 nonvacant sites identified in **Appendix C, Sites Inventory**, as suitable for lower and moderate income households can be readily served by existing infrastructure and services. While water and sewer services are not provided by the City, the City estimates that there is enough infrastructure capacity to meet RHNA needs. Once the Housing Element is adopted, the City will forward the adopted Housing Element to its service providers to emphasize priority for affordable housing. 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 38 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 nonvacant sites, the City has identified adequate capacity for its RHNA for the planning period. While Fanita Ranch is included in the Housing Element, capacity available on Fanita Ranch is not needed to meet the City’s RHNA (see note 1 in Table 38).

Income Level	RHNA	Credits	Remaining RHNA	Sites Inventory Capacity	Surplus
Very Low (<50% AMI)	406	1	405	1,228	+623
Low (51-80% AMI)	200	0	200		
Lower income (<80% AMI)	606	1	605	1,228	+623
Moderate (81%-120% AMI)	188	515	0	587	+914
Above Moderate (>120% AMI)	425	3,077	0	295	+2,964
Total	1,219	3,593	605	2,100	+ 4,484

Note 1. Fanita Ranch credit units were 453 for moderate income and 2,514 for above moderate income. Without these units, there is still a surplus of moderate (+461 units) and above moderate (+450 units) for a total surplus of +1,552 units.

6. DISPLACEMENT RISKS

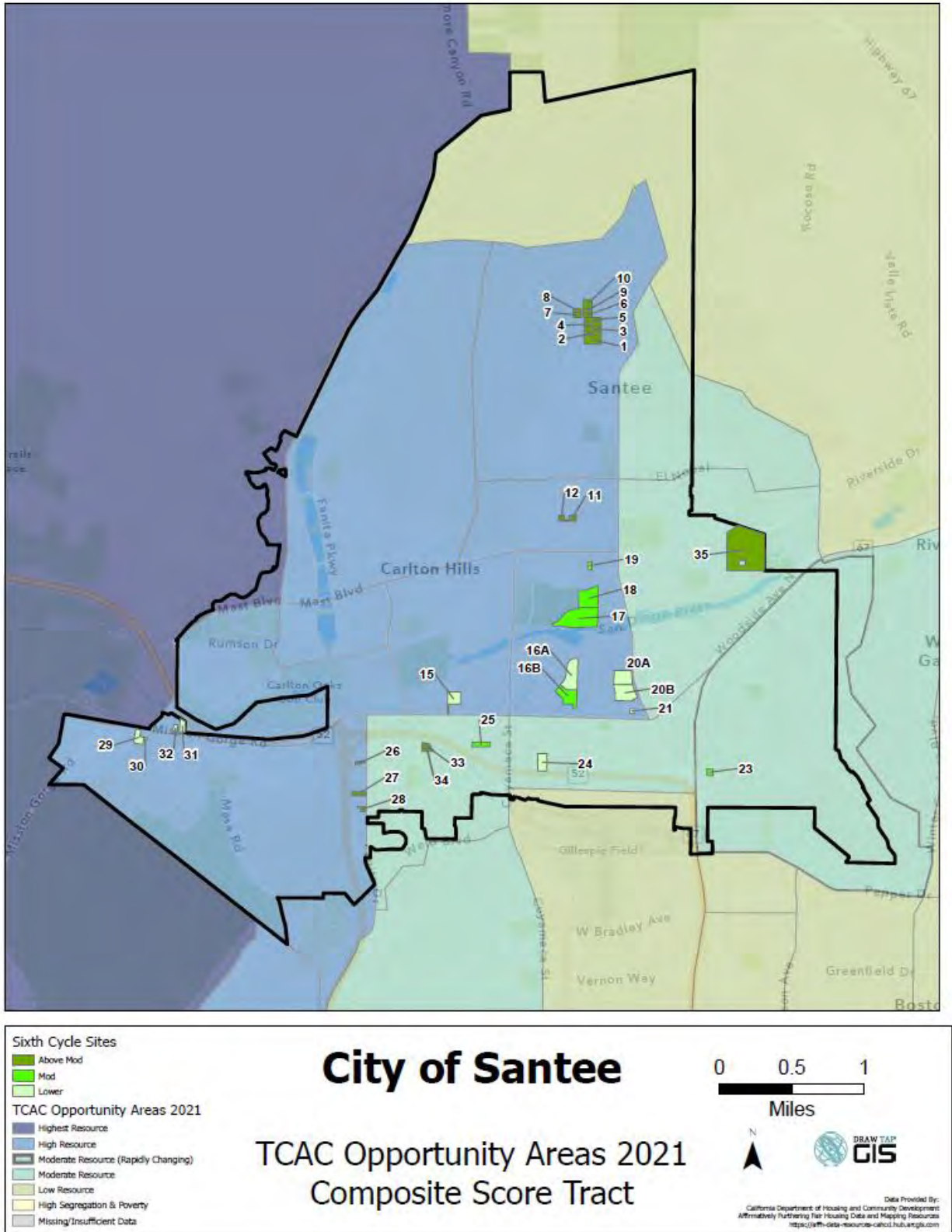
The City used both vacant and underutilized sites for its sites inventory since it cannot accommodate its entire share of the regional housing on vacant sites. The City identified two potential opportunity zones: Summit Avenue (10 sites) and Town Center (nine sites) along with other infill lots scattered throughout the City. In selecting non-vacant sites, the City identified sites with marginal uses such as underused commercial uses or marginal operations and small homes on large lots. All of the existing structures were built before 1990 and are over 30 years old and 65 percent of structures are over 70 years old. Structures that are in fair condition are on lots that are highly underutilized based on the allowable zoning. Since these sites do not have existing high residential density, there is a low potential for displacement. While there is a potential for displacement when existing neighborhoods are being

recycled into higher density, the risk is low in the City. Of the 175 acres in the sites inventory, only 41 acres (24 percent) come from underutilized residential sites that will be upzoned.

Additionally, housing units of all income levels in the sites inventory can be accommodated throughout the City and across moderate and high resource areas. By locating high density, lower income units near transportation corridors and other resources, low income units are located in high resource opportunity areas. Table 39 shows that of the over 85 percent of units in the sites inventory are located in high resource areas. More importantly, 91 percent of lower income units are located in high resource areas.

Table 39: Location of Sites by TCAC Designation					
Income Level	Resource Category				Total
	Moderate Resource		High Resource		
	Units	%	Units	%	
Lower	105	8.6%	1,123	91.4%	1,228
Moderate	58	9.9%	529	90.1%	587
Above Moderate	137	46.4%	158	53.6%	295
Total	300	14.2%	1,810	85.8%	2,110

Figure 12: Location of Residential Sites Inventory by TCAC Resource Category Designation



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.

1. SB2 GRANTS

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Santee received \$160,000 for planning efforts to facilitate housing production. The funds were applied toward the purchase and implementation of a state-of-the-art permitting system that streamlines plan submittal and review process and accelerate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). HCD is in the process of closing out the Year One planning grant allocations and has not begun the process of allocating the Year Two affordable housing funds.

2. 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 FY 2020 allocation is approximately \$275,000. A portion of these funds are frequently used to assist non-profit organizations that support affordable housing opportunities to low income households.

3. 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.

The City does not receive HOME funds directly, but participates in the HOME Consortium, which is operated by the County of San Diego. In the past, Santee secured approximately \$170,000 per annum in dedicated HOME resources to foster homeownership support for income eligible households. While these resources remain available through the San Diego County HOME Consortia, they are distributed competitively through the HOME Downpayment and Closing Costs Assistance Program and the HOME Housing Development Program and the level of resource availability to the City is not definite.

4. 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 (HCV) Program.

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. About 300 Santee households are receiving HCV assistance with more than 1,700 households on the wait list for assistance.

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.

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, case management, referrals, and other social services. 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 their special characteristics. The Center also provides tenant/landlord mediation services. The City has provided CDBG funds for this program in recent years for fair housing services.

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.

Elderhelp of San Diego

Elderhelp of San Diego provides case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information. The City has provided CDBG funds for these services in recent years.

Meals on Wheels Greater San Diego

Meals on Wheels supports the independence and well-being of seniors and persons with special needs by providing meals to homebound participants of the Meals on Wheels Program. The City has provided CDBG funds for this program in recent years.

Voices for Children

Voices for recruits, trains, and supports Court Appointed Special Advocate (CASA) volunteers who speak up for the needs and well-being of children in foster care. The City has provided CDBG funds to provide foster children with CASAs.

D. Energy Conservation Opportunities

This section provides an overview of opportunities for energy conservation during the housing planning period.

1. CITY OF SANTEE INITIATIVES

In January 2020, the City adopted the Sustainable Santee Plan, the City’s Climate Action Plan. The Sustainable Santee Plan is the City of Santee’s plan for reducing greenhouse gas (“GHG”) emissions to conform to State GHG emission reduction targets. The City of Santee (City) is committed to providing a more livable, equitable, and economically vibrant community through the incorporation of energy efficiency features and reduction of greenhouse gas (GHG) emissions. Through the Sustainable Santee Plan, the City has established goals and policies that incorporate environmental responsibility into its daily management of its community and municipal operations. In addition, 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. 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.

2. 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.
- **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.
- **Energy Savings Assistance Program:** SDG&E offers low- or no-cost products and installation of attic insulation, energy-efficient lighting, door weather-stripping, replacement of qualified appliances*, caulking, minor home repairs, water heater blankets, and low-flow showerheads to eligible residents through their Energy Savings Assistance Program.
- **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: 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, state, and federal financing and subsidy programs to support the development and preservation 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 and those with special needs.
- 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.

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.

A. Quantified Objectives

The City of Santee proposes the following objectives for the 2021-2029 Housing Element:

Table 40: Quantified Housing Objectives (2021-2029)

	RHNA ¹	New Construction ²	Rehabilitation	Conservation/ Preservation	Rental Assistance	Home Purchase Assistance	Other Assistance ³
Extremely Low Income	203	51	24	133	100	0	785
Very Low Income	203	52	72		200	4	950
Low Income	200	50	384	90	0	12	350
Moderate Income	188	47	0	0	0	0	255
Above Moderate Income	425	669	0	0	0	0	0
Total	1,219	869	480	222	300	16	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 406 very low income units may be divided into 203 very low and 203 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) Calculated based on the sum of 564 entitled or under review units and 25 percent of RHNA.
- 3) "Other Assistance" includes residents assisted through the Manufactured Home Fair Practices Program, Supportive Services, and Equal Housing Opportunity Services.

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
- Affirmatively Furthering Fair Housing

1. 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. 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: Offer a residential rehabilitation program that provides financial and technical assistance to lower income property owners to enable correction of housing deficiencies.

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

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

Objective 2.0: Preserve existing affordable housing options in Santee.

Policy 2.1: Monitor the status of at-risk multi-family 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 multi-family rental properties to condominiums through application of Santee's Condominium Conversion Ordinance.

Policy 2.4: Continue to support rental assistance programs through the County.

Program 1: Mobile Home Assistance Program and Conversion Regulations

Administered through the State 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 will continue to advertise MPAP’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. Also, 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; Department budget
- 2021-2029 Objectives:** Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises. Post information at mobilehome parks on tenant protection services such as rent stabilization and eviction protection. Consider in 2022 utilizing SB2 Permanent Local Housing Allocation (PLHA) funding to provide rent subsidies to low income mobile home park tenants.
- Timeframe:** Annual flier circulation and monitoring and annual monitoring and reporting throughout the planning period.

Program 2: Maintenance and Improvement of Existing Housing

Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). Continued maintenance will be essential to prevent widespread housing deterioration. In order to encourage maintenance and improvement of existing housing, the City will advertise available home improvement financing programs to residents on its website and public service counters. The City will also work to engage home improvement program representatives to provide an overview of such programs at least one public meeting before the City Council. Code compliance targeted at substandard and/or dilapidated housing will continue to be implemented, including exercising the use of court-appointed receiverships, as appropriate. The City will also make residents aware of basic home maintenance standards on its website.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department Budget
- 2021-2029 Objectives:** Ensure that Code Compliance addresses and resolves issues with severely substandard and/or dilapidated housing and that residents

are aware of home maintenance standards and programs. In 2022, develop tenant protection policies to mitigate displacement impacts on tenants of substandard housing.

Timeframe: Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 3: Conservation of Existing and Future Affordable Units

Between 2021 and 2031, 222 units would be considered at risk of converting to market rate rents. Of these units, 47 are within the Cedar Creek Apartments, 43 within the Forester Square Apartments, and 132 in the Laurel Park Senior Apartments. 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.

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 222 at-risk units at Cedar Creek Apartments, Forester Square Apartments, and Laurel Park Senior Apartments. 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 Cedar Creek Apartments, Forester Square Apartments, and Laurel Park Senior Apartments, 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 provide information to tenants of "at-risk" units to obtain these Section 8 vouchers through the San Diego County Housing

Authority and refer tenants to the fair housing service provider(s) for resources and assistance.

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 purchasers using HCD's current list of Qualified Entities⁶, educate tenants of their rights, and assist tenants to obtain rental assistance in accordance with this program.

Program 4: 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 (HCV) Program. According to the Housing Authority, approximately 285 households received assistance through the program as of December 2019.

Responsible Agency: San Diego County Housing Authority
Financing: U.S. Department of Housing and Urban Development
2021-2029 Objectives: Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher (HCV) Program:

- Assist approximately 300 extremely low and very low income households annually during the planning period.
- Expand outreach and education on the recent State laws (SB 329 and SB 222) that support source of income protection for housing discrimination against low income households using public assistance (such as HCV) for rent payments.
- Promote the Housing Choice Vouchers program on City website, focusing direct outreach to disadvantaged neighborhoods in the City through annual neighborhood meetings, beginning in 2022.
- 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.

⁶ List of current Qualified Entities is maintained and updated by HCD and is subject to change. - <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>.

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**). 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: Implement the City's Climate Action Plan. 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 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 and those with special needs.

Policy 4.1: 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 4.2: 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.

Policy 4.3: 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, Low Barrier Navigation Centers (LBNC), and homes with supervised care.

Program 5: Homebuyer Assistance Programs

With limited funding and rising home prices, the ability of the City to provide homebuyer assistance is limited. However, Santee residents are eligible to participate in several City, County, and State programs

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. This program is administered by the County of San Diego.

Down payment and Closing Cost Assistance Program (DCCA): DCCA offers low-interest deferred payment loans of up to 17 percent of the maximum allowable purchase price (adjusted annually) and a closing cost of four percent, not exceeding \$10,000. DCCA loan funds may be used to pay down payment and closing costs of a qualifying single-family home, condominium, townhouse, or manufactured home on a permanent foundation. This program is offered by the County Housing and Community Development Services (County HCDS) but administered by the San Diego Housing Commission (SDHC)

Mortgage Credit Certificate (MCC) 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. This program is administered by the California Housing Finance Agency (CalHFA).

Homebuyer’s Down payment Assistance Program (CHDAP): CHDAP provides a deferred-payment junior loan, up to three percent of the purchase price, or appraised value, whichever is less, to be used for their down payment and/or closing costs. This program is administered by CalHFA.

Responsible Agency: City of Santee Department of Development Services, County HCDS, SDHC, CalHFA

Financing: HOME and other County and State funds

2021-2029 Objectives:

- Quantified objectives as follows:
 - Assist 16 lower income households with downpayment and closing cost assistance during the planning period (four at <50 percent AMI and 12 at 51-80 percent AMI). Focus direct outreach to residents of disadvantaged neighborhoods to promote homeownership resources and opportunities in the City through annual neighborhood meetings, beginning in 2022.
 - County HCDS has a goal of assisting approximately 120 households with DCCA. This goal covers the entire Urban County program.
 - Refer residents to the County HCDS and the California Housing Finance Agency for assistance.

Timeframe: Annual flier circulation and monitoring and reporting throughout the planning period.

Program 6: 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 biannual 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. The City will continue to attend the biannual Manufactured Fair Practices Commission and promote its services to residents.

Responsible Agency: City of Santee Department of Development Services
Financing: Mobilehome Park Assessment Fees
2021-2029 Objectives: Assist approximately 1,200 mobile homeowners.
Timeframe: Ongoing implementation and annual monitoring and reporting throughout the planning period. Promote the services of the Manufactured Home Fair Practices Commission.

Program 7: Facilitate Affordable Housing Development

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 City will annually contact and 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).
- 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 may include, but are not limited to, density bonuses beyond State requirements, required parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards, and optional onsite-amenities when within ¼ mile from public park or trail.

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: To facilitate affordable housing development:

- Annually update contact information and reach out to 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.
- Review and revise the City’s Density Bonus Ordinance in 2021 to ensure consistency with State law.
- Achieve the development of 200 units affordable to lower and moderate income households (estimated based on 25 percent of the RHNA, and representing an improvement over the 150 affordable units achieved during the 2013-2021 Housing Element planning period).
- Pursuant to SB 1087, provide a copy of the adopted Housing Element to the City’s water and sewer service providers, emphasizing priority for services for affordable housing projects.

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

Program 8: 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

2021-2029 Objectives: Assist 1,800 persons with temporary shelter and supportive services during the planning period (300 meals for lower income seniors, and temporary shelter, food, and clothing for 1,500 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: Ensure that sites in the Residential Sites Inventory are available during the planning period by overriding the Gillespie Field ALUCP as appropriate.

Program 9: Inventory of Available Sites and Monitoring No Net Loss

Santee has been allocated a RHNA of 1,219 units for the 2021-2029 planning period (406 very low income, 200 low income, 188 moderate income, and 425 above moderate income units). With units entitled and under review, as well as anticipated ADUs, the City has adequate capacity for its moderate and above moderate income RHNA, with a remaining lower income RHNA of 605 units. Vacant and underutilized sites with zoning allowing up to 30 units per acre can accommodate 113 lower income units, with a shortfall of 492 lower income units. To accommodate the City's remaining shortfall RHNA for 492 lower income units, to maintain adequate sites for all income groups throughout the eight-year planning period, and to foster additional residential growth in the City, the City will rezone up to 161 acres (25 parcels) within 18 months of the adoption of the Housing Element. Specifically, a new R-30 zone will be created, allowing a density range of 30 to 36 du/ac). As part of this rezoning, a minimum of 25 acres will be rezoned to permit multi-family by right (without discretionary action) and sufficient to accommodate the shortfall of 492 units for lower income households. The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum

density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households.

Table 41: Rezoning for RHNA			
Current Zone	Proposed Zone	Acreage	Parcels
POS/IL	POS/R-7	47.45	1
R-1	R-7	6.81	5
R-1A	R-7	13.93	5
R-2	R-7	2.05	2
TC-C	TC-R-14	8.61	1
TC-R-22	TC-R-14	14.06	2
TC-R-30	TC-R-14	22.15	1
IL	R-14	2.93	1
CG	R-22	3.25	1
R-2	R-22	4.80	1
R-7/GC	R-22	1.30	1
TC-O/I	TC-R-22	7.75	1
TC-C	TC-R-22	5.26	1
TC-C	TC-R-30	11.11	1
TC-O/I	TC-R-30	10.00	1
Total		161.46	25

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will 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.

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
- 2021-2029 Objectives:** Maintain an inventory of the available sites for residential development and provide it to prospective residential developers. Specifically, promote opportunities for new housing to affordable housing developers (including those for special needs housing). Starting in 2023 upon completing of rezoning efforts, conduct annual e-mail blast and follow-up meetings with developers.

Timeframe: Rezone identified parcels within one year of the Housing Element Adoption; Continue to implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category; Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 10: By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” Sites

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to provide by-right approval of housing development in which the project proponent voluntarily includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the Sixth Cycle RHNA that represent “reuse sites” from previous Housing Element cycles, as well as the rezoned sites required for the 492-unit shortfall in lower income RHNA. Explore by-right approval for any project providing more than 20 percent of units affordable to lower income households. The “reuse” sites are specifically identified in the inventory (see **Appendix C**).

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: Comply with AB 1397 to further incentivize development of housing on sites that have been available over one or more planning periods.
Timeframe: Update the Zoning Ordinance within one year of Housing Element adoption

Program 11: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: Comply with AB 1397 on replacement requirements.
Timeframe: Update the Zoning Ordinance within one year of Housing Element certification by HCD.

Program 12: Accessory Dwelling Units (ADUs)

ADU is an important alternative option for affordable housing. To facilitate ADU development, the City Council approved to waive development impact fees for ADUs for five years effective September 2019. Before the five-year period ends, the City will explore whether the fee waiver needs to be extended in exchange for affordable housing.

The City will also explore other options to further encourage the construction of ADUs in the community. Options to explore may include increased outreach and education, technical/resources guides online, pre-approved plans, larger unit square footage allowances and reduced setback and lot coverage standards in exchange for deed restrictions, among others.

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: Facilitate the development of 80 ADUs.
Timeframe: Explore other tools to facilitate ADU construction in 2022 and evaluate potential extension of fee waivers in 2024. Explore the potential for fee waivers in exchange for deed restrictions for affordability by the end of 2024.

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.

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 special needs housing through implementation of the density bonus ordinance and other mechanisms.

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 13: 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. 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.

The 2021-2029 Housing Element update identified the following governmental constraints to the development or maintenance of housing in Santee, and the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing.

Emergency Shelters (AB 139, 2019):

- Establish parking requirements based on staffing level only.

Low Barrier Navigation Center (AB 101, 2019):

- Establish provisions for Low Barrier Navigation Centers (LBNC) as development by right in areas zoned for nonresidential zones (including mixed use zones as required by law) permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Supportive Housing (AB 2162, 2019/AB 2988, 2020):

- Establish provisions for supportive housing. Projects of up to 120 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area for supportive services. The City may choose to allow projects larger than 120 units by right, as well. The bills also prohibit minimum parking requirements for supportive housing within 1/2 mile of a public transit stop.

Affordable Housing Streamlined Approval (SB 35)

- Establish a streamlined, ministerial review process for qualifying multifamily residential projects.

Group Homes for Seven or More Persons

- The City currently does not permit group homes for seven or more persons in all residential zones. Initiate and complete a process in 2022 to review the provision for group homes for seven or more persons and amend the Zoning Ordinance as appropriate to allow group homes for seven or more in all residential zones to mitigate the potential constraints on housing for persons with disabilities.

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: Within one year of Housing Element adoption; Annual monitoring and reporting throughout the planning period.

5. AFFIRMATIVELY FURTHERING FAIR HOUSING

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 their special characteristics as protected under State and Federal fair housing laws.

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 characteristics protected under State and Federal fair housing laws.

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, low barrier navigation center, 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 14: Affirmatively Furthering Fair Housing

The City of Santee supports fair housing laws and statutes. The City participated in a regional assessment of impediments to fair housing choice in 2020. The City will also work with the fair housing service provider to address the disproportionate housing needs and impediments to fair housing, including expanded testing efforts. The City will continue to participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH) and take actions to fair housing impediments. The City attends monthly SDRAFFH meetings with the other 17 cities, the County, and fair housing service providers, 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. The City contracts with the Center for Social Advocacy (CSA) to provide fair housing services. The City will continue to contract with CSA to provide fair housing services to 500 residents of Santee over the 2021-2029 planning period. As part of its contract with the City, CSA 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
- Counsel and educate tenants and landlords

Responsible Agency: City of Santee Department of Development Services; fair housing service provider

Financing: CDBG; Departmental Budgets; SB funds

2021-2029 Objectives: To affirmatively further fair housing, the City will undertake a series of actions as outlined in Table 42 below.

Time Frame: See Table 42 below.

Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
<p><u>Fair Housing Outreach and Enforcement</u></p> <p><u>Housing Mobility</u></p> <p>Insufficient fair housing testing and limited outreach capacity</p>	<ul style="list-style-type: none"> • Lack of monitoring • Lack of a variety of media inputs • Lack of marketing community meetings • Lack of monitoring 	<ul style="list-style-type: none"> • Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market. Attend quarterly SDRAFFH coordinating meetings. • Continue to contract with a fair housing service provider to provide fair housing services to 500 residents of Santee over the 2021-2029 planning period. As part of its scope of work, require annual fair housing workshops to be conducted in Santee. Increase outreach for participation to the southern part of the City identified with disproportionate housing needs and displacement risks. • Include fair housing testing from fair housing provider as part of scope every two years starting in 2022. Specifically, upon release of the 2020 Census data, conduct random testing that reflects the City’s changing demographics, if any. • Develop interest list for updates on fair housing and affordable housing projects lists by 2022. On an ongoing basis, contact interest list with updates. • Semi-annually, the City will update its City website with the affordable housing projects. • By 2022, expand outreach and education of the State’s new Source of Income Protection (SB 329 and

Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p>SB 222), defining public assistance including HCVs as legitimate source of income for housing. Increased outreach and education to the southern census tracts with disproportionate needs.</p> <ul style="list-style-type: none"> • Utilize non-traditional media (i.e. social media, City website) in outreach and education efforts, in addition to print media and notices. Increase outreach to the southern census tracts. Annually promote fair housing awareness during the Fair Housing Month (April). • Annually, require evidence of effective outreach from Fair Housing Provider. City will require attendance reports to events from fair housing providers. Based on reports, work with fair housing provider on plan to increase attendance to outreach events. • In 2021-2022, pursue a HUD Section 108 loan in the amount of \$1.24 million to implement the Active Santee Plan and ADA Transition Plan. • By 2023, develop incentives or mechanisms to facilitate the development of a variety of housing types, including live/work housing and large units appropriate for large households.
<p><u>Place-Based Strategy for Community Improvements</u></p> <p><u>Housing Mobility</u></p> <p>Concentration of protected persons (persons with disabilities, LMI households, children in families or single female-headed households) in lower resource (moderate) areas.</p>	<ul style="list-style-type: none"> • Location and type of affordable housing- HCV use concentrated • Land use - Mobile home park land use, usually occupied by senior residents • Proximity to shopping centers and transit 	<ul style="list-style-type: none"> • As part of Santee Active Plan (January 2021), identified wheelchair accessible areas and prioritization of them for improvements. Leverage this plan to prioritize improvements in the southern census tracts of City. <p>The City is working on ADA Transition Plan that builds on the adopted Active Santee Plan to identify deficiencies in City and allocate resources in the operating budget. The AFFH analysis of needs will inform the annual budgetary process to prioritize CDBG and General City funds for improvements in southern portions of City.</p>

Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<ul style="list-style-type: none"> • As part of the Safety Element Update (targeted for adoption by January 2022), existing conditions for Environmental Justice (EJ) have been drafted. The report identifies the southwestern portion of the City based on disadvantaged communities mapping. Annually, coordinate with Public Works to prioritize these EJ areas for actions and improvements. According to the CIP, planned improvements include: <ul style="list-style-type: none"> - Prospect Ave./Mesa Rd. intersection improvements - Replace induction streetlights along Prospect Ave. with LED lights - Provide stormwater capture devices - Fill gaps in sidewalks - Improve sidewalks with pedestrian ramps where needed. • Promote key lower income housing opportunity sites for affordable housing development, particularly site 16A (Town Center), as a means to bring new housing opportunities in high resource areas. Provide technical assistance to housing developers on how to utilize the City’s incentives and concessions for affordable housing. • Support funding applications by nonprofit developers for affordable housing in high resource areas.
<p><u>Anti-Displacement</u></p> <p>Displacement risk in areas with disproportionate housing needs with special needs populations</p>	<ul style="list-style-type: none"> • Land use - Mobile home park land use, usually occupied by senior residents • Displacement risk due to economic pressures • Increasing rents • HCV use concentration 	<ul style="list-style-type: none"> • Continue to implement the Mobile Home Assistance Program and Conversion Regulations (Program 1) • Continue to implement the Mobilehome Park Fair Practices Commission Ordinance (Rent Control Ordinance, Chapter 2.44 of Santee Municipal Code) (Program 6) • HCV use outreach (as part of fair housing outreach plan).

Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<ul style="list-style-type: none"> • As part of the project application review, require applicant to provide advance noticing to existing tenants. By 2023 create a registry for “first-right of refusal” for displaced lower income tenants to return if affordable housing is created in the new project. • Focus fair housing outreach and education on areas with high displacement risk with further enhancement of the City’s website (southern census tracts, especially the tract identified as a sensitive community in Figure E-25 and tracts identified as disadvantaged communities in Figure E-26).

Appendix A: Public Participation

This Appendix contains information on the various public outreach efforts conducted during preparation of the 2021-2029 Housing Element. Public outreach was conducted in three separate ways, as outlined below. In addition, the City Council meeting on January 27, 2021 to review the draft Housing Element and to adopt this document was publicly noticed in the East County Californian and on the City's website. In addition, the City completed extensive outreach to property owners, non-profit housing developers, market-rate housing developers, homeless advocates, the building industry, surrounding jurisdictions and other housing-related stakeholders via e-mail and first-class mail for feedback and engagement in the Housing Element update workshops.

A. Housing Element Workshops

The City Council held eight Housing Element Workshops on the following dates to discuss focused topics regarding the Housing Element:

- October 9, 2019 – Presented the City Council with an overview of the Housing Element update process and new Housing laws.
- March 11, 2020 – Presented the City Council with the RHNA and Residential Sites Inventory, where the City Council had the opportunity to select or dismiss prospective housing sites.
- May 25, 2020 – Presented the City Council with affordable housing strategies, including the concept of inclusionary housing.
- June 24, 2020 – Presented the City Council with additional information regarding inclusionary housing. Council directed staff to hold stakeholder meetings with affordable and market-rate housing developers for their input on a potential inclusionary housing program for the City.
- October 28, 2020 – Presented the City Council with summary of meetings with stakeholder groups on inclusionary housing and a survey on inclusionary housing. City Council directed staff to convene a workshop where they could engage directly with stakeholders.
- January 7, 2021 – Discussion between stakeholders and City Council on inclusionary housing.
- January 27, 2021 – Reviewed the Draft Housing Element. One public comment was received to request clarification of reverse condemnation on sites identified for RHNA and voice opposition for the large number of units anticipated. It was explained that no condemnation is planned or required to meet the City's RHNA. Development on individual properties will be determined by the market and property owners' desire.
- April 14, 2021 – Presented the City Council with an update on the status of the Housing Element with an overview of changes to the draft and the comment letter received from HCD.

Workshops and meetings were advertised through the City Website and notices were sent to a mailing list of stakeholders, which includes developers and homeless advocates. The City also published a notice in the local newspaper and sent mailers to property owners and stakeholders that may be affected by the proposed rezone program and stakeholders. The City posted the Draft Housing Element on our website under City News for a 60-day public review and comment period.

B. Stakeholder Consultation

A request was made by City Council at the June 24, 2020 meeting to meet with housing stakeholders, including the San Diego Chapter of the Building Industry Association (BIA) for their input on inclusionary housing. Staff engaged with the BIA and on July 17, 2020, staff provided a PowerPoint presentation to their members on the City's exploration of a possible inclusionary housing ordinance. The BIA suggested not moving forward with an inclusionary program primarily because it would raise costs to potential homebuyers. After engaging the BIA, staff reached out to market-rate and affordable housing developers to participate in an Inclusionary Housing Committee. The Inclusionary Housing Committee held its first meeting on October 15, 2020 and consisted of representatives from the BIA, Bridge Housing, Cameron Brothers Company, City Ventures, Mirka Investments, the San Diego Housing Federation, Jamboree Housing Corporation, and Community Housing Works. As a precursor to the meeting, the Committee members were provided a survey with questions on the various aspects of inclusionary housing (see Survey Section below). A subsequent meeting was held with the City Council and stakeholders on January 7, 2021 to further discuss inclusionary housing.

1. INCLUSIONARY HOUSING COMMITTEE FINDINGS

At the first Inclusionary Housing Committee meeting, staff provided the Committee with a presentation on the City's efforts to evaluate an inclusionary housing program as a tool for meeting some of its low-income housing production goals. The various components of an inclusionary housing program were discussed, including percentage requirements, applicability, on-site construction requirements, and in-lieu fees. There was consensus among the members that if the City were to move forward with an inclusionary housing program, the program should not mandate the on-site construction of units within a residential development and should allow for the payment of in-lieu fees. Market-rate developers mentioned the difficulty of selling affordable units to qualified individuals or families and affordable housing developers mentioned that many low-income households require supportive services that would not be provided within a market-rate development.

Based on the first Committee meeting and surveys responses received by October 28, 2020, the majority of the members suggested a 10 percent inclusionary housing requirement and making only those developments over 10 units in size subject to the requirement.

A common concern for many of the Committee members is the in-lieu fee, which is paid by housing developers as an alternative to providing affordable units on-site within the development. City Ventures, a market-rate housing developer, cited an example of one city setting an in-lieu fee so high that it resulted in no housing production for a number of years until the fee was reduced. As a counterpoint, Community HousingWorks, an affordable housing developer, mentioned that setting an in-lieu fee too low would not be very beneficial as it would not provide sufficient funds to generate any affordable housing within the City.

In order to determine what a reasonable in-lieu fee would be for Santee, a fee study would be needed. Based on initial outreach to various fiscal analysis firms, it is estimated that such a fee study would

cost approximately \$37,500, an amount that has been appropriated in the currently adopted Budget. Should the Council decide to move forward with an inclusionary housing program, Staff would return to Council for a request to award funds once a firm is selected through a formal request-for-proposals (RFP) process.

The City Council was presented with a summary of meetings with stakeholder groups on inclusionary housing and a survey on inclusionary housing on October 28, 2020. City Council directed staff to convene a workshop where they could engage directly with stakeholders. The following is a list of those who were invited to the meeting.

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

2. STAKEHOLDER SURVEYS

As mentioned above, stakeholders were surveyed. The survey questions the City asked and their answers are shown on the following pages.

Inclusionary Housing Survey

City of Santee

10601 Magnolia Ave,
Santee, CA 92071



The City of Santee is evaluating the potential for adopting an inclusionary housing program as part of its current Housing Element update. Please complete the following Inclusionary Housing Survey based on your organization's experience with housing. Thank you for your time.

Definition: Inclusionary housing programs require developers to provide a certain number of deed-restricted affordable units in a new rental or for-sale residential project or pay a fee in-lieu of providing the units in the development. The funds collected from in-lieu fees can be used by the City to provide or subsidize new affordable housing or preserve existing affordable housing through rental assistance programs.

Organization Name: _____ Contact Person: _____ Date: _____

1. *My understanding of inclusionary housing is:*

- None Limited General Good

2. *Inclusionary housing is a good tool for developing affordable housing:*

- Disagree Disagree somewhat Agree somewhat Agree

3. *An inclusionary housing program should include a requirement to build affordable units as part of a development:*

- Disagree Disagree somewhat Agree somewhat Agree

4. *An inclusionary housing program should include the option to pay a fee in lieu of providing affordable units as part of a development:*

- Disagree Disagree somewhat Agree somewhat Agree

5. *An inclusionary housing program should include the following percentage of affordable units in a new housing development:*

-
- 0% 5% 10% 15%

6. *An inclusionary housing program should be applicable to developments over:*

-
- 2 units 3 units 5 units 10 units

7. *An inclusionary housing program should be targeted to those households earning the following percentages of the area median income (AMI):*

-
- 40% or less 60% or less 80% or less 120% or less

8. *Comments:*

[Add your comments here.]

Thank you very much for taking the time to complete this survey. Your feedback is valued and very much appreciated!

Response Summary:

1. My understanding of inclusionary housing is:		
none	0	0%
limited	0	0%
general	1	20%
good	4	80%
Total	5	100%
2. inclusionary housing is a good tool for developing affordable housing		
Disagree	2	40%
Disagree somewhat	0	0%
Agree somewhat	3	60%
Agree	0	0%
Total	5	100%
3. An inclusionary housing program should include a requirement to build affordable units as part of a development:		
Disagree	3	60%
Disagree somewhat	1	20%
Agree somewhat	1	20%
Agree	0	0%
Total	5	100%
4. An inclusionary housing program should include the option to pay a fee in lieu of providing affordable units as part of a development:		
Disagree	2	40%
Disagree somewhat	1	20%
Agree somewhat	1	20%
Agree	1	20%
Total	5	100%
5. An inclusionary housing program should include the following percentage of affordable units in a new housing development:		
0%	2	40%
5%	0	0%
10%	2	40%
15%	1	20%
Total	5	100%
6. An inclusionary housing program should be applicable to developments over:		
2 units	0	0%
3 units	0	0%
5 units	1	25%
10 units	3	75%
Total	4	100%

7. An inclusionary housing program should be targeted to those households earning the following percentages of the area median income (AMI):		
40% or less	0	0%
60% or less	1	25%
80% or less	1	25%
120% or less	2	50%
Total	4	100%

8. Comments

Respondent 1

As touched on in answer #7, Housing is the only item in the marketplace which government requires the producer of the product to subsidize their product for low income users (customers). Society finds ways to subsidize utilities, cell phones, food, by imposing a small fee on ALL users of the service or by direct public subsidization from tax subsidies (farm subsidies). For a successful subsidized home (shelter) program your City should identify a broad-based funding source and not “tax the producer” as the funding solution.

Respondent 2

I question whether economically viable on 10 units or less. The inclusionary housing component should be over and above allowable maximum density. For example, at 30 units to the acre on 3 acres the developer could build 90 conventional units and add 9 affordable units for a total of 99 units.

Respondent 3

Hello!

Regarding Question 6 above, it is my opinion that an inclusionary housing program should not be required or mandated on new development. Should a developer wish to include inclusionary housing within its project, then incentives should be granted. In other words, incentivize a developer to include inclusionary housing so that it is a win-win for both the jurisdiction (i.e. income-restricted affordable units are produced) and the developer (i.e. the project will be economically feasible). Incentives can include things like reduced setbacks, reduced parking standards, increased height, increased density, reduced impact fees, project entitlement streamlining, etc.

Regarding Question 7 above, in the event of an inclusionary housing program, the targeted AMI should depend on the type of product being proposed for development. For example, it is not financially feasible to provide affordable units within a for-sale project where those units are targeted to households earning less than 80% of the area median income. In San Diego County, the current median income is \$92,700. At 80%, the income for a family of four is \$74,160 per year. After accounting for mortgage interest, PMI (private mortgage insurance), property tax, utilities, and HOA, the max purchase price on the sale of that home cannot exceed ±\$228,000 as the monthly housing expense for that family cannot exceed 30% of that family’s yearly income. After accounting for the cost of the land, the cost to develop, the cost to build, and the fees paid to the City and other governmental agencies, the developer would actually be losing money on the construction and sale of that affordable unit. The loss to the developer is only exacerbated when the percentage of AMI required is lower.

Below in italics is a statement borrowed from the Building Industry Association's Orange County Chapter Board of Directors, of which I have previously served on. I echo the statement made below.

“Our position is that Housing remains a critical issue in California with the situation growing more serious with each passing day. Studies show that the State needs over 180,000 new units each year and at best we are producing 80,000. This has caused a cascading spike in home prices across the region. With this ever-growing deficit, we need to have an honest conversation about Inclusionary Zoning Policies. In total, such policies restrain housing production, increase ownership costs, and further complicate attainability for the majority of the region. In a study by Benjamin Powell, Ph.D. and Edward Stringham, Ph.D., titled, Housing Supply and Affordability: Do Affordable Housing Mandates Work?, the authors discovered that in the 45 cities where data was available, new housing production drastically decreased by an average of 31% within one year of adopting inclusionary housing policies. Additionally, the study suggests that inclusionary housing polices can increase new housing costs by \$22,000 to \$44,000, with higher priced markets increasing by \$100,000. Supporting these conclusions is a recent report from the Legislative Analyst’s Office titled Perspectives on Helping Low-Income Californians Afford Housing. In this report, it states that “attempting to address the state’s affordability challenges primarily through expansion of government programs likely would be impractical.” Further, that “extending housing assistance to low-income Californians who currently do not receive it – either through subsidies for affordable units or housing vouchers – would require an annual funding commitment in the low tens of billions of dollars. As such it finds that “many housing programs – vouchers, rent control, and inclusionary housing – attempt to make housing more affordable without increasing the overall supply of housing. This approach does very little to address the underlying cause of California’s high housing costs: a housing shortage.””

Respondent 4

Inclusionary housing is one tool to help promote the development of affordable housing. There are a lot more options that can be just as effective, primarily the political will to develop affordable projects.

Respondent 5

As an affordable housing provider, I can tell you affordable units are produced most during healthy market rate production. Any requirement should be incentive based.

C. Public Input Considerations

The City developed the sites inventory and housing programs with extensive feedback from the consultation meetings and public workshops. Property owner feedback was taken into consideration for inclusion into the sites inventory. Also, the proposed the upzoning/downzoning of sites took into consideration of developer and property owner feedback. With developer consultation, the City determined that incentivizing rather than mandating affordable housing was a more appropriate policy and the City will explore allowing by-right housing when more than 20% of units are deed restricted for low-income households as set forth in Program 10 of this document.

Appendix B: 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 appendix documents the City's achievements under the 2013-2021 Housing Element with respect to the actions and objectives contained therein. Based on the relative success of the City's efforts in implementing the 2013 programs, recommendations for program modifications are provided for the 2021-2029 Housing Element Update. Table B-1 identifies these housing programs and provides a summary of accomplishments during the 2013-2021 Housing Element cycle. Table B-2 presents quantified accomplishments during this period.

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 1: Code Enforcement	Continue to implement Municipal Codes (Titles 15 and 17), the 2016 California Building Code and Uniform Housing Code.	<p>The Department of Development Services and Code Enforcement implemented the Municipal Code, the California Building Code and the Uniform Housing Code by issuing notices of violations and fines for all violations reported to the City. Between 2013 and 2019, Code Enforcement made over 4,750 inspections, opened 1,253 cases, closed 3,313 cases, and referred 29 cases to the City Attorney's Office.</p> <p><i>Continued Appropriateness: Modified or removed</i> The Sixth Cycle Housing Element specifies housing programs with specific actions, measurable objectives, and timelines. This program may be removed as a Housing Element program or modified with specific actions to improve housing conditions.</p>
Program 2: Mobile Home Conversion Regulations	Assess the impact of the loss of affordable housing opportunities through implementation of mobile home conversion regulations.	<p>No mobile home conversions occurred between the 2013 and 2019 period.</p> <p><i>Continued Appropriateness: Modified and combined with Mobile Home Park Assistance program</i> Conversion of mobile home parks must adhere to regulations monitored by the State Department of Housing and Community Development.</p>
Program 3: Minor Home Improvement Loans	Assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.	<p>The City has contracted with Lutheran Social Services' Caring Neighbors program to provide this service to Santee seniors to accomplish this program. An average of 66 seniors were assisted annually during 2013-2019 period (459 total). In addition, CDBG recipient Home of Guiding Hands rehabilitated 12 homes during this period.</p> <p><i>Continued Appropriateness: Modified and continued</i> Due to lack of funding, City will no longer be implementing this program.</p>

⁷ The table reflects the accomplishments from FY2013 to FY2019. Pending FY 2020 accomplishments.

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
<p>Program 4: Conservation of Existing and Future Affordable Units</p>	<p>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.</p>	<p>The City did not receive notice of intent to opt out as affordable housing between 2013 and 2019. The Woodglen Vista Apartments and the Carlton Country Club Villas were refinanced and the affordability period extended in 2017 and 2018 (respectively).</p> <p>In 2015, the City approved the expansion of the Cameron Estates Mobile Home Park with the addition of 16 more mobile homes to this park.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will update the inventory of at-risk housing and include specific actions to monitor and preserve at-risk housing projects.</p>
<p>Program 5: Housing Choice Voucher Program</p>	<p>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.</p>	<p>Santee is among 12 cities served by the Housing Authority of the County of San Diego. An average of 570 households per year received Housing Choice Vouchers during the 2013 to 2019 period (2,177 total), with the highest single year being 2013 with 361 vouchers offered.</p> <p>According to the County Housing Authority, as of December 31, 2019, 285 households were using a Housing Choice Voucher to help pay for rent in the City of Santee and 1,745 applications submitted by Santee residents were recorded on a waiting list.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include a program to promote HCVs and also to educate the public regarding the source of income protection under new State law that requires rental property owners to regard public assistance as a legitimate source of income.</p>
<p>Program 6: Mobile Home Park Assistance Program</p>	<p>Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.</p>	<p>No parks were at risk of converting between 2013 and 2019.</p> <p><i>Continued Appropriateness: Modified and combined with Mobile Home Conversion Regulations</i> The Sixth Cycle Housing Element will include a program to provide financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
<p>Program 7: First Time Homebuyer Program</p>	<p>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).</p>	<p>The program did not meet its goal of assisting 40 lower income homebuyers (5 homebuyers annually); however, the City was able to originate 14 loans between 2013 and 2019. The reduction in first-time homebuyer assistance was possibly be due to higher home prices. At higher home prices, low-income buyers have difficulty staying below the maximum housing debt ratio of 38 percent.</p> <p><i>Continued Appropriateness: Modified and combined with homeownership assistance programs</i></p> <p>With limited funding and rising home prices, the ability of the City to provide homebuyer assistance would be limited. The Sixth Cycle Housing Element will include a program that outlines various resources available.</p>
<p>Program 8: San Diego County Regional Mortgage Credit Certificate Program</p>	<p>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.</p>	<p>During the 2013-2019 period, 11 Santee residents received MCCs. Affordable Housing Applications, Inc. administered the program from 2013 to 2016. The San Diego Housing Commission administered the MCC program for the City of Santee on behalf of the County of San Diego from 2017 to 2018. The California Housing Finance Agency (CalHFA) administered the MCC program in the County of San Diego for all cities except for the City of San Diego in the subsequent years.</p> <p><i>Continued Appropriateness: Modified and combined with homeownership assistance programs</i></p> <p>With limited funding and rising home prices, the ability of the City to provide homebuyer assistance would be limited. The Sixth Cycle Housing Element will include a program that outlines various resources available.</p>
<p>Program 9: Manufactured Home Fair Practices Program</p>	<p>Assist approximately 1,200 mobile homeowners. The City regulates space rents in mobile home parks and provides staff support to the Manufactured Home Fair Practices Commission, which holds biannual meetings. The program requires significant financial resources in administration and legal defense of the Ordinance.</p>	<p>The Manufactured Home Fair Practices Commission met biannually each year of the 2013-2020 period to hear comments from park residents and owners and provide direction to staff.</p> <p><i>Continued Appropriateness: Modified and continued</i></p> <p>The Sixth Cycle Housing Element will include a modified program that promotes the services of the Manufactured Home Fair Practices Commission.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 10: Facilitate Affordable Housing Development	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)	<p>Between 2013 and 2019, 49 deed restricted units were permitted (10 very low income, 37 low income, and 2 moderate income).</p> <p>No requests were received during the 2013-2020 period.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include an updated program to facilitate affordable housing, including resources and incentives available to the City.</p>
Program 11: Supportive Services	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).	<p>The City has contracted with Crisis House to provide a Homeless Prevention and Intervention program. An average of 207 people per year were assisted through this program from 2013-2019 (1,511 total). The City also contributed CDBG funding to the Meals-on-Wheels program, which provides two meals per day to homebound seniors; an average of 109 seniors were assisted annually between 2017 and 2019 (328 total). In addition, the City provides CDBG funding to the Santee Food Bank, which assisted an average of 12,819 persons per year (38,457 persons total) between 2017 and 2019.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include a program to identify the range of supportive services needed in the community and resources available to address these needs.</p>
Program 12: Inventory of Available Sites	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.	<p>An inventory of available sites for residential development is maintained by the City and is available to prospective residential developers by City staff upon request.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include an updated sites inventory to accommodate the new Regional Housing Needs Allocation (RHNA), estimated at 1,219 units. The new sites inventory will reflect the rezoning and upzoning of properties completed to accommodate the RHNA.</p>
Program 13: Lot Consolidation Incentives	Deemed unnecessary and will not be included in the Sixth Cycle Housing Element	<p>After further evaluation the City has determined that a lot consolidation program is not needed to foster housing development in the City as most sites in the existing Sites Inventory are greater than 0.5 acres.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will not include a lot consolidation program as this program.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 14: Monitoring of Residential Capacity (No Net Loss)	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.	Development Services staff continue to monitor all proposed development projects for potential effects on RHNA inventory. <i>Continued Appropriateness: Modified</i>
Program 15: Farm Worker Housing	Review and revise the Zoning Ordinance to address compliance with Health and Safety Code Sections 17021.5 and 17021.6.	This program was accomplished on 2016. Section 17.10.03.F of the Zoning Ordinance has been updated to allow farm worker housing in residential zones. <i>Continued Appropriateness: Completed</i> The Sixth Cycle Housing Element will include an updated program to identify other Zoning Code amendments required to comply with new State laws, such as Low Barrier Navigation Center, Emergency Shelters and Supportive Housing, Accessory Dwelling Units, and Density Bonus for 100 Percent Affordable Housing.
Program 16: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws	Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.	Staff planners and attorneys continually monitor state and federal law. As an example, the City is requiring "No Net Loss" of low and moderate income residential units identified in the Housing Element, in accordance with Senate Bill 166 (SB166). <i>Continued Appropriateness: Combined with new program for affordable housing development.</i>
Program 17: Equal Housing Opportunity Services	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.	Fair housing provider CSA of San Diego County assisted an average of 58 Santee residents (439 total) between 2013 and 2019. The City also participated in the 2015-2019 and 2020-2024 updates of the San Diego County Regional Analysis of Impediments (AI). <i>Continued Appropriateness: Modified and continued</i> Pursuant to new State law, the Sixth Cycle Housing Element will include a program to actively further fair housing choice in the City.

Table B-2: Housing Element Accomplishments

(Calendar Years 2013 through 2020)

Housing Assistance Type	Objectives	2013	2014	2015	2016	2017	2018	2019	2020	Total
Housing Units Constructed										
Very Low Income 30-50% AMI	914	10	0	0	0	0	0	0		10
Low-Income 50-80% AMI	694	41	0	0	2	0	0	0		43
Moderate Income 80-120% AMI	462	80	0	0	0	16	0	1		97
Above Moderate Income +120% AMI	1,410	368	175	5	50	128	157	114		997
Total	3,660	499	175	5	52	144	157	115		1,147
Housing Units Conserved										
Section 8 At-Risk	309	309	309	309	309	309	309	309		309
Housing Units Rehabilitated										
Rehabilitation Loans	80	2	2	2	2	2	2	0		12
Rental Assistance										
Housing Choice Vouchers	2,400	361	344	333	286	284	284	285		2,077

Appendix C: 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 2021-2029 RHNA. Figure C-1 provides the geographic location of the parcels within Santee.

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
Lower Income Sites									
15 ^{1,2}	38104036 Walmart	TC-R-22	TC-R-22	22	5.26	115	TC-C	Vacant site in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-C) to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. Privately owned. Half mile to park, town center, Sprouts across street, in high resource area in TCAC/HCD (California Tax Credit Allocation Committee/Housing and Community Development Dept.) opportunity map.	Vacant
16A ^{1,2}	38105082 Civic Center Site I	TC-R-30	TC-R-30	30	11.11	333	TC-C	Vacant site consisting of three lots (2.89 acres, 3.66 acres, and 4.56 acres, respectively) in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-C) to residential use (TC-R-30). Minimum allowable density to be 30 du/ac and maximum at 36 du/ac. Privately owned. In Airport Safety Zone 4. Across the street from park, half mile to town center services, 128 unit (Cornerstone) built across street on northern end, in high resource area in TCAC/HCD opportunity map.	Vacant
20A ¹	38105081 9200 Magnolia Ave	TC-R-22	TC-R-22	22	7.75	170	TC-O/I	Underutilized site in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I Theme Commercial to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. Portion in Airport Safety Zone 4. County owned ³ . Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
20B ^{1,2}	38105081 9200 Magnolia Ave	TC-R-30	TC-R-30	30	10.00	300	TC-O/I	Underutilized site in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I to residential use (TC-R-30). Minimum allowable density to be 30 du/ac and maximum at 36 du/ac. Portion in Airport Safety Zone 4. County owned ³). Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant
21 ⁴	38410616 8942 1 st St	TC-R-22	TC-R-22	22	0.60	13	N/A	Underutilized site with single-family home in town center (opportunity site due to high density allowed and near transit). Maximum allowable density is 22 du/ac. Privately owned. Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map. Owner expressed interest in MF housing, City in discussion with Habitat for Humanity for development of an affordable housing project on the site.	Nonvacant
24 ^{1,2}	38416204 9953 Buena Vista Ave	R-22	R-22	22	4.80	105	R-2	Underutilized site with one single-family home. To be rezoned from R-2 to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from town center, ~half mile to park, moderate resource area TCAC/HCD opportunity map.	Nonvacant
29 ¹	38630031 7737 Mission Gorge Rd	R-22	R-22	22	3.25	64	GC	Underutilized commercial lot to be rezoned from GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, <1 mile from elementary school and park, in high resource area TCAC/HCD opportunity map.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
30 ^{1,4}	38630009 8714 Starpine Dr	R-22	R-22	22	1.30	28	R-7/GC	Underutilized site with one single-family home. To be rezoned from R-7/GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, less than one mile from elementary school/park, in high resource area TCAC/HCD opportunity map	Nonvacant
31 ⁴	38306103 7980 Mission Gorge Rd	R-22	R-22	22	5.23	80	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
32 ⁴	38306101 7950 Mission Gorge Rd	R-22	R-22	22	0.95	20	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
Lower Income Sites Subtotal					50.25	1,228			
Moderate Income									
16B ¹	38105082 Civic Center Site II	TC-R-14	TC-R-14	14	8.61	120.	TC-C	Vacant site to be rezoned from TC-C to TC-R-14. Privately owned. Zoning would be consistent with adjacent residential development.	Vacant
17 ^{1,2,4}	38105118 Cottonwood Ave	TC-R-14	TC-R-14	14	22.15	279	TC-R-30	Vacant site to be rezoned from TC-R-30 to TC-R-14. County owned ³ . New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed north of San Diego River.	Vacant
18*, PC1,2,4	38105117 Cottonwood Ave	TC-R-14	TC-R-14	14	11.71	98	TC-R-30	Vacant site to be rezoned from TC-R-30 to TC-R-14. County owned ³ . New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed north of San Diego River.	Vacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
19 ^{1,4}	38103208 Park Center Dr	TC-R-14	TC-R-14	14	2.35	32	TC-R-22	Vacant site to be rezoned from TC-R-22 to TC-R-14. Privately owned.	Vacant
23 ⁴	38414211 10952 Sunset Trl	R-14	R-14	14	1.24	17	N/A	Underutilized site with 2 single family homes built in 1942. Privately owned. In Airport Safety Zone 4.	Nonvacant
25 ¹	38402007 8801 Olive Ln	R-14	R-14	14	2.93	41	IL	Underutilized site to be rezoned from IL to R-14. Privately owned. Adjacent to residential zone; development across the street approved at 16 du/ac. In Airport Safety Zone 3.	Nonvacant
Moderate Income Sites Subtotal					48.99	587			
Above Moderate									
1 ¹	37819001 10939 Summit Ave	R-7	R-7	7	4.65	29	R-1A	Underutilized site with single-family home built in 1974. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
2 ¹	37818010 11009 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1968. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
3 ¹	37818009 11025 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1948. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
4 ¹	37818008 11041 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1963. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-o-way dedication.	Nonvacant
5 ¹	37818007 11059 Summit Ave	R-7	R-7	7	2.32	11	R-1A	Underutilized site with single-family home built in 1940. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
6 ¹	37818029 10215 Summit Crest Dr	R-7	R-7	7	1.16	8	R-1A	Underutilized site with single-family home built in 1989. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
7 ¹	37821021 11010 Summit Ave	R-7	R-7	7	1.15	8	R-1A	Underutilized site with single-family home built in 1980. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
8 ¹	37821020 11020 Summit Ave	R-7	R-7	7	1.02	7	R-1A	Underutilized site with single-family home built in 1975. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

Table C-1: Sites Inventory

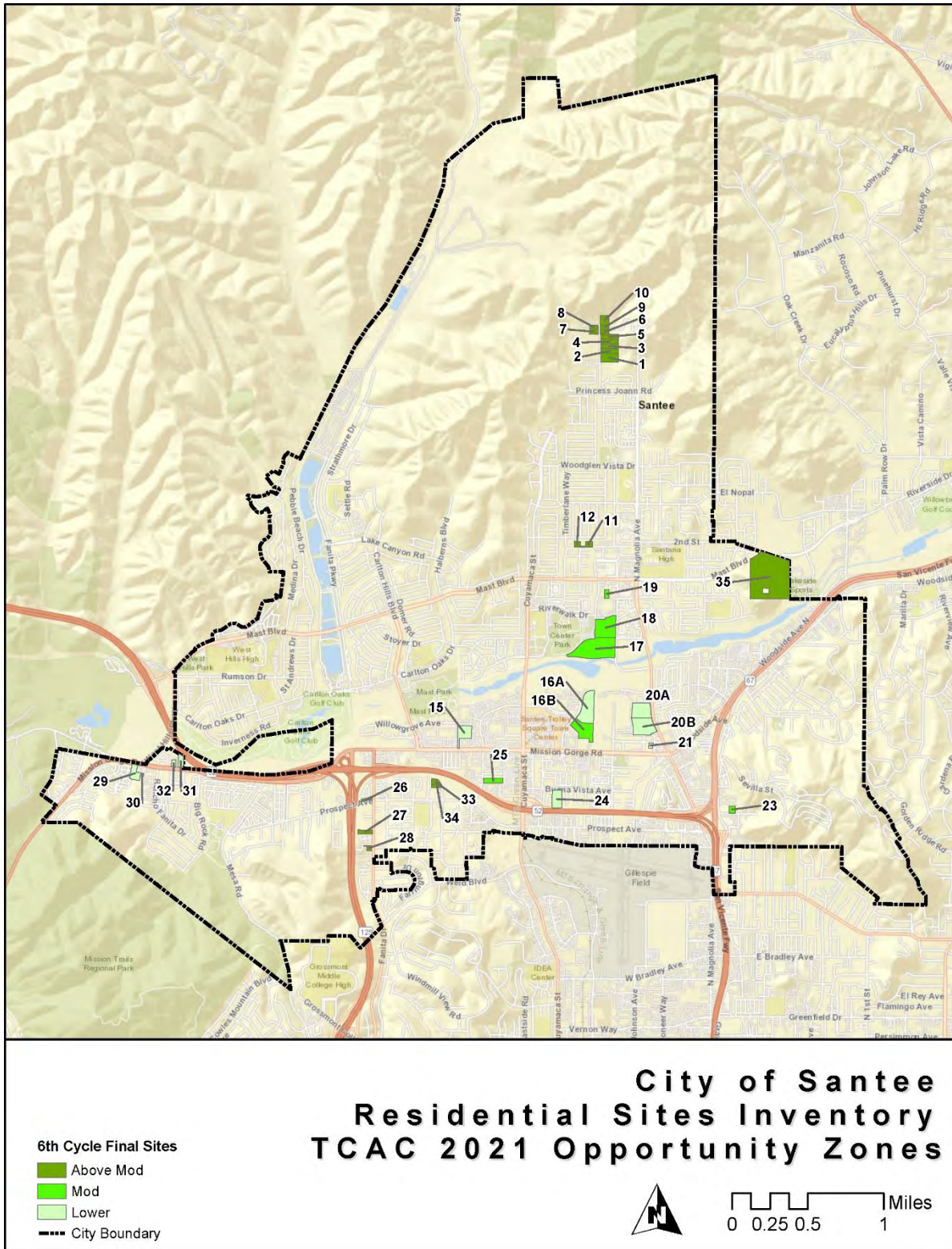
Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
9 ¹	37818028 11115 Summit Ave	R-7	R-7	7	1.16	8	R-1A	Underutilized site with single-family home built in 1970. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
10 ¹	37818020 11129 Summit Ave	R-7	R-7	7	2.32	11	R-1A	Underutilized site with single-family home built in 1950. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
11 ¹	38103107 9945 Conejo Rd	R-7	R-7	7	1.19	8	R-2	Underutilized site with single-family home built in 1958. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development.	Nonvacant
12 ¹	38169028 9960 Conejo Rd	R-7	R-7	7	0.86	6	R-2	Underutilized site with single-family home built in 1953. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development. Property owner interested in developing in the past and has restricted due to zoning.	Nonvacant
26 ⁴	38349056 Prospect Ave	R-7	R-7	7	0.72	4	N/A	Vacant site. Privately owned. In Airport Safety Zone 4. Properly zoned.	Vacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
27 ⁴	38619217 8572 Fanita Dr	R-7	R-7	7	1.73	12	N/A	Underutilized site with single-family home built in 1950. Has dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Nonvacant
28	38669038 8504 Fanita Dr	R-7	R-7	7	0.68	4	N/A	Vacant site along dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Vacant
33 ⁴	38401115 8750 Atlas View Dr	R-7	R-7	7	1.85	9	N/A	Underutilized site with single family home built on 1958. Privately owned. In Airport Safety Zone 4/. Properly zoned.	Nonvacant
34 ⁴	38401255 8742 Atlas View Dr	R-7	R-7	7	0.91	6	N/A	Underutilized site with single family home built on 1954. Privately owned. In Airport Safety Zone 4. Properly zoned.	Nonvacant
354	37903031 Mast Blvd	POS/R-7	POS/R-7	7	47.45	122	POS/IL	Vacant site to be rezoned from POS/IL to POS/R-7. Site has never been used for light industrial uses (IL – Light Industrial Zone); City has received pre-application from owner for MFR project in IL zoned portion of property.	Vacant
Above Moderate Sites Subtotal					76.13	295			
Sites Inventory Total					175.37	2,110			

1. Sites that will be rezoned.
2. By-right housing sites for qualifying affordable housing projects.
3. County-owned properties have been identified as surplus properties. The County will follow the required procedure for disposition which will make the properties available to affordable developers.
4. Sites that appeared in the Previous Housing Element Cycle (5th Cycle).

Figure C-1: Residential Sites Inventory



Appendix D: Undeveloped/ 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 D-1. See Figure D-1 on the next page for parcel locations on Woodside Avenue North.

Table D-1: Undeveloped/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
384-261-20	0.71	OUTDOOR STORAGE/ASPHALT
TOTAL	3.11	
Source: City of Santee, 2020.		

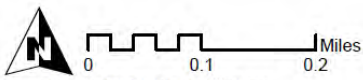
These parcels are considered underutilized because they are currently vacant or being used for outdoor storage or fleet storage with limited or no site improvements. The undeveloped and underutilized IG-zoned parcels have adequate capacity to accommodate an emergency shelter that could serve at least 25 homeless individuals (identified unsheltered homeless population in Santee in January 2020) or at least one year-round emergency shelter.

Figure D-1: Undeveloped/Underutilized General Industrial Parcels



Legend

-  Selected Parcels
-  City Boundary
-  Freeway
-  River



Source: SanGIS/SANDAG GIS Data Warehouse

Appendix E: Affirmatively Furthering Fair Housing

A. Introduction and Overview of AB 686

AB 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

1. SUMMARY OF FAIR HOUSING ISSUES

2020 San Diego Regional Analysis of Impediments to Fair Housing

The City of Santee participated in the 2020 San Diego Regional Analysis of Impediments to Fair Housing (2020 Regional AI). The 2020 Regional AI concluded that the following were impediments to Fair Housing Choice in the San Diego Area (regional impediments shown in **bold**). The local relevance of these impediments to Santee is included below:

Regional Impediment #1: Enforcement activities are limited. Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. Fair housing testing should be conducted regularly.

Local Relevance: Center for Social Advocacy (CSA) San Diego provides fair housing services to the City of Santee. CSA conducts regular workshops and educational presentations, including informal Fair Housing workshops. Workshops and presentations cover a wide range of issues including tenant and landlord rights and responsibilities, notices to vacate, substandard conditions, and foreclosures. Fair housing testing records for only FY 2020 were provided by CSA in the 2020 Regional AI. CSA tested for discrimination based on national origin and race at two sites in Santee. The site tested for race showed differential treatment. More testing is needed. Like the County, the City needs to place more emphasis on enforcement activities. The City has included an increase in testing efforts in Program 13.

Regional Impediment #2: Fair housing outreach and education should expand to many media forms, not limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and ineffective means to reach the community at large.

Local Relevance: Like the regional practices, the City also mainly uses traditional print forms as fair housing outreach. The City will share fair housing information and resources online and continue to maintain the links on the City website providing information about fair housing services. In addition, the City will consider this impediment as it expands outreach and education of the State's new Source

of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing (Program 13).

Regional Impediment #3: Patterns of racial and ethnic concentration are present within particular areas of the San Diego region. In San Diego County, 15.4 percent of residents indicated they spoke English “less than very well” and can be considered linguistically isolated.

Local Relevance: Linguistic isolation is not as extensive in Santee than the County. Only 4.1 percent of the population indicated “speaking English less than very well.” In addition, the 2021 TCAC/HCD Opportunity and HUD’s racially/ethnically-concentrated areas of poverty (RECAPs) maps did not identify any areas of high poverty and segregation in Santee. However, the southern tracts of the City have been identified as disadvantaged communities using the OPR’s screening methodology for the Environmental Justice Element. These areas also have a concentration of persons with disabilities, low and moderate income households, children in family and single-female households.

Regional Impediment #4: Housing choices for special needs groups, especially persons with disabilities, are limited. Housing options for special needs groups, especially for seniors and persons with disabilities, are limited. Affordable programs and public housing projects have long waiting lists.

Local Relevance: Elderly households make up 25 percent of the City’s households and 10 percent of the City’s population has a disability. The 2020 Regional AI found governmental constraints that hinder housing choice for special needs groups, particularly non-compliance with state law related to accessory dwelling units, Low Barrier Navigation Centers (LBNC), emergency shelter capacity, parking standards, transitional and supportive housing, and affordable housing streamlined approval. Details of the constraints are found in Governmental Constraints section of the Housing Element. The City will address these constraints through Programs 10 and 11.

Regional Impediment #5: Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher (HCV) use have occurred, with a high rate of voucher use in El Cajon and National City.

Local Relevance: Though the City received 0.8 percent (266 vouchers) of the HCVs administered by the County, HCV use is concentrated in the southern tracts of the City. Assisting in the promotion of HCV use is included in Program 13.

Regional Impediment #6: Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.

Local Relevance: Blacks were not significantly under-represented in the homebuyer market in Santee. Variation between percent of applicant pool (1.4 percent) and percent of the City’s population (1.8 percent) was not significant. Blacks also received the same approval rates as the approval rate for all Citywide applications (64 percent). However, Hispanics were greatly under-represented in Santee’s homebuyer market, making up only 9.9 percent of the City’s applicant pool but 16.3 percent of the City’s population. Hispanics were approved at lower rates of any race/ethnic (59 percent) except for Asian and multi-race applicants (58 percent).

Other Local Fair Housing Issues

The fair housing assessment below spatially describes concentrations of fair housing components (e.g., fair housing enforcement and outreach, integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk). This assessment found that the southernmost census tracts in the downtown, especially south of the intersection of Mission Gorge Rd and Cuyamaca St, have the most fair housing issues. These census tracts had a concentration of: persons with disabilities, low and moderate income households, low economic scores (based on poverty, adult education, job proximity, and median home value), mobile homes, and housing choice voucher use. According to staff, these areas are heavily populated by senior populations, particularly residing in the mobile home parks.

B. Assessment of Fair Housing Issues

1. FAIR HOUSING ENFORCEMENT AND OUTREACH

San Diego County jurisdictions are served by two fair housing service providers, CSA San Diego and Legal Aid Society of San Diego (LASSD), that investigate and resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords.

The City of Santee contracts with CSA San Diego County to provide fair housing services. Between FY 2014 and FY 2019, CSA provided fair housing services to approximately 1,000 San Diego County residents per year—for a total of 6,276 clients over the five-year period. The majority of CSA’s clients during this period came from El Cajon (35 percent), Chula Vista (21 percent), and the unincorporated County. CSA served 276 Santee residents during this period, representing only four percent of the clients served by CSA. Statistics reported by CSA indicate that low income persons, regardless of race, are the most frequently impacted by fair housing issues in its service area (Table E-1). The vast majority of CSA’s clients (95 percent) between FY 2014 and FY 2019 were either extremely low or very low income. Consistent with the demographic makeup of the region, White residents represented a substantial proportion of clients served (41 percent). However, there is some indication that fair housing issues disproportionately affect certain racial/ethnic groups. For example, Black residents made up less than an average 4.1 percent of the population in the cities that CSA serves but represented 10 percent of fair housing clients served. The characteristics of the clients served by CSA are similar to those in the County, except that the proportion of non-Hispanic and White clients was higher in Santee than the County. This is to be expected as Santee has a higher proportion of non-Hispanic White population (69 percent) than the County (46 percent).

Table E-1: Characteristics of Clients Served by CSA and Santee Population (2013-2019)

Santee	CSA County Clients	CSA Santee Clients	Santee Population
Total Clients Served/ <i>Population</i>	6,276	276	57,999
Race			
Hispanic	38.1%	11.2%	18.1%
Non- Hispanic	61.9%	88.4%	81.9%
Ethnicity			
White	40.5%	70.7%	69.1%
Black/African American	10.0%	4.7%	1.9%
Asian	2.6%	1.8%	5.2%
Hawaiian/Pacific Islander	2.4%	0.7%	0.3%
American Indian/ Alaska Native	2.6%	0.4%	0.5%
Other/Multi-Racial	41.9%	21.7%	5%
Income Level			
Extremely Low Income (<30% AMI)	82.9%	76.1%	9.1%
Very Low Income (<50% AMI)	12.3%	10.9%	10.0%
Low Income (<80% AMI)	2.6%	10.5%	18.8%
>80% AMI or income not reported	2.2%	2.5%	62.1%
Source: 2020 San Diego Regional AI, CSA San Diego 2020.			

For the 2020 Regional AI ,CSA also provided the results of Fair Housing Testing done on at two sites in Santee in 2020. CSA tested for discrimination based on national origin and race at two sites. The site tested for race showed differential treatment. Most of the testing done by CSA focused on the City of San Diego (20 sites) and El Cajon (eight sites). **More testing for discrimination in the City of Santee is needed.**

The U.S. Department of Housing and Urban Development (HUD) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, nine fair housing cases filed with HUD from Santee residents, comprising only two percent of the complaints filed in the entire County. Overall, disability and race discrimination were the most commonly reported—reported in four cases. In the County and Santee, disability-related discrimination was the most commonly reported—comprising 53 percent of all cases in the County and 67 percent of Santee cases.

CSA conducts regular workshops and educational presentations, including informal Fair Housing workshops. Workshops and presentations cover a wide range of issues including tenant and landlord rights and responsibilities, notices to vacate, substandard conditions, and foreclosures. From 2015 to 2019, CSA participated in at least 26 outreach events at Santee City Hall and Santee Public Library, located on the north and south ends of the City, respectively. These two locations are accessible through public transit (Metropolitan Transit System Routes 834 and 832). Events were advertised on the City website and in the City’s paper newsletter available in English and Spanish. Meetings are usually held during the day. CSA is also a member of the City’s Santee Collaborative, a community-based organization of parents, residents, community-based organizations, school personnel and the

faith community that works to “promote a healthier more proactive community that builds resilient children and families.” Fair housing testing was limited.

The 2020 Regional AI found that enforcement and outreach services were inadequate across the San Diego County Region as residents may find it hard to navigate the service system and identify the appropriate agency to contact. The City of Santee advertises fair housing services through placement of a fair housing services brochures and posters at public counters. These materials are available in English, Spanish, and Arabic. **The City will continue to include a link to the CSA website and update outreach materials frequently.**

2. INTEGRATION AND SEGREGATION

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

As described in the Community Profile, Santee’s population is mostly white. Despite increases in the minority population from 2010 to 2018, Santee continues to have a substantially larger proportion of White residents and smaller proportion of Hispanic/Latino residents compared to neighboring jurisdictions and the County as a whole (Figure 1 and Table E-2). The City’s proportion of Black/African American residents is also significantly lower than surrounding cities and within the County.

Figure E-1: Race/Ethnic Composition Changes

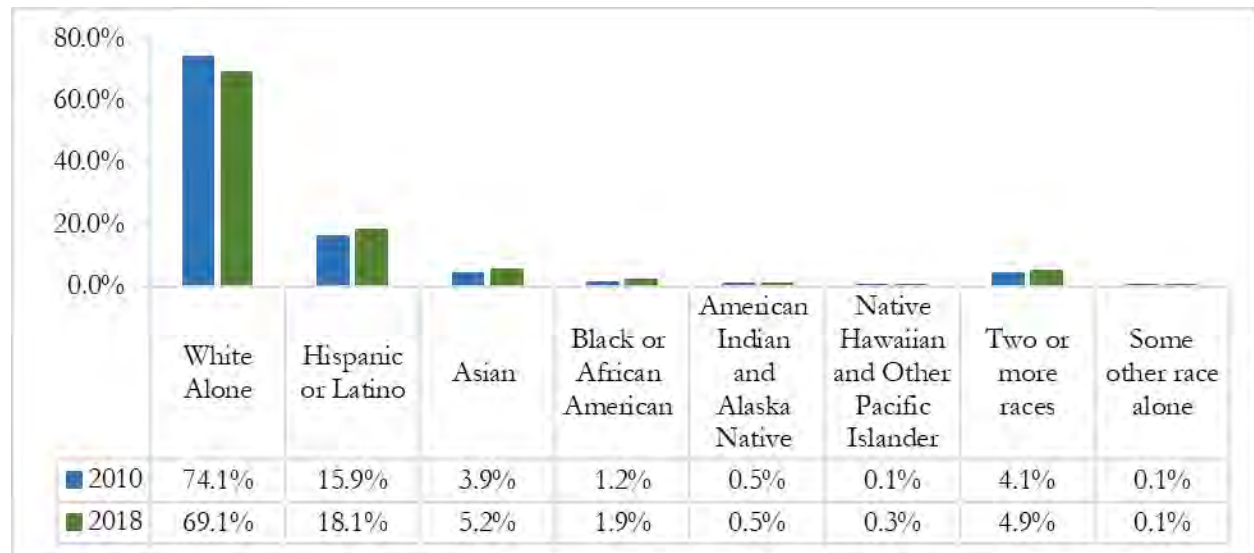


Table E-2: Racial Composition in Neighboring Cities and Region (2018)

Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac Islands	Other	Two or More	Hispanic/Latino
El Cajon	57.1%	5.5%	0.2%	3.7%	0.4%	0.3%	4.3%	28.5%
La Mesa	55.5%	7.1%	0.1%	6.5%	0.3%	0.1%	4.6%	25.9%
Lemon Grove	28.9%	13.5%	0.1%	6.0%	0.4%	0.1%	4.2%	46.7%
San Diego	42.9%	6.2%	0.2%	16.4%	0.4%	0.2%	3.6%	30.1%
Santee	69.1%	1.9%	0.5%	5.2%	0.3%	0.1%	4.9%	18.1%
County	45.9%	4.7%	0.4%	11.6%	0.4%	0.2%	3.4%	33.5%

Source: American Community Survey (2014-2018 Estimates).

Dissimilarity indices can be used to measure the extent to which a distribution of any two groups differs across block groups. Racial and ethnic dissimilarity trends for Santee and San Diego-Carlsbad Region are shown in Table E- 3. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

From 1990 to 2020, block groups in Santee have become increasingly segregated. While the segregation between non-white and white residents remained low, the segregation between white and Black population and white population and Asian/Pacific Islanders has increased in the past 30 years. Specifically, in the past 10 years, the segregation between white population and black population and white population and Asian/Pacific Islander populations increased by 10 index points. Overall, Santee shows a lower degree of segregation where scores are less than 40 and considered “low segregation” in comparison to the San Diego-Carlsbad Region as a whole. County dissimilarity indices for Non-White/White, Black/White, Hispanic/White, and Asian or Pacific Islander/White were all categorized as moderately segregation.

Table E- 3: Dissimilarity Indices

	1990 Trend	2000 Trend	2010 Trend	Current
Santee				
Non-White/White	10.53	7.99	6.85	9.68
Black/White	15.73	28.26	20.67	31.94
Hispanic/White	13.21	6.39	6.37	9.02
Asian or Pacific Islander/White	5.98	11.01	6.89	15.16
San Diego County				
Non-White/White	43.4	45.2	42.9	46.4
Black/White	58.0	53.8	48.4	54.1
Hispanic/White	45.2	50.6	49.6	51.7
Asian or Pacific Islander/White	48.1	46.8	44.4	49.8

Source: HUD Dissimilarity Index, 2020.

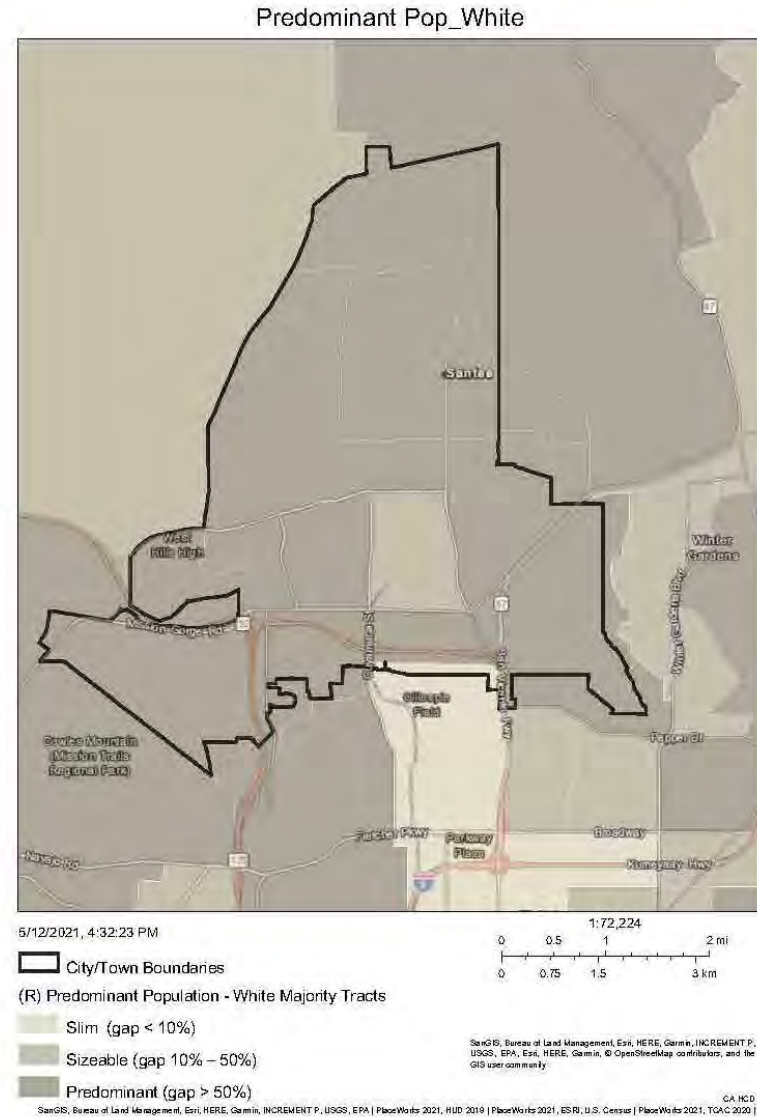
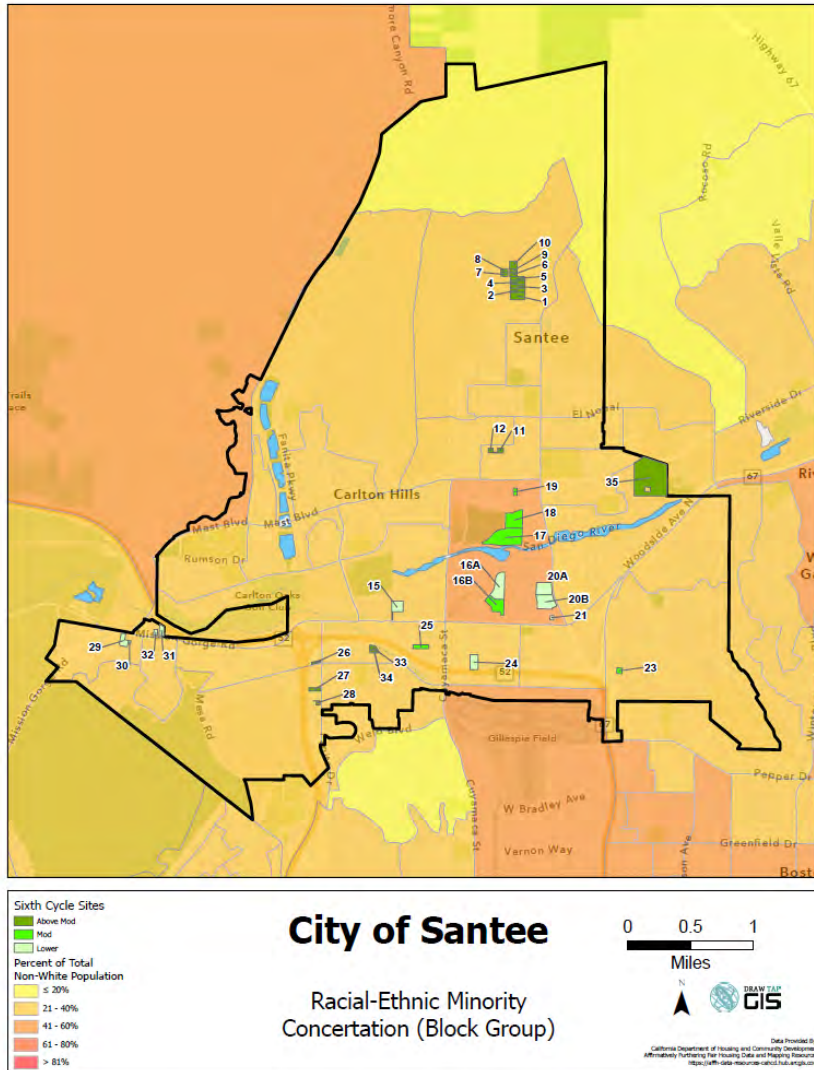
The AFFH tool also provides spatial analysis of non-white population (i.e., minority and mixed-race population) across the City. Figure E-2 shows that the highest concentration of non-white population is found in block group 060730166.151, located in the south of the City (north of Mission Gorge Rd and bounded by Cuyamaca St. and N. Magnolia Ave.

Most of the City’s block groups have a minority population between 21 and 40 percent (Figure E-2). The City identified 36 percent of its RHNA units in block groups with a 21-40 percent minority concentration, and a similar proportion (34 percent) of its lower income in these census tracts. Table E-4 shows that most RHNA units are distributed in the census tract with the highest minority concentration (41-60 percent). This census tract has 64 percent of all RHNA sites, but a variety of income levels. In fact, 90 percent of moderate income RHNA sites are in this tract. Figure E-2 also shows that the City’s RHNA sites are fairly distributed throughout the City.

Table E-4: RHNA Unit Distribution by % Minority Concentration				
% Minority Concentration	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	33.6%	9.9%	100.0%	36.3%
41 - 60%	66.4%	90.1%	0.0%	63.7%
61 - 80%	0.0%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1,228	587	295	2,110

AFFH mapping tool also provides maps of predominant races by tract. These metrics show tracts where a race dominates and the percent by which the race dominates over the other races. Figure E-2 also shows most of the census tracts in the City are predominantly white, meaning the gap between white population and other ethnicities is over 50 percent.

Figure E-2: Minority Concentration and Predominantly White Areas



Persons with Disabilities

According to the 2020 Regional AI, housing choices for special needs groups, especially persons with disabilities, are limited in the region. In San Diego County, about 10 percent of the population has a disability. Santee has a population of persons with disabilities (11.2 percent) comparable to the County and its neighboring cities of El Cajon (13.3 percent), La Mesa (11.9 percent), and Poway (10.0 percent).

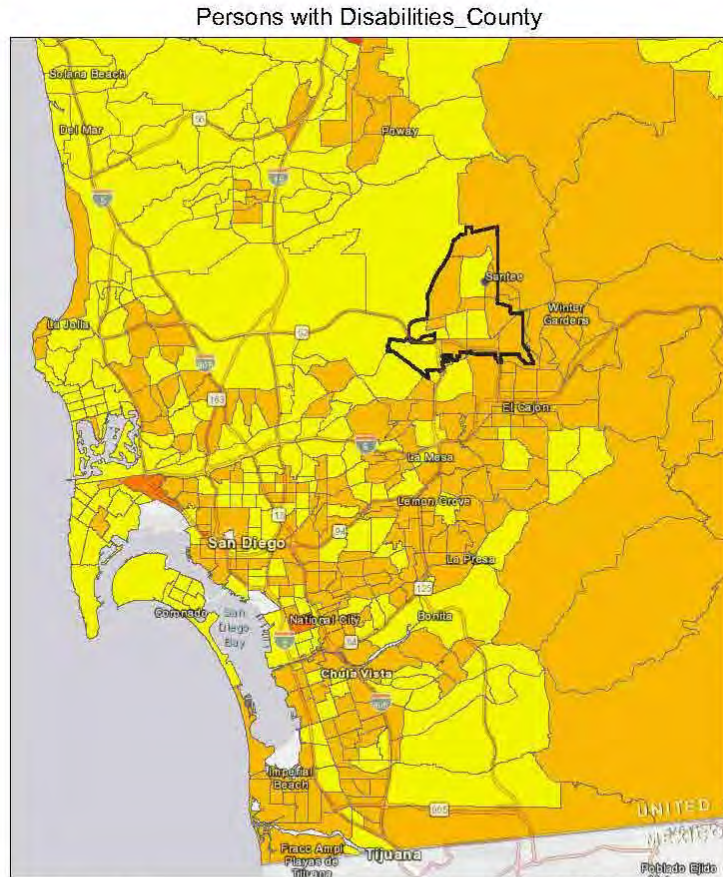
Figure E-3 shows that persons with disabilities are concentrated on census tracts to the east of Santee, with the population with a disability ranging between 10 and 20 percent per tract. Within Santee, tracts along the north, east, and south edges of the City have the highest concentration of persons with disabilities.⁸ Persons with disabilities may be concentrated along the southern census tracts of the cities because all of the City’s mobile home parks are located in these tracts as well (Figure E-4). A special characteristics of the southernmost tracts in the City is that all of the City’s mobile home parks are located in the southernmost tracts if the City. Half of the City’s mobile home parks are in tracts where 10 to 20 percent of the population has a disability. Mobile home parks are often occupied by seniors on fixed incomes, who may also have a disability.

Santee’s RHNA units are not disproportionately concentrated on areas with a concentration of persons with disabilities. About 80 percent of Santee’s RHNA units are located in census tracts with a population of less than 10 percent persons with disabilities (Table E-5). Only moderate and above moderate units are located in census tracts with a population of persons with disabilities between 10 and 20 percent (Figure E-3).

% Persons with Disabilities	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 10%	91.4%	90.1%	6.8%	79.2%
10% - 20%	8.6%	9.9%	93.2%	20.8%
20% - 30%	0.0%	0.0%	0.0%	0.0%
30% - 40%	0.0%	0.0%	0.0%	0.0%
> 40%	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

⁸ The northernmost tract in the City (tract 169.01) extends past the Santee City limits. City staff reports that there is no Santee population within this tract.

Figure E-3: Distribution of Population with Disabilities

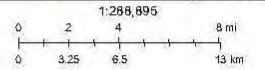


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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 4.0%



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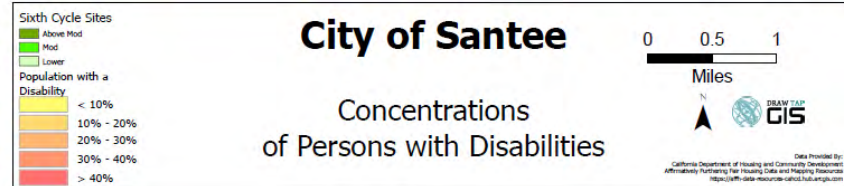
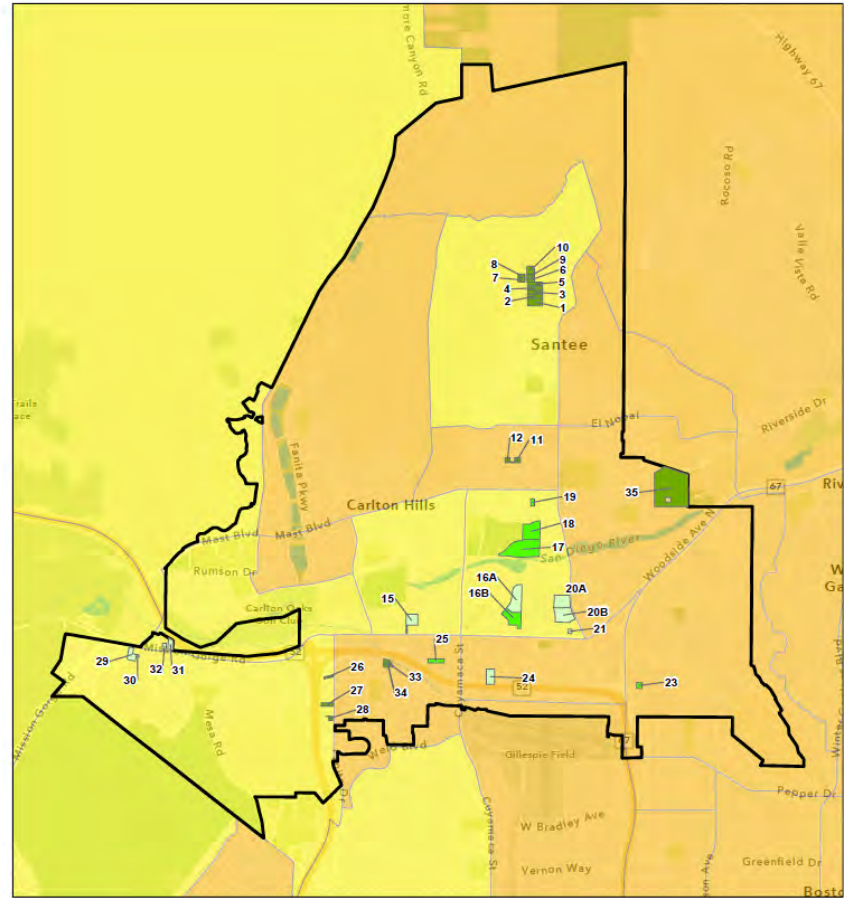
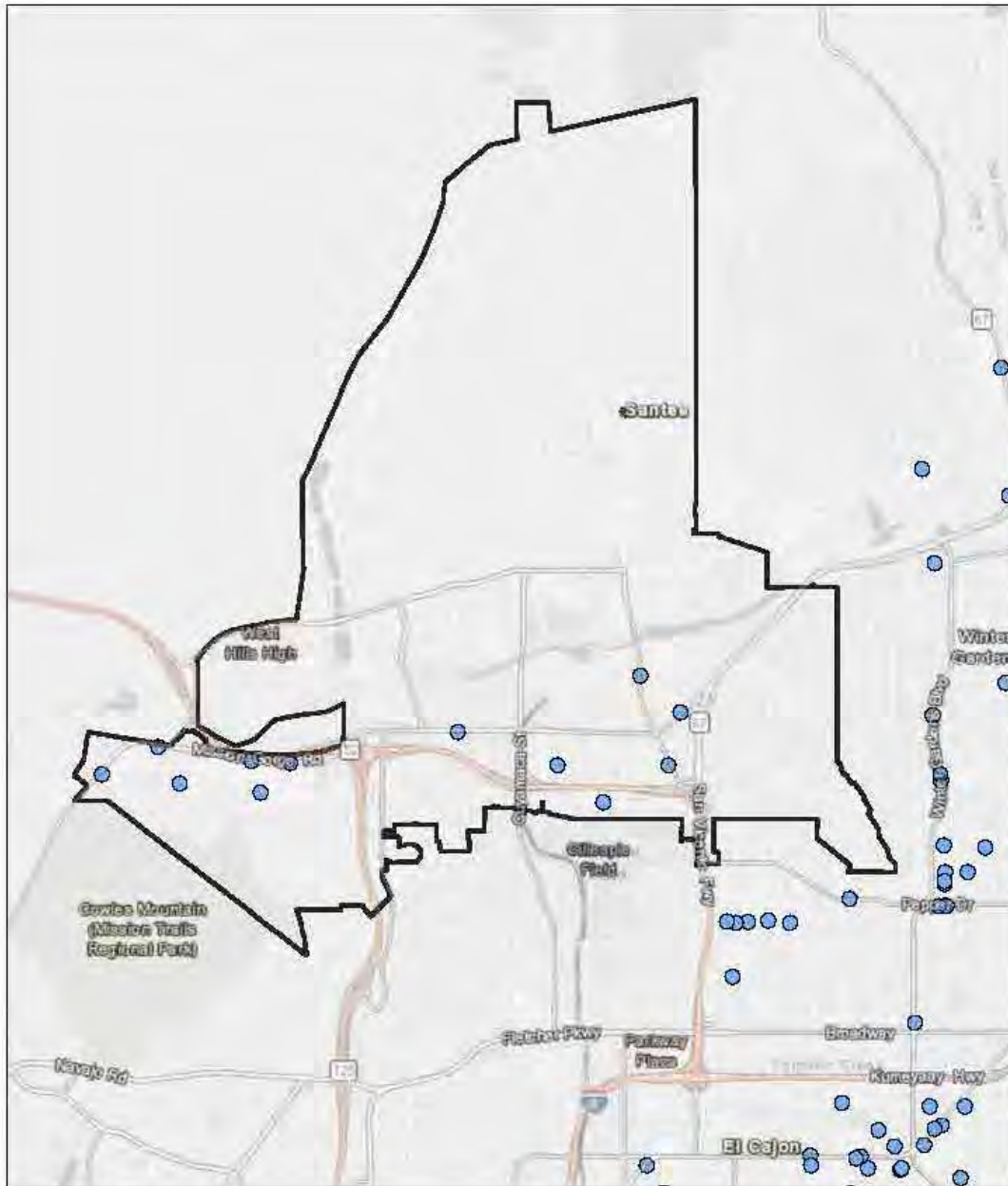
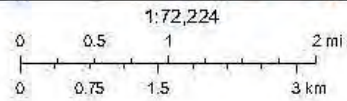


Figure E-4: Mobile Home Park Distribution



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- City/Town Boundaries
- (A) Mobile Home Parks (HIFLD, 2018)



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Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. According to the AFFH data tool (**Figure E-5**), there is no concentration of population of adults living alone in the City. Adults living with their spouse are concentrated in the northernmost tract of the City (census tract 169.01, **Figure E-5**), where the population of adults living with their spouse is between 60 and 80 percent, compared to the 40 to 60 percent throughout the rest of the City. Considering that there is no population in Santee in this area (see footnote 1), there does not appear to be a concentration of adults in married households.

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. The 2020 AI reported that 32.8 percent of Santee households were families with children. The City's share of families with children is lower than the neighboring cities of El Cajon (40 percent) and Lemon Grove (39 percent), but higher than the City of San Diego (29 percent) and the county overall (33 percent). According to the HCD AFFH map in Figure 5, children in married households are most concentrated in the south and southeasternmost tracts of the city along the city border. The percent of children living in married households in these tract is over 80 percent. Only 13 percent of RHNA units were sited in census tracts with the highest concentration of children in married households in the City (Table E-6). The lower income RHNA sites are higher density sites and therefore, located in areas that are appropriate for apartments, condominiums, and townhomes. These types of housing are appropriate and more likely to be naturally affordable to small households with no or fewer children.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. According to the 2020 Regional AI, about 6.4 percent of Santee households were single-female-headed households with children in 2017. The proportion of single female-headed households with children is higher than the neighboring city of Poway (4.6 percent) and the County (6.0 percent) but lower than El Cajon (20.7 percent) and La Mesa (6.5 percent). Children in single female-headed households are concentrated in the south center tracts of the City (census tracts 166.15 and 166.15, Figure E-6). Between 20 to 40 percent of children living in these tracts are in single female-headed households.

Only one of the two census tracts with the high concentration of children in female-headed households has RHNA sites (Figure E-6). This census tract contains 63 percent of the RHNA units, and 66 percent of the lower income units. However, most of the moderate-income units (90 percent) were sited in this census tract as well (Table E-7).

Table E-6: RHNA Units by % Children in Married-Couple Households

% Children in Married-Couple HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	83.3%	90.1%	94.9%	86.8%
> 80%	16.7%	9.9%	5.1%	13.2%
Total Units	1,228	587	295	2,110

Table E-7: RHNA Distribution by % Children in Female-Headed Households (FHH)

% Children in FHH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	33.6%	9.9%	100.0%	36.3%
20% - 40%	66.4%	90.1%	0.0%	63.7%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

Figure E-5: Distribution of Adults Living Alone and Adults in Living with Spouse

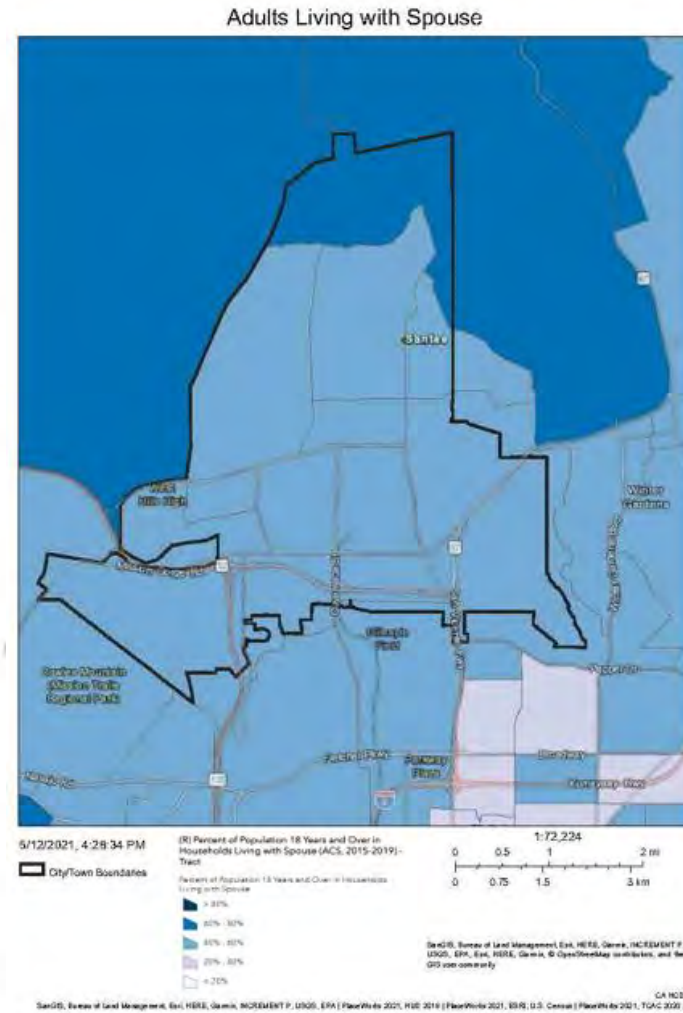
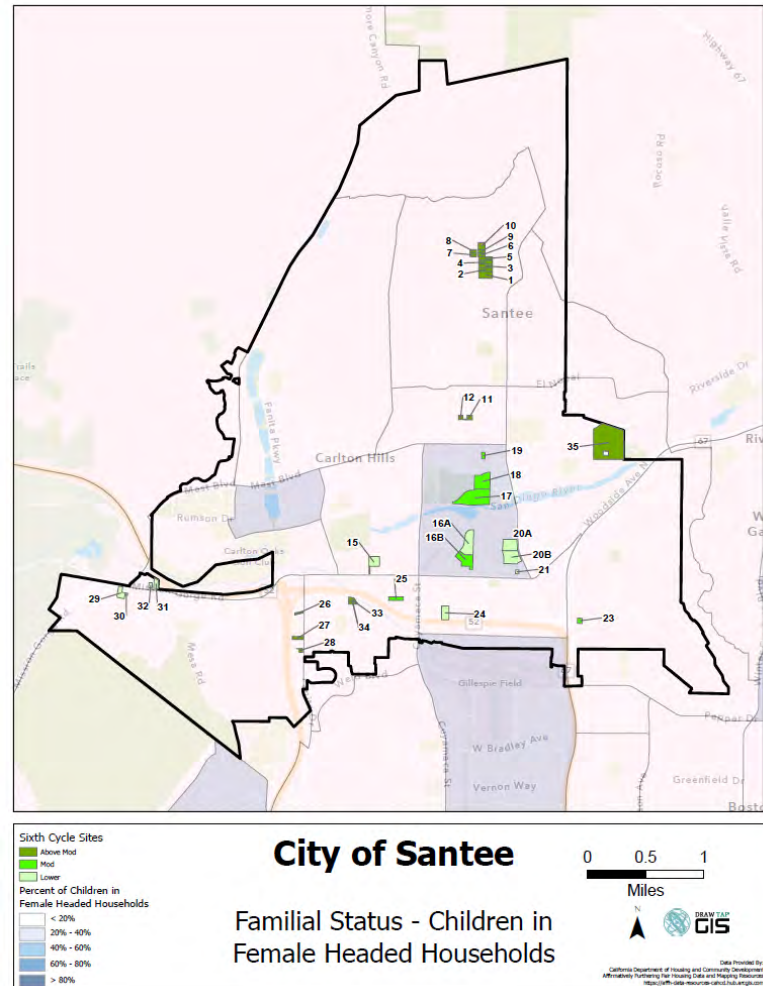
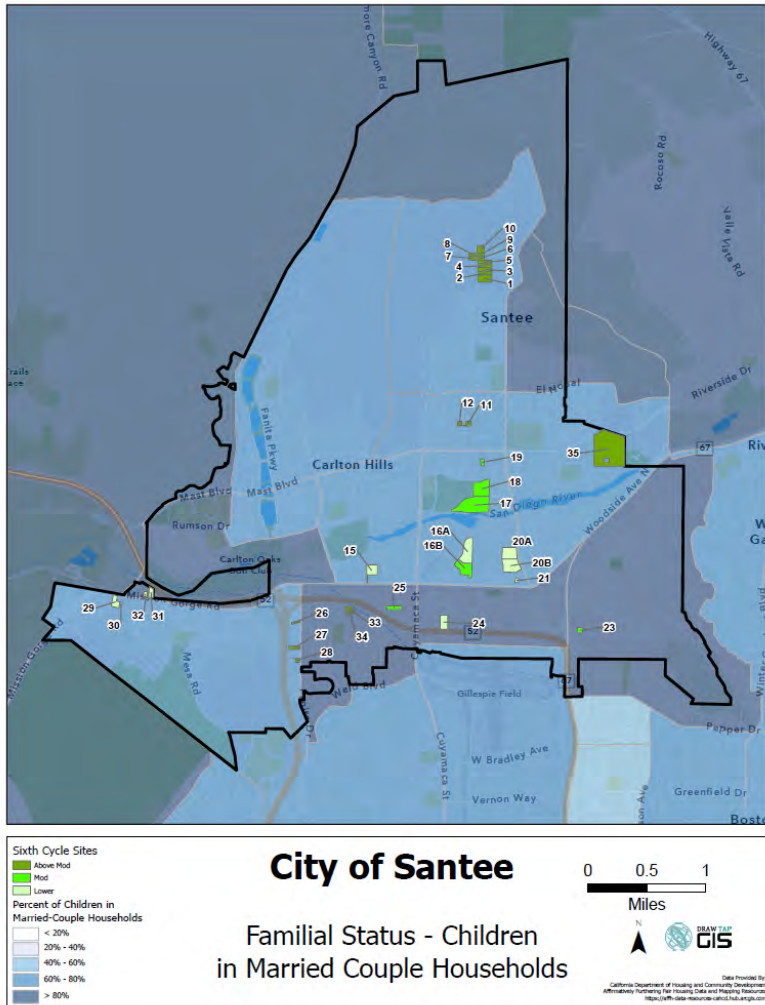


Figure E-6: Children in Married Households and Single Female-Headed Households



Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure E-7 shows the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in census tracts south of Santee and in the cities of El Cajon, La Mesa, Lemon Grove, National City, San Diego, and Imperial Beach. The City of Santee has a variety of population income distributions (Figure E-7). The southernmost census tract (closest to El Cajon) has the highest concentration of LMI population, where 50 to 75 percent of households are LMI. The census tracts to the north of this tract range have less than 50 percent LMI households. The block groups in the center/north of the City have the lowest concentration of LMI households (less than 25 percent). According to the 2020 Regional Analysis of Impediments to Fair Housing (2020 Regional AI), Santee has the second highest percentage of population earning more than moderate incomes (62 percent) among its neighbors El Cajon (38 percent), La Mesa (50 percent), and Poway (69 percent).

About 86 percent of RHNA units are located in census tracts with the most common concentration of LMI households in the City (Table E-8). The census tract with the highest concentration of LMI households is located south of Mission Gorge Rd. (bounded by Fanita Dr. and Cuyamaca St.). Three percent of RHNA units are located in this census tract, of which zero percent are lower income units.

Table E-8: RHNA Unit Distribution by % LMI Households in Census Tract				
% LMI HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 25%	8.1%	0.0%	46.8%	11.3%
25% - 50%	91.9%	93.0%	48.1%	86.1%
50% - 75%	0.0%	7.0%	5.1%	2.7%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

Housing Choice Voucher

Trends related to housing choice vouchers (HCV) can show patterns of concentration and integration. In Santee, HCV use is concentrated along the southern tracts of the City (Figure E-8). In Census tract 166.17, 16 percent of the renter-occupied units use HCVs, making it the most concentrated HCV area in the City. The westernmost and easternmost census tracts along the southern city limits also have a concentration of HCV use compared to the rest of the city. Census tract 166.17 and the westernmost census tract are also the location for the majority of the City’s mobile home parks (Figure E-4). Some LMI census tracts correlate with census tracts that have a high proportion of persons with disabilities, mobile home parks, and HCV use.

Figure E-7: Low and Moderate Income Household Distribution

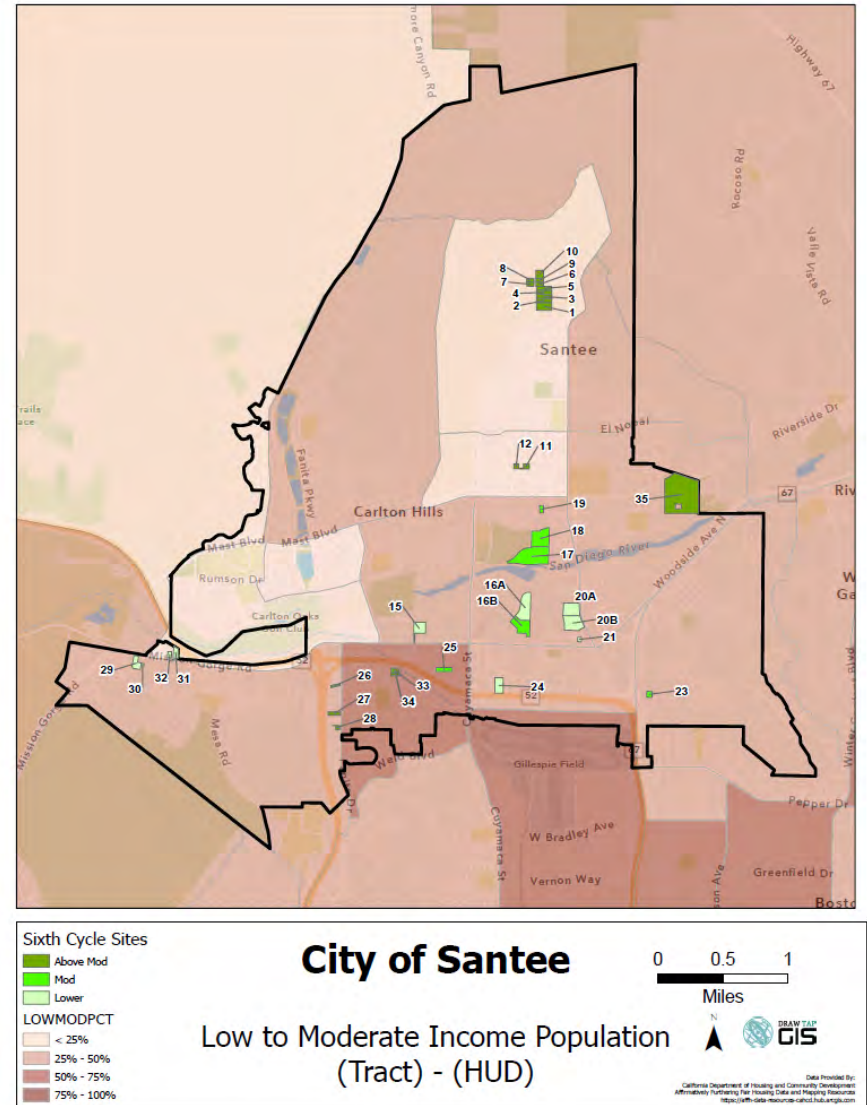
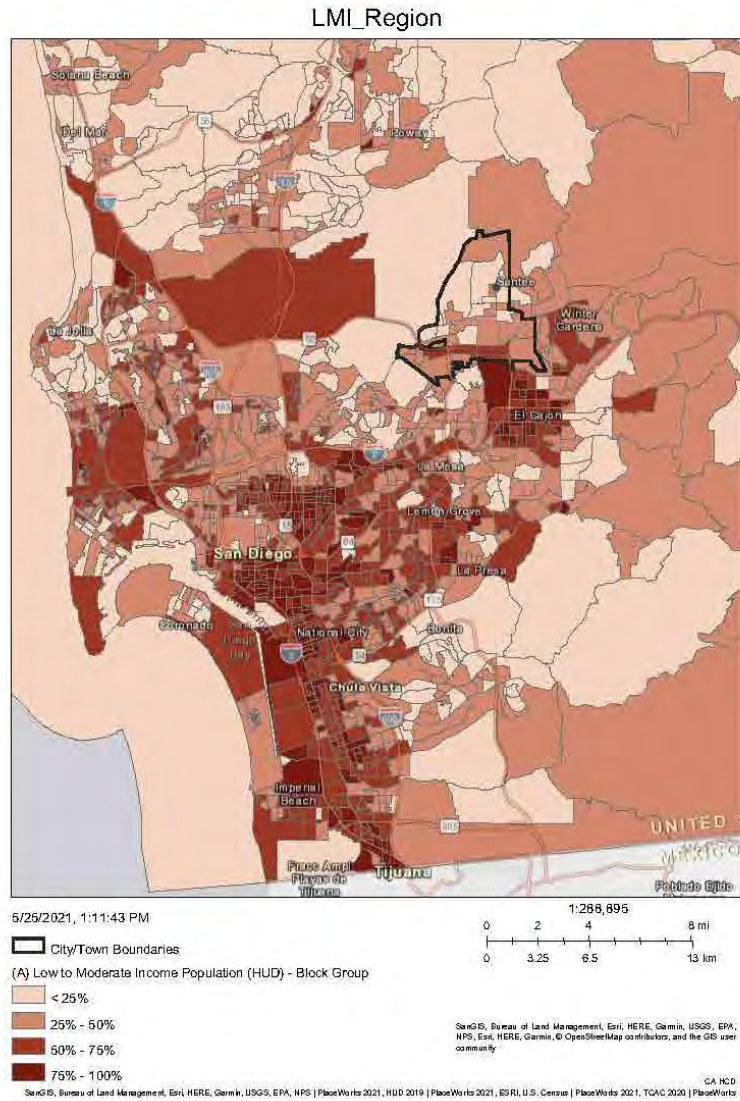
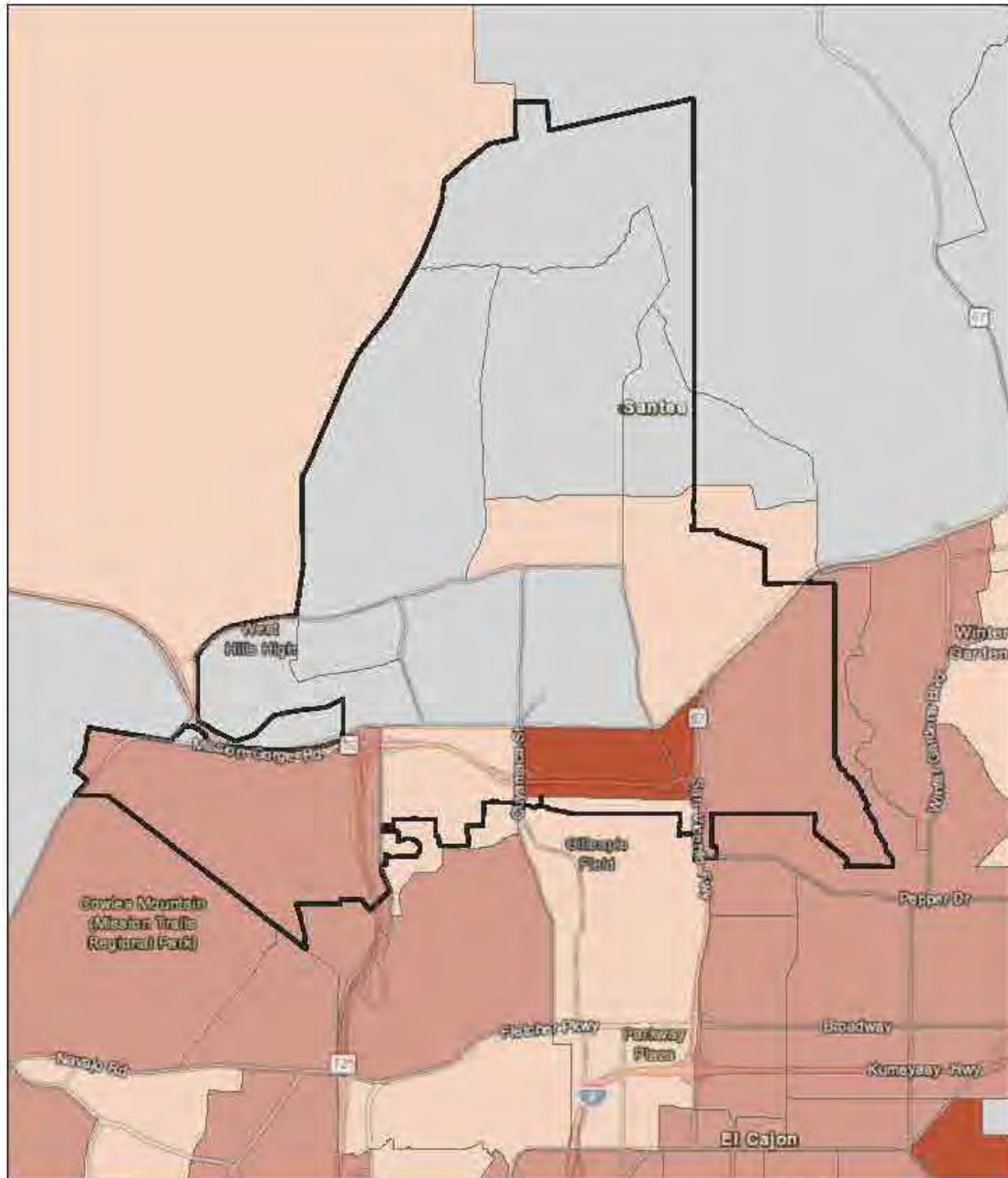








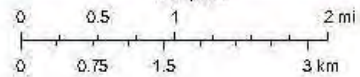
Figure E-8: Housing Choice Voucher Concentration



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-  City/Town Boundaries
-  > 0 - 5%
-  > 5% - 15%
-  > 15% - 30%
-  (R) Housing Choice Vouchers - Tract
-  No Data



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3. RACIALLY AND ETHNICALLY CONCENTRATED AREAS

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In San Diego County, there are R/ECAPs scattered in small sections of Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista (Figure E-9). Larger R/ECAP clusters can be seen in the central/southern portion of the City of San Diego. There are no R/ECAPs in Santee. Because of this, zero percent of RHNA units are located in R/ECAP sites. As shown in the 2021 TCAC/HCD maps (next section) and minority concentration analysis (see Patterns of Segregation and Minority Concentrations above), Santee is made up of moderate-high resource areas with a small minority population.

Racially Concentrated Areas of Affluence (RCAs)

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAs are defined as affluent, White communities. According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

While HCD has created its own metric for RCAs, at the time of this writing the map on the AFFH tool is not available. Thus, the definition of RCAs used in this analysis is the definition used by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). As shown in Table E-9 none of the census tracts in Santee have more than 80 percent non-Hispanic White population. White population in Santee census tracts ranges from 66 to 78 percent and in all but one census tracts, non-Hispanic whites dominate the share of the tract by over 50 percent (Figure E-10). The median income in the northern census tracts is more than \$125,000 (Figure E-10). Higher median incomes do not appear to be correlated with white concentration. Although the City of Santee is majority, White non-Hispanic, no RCAs are located within the City. The City of Santee has historically developed as a middle-class bedroom community consisting primarily of single-family tract housing built after the Second World War in the 1950's, 60's and 70s. The majority White, non-Hispanic racial makeup of the City is likely a result of the predominance of single-family tract housing in the City and not due other factors such as redlining, which was a practice declared unconstitutional by the Supreme Court in *Shelley v. Kraemer* in 1948 before most of the Santee housing stock was developed. The working class in San Diego County at the time most of the City's housing stock was developed with primarily White, non-Hispanic. With the last two housing element cycles the City has been upzoning properties throughout the City that allow for greater residential densities and a greater diversity in housing types, including multifamily housing. The racial makeup of the City has also been diversifying with the White, non-Hispanic population declining from approximately 90% in 1980 to 64% in 2020. Over the last 15 years, as new multifamily products have come online, the City has witnessed increased diversity as these products are more affordable. The increase in multifamily housing in Santee has resulted in greater racial




diversity because the multifamily product is relatively more affordable to all income groups. This Housing Element includes the upzoning of numerous properties throughout the City to encourage additional multifamily housing that is affordable to a more diverse population.

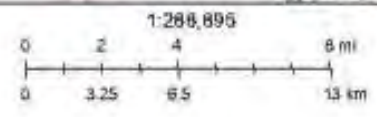
Table E-9: Percent White Population by Census Tract	
Tract	Percent White Population
166.05	74.4%
166.06	67.9%
166.07	72.3%
166.08	78.0%
166.09	72.7%
166.10	71.8%
166.12	72.7%
166.13	72.1%
166.14	69.3%
166.15	58.8%
166.16	66.2%
166.17	66.7%
95.04	62.4%

Figure E-9: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)



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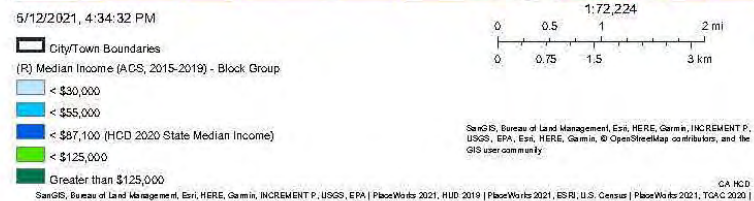
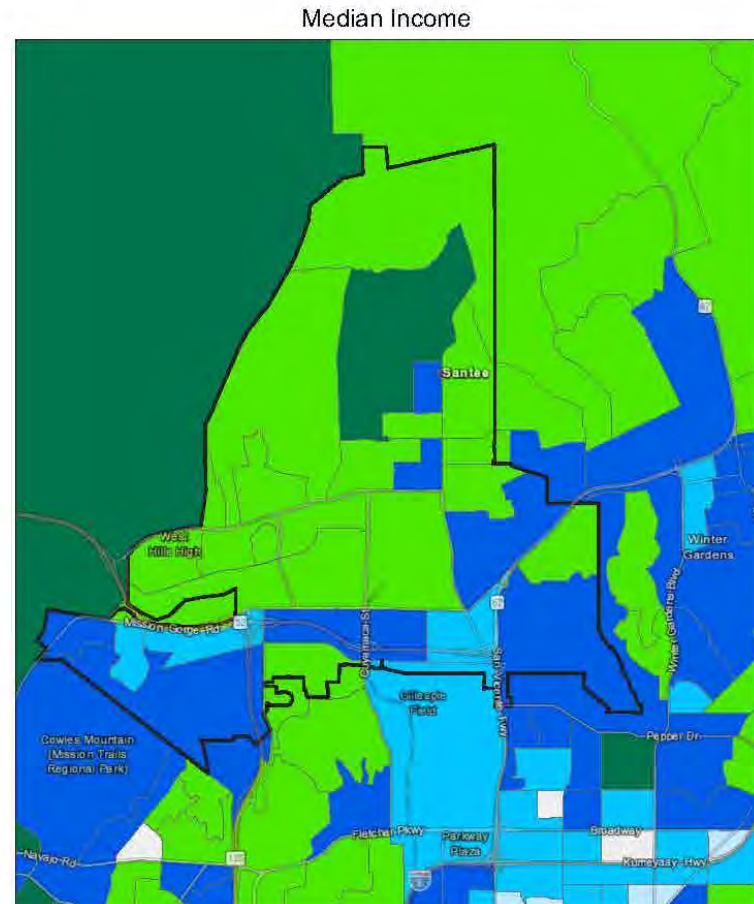
-  City/Town Boundaries
 -  1 - R/ECAP
 -  0 - Not a R/ECAP
- (R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAPs" (HUD, 2009 - 2013) - Tract
- Current R/ECAP Score



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Figure E-10: Racially Concentrated Areas of Affluence (RCAs)



4. ACCESS TO OPPORTUNITIES

“Significant disparities in access to opportunity” are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

TCAC Opportunity Maps

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. **Table E-10** shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table E-10: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

According to the 2021 TCAC/HCD opportunity area map, there are no census tracts or areas of high racial segregation and poverty in Santee (Figure E-11). The regional map in Figure E-12 identify most areas with high segregation and poverty in the Southern County, specifically in Chula Vista, National City, and the City of San Diego. The closest tracts to Santee with high segregation and poverty are found in El Cajon.

According to the HCD/TCAC opportunity map (Figure E-11), Santee is made up of moderate and high resource census tracts (Table E-11). Categorization is based on percentile rankings for census tracts within the San Diego Region. Higher composite scores mean higher resources. Locally, eastern census tracts scored lower (as moderate), indicating lower resources than other tracts within the City

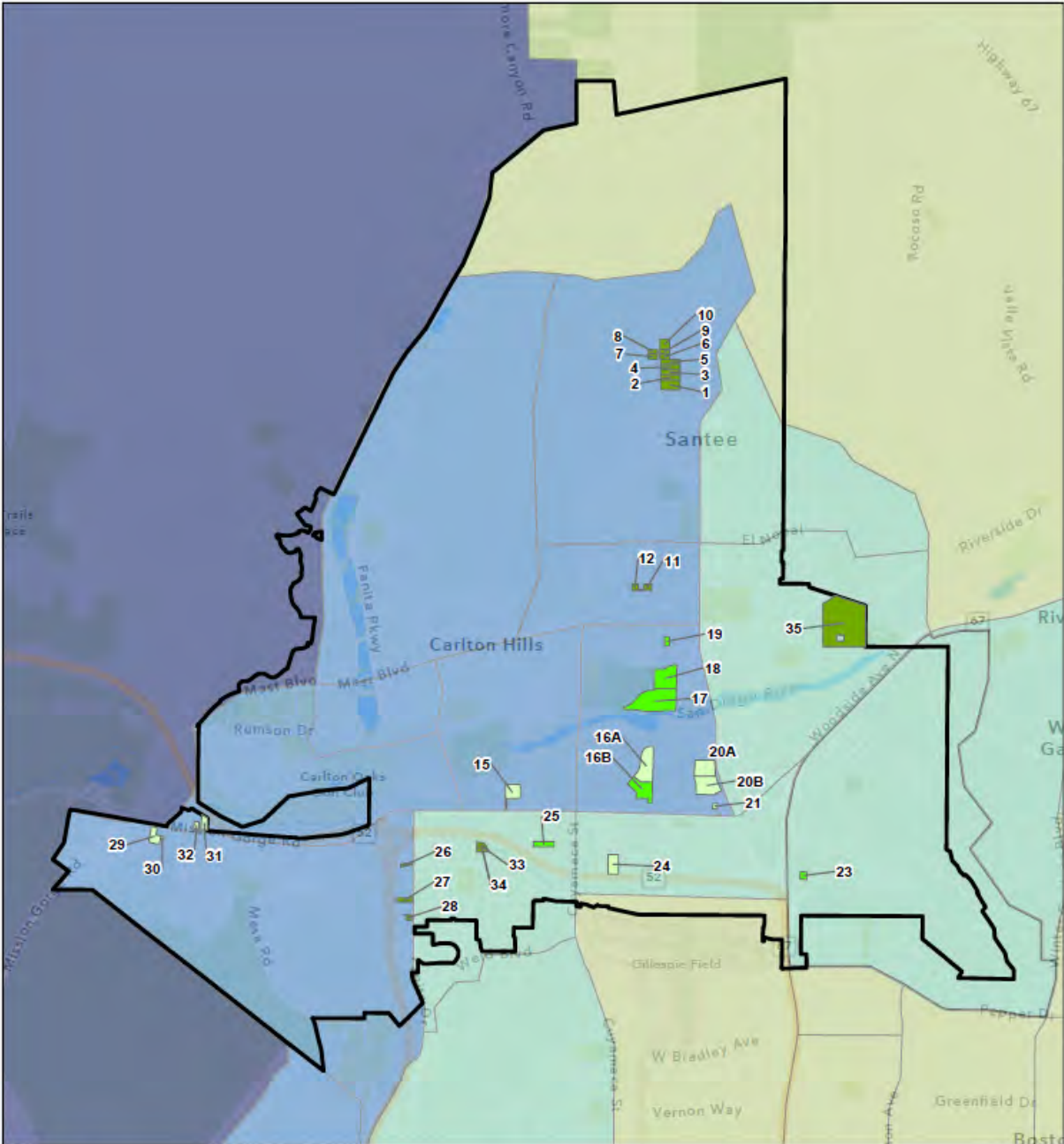
(Figure E-11). High and highest resource tracts were concentrated on the western side of the City. Regionally, a higher concentration of lower resource areas are located surrounding the City of Santee in El Cajon and Lakeside and in a larger scale in the Southern County, along the U.S-Mexico border and along the coast (in the cities of Imperial Beach, Chula Vista, and National City). As shown in Table E-11, there does not appear to be a correlation between minority concentration and resource categories.

Table E-11: Minority Concentration and 2021 TCAC/HCD Resource Category		
Tract	Minority Concentration	Resource Category
166.08	22.0%	Moderate Resource
166.05	25.6%	High Resource
166.12	27.3%	High Resource
166.09	27.3%	High Resource
166.07	27.7%	Moderate Resource
166.13	27.9%	High Resource
166.1	28.2%	High Resource
166.14	30.7%	High Resource
166.06	32.1%	High Resource
166.17	33.3%	Moderate Resource
166.16	33.8%	Moderate Resource
95.04	37.6%	Highest Resource
166.15	41.2%	High Resource
Source: 2014-2018 American Community Survey, 2021 TCAC/HCD Opportunity Maps Statewide Summary Table.		

Locally, eastern and southeastern census tracts scored lower (as moderate), indicating lower resources than other tracts within the City (Figure E-11). Figure E-11 also shows the distribution of RHNA sites across the TCAC opportunity areas. About 86 percent of all RHNA units are located in high resource areas (Table E-12). Of the 1,228 lower income RHNA units, 91 percent are in highest resource tracts.

Table E-12: RHNA Units by TCAC Opportunity Areas				
Opportunity Area	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
Moderate Resource (Rapidly Changing)	0.0%	2.9%	0.0%	0.8%
Moderate Resource	8.6%	7.0%	46.4%	13.4%
High Resource	91.4%	90.1%	53.6%	85.8%
Grand Total	1,228	587	295	2,110

Figure E-11: TCAC Opportunity Areas in Santee



Sixth Cycle Sites

- Above Mod
- Mod
- Lower

TCAC Opportunity Areas 2021

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

City of Santee

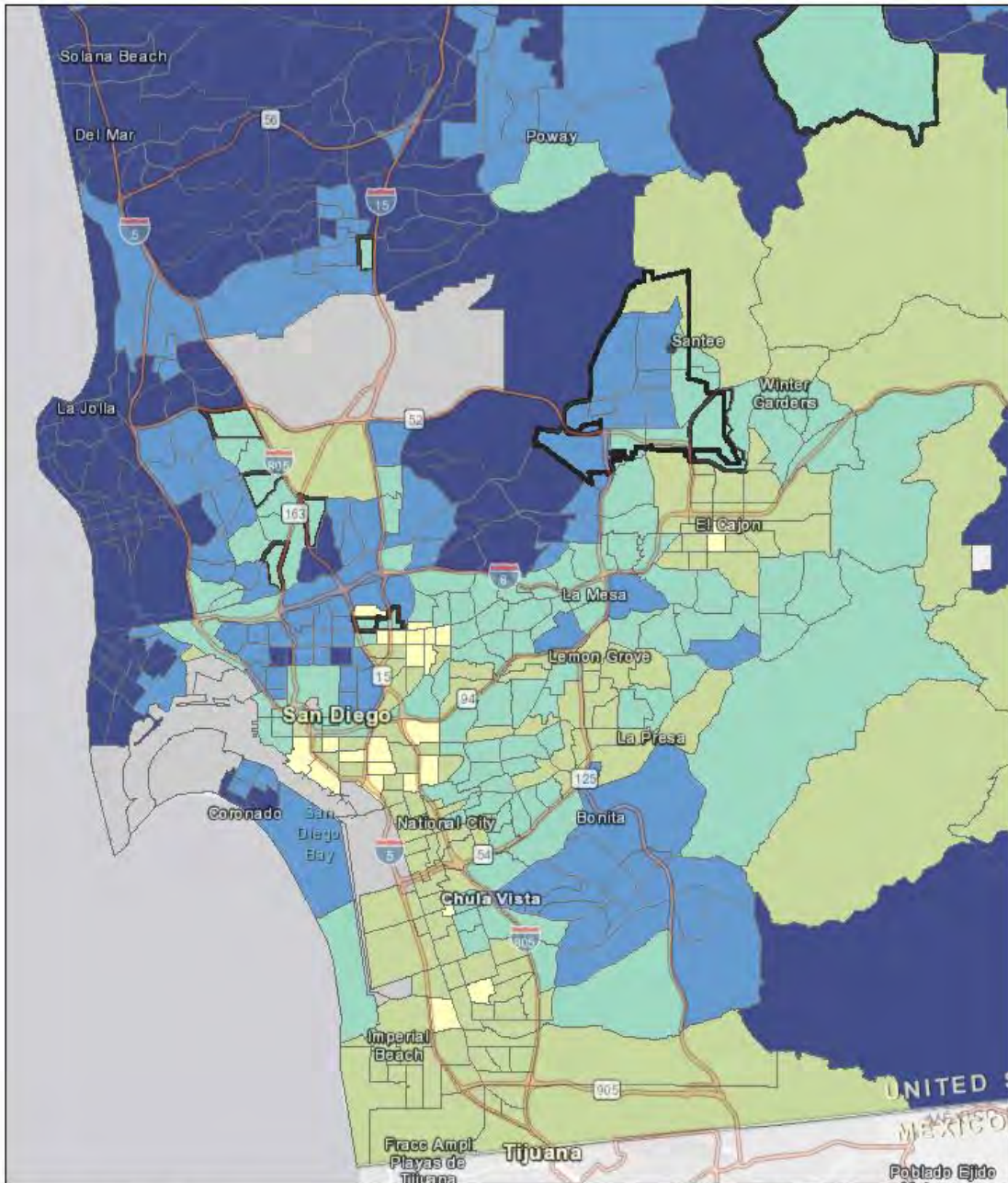
TCAC Opportunity Areas 2021 Composite Score Tract

0 0.5 1
Miles







N

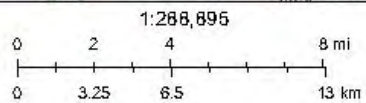
Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affirm-data-resources-calcd.hud.org/gis>

Figure E-12: TCAC Opportunity Areas in the Southern County Region



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-  City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
-  Highest Resource
-  High Resource
-  Moderate Resource (Rapidly Changing)
-  Moderate Resource
-  Low Resource



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CA HCD

Opportunity Indicators

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Santee residents' access to key opportunity assets in comparison to the County. Table E-13 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

In San Diego County, Native American, Black, and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, and lower labor participation rate. Black residents were most likely to reside in areas with the lowest

environmental quality levels, the lowest accessibility to employment centers, and the lowest cost of transportation. Black and Asian residents scored highest as most likely to utilize public transportation. Within the City of Santee, there are no significant discrepancies in access to resources and opportunities among different race groups or among persons living above or below poverty. For example, for the entire population, the low poverty index ranges from 69 to 70 among different races. For the population living below the federal poverty line, the low poverty index ranged from 66 in White, Non-Hispanics to 75 in the Asian/Pacific Islander population. The opportunity indicators did show disproportionately lower scores for Blacks and Native Americans in terms of access to employment. However, these two groups represent very small percentages of the City's population.

Table E-13: Opportunity Indicators by Race/Ethnicity

City of Santee	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	69.83	78.14	49.29	84.84	64.16	44.37	47.24
Black, Non-Hispanic	68.69	79.70	40.44	83.79	66.05	56.11	45.21
Hispanic	69.41	78.36	47.70	84.77	64.75	48.32	46.15
Asian or Pacific Islander, Non-Hispanic	69.90	79.62	47.36	84.22	64.42	49.78	46.20
Native American, Non-Hispanic	70.35	77.07	48.44	84.06	63.91	43.52	47.93
Population below federal poverty line							
White, Non-Hispanic	65.71	77.70	48.15	84.63	64.63	48.01	44.73
Black, Non-Hispanic	69.79	77.16	56.49	85.38	61.96	63.50	49.63
Hispanic	69.44	79.81	49.54	83.95	64.00	48.99	46.61
Asian or Pacific Islander, Non-Hispanic	75.16	74.24	55.79	86.75	66.23	50.10	46.26
Native American, Non-Hispanic	66.24	83.59	61.38	81.16	59.21	30.44	53.33
San Diego County							
Total Population							
White, Non-Hispanic	61.91	64.61	48.93	70.89	55.42	52.89	54.81
Black, Non-Hispanic	51.74	53.72	35.21	78.11	63.07	49.79	43.66
Hispanic	51.71	53.49	37.87	75.68	60.19	51.28	47.15
Asian or Pacific Islander, Non-Hispanic	65.75	64.96	55.06	78.19	59.63	51.68	47.98
Native American, Non-Hispanic	50.41	48.00	31.93	54.60	47.68	56.76	67.85
Population below federal poverty line							
White, Non-Hispanic	51.94	58.45	41.93	72.79	58.18	52.36	51.65
Black, Non-Hispanic	42.16	42.08	33.28	86.15	69.30	48.05	36.75
Hispanic	39.99	46.71	32.57	79.68	65.00	48.70	42.87
Asian or Pacific Islander, Non-Hispanic	60.01	60.14	48.58	75.21	59.26	51.72	50.68
Native American, Non-Hispanic	45.10	37.12	34.42	64.82	54.52	51.65	57.91

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 45 for index score meanings. Table is comparing the total Santee and County population, by race/ethnicity, to the Santee and County population living below the federal poverty line, also by race/ethnicity.

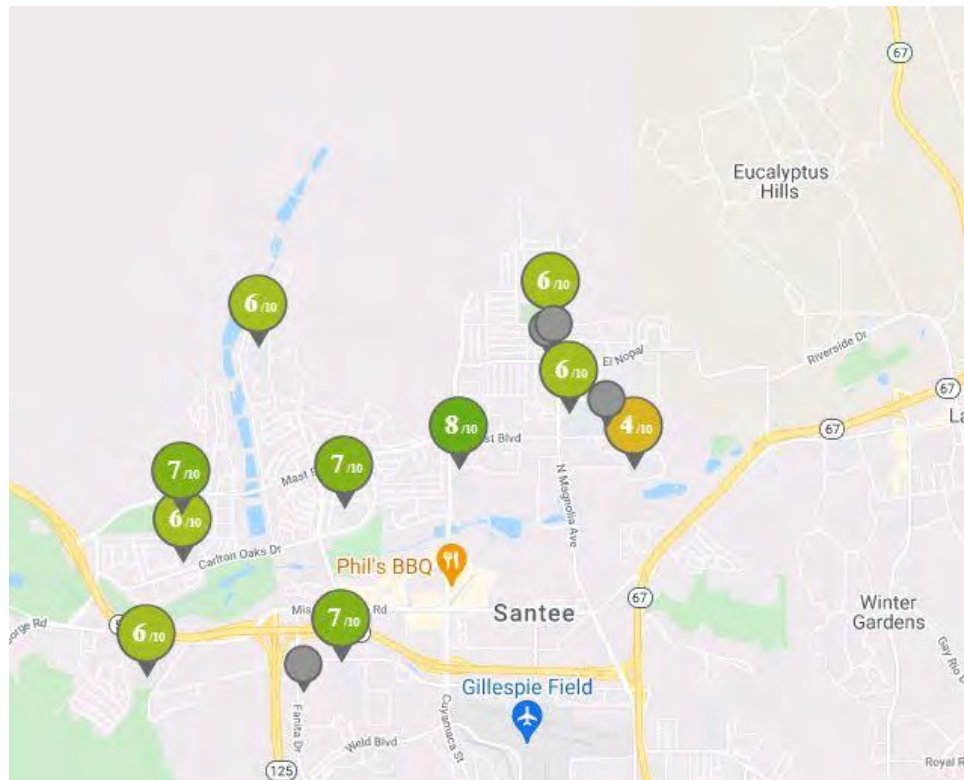
Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Education

School proficiency scores are indicators of school system quality. In Santee, school proficiency scores ranged from 77 to 80 across all races and from 73 to 84 across all races living below the federal poverty line. No significant differences in scores indicate a similar access to schools. In addition, all races and all races living below the poverty level had access to higher quality schools in Santee compared to the County overall, where school proficiency scores ranged from 37 to 64. The higher the score, the higher the quality of schools.

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average”, 5-6 indicate “average”, and 7-10 are “above average.”⁹ Figure E-13 shows that Santee elementary, middle, and high schools mostly rate as average, with the exception of Hill Creek Elementary, which scored a 4 (below average). Similar access to educational opportunities across the City is shown in TCAC’s Education Score¹⁰ map (Figure E-14). All census tracts, except for the northernmost tract, scored between 0.5 to 0.75, where one is the most positive education outcome.

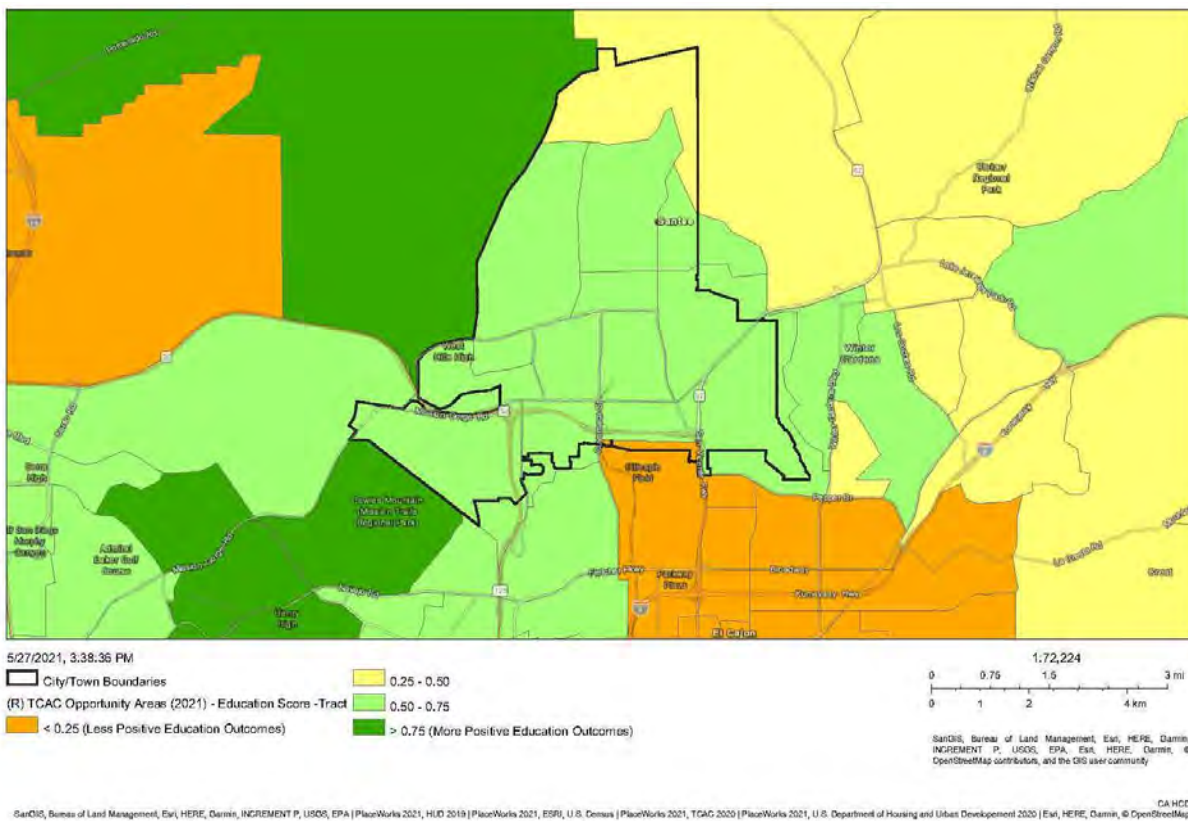
Figure E-13: GreatSchools Ratings



⁹ For more information of GreatSchools ratings, visit: <https://www.greatschools.org/gk/ratings/>

¹⁰ Education scores are a composite of different indicators including: math proficiency, reading proficiency, high school graduation rates, student poverty rates

Figure E-14: TCAC Education Score Map



Transportation

HUD’s opportunity indicators have two categories to describe transportation- transit index and low transportation cost. Transit index scores did not differ between races or between the total population and the population living in poverty. Transit index scores fell in the 80s range across all races. Low transportation cost scores fell in the 60s across all races and did not differ for the population living below the poverty line. Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher “low transportation cost” indicates a lower cost of transportation, Santee has better access to transit compared to the County. In the County, transit scores were lower (residents less likely to use transit) and low transportation costs were lower (transit is more costly).

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Santee has an AllTransit Performance Score of 3.7. This is a relatively low score but the map in Figure E-15 shows that areas near the City’s downtown have higher scores (and better access). Figure E-16 shows that the number of transit stops within ½ mile of households does is greatest in the downtown but does not differ across the other areas. The northernmost, easternmost, and westernmost areas of the City do not have any access.

Figure E-15: AllTransit Performance Score

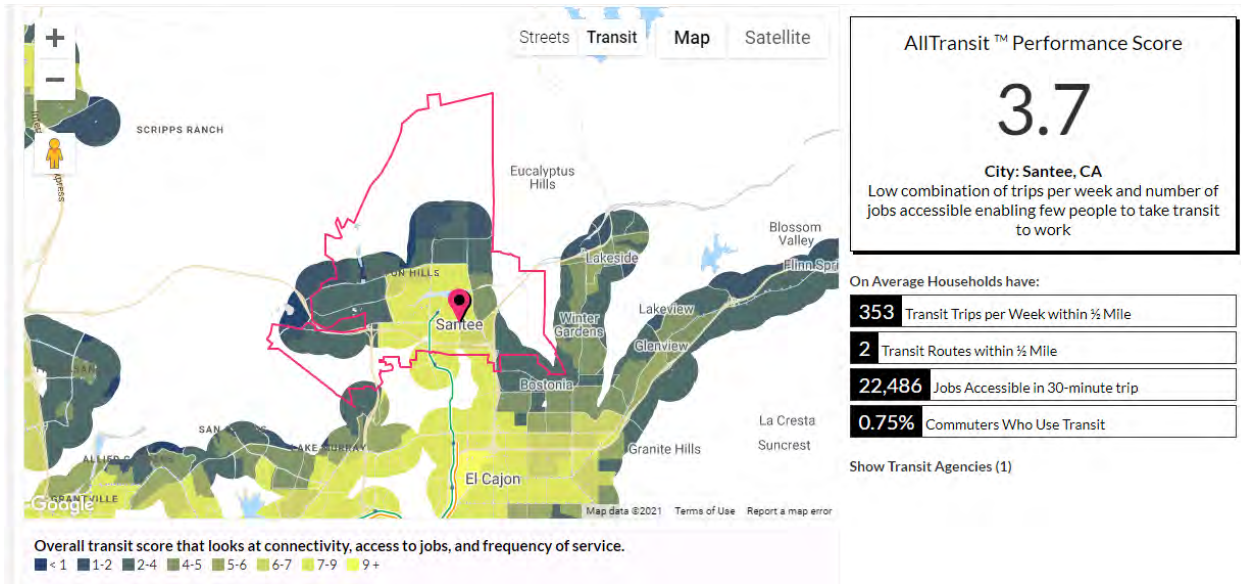
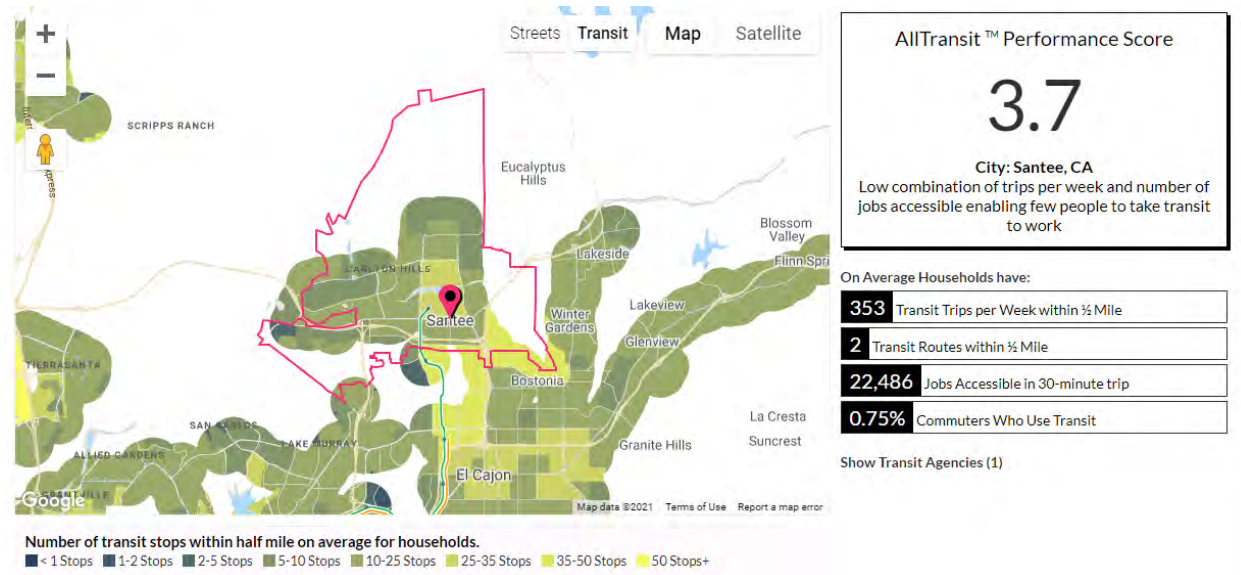


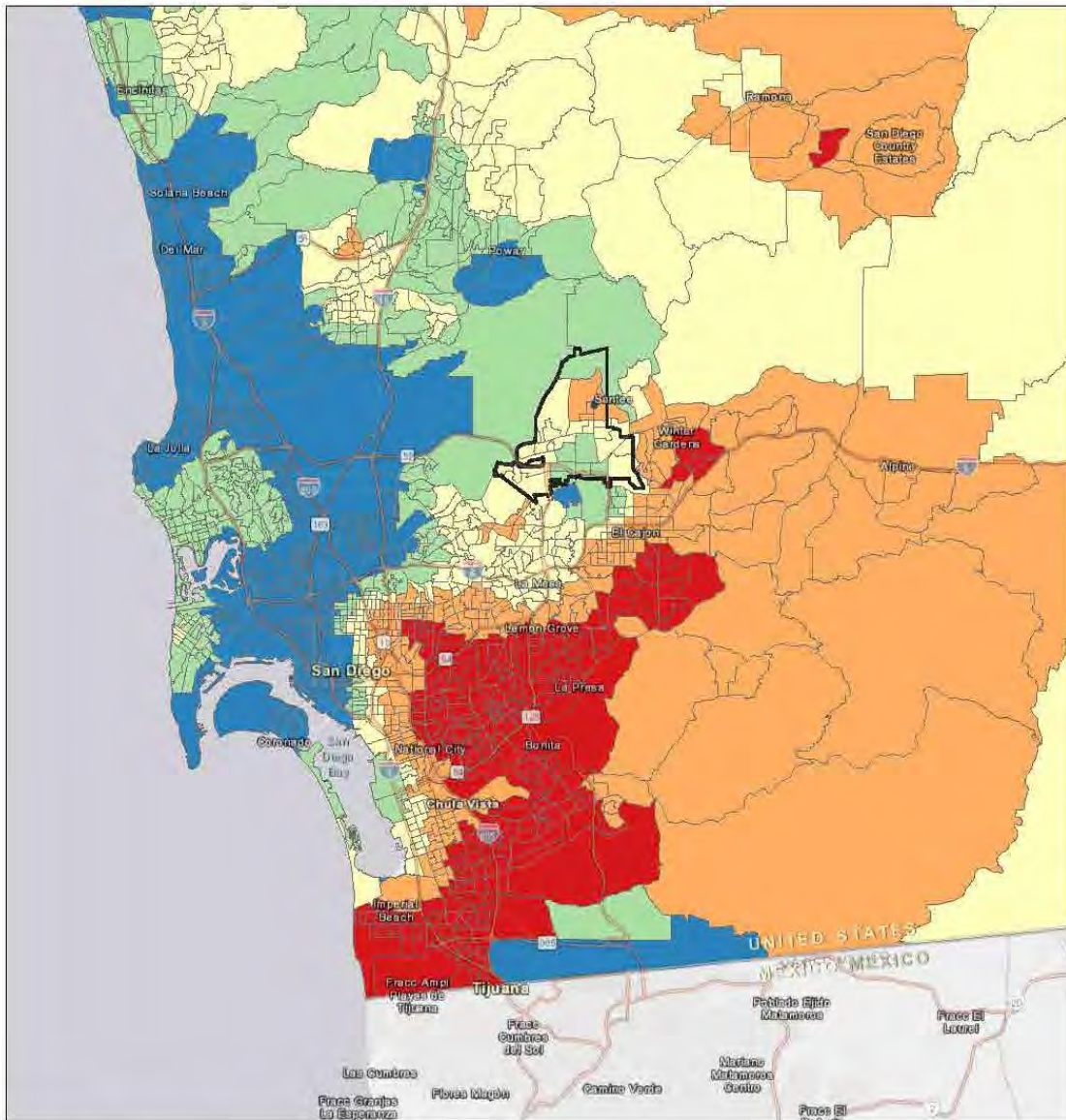
Figure E-16: Number of Transit Stops within ½ Mile of Households



Economic Development

HUD’s opportunity indicators provide scores for labor market and jobs proximity. The labor market score is based the level of employment, labor force participation, and educational attainment in a census tract. Santee had higher labor market index scores than the County overall, indicating a higher labor force participation and human capital in a neighborhood. The jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. Santee scored lower than the County overall. This may be due to the location of the City outside the central areas of the County, where the higher job proximity scores are located (Figure E-17). Within the City, higher job proximity scores are located near its boundaries with El Cajon, Poway, and Scripps Ranch.

Figure E-17: Jobs Proximity Index



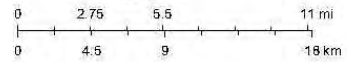
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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)

1:288,895

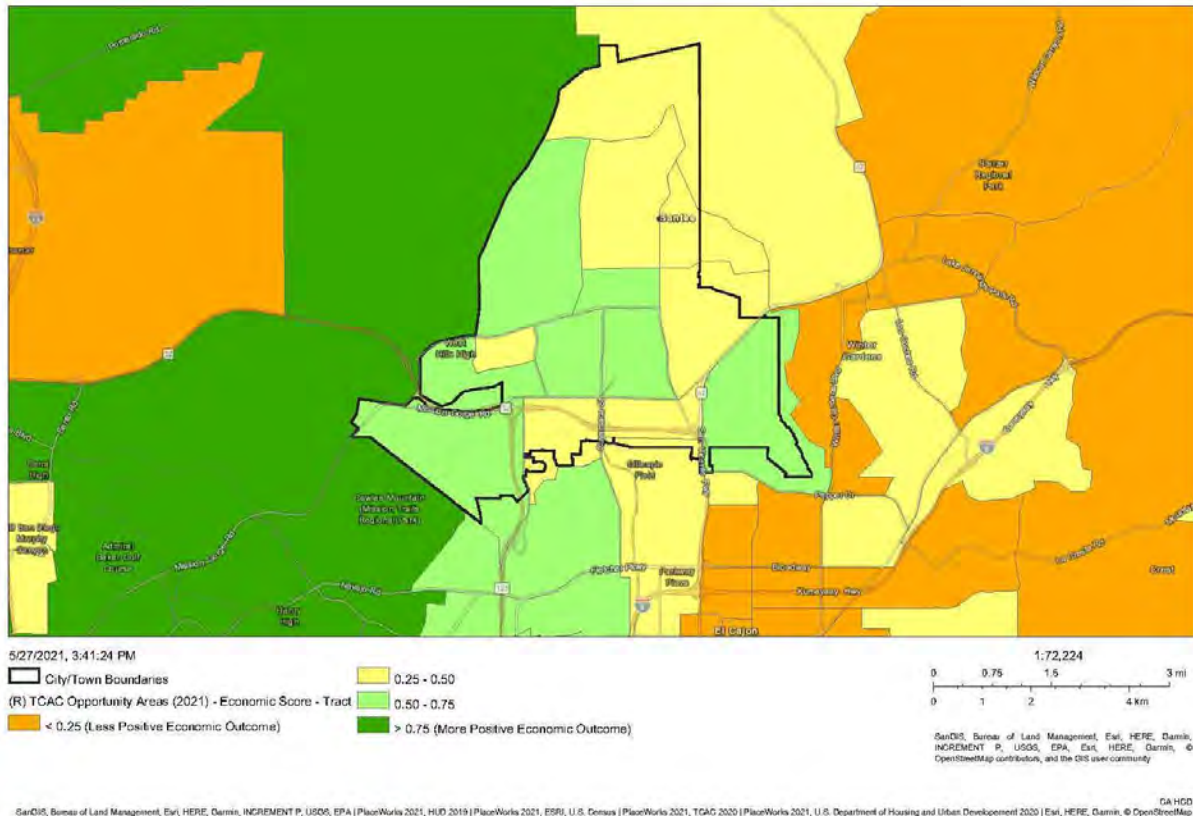


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TCAC Economic Scores are based on a composite of the following area characteristics: poverty, adult education, employment, job proximity, median home value. Within the County, lower economic scores are concentrated along the southern coast in the City of San Diego, Imperial Beach, and National City and in the eastern areas in El Cajon. None of the tracts in Santee scored among the lowest scores (less than 0.25). Within the City, southernmost tracts along the City’s downtown and in the eastern tracts scored lower (0.25-0.50).

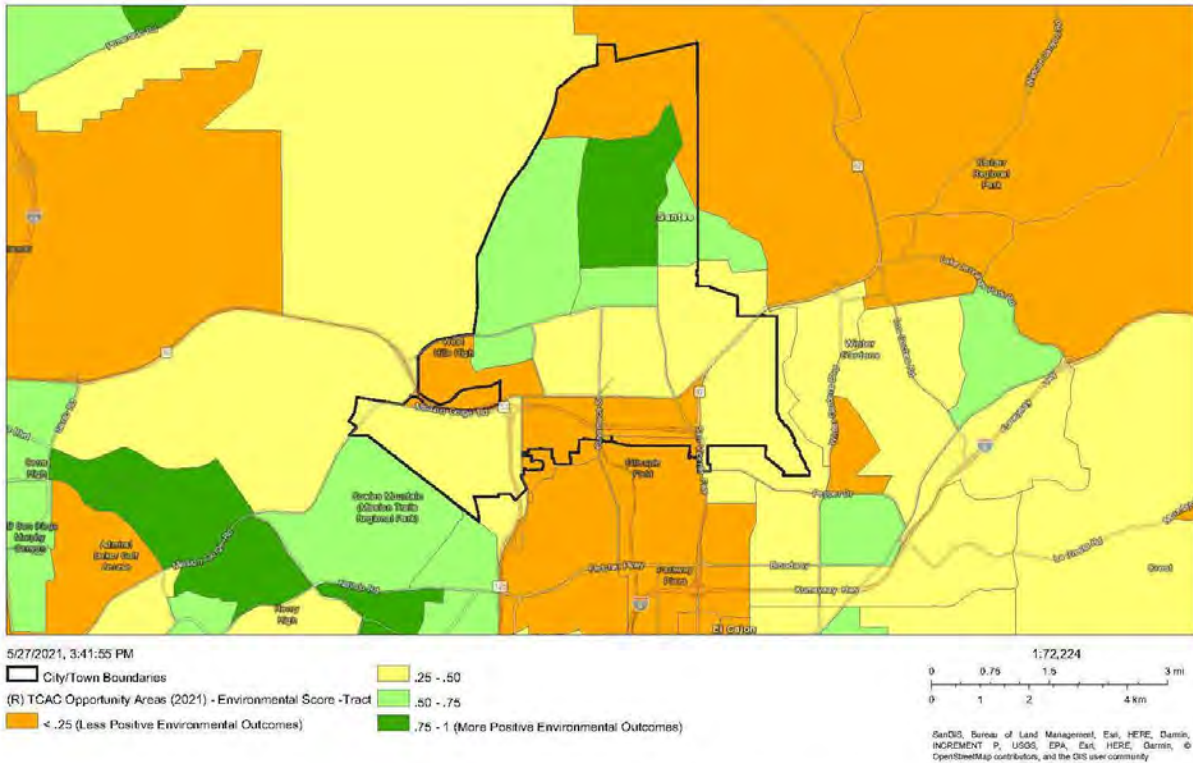
Figure E-18: TCAC Economic Score



Environment

The TCAC Environmental Score is based on CalEnviroScreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Similar to economic scores, the TCAC’s environmental scores were lowest along the southern coast of the County and in the east county cities of El Cajon and La Mesa, indicating low environmental outcomes. Within the City, the lowest environmental scores were concentrated in two tracts South of Mission Gorge Avenue near the City’s downtown and a census tract in the Carlton Oaks neighborhood next to the downtown.

Figure E-19: TCAC- Environmental Score



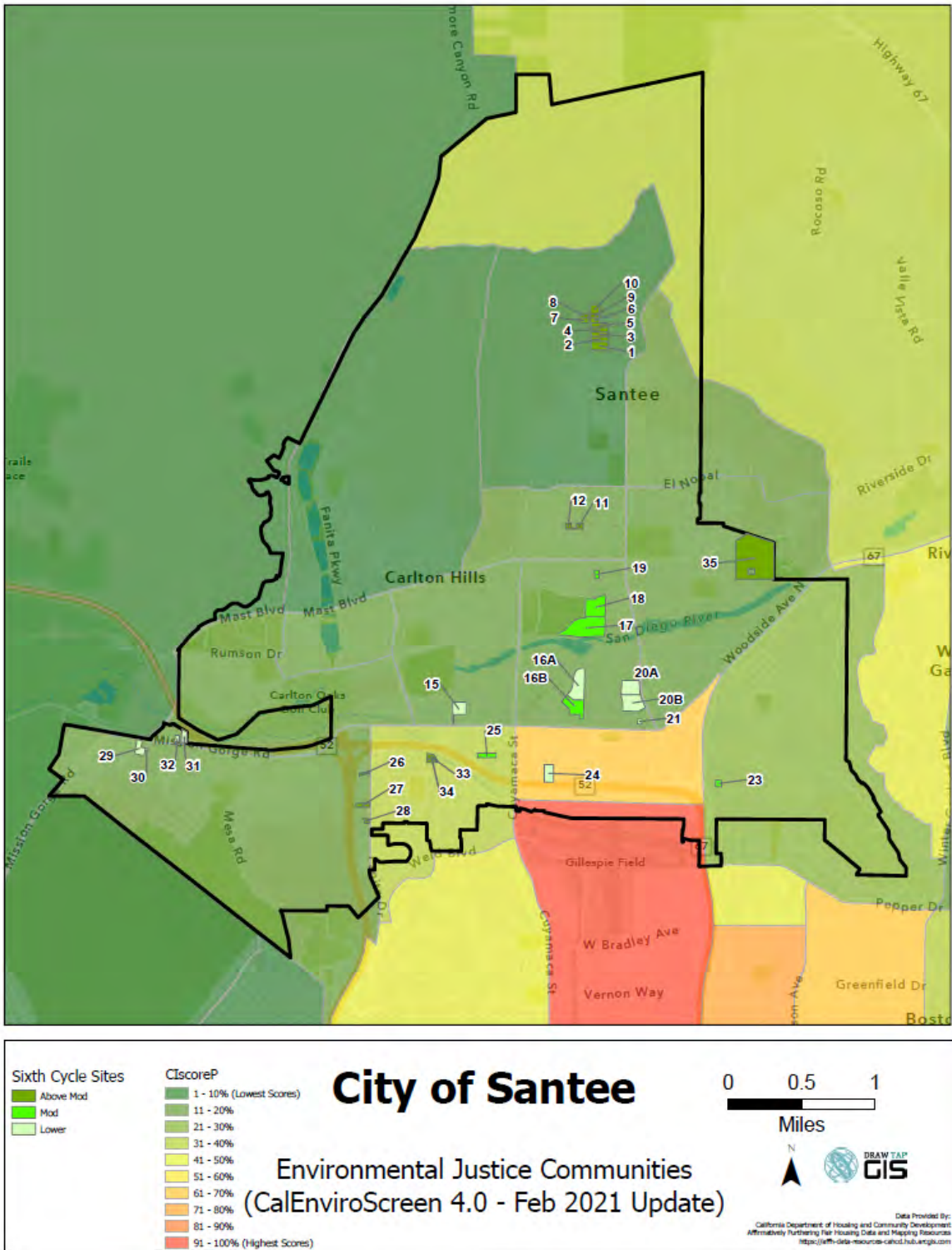
SanGIS, Bureau of Land Management, Esri, HERE, DeLorme, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, DeLorme, © OpenStreetMap

The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) shows even more differentiation between the two southernmost census tracts (Figure E-20). One census tract south of Mission Gorge Road has the highest (worst) score. Five percent of RHNA units are located in this tract. The units in this tract are also all lower income units, accounting for nine percent of the RHNA lower income units.

Table E-14: RHNA Units by CalEnviroScreen 4.0 Scores

CalEnviroScreen Score	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
1 - 10% (Lowest Score)	0.0%	0.0%	42.0%	5.9%
11 - 20%	91.4%	90.1%	52.9%	85.7%
21 - 30%	0.0%	2.9%	0.0%	0.8%
31 - 40%	0.0%	7.0%	5.1%	2.7%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	8.6%	0.0%	0.0%	5.0%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

Figure E-20: RHNA Unit Distribution by CalEnviroScreen 4.0 Score



5. DISPROPORTIONATE HOUSING NEEDS

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

Cost Burden

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. Housing problems considered by CHAS include:

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

Santee households experience housing problems (38 percent) and cost burdens (36 percent) at lower rates than the County overall (45 percent and 41 percent) (Table E-15). As shown in [Table E-15](#), households of all minority races (Black, Asian, American Indian, Pacific Islander, and Hispanic) experience housing problems at a higher rate than White (37 percent) households and all households in the City (38 percent). Renter-households, independent of race, experience housing problems at higher rates than owner-occupied households, except for Pacific Islander and American Indian Households. Renters are also cost burdened at higher rates than owners, independent of race, except for Hispanic households, whose cost burden is similar for both owner and rented households.

Elderly and large households may also be subject to disproportionate housing problems. [Table E-16](#) shows that renter-elderly households experience housing problems and cost burden at greater rates (almost double) than all renter-households and all households in the City. About two thirds of elderly renter-households experience any housing problem and cost burdens. The similar rates of elderly renter households experiencing cost burden and housing problems 64 and 68 percent, suggest cost is an issue for all households with any problem.

Similarly, a greater percent of large households also experience housing problems and cost burdens compared to all households of the same tenure and all households in the City. However, whereas renter elderly households experience the highest rates of cost burden and housing problems, large households are most affected among owner-households. This suggests a need for large owner-housing units, and this trend is similar to that in the County, where a higher proportion renter elderly and owner large households experience housing problems, compared to all renters and all households.

Table E-15: Housing Problems by Race, Santee vs. San Diego County

Santee	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	31.3%	18.7%	32.3%	90.0%	100.0%	38.4%	23.7%	32.2%
Renter-Occupied	53.2%	61.0%	71.9%	40.0%	42.5%	42.3%	35.9%	51.2%
All Households	37.1%	52.7%	45.1%	73.3%	48.9%	40.0%	30.3%	38.1%
With Cost Burden >30%								
Owner-Occupied	30.2%	18.7%	29.3%	90.0%	100.0%	33.6%	22.0%	30.5%
Renter-Occupied	52.7%	61.3%	63.8%	40.0%	43.8%	30.7%	29.0%	48.1%
All Households	36.1%	53.0%	40.4%	73.3%	50.0%	32.4%	25.8%	36.0%
San Diego County								
White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All	
With Housing Problem								
Owner-Occupied	31.2%	39.7%	33.6%	25.2%	31.5%	43.0%	35.6%	33.9%
Renter-Occupied	50.9%	62.3%	51.1%	52.0%	60.9%	67.1%	55.2%	57.1%
All Households	38.9%	55.4%	41.0%	38.0%	51.6%	57.7%	46.9%	44.8%
With Cost Burden >30%								
Owner-Occupied	30.4%	37.5%	30.6%	22.2%	0.0%	36.3%	34.1%	31.7%
Renter-Occupied	48.5%	58.9%	43.7%	46.1%	54.2%	58.2%	51.4%	52.0%
All Households	37.5%	52.3%	36.2%	33.6%	46.9%	49.7%	44.1%	41.2%
Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, (2013-2017).								

Table E-16: Housing Problems, Elderly and Large Households, Santee vs. San Diego County

Santee	Renter-Occupied			Owner-Occupied			All HHs
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	
Any Housing Problem	68.0%	58.7%	35.5%	25.9%	40.9%	32.0%	38.1%
Cost Burden > 30%	64.0%	44.6%	35.0%	24.6%	33.2%	30.6%	36.0%
San Diego County							
Any Housing Problem	62.1%	79.6%	57.1%	33.8%	46.3%	33.9%	44.8%
Cost Burden > 30%	59.8%	56.0%	52.0%	33.5%	31.3%	31.7%	41.3%
Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, (2013-2017).							

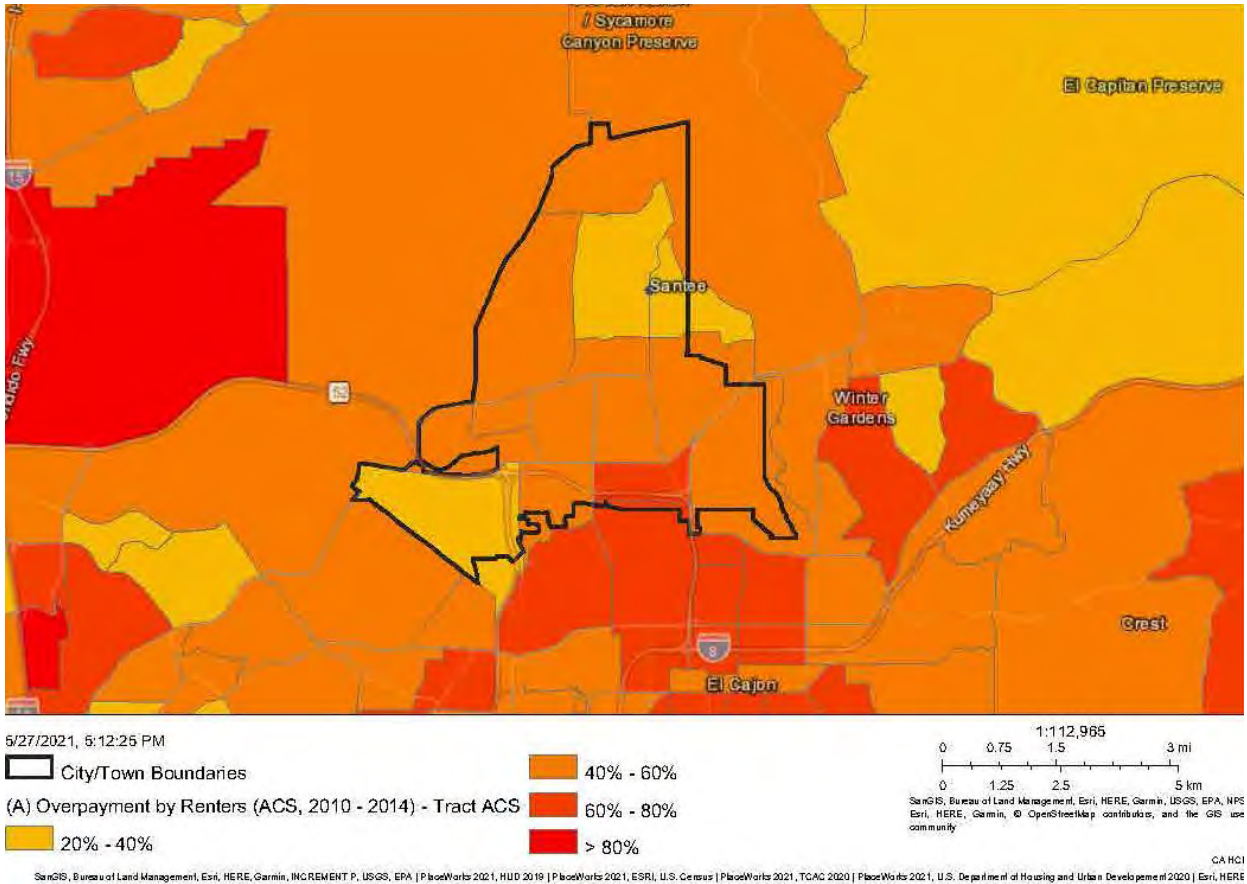
In addition to renter households experiencing cost burdens at higher rates than owner households, renter cost-burden rates have increased between 2014 and 2019 from 44 percent to 48 percent. Figure E-21 shows the concentration of renter cost-burdened households changing from the southernmost census tract south of Mission Gorge in the downtown to the census tracts north of San Vicente Freeway in the eastern side of the City. By contrast, the percent of cost-burdened owner households decreased during the same time period from 36 percent to 31 percent. These cost-burdened households are concentrated in the census tracts south of Mission Gorge Road at the southern end of the City.

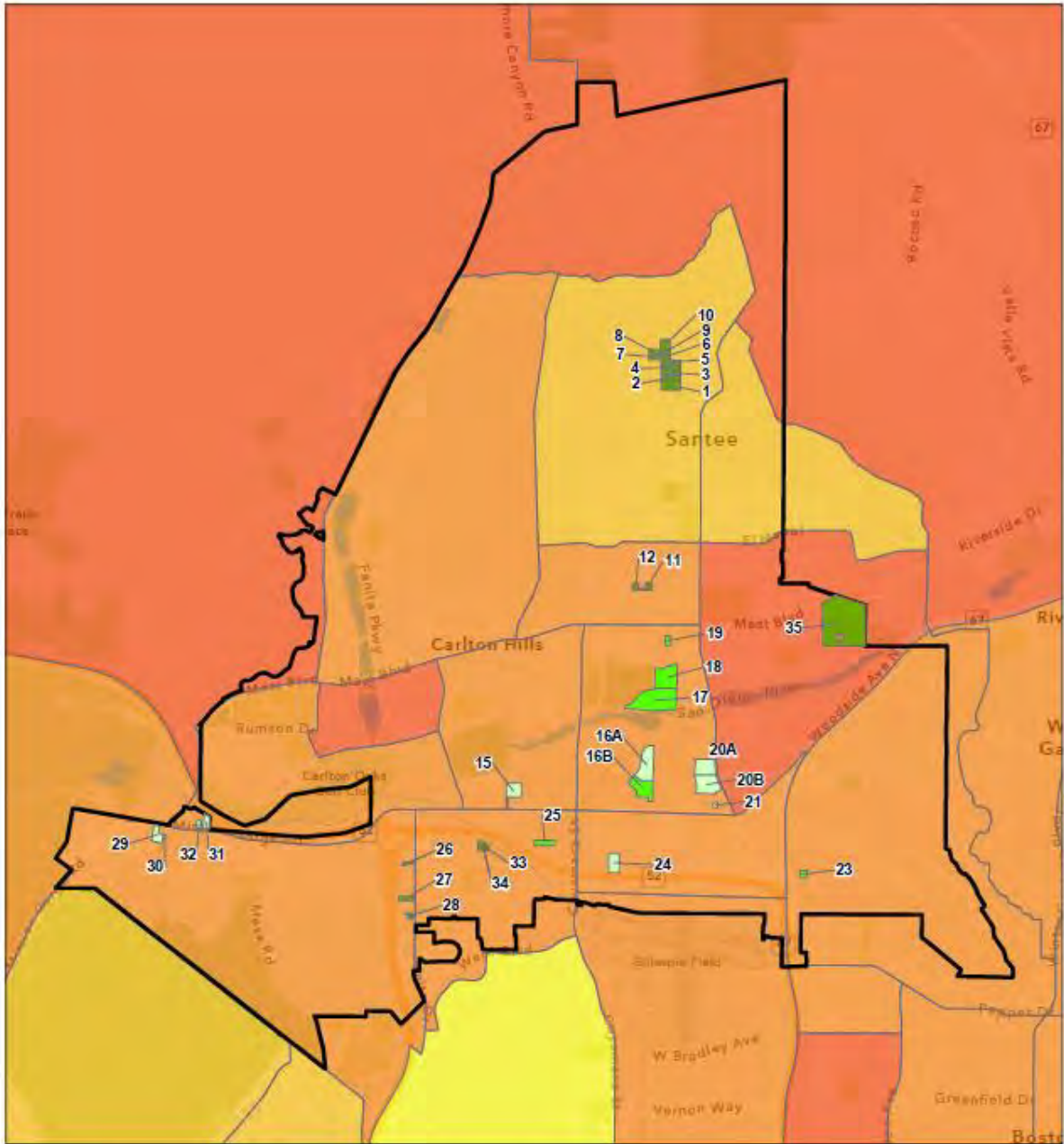
All lower and moderate income RHNA units are in tracts where 40 to 60 percent of renters overpay for housing. Of above moderate income RHNA units, 42 percent are in tracts where only 20 to 40 percent of renters are cost burdened, but 41.4 percent are in tracts where more than 60 percent of renters are cost burdened. Most units included in the City’s sites inventory are in tracts where fewer than 40 percent of owners are cost burdened, including 84 percent of lower income units, 93 percent of moderate income units, and 88 percent of above moderate income units.

Table E-17: RHNA Unit Distribution by % Cost Burdened Renters				
% Cost Burdened Renters	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
20-40%	0.0%	0.0%	42.0%	5.9%
40-60%	100.0%	100.0%	16.6%	88.3%
60-80%	0.0%	0.0%	41.4%	5.8%
Total	1,228	587	295	2,110

Table E-18: RHNA Unit Distribution by % Cost Burdened Renters				
% Cost Burdened Renters	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
20-40%	84.0%	93.0%	88.1%	87.1%
40-60%	16.0%	7.0%	11.9%	12.9%
Total	1,228	587	295	2,110

Figure E-21: Sites Inventory and Change in Cost-Burdened Renter Households, 2014 to 2019





Sixth Cycle Sites

- Above Mod
- Mod
- Lower

Cost Burden 2019 - Renter

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

City of Santee

Overpayment by Renters 2015-2019 ACS Tract Level

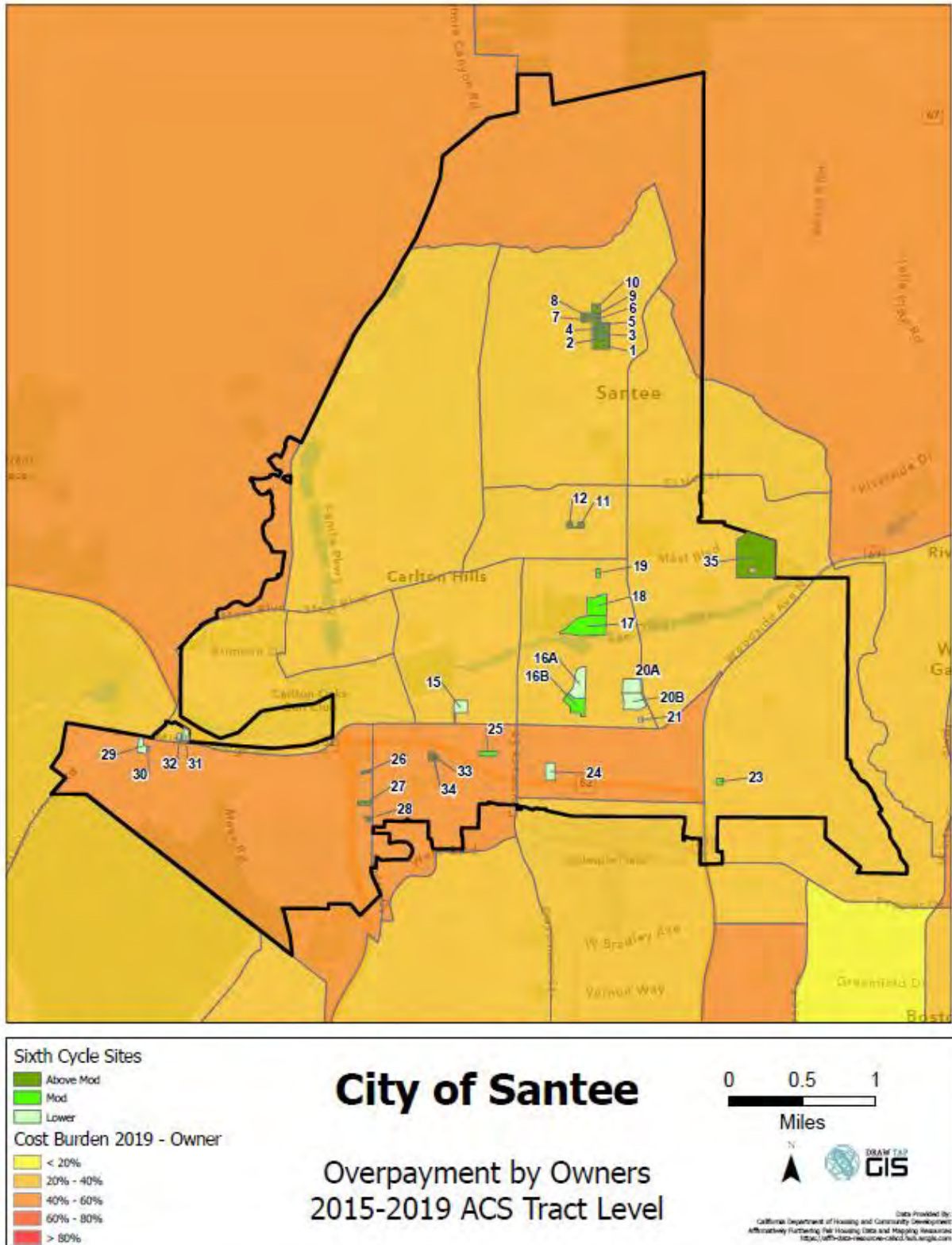
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Miles



Data Provided by:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affirmativefairhousing-cdhhs.ca.gov/>

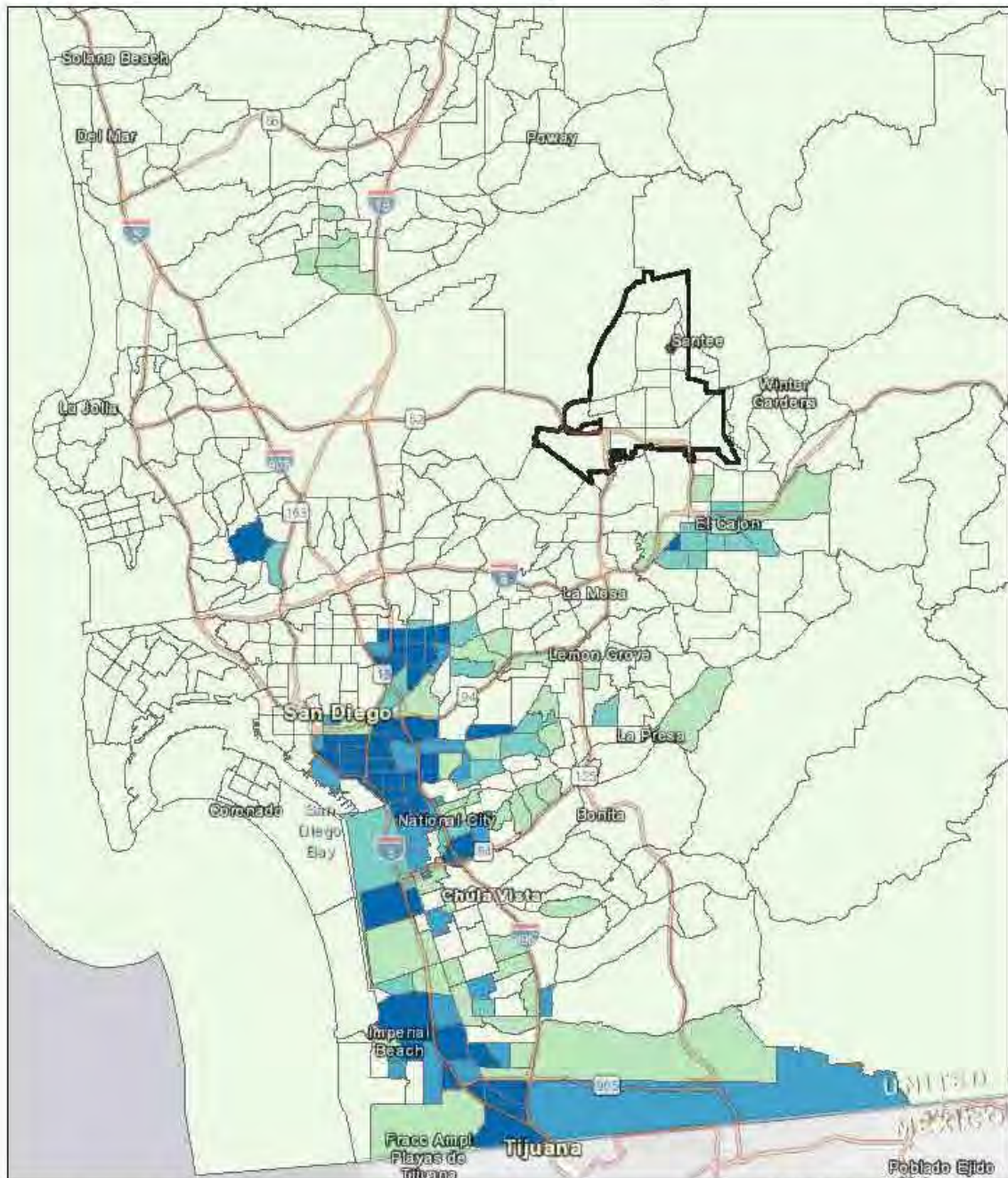
Figure E-22: Sites Inventory and Cost-Burdened Owner Households, 2019









Overcrowding

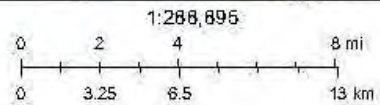
Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2018 five-year ACS estimates, a lower percentage of households in Santee (3.4 percent) are living in overcrowded conditions than the County (6.7 percent). Figure E-23 shows that Santee's overcrowding rates are also lower than the statewide average of 8.2 percent. Within the City, overcrowded households are not concentrated within any particular census tract.

Figure E-23: Overcrowded Households



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-  City/Town Boundaries
-  12.01% - 15%
-  ≤ 8.2% (Statewide Average)
-  15.01% - 20%
-  > 20%
-  8.3% - 12%

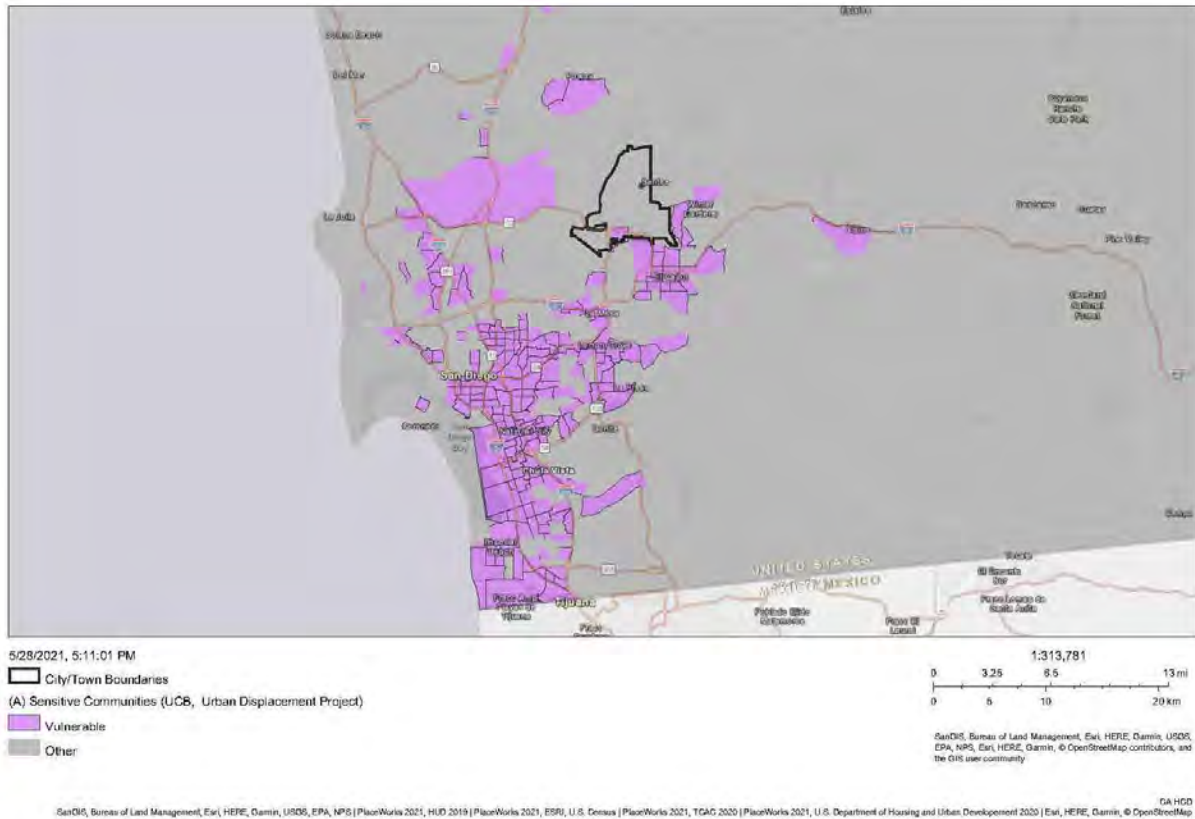


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are concentrated along the southern coast the City of San Diego, National City, Chula Vista and Imperial Beach and in Lemon Grove, La Mesa, and El Cajon in inland areas. Two census tracts in the southern end of Santee (south of Mission Gorge) are considered vulnerable. One of these tracts is mostly outside of Santee city limits and is shared with El Cajon (Tract 162.02).

Figure E-25: Sensitive Communities Map



6. OTHER RELEVANT FACTORS

Historical Pattern of Investment

Prior to 2012, redevelopment tax increment was the primary funding source for community improvements and affordable housing development. Pursuant to the redevelopment law, a minimum of 20 percent of the tax increment had to be set aside for affordable housing and the remaining 80 percent was to be used to eliminate blighting conditions, including economic blights. As such, most communities, including Santee, focused much of its tax increment financing (80 percent) on projects and improvements to foster economic development. Use of tax increment funds on improvements to primarily residential neighborhoods was limited.

With the elimination of redevelopment in California, CDBG funds became the only consistent source of funding for community development and neighborhood improvements, further compromising the City’s financial capacity. CDBG funds can be spent to directly benefit LMI persons or LMI areas. Furthermore, CDBG program’s LMI area benefit must focus on primarily

residential neighborhoods. The City will continue to focus CDBG funds on neighborhood improvements activities. To supplement CDBG funds, the City is pursuing a Section 108 loan to implement the Active Santee and the ADA Transition plans.

Lending Patterns

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. Table E-19 examines detailed 2017 HMDA data for Santee and the County.

Hispanics were under-represented, making up only 11 percent of the City’s applicant pool but 18 percent of the City’s population. All minority races except Asians and Native Americans were also denied at higher rates than White applicants in the City. The denial rates for most minority races were also greater than the City’s overall denial rate of 14 percent. Similar trends were seen in the County- Hispanics were also greatly underrepresented in the applicant pool and denial rates were greater for minority applicants than White applicants.

Table E-19: Loan Applications and Denial by Race

	Santee			San Diego County		
	% Applicant Pool	% Population	Denials	% Applicant Pool	% Population	Denials
White	66.2%	69.1%	12.7%	51.5%	46.2%	13.3%
Black	1.6%	1.9%	21.2%	3.1%	4.7%	19.9%
Hispanic	10.8%	18.1%	17.2%	16.4%	33.4%	17.5%
Asian	4.2%	5.2%	13.9%	9.7%	11.5%	14.8%
Native American	0.3%	0.5%	0.0%	0.3%	0.4%	20.4%
Hawaiian	0.8%	0.3%	18.8%	1.1%	0.4%	16.2%
Other	16.1%	4.9%	18.6%	17.8%	3.5%	16.0%
Total	100.0%	100.0%	14.0%	100.0%	100.0%	14.9%

Source: www.lendingpatterns.com, 2020. 2013-2017 ACS 5-Year Estimates.

Mobile Homes

Mobile homes are a significant portion of Santee’s housing, making up 11 percent its housing stock. According to the 2020 Regional AI, this is the highest share of mobile units in the County. For the County overall, only 3.8 percent of housing units are mobile homes. Mobile homes also tend to be occupied by older residents with fixed incomes. In an effort to mitigate an observed failure in the market for mobile home rental spaces in which owners of relatively immobile coaches were found to be at a disadvantage in negotiating reasonable space rental terms, Santee adopted the Manufactured Home Fair Practices Ordinance in 1993. The ordinance limits increases in month-to-month space

rents according to a formula tied to the consumer price index for San Diego County. The ordinance does not seek to hold space rents to any standard of “affordability”. An annual adjustment in space rents is intended to allow space rents to rise in a controlled manner over time to provide a just and reasonable return on investment to park owners. The Santee Manufactured Home Fair Practices Ordinance regulates increases in space rent charged to owners of mobile homes in Santee whose rental agreements do not exceed 12 months in length.

Safety Element and Environmental Justice

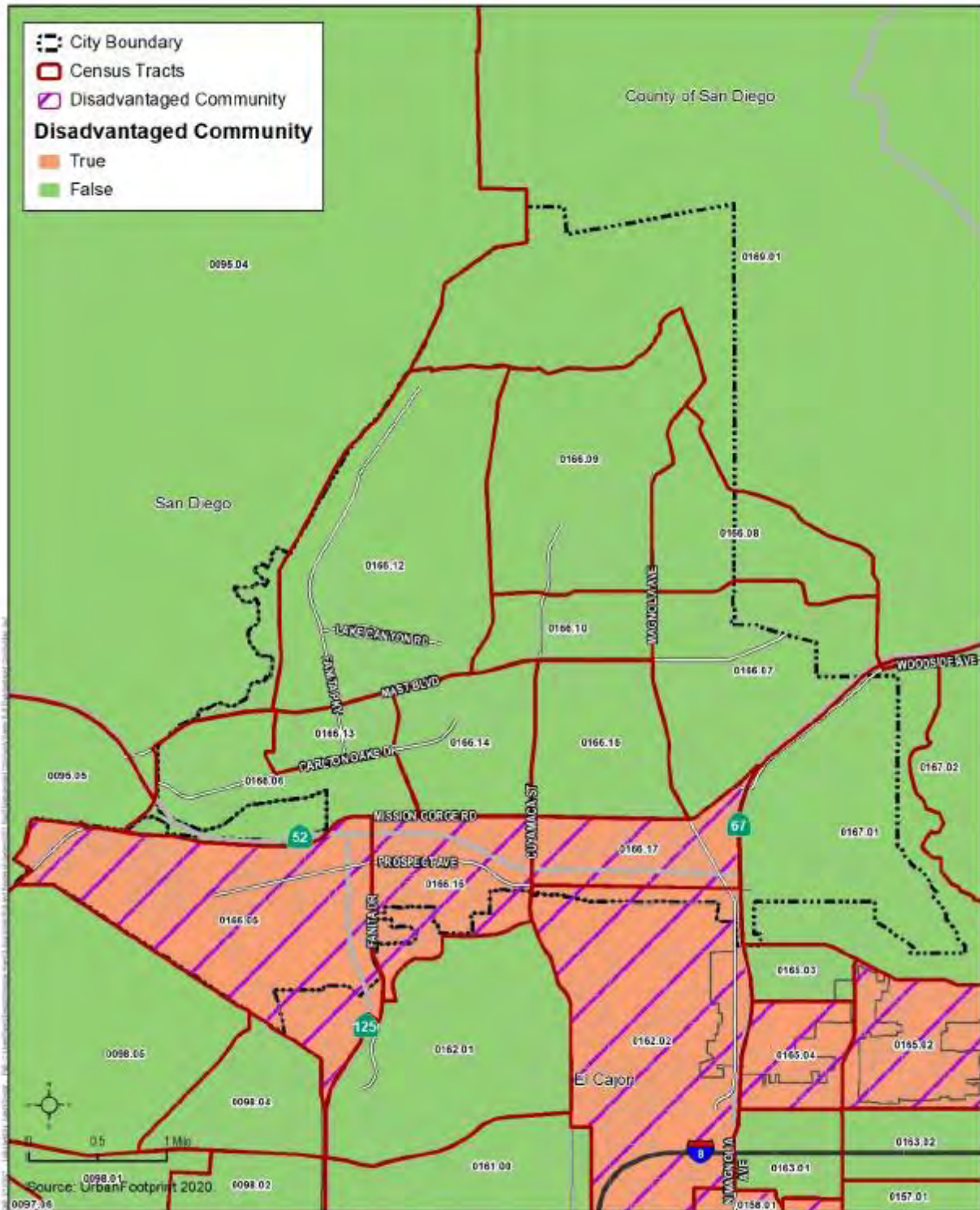
The City of Santee Department of Development Services began updating the Safety Element of the General Plan in 2021. The Safety Element will comply with new legislation requiring the general plan to address climate change adaptation and environmental justice policies for disadvantaged communities. The Environmental Justice (EJ) Element will determine how and where to prioritize environmental justice strategies, policies and programs to promote a more equitable community.

The first step in assessing conditions in support of the EJ Element was to identify disadvantaged communities. “Disadvantaged communities” (DACs) are defined as low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation (California Government Code, Section 65302[h][4][A]). According to the California Environmental Protection Agency (CalEPA), disadvantaged communities are those disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution (CalEPA 2017). As a result, they are more likely to suffer from a lower quality of life and worsened health outcomes compared to areas that are more affluent. To identify disadvantaged communities, the City followed the OPR’s recommended screening method and identified a greater portion of the southwestern areas of the City as being within a disadvantaged community (Figure E-26). A summary of the existing conditions analysis of these disadvantaged communities with respect to each EJ Element topic is found in Table E-20.

Table E-20: Environmental Justice Element Existing Condition Findings for Disadvantaged Communities	
Topic	Finding
Pollution Exposure	Disadvantaged communities experience greater exposure to air pollutants due to their proximity to high-traffic corridors and industrial activity. The pollution source that residents are most concerned about is the prevalence of trash and debris throughout the City, with many specifically pointing to homeless encampments along the river as a source of the pollution.
Access to Public Facilities and Services	Many residences in disadvantaged communities are not within walking distance to their nearest school. However, disadvantaged communities are generally within walking distance of daycare centers and transit, which can provide residents with opportunities to access other community services without using their personal vehicle.
Access to Healthy Food	Disadvantaged communities have slightly less access to healthy food outlets compared to other areas in the City and the County. Disadvantaged communities are not served by existing food distribution programs.
Access to Physical Activity and Recreation	Disadvantaged communities in the southeast portion of the City are considered relatively bikeable compared to other areas of the City; however, disadvantaged communities lack access to sidewalks that result

	in a higher number of transportation related collisions in disadvantaged communities.
Access to Safe, Sanitary, and Affordable Homes	Disadvantaged communities are more likely to live in older (and likely lower-quality) homes and spend a greater percentage of their income on housing compared to other areas on the City. High housing costs impact disadvantaged communities more severely, as they often include low-income residents. Survey respondents were much more concerned with housing affordability than the safety and quality of homes.

Figure E-26: Environmental Justice Element Disadvantaged Communities



Active Transportation Plan

The Active Santee Plan (ASP) is the City of Santee's Active Transportation Plan and was adopted in January 2021. Three critical overall issues were identified for consideration during plan preparation: 1) the community desires a comprehensive bikeway and walkway system that provides a network of facilities throughout the City, 2) the community considers gap closure as a top priority for the plan, and 3) as the community grows, the bikeway and walkway system should be extended and integrate new developments.

Based on the gap analysis and prioritization of projects, the ASP proposed a bicycle network that includes approximately 16 miles of new bikeway facilities throughout the City, in addition to the 50 miles already in place. One key aspect of this Plan is the completion of San Diego River Trail, which will provide an east-west corridor through the center of the City and add a Santee link into the regional bikeway system, connecting Lakeside and San Diego. The 2021 Active Santee Plan also developed the first Santee comprehensive pedestrian master plan. The proposed pedestrian network includes approximately 24 miles (126,000 feet) of new sidewalks throughout the City, in addition to the 201 miles already in place. The proposed facilities also include 124 new pedestrian ramps and 31 retrofitted ramps to be ADA compliant. The main purpose of the facilities is to fill the gaps in the existing system to provide a complete pedestrian network throughout the city. Figure E-27 shows that the majority of these priority upgrades are located in the southern census tracts of the City.

Many of the proposed improvements identified in the Active Santee Plan are also included in the City's adopted Fiscal Year 2020-2024 Capital Improvement Program, such as the Safe Routes to Schools Program, and the Citywide Sidewalk Program. The Active Santee Plan provides cost estimates which may be applied to updates to the Capital Improvement Program, and, as a requirement for grant applications, allows potential state and federal grant sources to be applied.

ADA Transition Plan

The development of an ADA Transition Plan is a requirement of the federal regulations implementing the Rehabilitation Act of 1973, which require that all organizations receiving federal funds make their programs available without discrimination to persons with disabilities. The Transition Plan (also known as a Program Access Plan) identifies physical obstacles that limit the accessibility of facilities to individuals with disabilities, describes the prescribed methods to make the facilities accessible, provides a schedule for making the access modifications, and identifies the public officials responsible for implementation of the Transition Plan. The City plans to update its Transition Plan within the Sixth Cycle Planning period. The plan will identify deficiencies in the City and will use CDGB and General City funds to repave streets and install wheelchair accessible curves.

Figure E-27: Active Santee Project Prioritization Areas

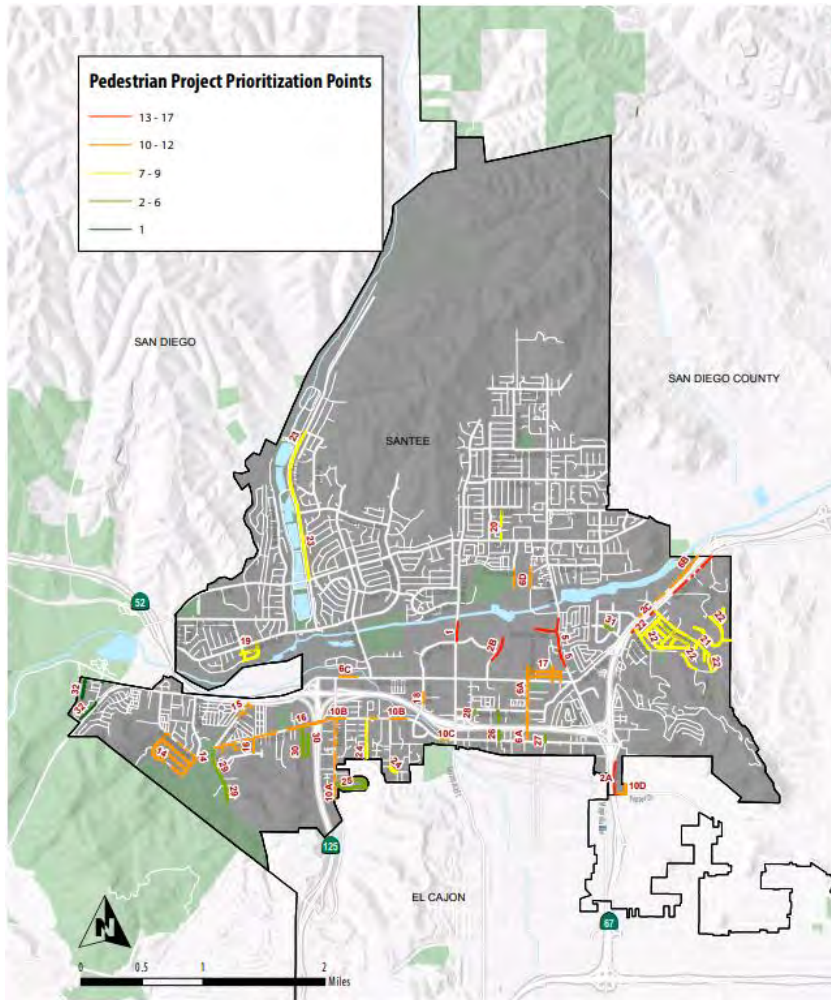


Figure 5.1 Sidewalk Infill Prioritization Results

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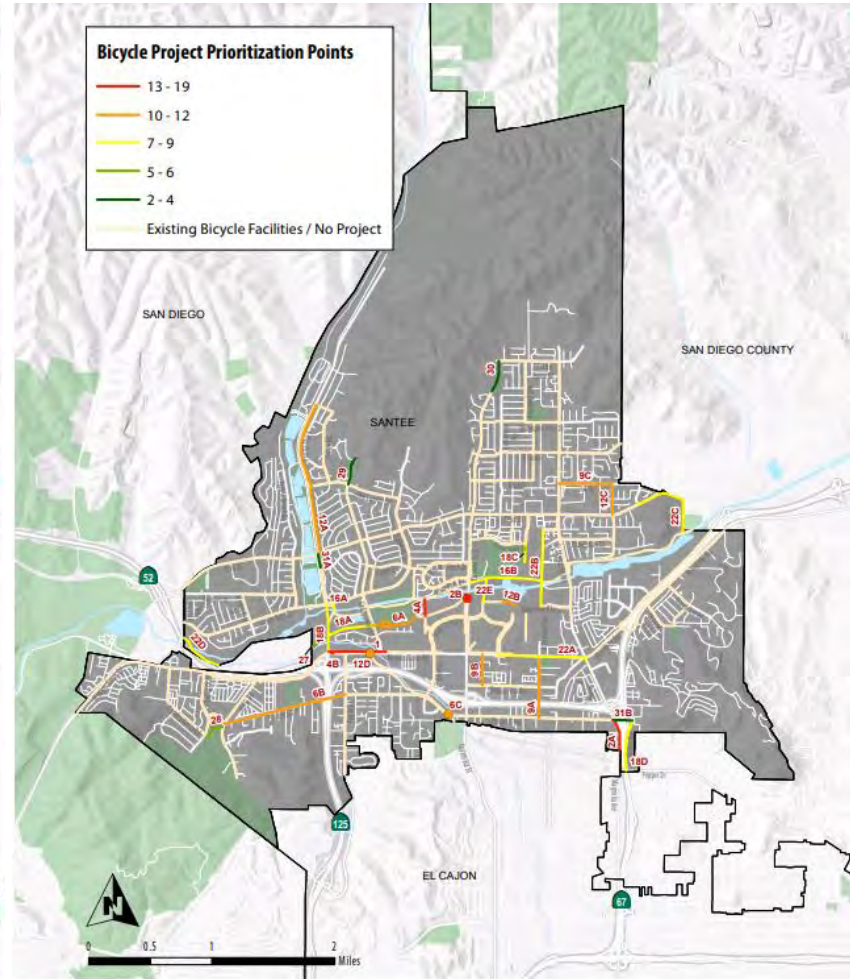


Figure 5.2 Bicycle Project Prioritization Results

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Governmental Constraints for Special Needs Housing

Santee’s special needs populations is comparable to the County’s. Senior-headed households and persons with disabilities make up the largest special needs populations in the City (Table E-21). The 2020 Regional AI found governmental constraints that hinder housing choice for special needs groups, particularly non-compliance with state law related to accessory dwelling units, Low Barrier Navigation Centers (LBNC), emergency shelter capacity and parking standards, and transitional and supportive housing, and affordable housing streamlined approval. Details of the constraints are found in the Governmental Constraints of the Housing Element.

Table E-21: Special Needs Groups				
Special Needs Group	Santee		San Diego County	
	#	%	#	%
Senior-Headed Households (65+)	4,826	24.6%	249,767	22.3%
Single-Parent Households	1,634	8.3%	124,701	11.1%
Female-Headed Households with Children	1,072	5.5%	66,423	5.9%
Large Households	1,843	9.4%	132,588	11.8%
Persons with Disabilities	5,964	10.8%	314,897	9.8%
Agricultural Workers ¹	13	0.0%	13,471	0.9%
Students ²	4,019	7.0%	296,600	9.0%
Homeless	25	0.0%	7,619	0.2%

1. Category includes civilians employed in the "agriculture, forestry, fishing and hunting, and mining" industry as reported in the ACS.
 2. Population enrolled in college or graduate school
 Source: Census, ACS, 2014-2018; and Regional Task Force on the Homeless, 2020.

7. SITES INVENTORY

As discussed previously, only a small portion of Santee, located in the southern area of the City north of Mission Gorge Road and bounded by Cuyamaca Street and N. Magnolia Avenue, has non-White populations exceeding 40 percent. This area also has slightly higher concentrations of children living in single-parent female-headed households. A larger proportion of lower and moderate income RHNA units are located in this part of Santee compared to above moderate income units. However, despite the concentrations of special needs groups, this section of the City is considered high resource area with ample economic, education, and transportation opportunities and fair environmental conditions.

Compared to jurisdictions north and east of the City, Santee has more tracts with populations of persons with disabilities exceeding 10 percent. Approximately 50 percent of the City’s mobile home parks are in tracts where 10 to 20 percent of the population has a disability. Mobile home parks are often occupied by seniors on fixed incomes, who may also have a disability. Lower and moderate income units are not disproportionately located in tracts with larger populations of persons with disabilities; 91 percent of lower income units and 90 percent of moderate income units are in tracts where less than 10 percent of the population experiences a disability.

There is only one LMI area in the City where more than 50 percent of households are low or moderate income. The selected RHNA sites do not exacerbate household income segregation. There are no lower income units in block groups where more than 50 percent of households are LMI. Further, only 7 percent of moderate income units and 5 percent of above moderate income units are in an LMI area. Neighborhood improvement is the focused efforts in the LMI area.

As stated previously, a majority of lower and moderate income units are in high resource tracts with positive economic, education, environmental, and transportation outcomes. While the City does contain low resource tracts, none of the sites selected to meet the RHNA are in these areas.

There are two sensitive communities at risk of displacement in Santee, one of which is mostly within the neighboring City of El Cajon. There are no lower income RHNA units in this vulnerable community. Further, only 7 percent (41 units) of moderate income units are in this tract. The City's RHNA strategy does not disproportionately locate LMI households in areas of high displacement risk. Similarly, the City's sites inventory does not include any lower or moderate income units in areas where more than 60 percent of renters overpay, and a majority of RHNA units are in tracts where fewer than 40 percent of owners overpay.

C. Fair Housing Issues, Contributing Factors, and Meaningful Actions

1. FAIR HOUSING ISSUES

#1 Insufficient fair housing testing and limited outreach capacity

While fair housing testing is part of the scope of work for the Fair Housing provider, only two tests were reported between 2015 and 2020 in the 2020 San Diego Regional Analysis of Impediments for Fair Housing. Additionally, the City has budgeted additional CDBG funds for more frequent testing from its fair housing provider. Fair housing provider reports to the City do not include fair housing testing reports, but will be requested during the Sixth Cycle Housing Element planning period

Outreach capacity is limited due to the meeting times. Meetings are usually held during the day. While the fair housing provider is responsible for setting up the meetings and workshops, the City will work with the fair housing provider on a plan to evaluate and improve outreach capacity (in terms of attendance).

Contributing Factors

Lack of monitoring

Lack of a variety of media inputs

Lack of marketing community meetings

#2 Segregated living patterns with a concentration of special needs groups in the southern census tracts of the city

The analysis found that there is a concentration of special needs groups (persons with disabilities, low and moderate-income households, children in families or single female-headed households) in lower resource (moderate) areas. These census tracts were also identified as "disadvantaged communities"

using the OPR's screening methodology for the Environmental Justice Element. These tracts are near the downtown and allow for a variety of land uses but are dominated by shopping center uses, single-family residential, and mobile homes. These mobile homes tend to be occupied by senior residents.

Contributing Factors

Location and type of affordable housing- HCV use concentrated
Land use - Mobile home park land use, usually occupied by senior residents
Proximity to shopping centers and transit

#3 Displacement risk in areas with disproportionate housing needs with special needs populations

Census tracts with both renters and owners experiencing cost burdens at the highest rate are located in the southernmost census tracts of the City. These census tracts also have a high concentration of mobile homes and HCV use, and are known to have a high population of senior households. The Urban Placement project identified one of the two census tracts with these problems as a sensitive community, and thus at risk of displacement.

Contributing Factors

Land use - Mobile home park land use, usually occupied by senior residents
Displacement risk due to economic pressures
Increasing rents
HCV use concentration

MEETING DATE May 11, 2022

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, WAIVING AN IMMATERIAL DEVIATION AND AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE CRACK SEALING PROGRAM 2022 (CIP 2022-07) PROJECT AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT Carl Schmitz, City Engineer 

SUMMARY

This item requests City Council award the construction contract for the Citywide Crack Sealing Program 2022 (CIP 2022-07) Project to American Asphalt South, Inc. in the amount of \$145,750.00. This project will seal cracks in asphalt pavement to provide preventative maintenance in advance of the Citywide Pavement Repair and Rehabilitation Program and the Citywide Slurry Seal and Roadway Maintenance Program projects. The project is located in various streets and neighborhoods throughout the City as identified on the attached project map and street list.

On April 21, 2022, the City Clerk publicly opened and examined three sealed bids. Upon review of the bids, the submitted bid bond by American Asphalt South, Inc. included a minor irregularity. The validity of the bid bond has been verified with the surety and staff recommends that the bid irregularity be waived. The bid submitted by American Asphalt South, Inc. has been determined to be the lowest responsive and responsible bidder in the amount of \$145,750.00. The bid submitted by American Asphalt South, Inc, is 37% lower than the Engineer's construction estimate of \$233,000.00.

Staff also requests authorization for the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$36,437.00 (25% of the contract price) for unforeseen items and additional work for future resurfacing areas.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt from environmental review under State Guidelines to the California Environmental Quality Act (CEQA), section 15301 (Class 1, repair or minor alternation to existing facilities involving negligible or no expansion of use).

FINANCIAL STATEMENT 

Funding for this project is provided by Transnet funds available in the adopted Capital Improvement Program budget as part of the Pavement Roadway Maintenance Citywide project.

Design and Bidding	\$2,825.75
Construction Contract	145,750.00
Construction Change Orders	36,437.00
Construction Engineering/Management	6,000.00
Project Closeout	<u>1,000.00</u>
 Total Anticipated Project Cost	 <u>\$ 192,012.75</u>



CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Adopt the Resolution:

1. Waiving the immaterial bid irregularity in the bid submitted by American Asphalt South, Inc.; and
2. Awarding the construction contract for the Citywide Crack Sealing Program 2022 (CIP 2022-07) Project to American Asphalt South, Inc. in the amount of \$145,750.00; and
3. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$36,437.00; and
4. Determining the Project is Categorically Exempt from Environmental Review under the California Environmental Quality Act.

ATTACHMENT

Resolution
Bid Summary Chart
Project Map
Street List

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
WAIVING AN IMMATERIAL DEVIATION AND AWARDING THE CONSTRUCTION
CONTRACT FOR THE CITYWIDE CRACK SEALING PROGRAM 2022 (CIP 2022-07)
PROJECT AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT
FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT**

WHEREAS, the City Clerk, on the 21st day of April 2022, publicly opened and examined sealed bids for the Citywide Crack Sealing Program 2022 (CIP 2022-07) project (“Project”); and

WHEREAS, the lowest received bid was submitted by American Asphalt South, Inc. in the amount of \$145,750.00; and

WHEREAS, upon review of the bids, the submitted bid bond by American Asphalt South, Inc. included a minor irregularity, but the validity of the bid bond has been verified with the surety and staff recommends that the bid irregularity be waived as a minor deviation; and

WHEREAS, in accordance with Santee Municipal Code section 3.24.100 (E), staff has determined that the bid submitted by the lowest bidder, American Asphalt South, Inc., conforms in all material respects to the requirements set forth in the invitation for bids; and

WHEREAS, American Asphalt South, Inc. was found to be the lowest responsive and responsible bidder with a total bid amount of \$145,750.00; and

WHEREAS, staff recommends awarding the construction contract to American Asphalt South, Inc. in the amount of \$145,750.00; and

WHEREAS, staff requests authorization for the City Manager, Director of Development Services or City Engineer to approve changes orders in a total amount not to exceed \$36,437.00 for unforeseen change orders and additional work.

WHEREAS, the project is categorically exempt from environmental review by section 15301 (Class 1) of the Guidelines to the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

Section 1. The recitals provided above are true and correct and are hereby incorporated into this Resolution.

Section 2. The minor irregularity in the bid bond is waived as an immaterial deviation and the construction contract for the Citywide Crack Sealing Program 2022 (CIP 2022-07) is awarded to American Asphalt South, Inc. in the amount of \$145,750.00 and the City Manager is authorized to execute the contract on behalf of the City.

RESOLUTION NO. _____

Section 3. The City Manager, Director of Development Services or City Engineer is authorized to approve change orders in an amount not to exceed \$36,437.00 for unforeseen items and additional work.

Section 4. The project is categorically exempt from environmental review under State CEQA Guidelines section 15301 (Class 1, repair or minor alternation to existing facilities involving negligible or no expansion of use).

Section 5. The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Avenue, Santee, CA 92071. The City Clerk is the custodian of record of those proceedings.

Section 6. This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of May, 2022, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

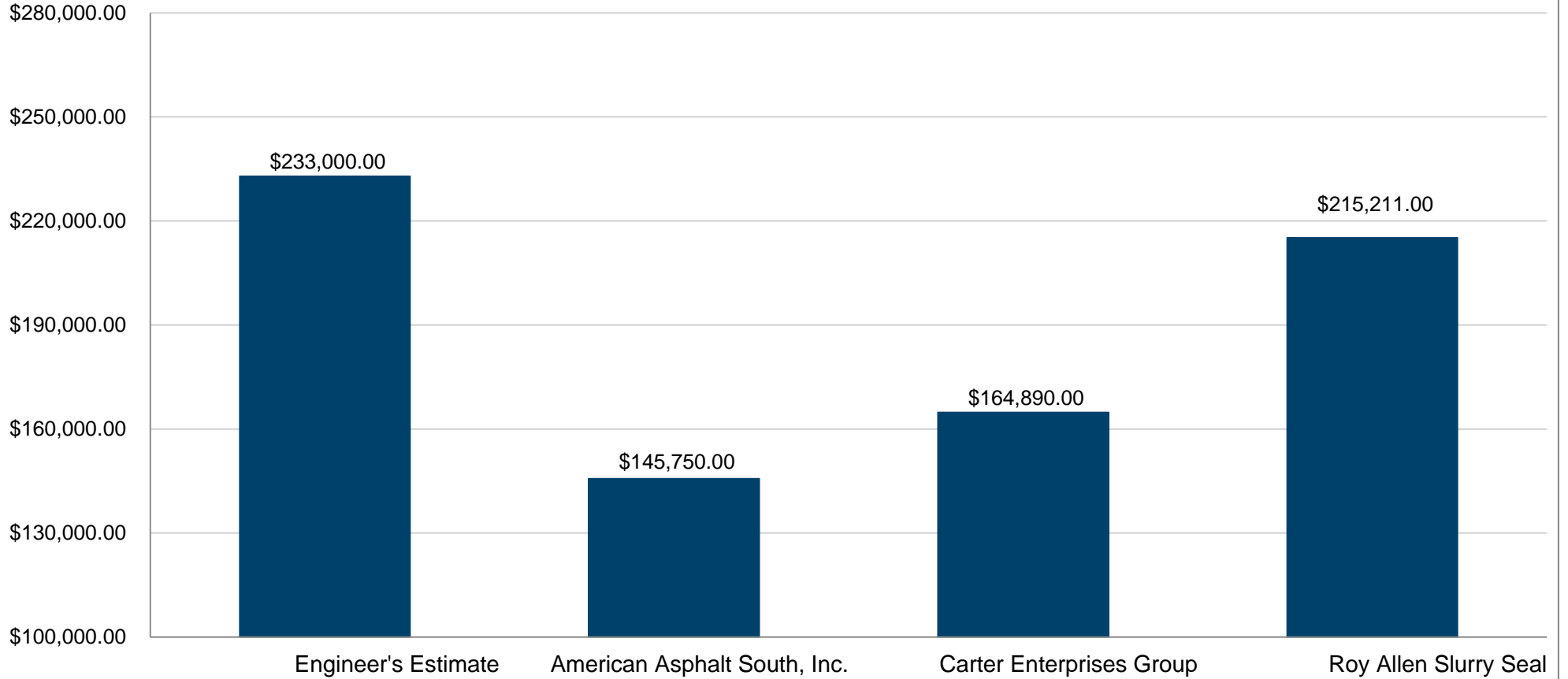
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

CITYWIDE CRACK SEALING PROGRAM 2022 CIP 2022-07





Project Map
Citywide Crack Sealing Program 2022
CIP 2022-07

Project Streets 

City of Santee
Citywide Crack Sealing Program 2022, CIP 2022-07

Street Name	From Street	To Street
Allano Wy	Carlton Oaks Dr	End
Barbara Jean St	Clifford Heights Rd	End
Calico St	Sevilla St	End
Cambury Dr	Mast Blvd	North End
Carreta Dr	El Nopal	Second St
Cecilwood Rd	Halberns Blvd	End
Cleary St	Second St	Holborn St
Clifford Heights Rd	Prospect Ave	End
Dania Ct	Clifford Heights Rd	End
Delia Ln	Second S	End
Dortha Ct	Prospect Ave	End
Dragoye Dr	Mast Blvd	End
Dunwoodie Rd	Inverness Rd	End
E. Glendon Circle	Josie Jo Ln	W. Glendon Circle
Fanita Parkway	Carlton Oaks Dr	Mast Blvd
Halberns Blvd	Mast Blvd	Lake Canyon Dr
Graves Ave	Prospect Ave	Sevilla St
Holborn Ct	Holborn St	End
Holborn St	Cleary St	El Nopal
Inverness Rd	Carlton Oaks Dr	Carlton Oaks Dr
Inwood Dr	Carlton Oaks Dr	End
Josie Jo Ln	El Nopal	W. Glendon Circle
Lomker Ct	Lomker Wy	End
Lomker Wy	Massot Ave	End
Lutheran Ct	Lutheran Wy	End
Lutheran Wy	Halberns Blvd	Cambury Dr
Markwood Dr	Halberns Blvd	Cecilwood Rd
Massot Ave	Carlton Oaks Dr	Inverness Rd
Melanie Ct	Delia Ln	End
Mesa Heights Rd	Mesa Rd	Tyler St
Mesa Ridge Rd	Mesa Heights Rd	End
Mesa Terrace Rd	Mesa Heights Rd	End
Mesa View Rd	Mesa Heights Rd	End
Mission Gorge Rd	Olive Ln	Fanita Dr
Montura Ave	Trigal Wy	End
Montura Ct	Montura Ave	End
Nubbin Ct	W. Glendon Circle	End
Pine Valley Dr	Carlton Oaks Dr	End
Prospect Ct	Prospect Ave	End
Roe Dr	Lutheran Wy	End
Roecrest Dr	Lutheran Wy	End
Ryder Rd	Mast Blvd	Lutheran Wy
S. Slope Dr	Prospect Ave	End
Sayers Ct	Holborn St	End
Sevilla St	Graves Ave	Calico St
Tomel Ct	Magnolia Ave	End
Trigal Wy	Carreta Dr	End
Tuthill Wy	Halberns Blvd	Cecilwood Rd
Tyler St	North End	South End
Valor Pl	Holborn St	End
W. Glendon Circle	Josie Jo Ln	E. Glendon Circle
Wethersfield Rd	Carlton Oaks Dr	Inverness Rd

MEETING DATE May 11, 2022

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE PAVEMENT REPAIR AND REHABILITATION PROGRAM 2022 (CIP 2022-01) PROJECT AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT Carl Schmitz, City Engineer 

SUMMARY

This item requests City Council award the construction contract for the Citywide Pavement Repair and Rehabilitation 2022 (CIP 2022-01) Project to SRM Contracting & Paving in the amount of \$1,008,793.22. This project will resurface a total of four streets as identified in the Pavement Management Report and two streets directed by the City Council. The attached project map and street list identify the streets throughout the City which are to be resurfaced.

On April 28, 2022, the City Clerk publicly opened and examined seven sealed bids. Upon review of the submitted bids, the bid submitted by SRM Contracting & Paving has been determined to be the lowest responsive and responsible bidder in the amount of \$1,008,793.22. The bid submitted by SRM Contracting & Paving is 34% lower than the Engineer's construction estimate of \$1,529,000.00.

Staff also requests authorization for the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$252,100.00 (25% of the contract price) for unforeseen items and additional work.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt from environmental review under State Guidelines to the California Environmental Quality Act (CEQA), section 15301 (Class 1, repair or minor alternation to existing facilities involving negligible or no expansion of use).

FINANCIAL STATEMENT 

Funding for this project is provided by Transnet funds, Gas Tax-RMRA funds and the General Fund and is included in the adopted Capital Improvement Program budget as part of the Pavement Repair and Rehabilitation Citywide project.

Design and Bidding	\$15,213.80
Construction Contract	1,008,793.22
Construction Change Orders	252,100.00
Construction Engineering/Management	35,000.00
Project Closeout	<u>3,000.00</u>
 Total Anticipated Project Cost	 <u>\$ 1,314,107.02</u>

CITY ATTORNEY REVIEW N/A Completed



RECOMMENDATION *MSB*

Adopt the Resolution:

1. Awarding the construction contract for the Citywide Pavement Repair and Rehabilitation Program 2022 project (CIP 2022-01) to SRM Contracting & Paving for a total amount of \$1,008,793.22; and
2. Authorizing the City Manager, Director of Development Services or City Engineer to approve change orders in a total amount not to exceed \$252,100.00; and
3. Determining the Project is Categorically Exempt from Environmental Review under the California Environmental Quality Act

ATTACHMENTS

Resolution
Bid Summary Chart
Project Map
Street List

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE PAVEMENT
REPAIR AND REHABILITATION PROGRAM 2022 (CIP 2022-01) PROJECT AND
DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM
ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT**

WHEREAS, the City Clerk, on April 28, 2022, publicly opened and examined sealed bids for the Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2022-01) project (“Project”); and

WHEREAS, the lowest received bid was submitted by SRM Contracting and Paving, Inc. in the amount of \$1,008,793.22; and

WHEREAS, in accordance with Santee Municipal Code section 3.24.100(E), staff has determined that the bid submitted SRM Contracting and Paving conforms in all material respects to the requirements set forth in the invitation for bids; and

WHEREAS, SRM Contracting and Paving was found to be the lowest responsive and responsible bidder with their total bid amount of \$1,008,793.22; and

WHEREAS, staff recommends awarding the construction contract to SRM Contracting and Paving in the amount of \$1,008,793.22; and

WHEREAS, staff requests authorization for the City Manager, Director of Development Services or City Engineer to approve changes orders in a total amount not to exceed \$252,100.00 for unforeseen change orders and additional work.

WHEREAS, the project is categorically exempt from environmental review by section 15301 (Class 1) of the Guidelines to the California Environmental Quality Act; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

SECTION 1: The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

SECTION 2: The construction contract for the Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2022-01) is awarded to SRM Contracting and Paving as the lowest responsive and responsible bidder in the amount of \$1,008,793.22, and the City Manager is authorized to execute the contract on behalf of the City.

SECTION 3: The City Manager, Director of Development Services or City Engineer is authorized to approve change orders in an amount not to exceed \$252,100.00 for unforeseen items and additional work.

SECTION 4: The project is categorically exempt from environmental review under State CEQA Guidelines section 15301 (Class 1, repair or minor alternation to existing facilities

RESOLUTION NO. _____

involving negligible or no expansion of use).

SECTION 5: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Ave, Santee, CA 92071. The City Clerk is the custodian of the record of proceedings.

SECTION 6: This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of May, 2022 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

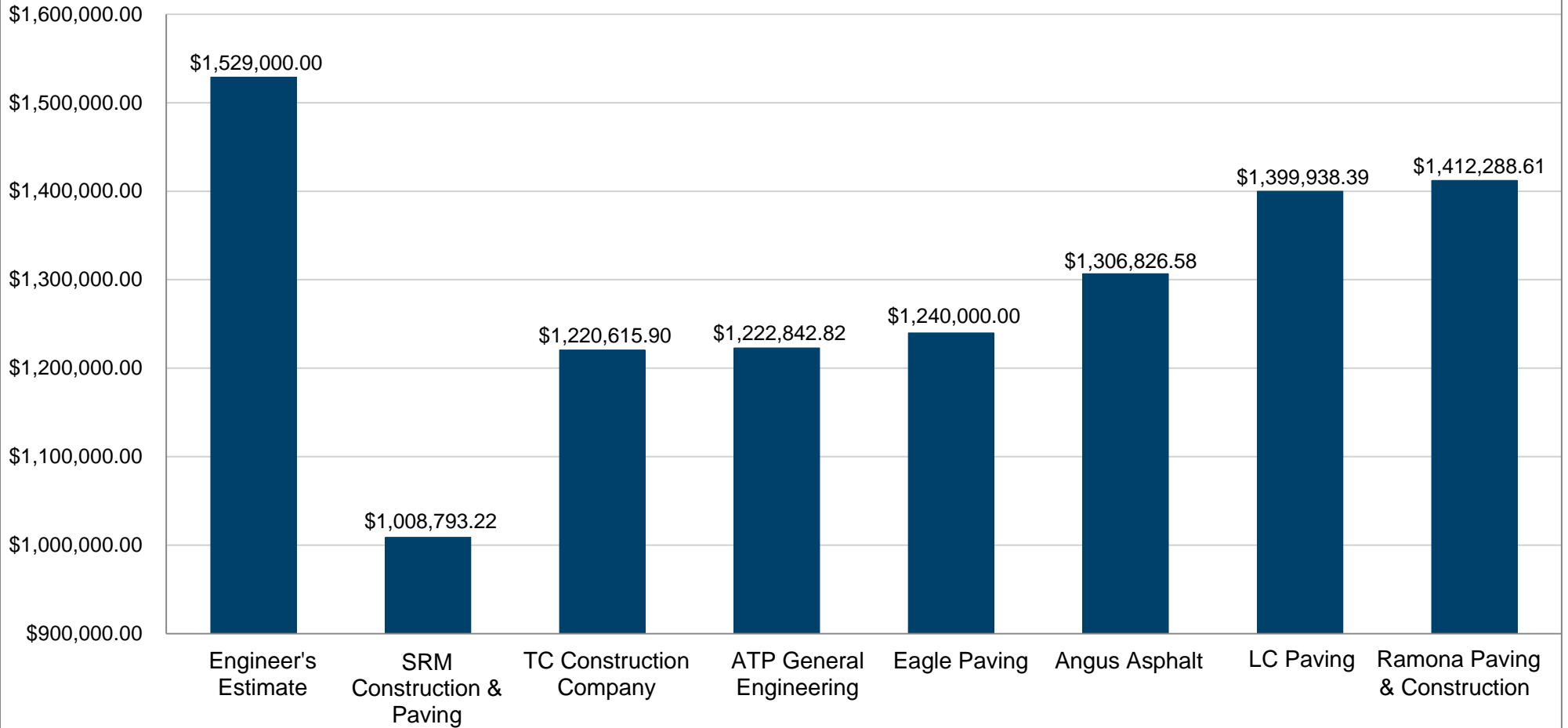
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

CITYWIDE PAVEMENT REPAIR AND REHABILITATION PROGRAM 2022 CIP 2022-01



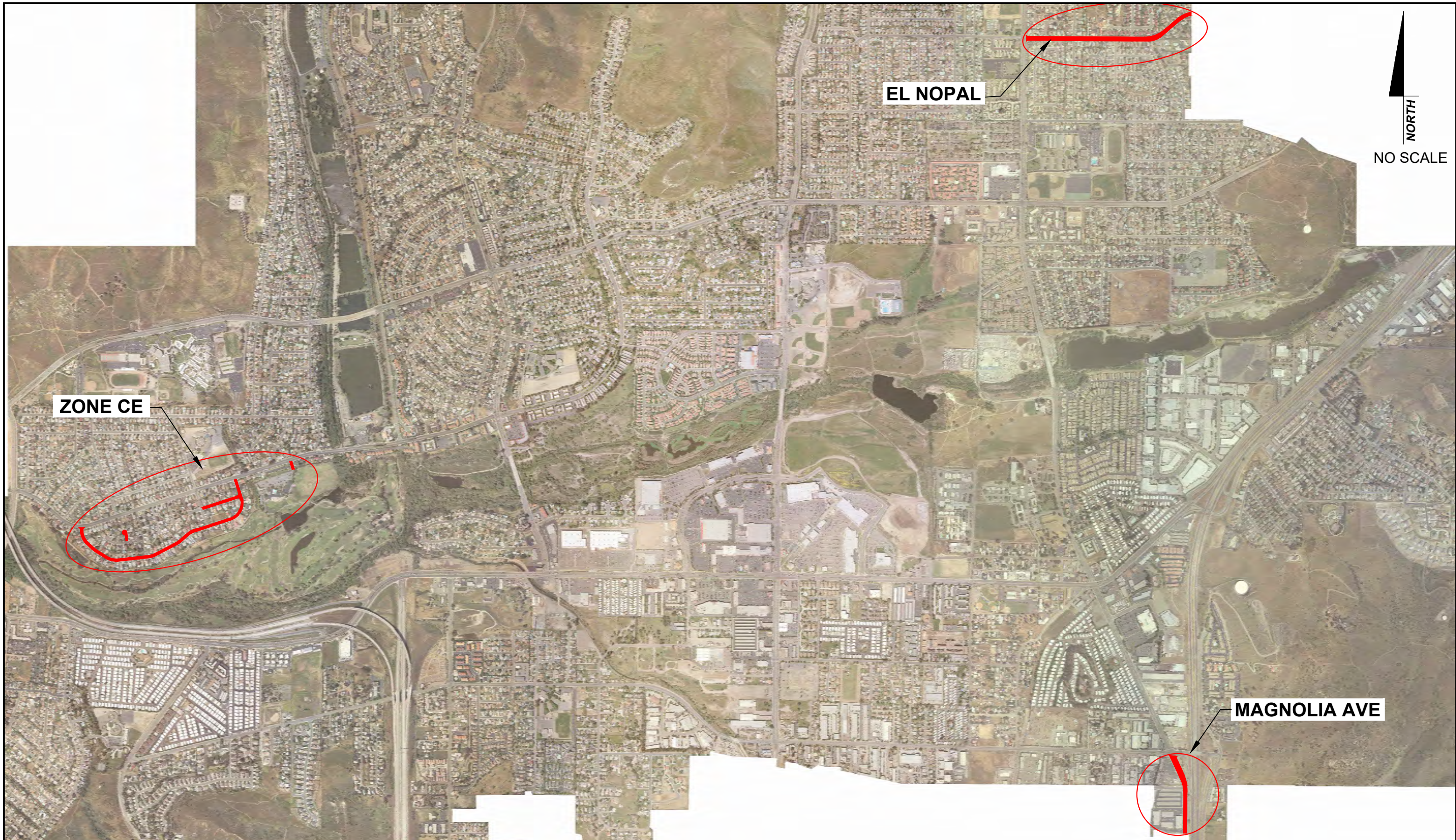


Exhibit B- Project Map
Citywide Pavement Repair and Rehabilitation Program 2022
CIP 2022-01


Project Streets 

City of Santee
Citywide Pavement Repair and Rehabilitation Program 2022

Street Name	From Street	To Street
Dunwoodie Rd	Inverness Rd	Wethersfield Rd
El Nopal	Magnolia Ave	East City Limits
Inverness Rd	Carlton Oaks Dr	Carlton Oaks Dr
Inwood Dr	Carlton Oaks Dr	End
Lomker Ct	Lomker Wy	End
Magnolia Ave	Prospect Ave	South City Limits

MEETING DATE May 11, 2022

ITEM TITLE AUTHORIZATION TO AWARD AGREEMENT FOR JULY 4TH AERIAL FIREWORKS DISPLAY TO FIREWORKS & STAGE FX AMERICA PER RFP #22/23-40025

DIRECTOR/DEPARTMENT Sam Rensberry, Public Services Manager 

SUMMARY

Santee Salutes, the City's annual celebration of Independence Day, has for years featured a concert, fun zone and aerial fireworks display, and it is back for 2022 after a brief hiatus due to the pandemic.

In compliance with the City's purchasing ordinance for professional services, Santee Municipal Code Section 3.24.160, and the City's professional services selection practices, the Finance Department administered a formal request for proposal (RFP) process for July 4th Aerial Fireworks Display per RFP 22/23-40025. On March 31, 2022, one (1) proposal was received. Staff recommends that City Council award the contract for July 4th Aerial Fireworks Display to Fireworks & Stage FX America (FWA) based on the firm's experience and past history of exemplary work for an amount not to exceed \$35,000 for Fiscal Year 2022-23.

The cost of the annual fireworks display has been fully funded through contributions from the City's waste hauler, Waste Management, Inc. FWA has provided the July 4th aerial fireworks display for the City of Santee since 1998.

The term of the initial contract shall be for three (3) consecutive years beginning with the fiscal year 2022-23, with options to extend the contract for two (2) additional fiscal years. Annual increases for this contract, if any, shall be at the sole discretion of the City and shall not exceed the San Diego All-Urban Consumers Index (CPI) for the preceding year. Staff also requests that the City Council authorize the City Manager to approve contract amendments up to ten percent (10%) of the then-current annual contract amount.

Staff recommends the City Council approve the Professional Services Agreement with FWA to perform the annual aerial fireworks display for 2022, 2023, 2024, with an amount not to exceed \$35,000 for the July 4, 2022 display, and authorize the City Manager to execute the Agreement.

FINANCIAL STATEMENT 

The July 4, 2022 aerial fireworks display is funded via a contribution from Waste Management, Inc.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION 

Authorize the award of a Professional Services Agreement with Fireworks and Stage FX America to perform the annual July 4th aerial display in 2022, 2023, and 2024, with an amount not to exceed \$35,000 for the 2022 display, and authorize the City Manager to execute the Agreement.

ATTACHMENT

None



MEETING DATE May 11, 2022

ITEM TITLE RESOLUTION APPROVING AN AMENDED SALARY SCHEDULE FOR HOURLY, GENERAL AND MANAGEMENT EMPLOYEES

DIRECTOR/DEPARTMENT Matt Rankin, Director of Human Resources *ml*

SUMMARY

Human Resources conducted a salary study of the Director of Fire and Life Safety (Fire Chief) position comparable to local agencies with similar positions and comparing internally at the City for equity. It was determined that the Director of Fire and Life Safety (Fire Chief) salary band is currently 8.05% below market median. The City typically sets salaries at or above market median to remain competitive in the job market and attract and retain highly qualified employees. Therefore, based on that review, staff recommends an 8.05% increase to the Director of Fire and Life Safety (Fire Chief) salary band effective May 12, 2022 to be consistent with other Fire Chief positions performing similar level duties. Implementation of this salary band increase requires adoption of a resolution amending the Salary Schedule for Hourly, General and Management Employees.

FINANCIAL STATEMENT *mr*

The proposed salary band change would result in a \$1,770 cost increase for the remainder of fiscal year (FY) 2021-22 and would have an eventual annual cost impact of \$21,010. Funding for the FY 2021-22 cost impact is available in the adopted FY 2021-22 Fire Department operating budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *JH for MDB*

Adopt the attached Resolution approving an amended salary schedule.

ATTACHMENT

Resolution (with Exhibit "A" Salary Schedule)

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING AN AMENDED SALARY SCHEDULE FOR HOURLY, GENERAL AND
MANAGEMENT EMPLOYEES**

WHEREAS, a salary study was conducted for the Director of Fire and Life Safety (Fire Chief) position to determine salary alignment; and

WHEREAS, it was determined that the salary band for the Director of Fire and Life Safety (Fire Chief) position should be adjusted; and;

WHEREAS, the Hourly, General and Management salary schedule has been amended to reflect changes to the salary band for the Director of Fire and Life Safety (Fire Chief) and is included as Exhibit "A".

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare that the salary schedule as provided in Exhibit "A" is approved for hourly, general and management employees effective May 12, 2022;

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11th day of May 2022, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JUNE 24, 2021

<u>Classification</u>		A	B	C	D	E
Fire Captain / PM Base salary	Hourly	33.19	34.85	36.59	38.42	40.34
	Annual	96,645.04	101,478.38	106,551.98	111,878.80	117,473.39
 <i>Educational Incentive</i>						
Fire Captain / PM 31-45 units = 1.5% over base	Hourly	33.69	35.37	37.14	39.00	40.95
	Annual	98,094.51	103,000.57	108,150.36	113,557.14	119,235.53
Fire Captain / PM 46 units and over = 3.0% over base	Hourly	34.18	35.89	37.69	39.57	41.55
	Annual	99,544.29	104,522.73	109,748.72	115,234.87	120,997.33
Fire Captain / PM A.A. Degree = 4.5% over base	Hourly	34.68	36.42	38.24	40.15	42.16
	Annual	100,994.07	106,044.61	111,346.75	116,913.21	122,759.43
Fire Captain / PM Bachelor Degree = 6% over base	Hourly	35.18	36.94	38.79	40.73	42.76
	Annual	102,443.53	107,566.77	112,945.13	118,591.57	124,521.89

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JUNE 24, 2021

<u>Classification</u>		A	B	C	D	E
Fire Captain Base salary	Hourly	31.76	33.35	35.01	36.77	38.60
	Annual	92,483.16	97,108.18	101,963.33	107,060.96	112,414.02
 <i>Educational Incentive</i>						
Fire Captain 31-45 units = 1.5% over base	Hourly	32.24	33.85	35.54	37.32	39.18
	Annual	93,870.36	98,564.60	103,493.10	108,666.91	114,100.27
Fire Captain 46 units and over = 3.0% over base	Hourly	32.71	34.35	36.07	37.87	39.76
	Annual	95,257.86	100,021.32	105,022.23	110,272.55	115,786.52
Fire Captain A.A. Degree = 4.5% over base	Hourly	33.19	34.85	36.59	38.42	40.34
	Annual	96,645.04	101,478.07	106,551.68	111,878.80	117,472.77
Fire Captain Bachelor Degree = 6% over base	Hourly	33.66	35.35	37.12	38.97	40.92
	Annual	98,032.24	102,934.50	108,081.43	113,484.46	119,159.00

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JUNE 24, 2021

<u>Classification</u>		A	B	C	D	E
Fire Engineer/PM Base salary	Hourly	28.47	29.87	31.34	32.93	34.49
	Annual	82,908.07	86,977.04	91,248.67	95,903.80	100,446.15
 <i>Educational Incentive</i>						
Fire Engineer / PM 31-45 units = 1.5% over base	Hourly	28.90	30.32	31.81	33.43	35.01
	Annual	84,151.91	88,281.55	92,617.08	97,342.42	101,952.71
Fire Engineer / PM 46 units and over = 3.0% over base	Hourly	29.33	30.76	32.28	33.92	35.53
	Annual	85,395.46	89,586.41	93,986.10	98,780.68	103,459.34
Fire Engineer / PM A.A. Degree = 4.5% over base	Hourly	29.75	31.21	32.75	34.42	36.05
	Annual	86,638.98	90,890.93	95,354.79	100,219.28	104,966.24
Fire Engineer / PM Bachelor Degree = 6% over base	Hourly	30.18	31.66	33.22	34.91	36.56
	Annual	87,882.82	92,195.78	96,723.49	101,657.90	106,472.85

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JUNE 24, 2021

<u>Classification</u>		A	B	C	D	E
Fire Engineer Base salary	Hourly	27.11	28.44	29.84	31.36	32.84
	Annual	78,943.22	82,816.79	86,884.76	91,317.29	95,642.90
 <i>Educational Incentive</i>						
Fire Engineer 31-45 units = 1.5% over base	Hourly	27.52	28.87	30.28	31.83	33.34
	Annual	80,127.47	84,059.18	88,188.18	92,687.07	97,077.49
Fire Engineer 46 units and over = 3.0% over base	Hourly	27.92	29.29	30.73	32.30	33.83
	Annual	81,311.69	85,301.28	89,491.29	94,056.87	98,512.44
Fire Engineer A.A. Degree = 4.5% over base	Hourly	28.33	29.72	31.18	32.77	34.32
	Annual	82,495.61	86,543.67	90,794.69	95,426.67	99,947.04
Fire Engineer Bachelor Degree = 6% over base	Hourly	28.74	30.15	31.63	33.24	34.82
	Annual	83,680.14	87,785.75	92,097.79	96,796.47	101,381.64

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JUNE 24, 2021

<u>Classification</u>		A	B	C	D	E	F	G	H
Firefighter Paramedic	Hourly	24.40	25.40	26.45	27.53	29.16	30.34	31.57	32.84
Base salary	Annual	71,051.63	73,970.47	77,010.71	80,175.51	84,920.68	88,351.30	91,920.77	95,642.90

Educational Incentive (after completing 3 1/2 years of employment)

	G	H
Firefighter Paramedic	32.04	33.34
31-45 units = 1.5% over base	93,299.41	97,077.49
Firefighter Paramedic	32.51	33.83
46 units and over = 3.0% over base	94,678.08	98,512.44
Firefighter Paramedic	32.99	34.32
A.A. Degree = 4.5% over base	96,057.36	99,947.04
Firefighter Paramedic	33.46	34.82
Bachelor Degree = 6% over base	97,436.01	101,381.64

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JUNE 24, 2021

<u>Classification</u>		A	B	C	D	E	F	G	H
Firefighter	Hourly	20.70	21.74	22.73	23.97	25.16	26.42	27.74	29.13
Base salary	Annual	60,287.96	63,301.00	66,185.40	69,790.25	73,280.03	76,944.35	80,790.70	84,831.19
Educational Incentive (after completing 3 1/2 years of employment)								G	H
Firefighter								28.16	29.57
31-45 units = 1.5% over base								82,002.74	86,103.62
Firefighter								28.58	30.01
46 units and over = 3.0% over base								83,214.50	87,376.05
Firefighter								28.99	30.44
A.A. Degree = 4.5% over base								84,426.52	88,648.80
Firefighter								29.41	30.88
Bachelor Degree = 6% over base								85,638.26	89,920.91

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE MAY 12, 2022

Range	Classification		A	B	C	D	E
29	Account Clerk	Hourly	22.73	23.87	25.06	26.31	27.63
		Annual	47,277.64	49,641.59	52,123.73	54,730.13	57,466.43
35	Administrative Secretary	Hourly	26.36	27.68	29.06	30.51	32.04
		Annual	54,827.80	57,569.14	60,447.65	63,470.32	66,643.73
	Assistant City Clerk	Hourly		31.69	to	45.27	
		Annual		65,916.12	to	94,165.89	
	Assistant to the City Manager	Hourly		60.65	to	81.88	
		Annual		126,158.47	to	170,314.12	
50	Assistant Engineer	Hourly	38.18	40.09	42.09	44.19	46.40
		Annual	79,406.93	83,377.52	87,546.60	91,923.64	96,520.04
58	Associate Civil Engineer / Associate Traffic Engineer	Hourly	46.51	48.84	51.28	53.85	56.54
		Annual	96,749.51	101,587.41	106,667.07	112,000.26	117,600.52
49	Associate Planner	Hourly	37.25	39.11	41.06	43.12	45.27
		Annual	77,470.33	81,343.88	85,411.15	89,682.00	94,165.89
	City Clerk	Hourly		46.41	to	64.98	
		Annual		96,529.16	to	135,164.62	
	City Engineer	Hourly		61.97	to	83.93	
		Annual		128,895.50	to	174,579.97	
	City Manager (Single Rate)	Hourly		112.68	to	112.68	
		Annual		234,360.20	to	234,360.20	
26	Code Compliance Assistant	Hourly	21.11	22.16	23.27	24.43	25.66
		Annual	43,901.94	46,097.11	48,401.94	50,822.15	53,363.09
44	Code Compliance Officer	Hourly	32.92	34.57	36.29	38.11	40.01
		Annual	68,472.56	71,895.99	75,491.07	79,265.35	83,228.65

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE MAY 12, 2022

Range	Classification		A	B	C	D	E
46	Confidential Accountant	Hourly	34.59	36.32	38.13	40.04	42.04
		Annual	71,938.99	75,535.94	79,312.76	83,278.26	87,442.29
46	Confidential Payroll Specialist	Hourly	34.59	36.32	38.13	40.04	42.04
		Annual	71,938.99	75,535.94	79,312.76	83,278.26	87,442.29
46	Confidential Secretary to City Manager/Council	Hourly	34.59	36.32	38.13	40.04	42.04
		Annual	71,938.99	75,535.94	79,312.76	83,278.26	87,442.29
	Crossing Guards ^ (Single Rate)	Hourly			15.00		
	Deputy Fire Chief	Hourly		61.06	to	83.54	
		Annual		127,000.31	to	173,767.16	
35	Development Services Technician	Hourly	26.36	27.68	29.06	30.51	32.04
		Annual	54,827.80	57,569.14	60,447.65	63,470.32	66,643.73
	Director of Community Services	Hourly		66.46	to	88.62	
		Annual		138,246.38	to	184,335.87	
	Director of Development Services	Hourly		65.76	to	88.66	
		Annual		136,791.10	to	184,412.71	
	Director of Finance / City Treasurer	Hourly		69.48	to	93.49	
		Annual		144,526.59	to	194,462.62	
	Director of Fire & Life Safety (Fire Chief)	Hourly		78.91	to	103.00	
		Annual		164,138.00	to	214,248.00	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE MAY 12, 2022

Range	Classification		A	B	C	D	E
	Director of Human Resources	Hourly		64.89	to	87.60	
		Annual		134,975.65	to	182,217.35	
	Economic Development Manager	Hourly		40.86	to	55.17	
		Annual		84,997.73	to	114,747.69	
48	Engineering Inspector	Hourly	36.34	38.15	40.06	42.06	44.17
		Annual	75,580.83	79,359.86	83,327.59	87,494.12	91,868.95
39	Equipment Mechanic	Hourly	29.10	30.55	32.08	33.68	35.37
		Annual	60,519.73	63,545.84	66,723.07	70,059.28	73,562.04
35	Equipment Operator	Hourly	26.36	27.68	29.06	30.51	32.04
		Annual	54,827.80	57,569.14	60,447.65	63,470.32	66,643.73
38	Facilities Maintenance Supervisor	Hourly	28.39	29.81	31.30	32.86	34.50
		Annual	59,043.65	61,995.81	65,095.56	68,350.56	71,767.99
25	Facilities Maintenance Technician	Hourly	20.59	21.62	22.70	23.84	25.03
		Annual	42,831.06	44,972.49	47,221.38	49,582.18	52,061.17
35	Field Inspector	Hourly	26.36	27.68	29.06	30.51	32.04
		Annual	54,827.80	57,569.14	60,447.65	63,470.32	66,643.73
	Finance Manager	Hourly		51.31	to	69.26	
		Annual		106,714.85	to	144,065.12	
	Fire Battalion Chief (2920 hours)	Hourly		38.91	to	52.75	
		Annual		113,614.16	to	154,020.31	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE MAY 12, 2022

Range	Classification		A	B	C	D	E
44	Fire Inspector	Hourly	32.92	34.57	36.29	38.11	40.01
		Annual	68,472.56	71,895.99	75,491.07	79,265.35	83,228.65
	Fire Marshal	Hourly		51.31	to	69.26	
		Annual		106,714.85	to	144,065.12	
	Graduate Intern ^	Hourly		15.00	to	20.60	
38	Human Resources Technician	Hourly	28.39	29.81	31.30	32.86	34.50
		Annual	59,043.65	61,995.81	65,095.56	68,350.56	71,767.99
53	Information Technology Analyst	Hourly	41.11	43.17	45.33	47.59	49.97
		Annual	85,512.62	89,788.21	94,278.09	98,991.76	103,941.53
	Information Technology Manager	Hourly		46.64	to	62.97	
		Annual		97,013.50	to	130,968.36	
29	Landscape and Irrigation Maintenance Worker	Hourly	22.73	23.87	25.06	26.31	27.63
		Annual	47,277.64	49,641.59	52,123.73	54,730.13	57,466.43
48	Lead Equipment Mechanic	Hourly	36.34	38.15	40.06	42.06	44.17
		Annual	75,580.83	79,359.86	83,327.59	87,494.12	91,868.95
29	Maintenance Worker	Hourly	22.73	23.87	25.06	26.31	27.63
		Annual	47,277.64	49,641.59	52,123.73	54,730.13	57,466.43
46	Management Analyst	Hourly	34.59	36.32	38.13	40.04	42.04
		Annual	71,938.99	75,535.94	79,312.76	83,278.26	87,442.29

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE MAY 12, 2022

Range	Classification		A	B	C	D	E
	Marketing Coordinator	Hourly		39.87	to	53.82	
		Annual		82,924.63	to	111,948.96	
28	Marketing Specialist	Hourly	22.18	23.28	24.45	25.67	26.95
		Annual	46,124.59	48,431.01	50,852.49	53,395.03	56,064.93
	Office Assistant ^	Hourly		15.00	to	20.60	
48	Parks & Landscape Supervisor	Hourly	36.34	38.15	40.06	42.06	44.17
		Annual	75,580.83	79,359.86	83,327.59	87,494.12	91,868.95
	Principal Civil Engineer	Hourly		57.65	to	78.08	
		Annual		119,902.79	to	162,399.97	
	Principal Planner	Hourly		45.68	to	61.67	
		Annual		95,019.83	to	128,278.79	
	Principal Traffic Engineer	Hourly		57.65	to	78.08	
		Annual		119,902.79	to	162,399.97	
38	Procurement Specialist	Hourly	28.39	29.81	31.30	32.86	34.50
		Annual	59,043.65	61,995.81	65,095.56	68,350.56	71,767.99
	Public Services Manager	Hourly		44.36	to	59.90	
		Annual		92,267.72	to	124,590.60	
43	Public Works Supervisor	Hourly	32.12	33.72	35.41	37.18	39.04
		Annual	66,802.41	70,142.41	73,649.61	77,332.22	81,198.48
	Recreation Aide ^	Hourly		15.00	to	17.59	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE MAY 12, 2022

Range	Classification		A	B	C	D	E
28	Recreation Coordinator	Hourly	22.18	23.28	24.45	25.67	26.95
		Annual	46,124.59	48,431.01	50,852.49	53,395.03	56,064.93
	Recreation Leader ^	Hourly		16.00	to	19.00	
	Recreation Services Manager	Hourly		44.36	to	59.90	
		Annual		92,267.72	to	124,590.60	
	Recreation Supervisor	Hourly		31.69	to	45.27	
		Annual		65,916.12	to	94,165.89	
36	Senior Account Clerk	Hourly	27.02	28.37	29.79	31.28	32.84
		Annual	56,198.61	59,008.56	61,959.14	65,057.03	68,310.11
	Senior Civil Engineer / Senior Traffic Engineer	Hourly		50.53	to	68.71	
		Annual		105,104.64	to	142,922.09	
	Senior Human Resources Analyst	Hourly		41.86	to	56.51	
		Annual		87,070.85	to	117,546.42	
	Senior Management Analyst	Hourly		39.87	to	53.82	
		Annual		82,924.63	to	111,948.96	
	Senior Planner	Hourly		39.72	to	53.63	
		Annual		82,625.32	to	111,546.92	
	Special Events Supervisor	Hourly		31.69	to	45.27	
		Annual		65,916.12	to	94,165.89	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE MAY 12, 2022

<u>Range</u>	<u>Classification</u>		A	B	C	D	E
	Storm Water Program Assistant^	Hourly		27.76	to	33.74	
50	Storm Water Program Manager	Hourly Annual	38.18 79,406.93	40.09 83,377.52	42.09 87,546.60	44.19 91,923.64	46.40 96,520.04
	Student Intern ^	Hourly		15.00	to	19.00	
	Technical Professional Expert ^	Hourly		50.00	to	160.00	

^Part-time, temporary status

CITY OF SANTEE
MAYOR AND CITY COUNCIL MEMBERS SALARY SCHEDULE
EFFECTIVE JUNE 24, 2021

<u>Range</u>	<u>Classification</u>		
	City Council Member	Monthly	1,754.33
		Annual	21,051.96
	Mayor	Monthly	2,956.58
		Annual	35,478.96