

ORDINANCE NO. 592

AN URGENCY ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, ENACTING AN ESSENTIAL HOUSING PROGRAM TO BOOST HOUSING PRODUCTION AND IMPROVE HOUSING AFFORDABILITY IN ORDER TO ACHIEVE THE GOALS SET FORTH IN THE CITY'S HOUSING ELEMENT (SIXTH CYCLE: 2021-2029) AND DETERMINING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Santee ("City") is a California charter city; and

WHEREAS, the City desires to amend its local regulatory process to boost housing production and improve housing affordability within the City to meet the full spectrum of housing needs for its residents and households by enacting an "Essential Housing Program;" and

WHEREAS, there is a current and immediate threat to the public health, safety, or welfare because the City is experiencing a housing crisis due to, among other considerations, delayed housing production, lack of housing affordability, cost-burdened households, "missing middle" housing, lack of "move up/move down" housing, and aging and deteriorating housing stock, as set forth in Section 2, below; and

WHEREAS, these threats to public safety, health, and welfare justify adoption of this Ordinance as an urgency ordinance to be effective immediately upon adoption by a four-fifths vote of the City Council; and

WHEREAS, to protect the public safety, health, and welfare, the City Council may adopt this Ordinance as an urgency measure in accordance with Government Code section 36937, subdivision (b).

NOW, THEREFORE, the City Council of the City of Santee does ordain as follows:

SECTION 1. RECITALS

The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. FINDINGS CONSTITUTING THE URGENCY

The Council finds and declares as follows:

A. This Ordinance is adopted pursuant to California Government Code section 36937, subdivision (b), and shall take effect immediately upon its approval at either a regular or special meeting by at least a four-fifths vote of the City Council.

B. This Ordinance is necessary to expeditiously respond to the statewide and local housing crisis, which the City experiences through delayed housing production, lack of housing affordability, cost-burdened households, "missing middle" housing, missing move up/ move down housing, aging and deteriorating housing stock, and overcrowding (particularly among renters).

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C. In enacting this Ordinance, the Council's intent is to declare a City-wide housing emergency, to be in effect until August 25, 2026, and to enact the "Essential Housing Program" to: (a) maximize housing production to combat this current housing crisis/emergency; and (b) expeditiously allow and encourage a range of locally-desirable housing types and lot sizes for all income levels, including housing affordability options, that will enhance homeownership and for-rent living opportunities within the City.

D. The Council's findings, declarations, and intent are for the immediate preservation of the public peace, health, and safety and based on the following facts:

1. Housing Crisis

Statewide and locally, California is experiencing an extraordinary housing supply crisis, with housing demand far outstripping supply, and this crisis results in severe adverse consequences.

a) City of Santee

1. According to the City's Housing Element 2021-2029, 48 percent of renter households and 31 percent of owner households face a housing cost burden. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. Most drastically, a majority of lower- and moderate- income households in the City experience housing cost burden, with an incidence among very low income homeowners of 81 percent. (Housing Element 2021-2029, p. 14.)

2. The City's 2020 Annual Progress Report on Housing Element Implementation ("Progress Report") shows the City falling far short of its Regional Housing Needs Assessment (RHNA) goals for the 11- year cycle of 2010-2020, having issued building permits for 1,374 units (37.5 percent) of its RHNA allocation of 3,660 units — a 2,286-unit shortfall. (See March 24, 2021, City Council Staff Report, Item 6, and the City's Progress Report, along with supplemental information available for public review on City's website, cityofsanteeca.gov.)

3. The City's housing stock is aging, and new housing stock is needed to prevent widespread housing deterioration. Approximately 80 percent of the City's housing stock is more than 30 years old and 26 percent is more than 50 years old. Approximately 88 percent of the City's housing stock will exceed 30 years of age by 2029. (See City's Housing Element 2021-2029, pp. 23-24.) New housing is drastically needed to diversify the City's housing portfolio and provide an influx of homes less than 30 years old.

4. The City continues to experience a significant housing shortfall, apparent in lower than optimal vacancy rates. Vacancies for home ownership was one percent, below the optimal vacancy rate of 1.5 and 2.0 percent to balance housing demand and supply. Vacancies for home rentals was 2.9 percent, similarly below the optimal rate of 5.0 to 6.0 percent. (See City's Housing Element 2021-2029, p. 25.) Low vacancy rates force prices up, make it more difficult for low- and moderate- income

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households to find housing, and increase the incidence of overcrowding. (See also Public Policy Institute of California information showing that the shortfall of available rental homes in the San Diego region exceeds 140,000 units and growing.

5. The housing shortfall has contributed to increases in median rental and home prices in the City. Since 2015, median home sale prices in Santee have increased by almost 50 percent. Moderate- income households are unable to purchase adequately sized homes at current prices. As for rentals, between 2011 and 2019, the average price increased between 63 and 105.1 percent. (See City's Housing Element 2021-2029, pp. 25-30.) The lack of housing supply and product variety limits affordability and housing options in the City, and for households in various life stages such as young couples, families, students, seniors, and veterans.

6. According to the City's Housing Element 2021-2029, the City's median household income is \$84,226 (in 2018), well below the annual income needed to purchase a home in the City. (See City's Housing Element 2021-2029, pp. 25-30.) The housing shortage affects not only those in the lowest income brackets, but also moderate-income earners.

7. Increasing housing supply to keep pace with demand, while protecting the existing supply from use conversion, will reduce the City's housing prices, diversify the City's aging home stock, make it easier for low- and moderate- income households to find housing, and reduce overcrowding.

8. This Ordinance contains provisions that implement solutions to the City's housing crisis by: (a) soliciting qualifying applications; (b) accepting applications that meet the specified criteria herein designed to boost housing production and improve housing affordability in the City; (c) processing accepted applications in accordance with the terms and conditions of this Ordinance; (d) approving or denying such applications in accordance with objective criteria set forth herein; and (e) using this overall framework to implement the City's program on an urgency basis consistent with the Council's findings and intent herein.

b) County of San Diego

1. On April 18, 2018, the County of San Diego Board of Supervisors ("Board") recognized that the County was "experiencing a housing crisis" and directed County's Chief Administrative Officer to "investigate options that would further promote the expedient building of homes in the unincorporated area and the closing of the housing gap through incentive programs and/or reductions in regulations in San Diego County." The Board also noted that "promoting housing affordability through production incentives and regulatory policy review is one way [the County] can encourage the production of much-needed housing at all income levels, and shore up the regional housing supply by removing unnecessary impediments and/or bolstering the production process." (County of San Diego Bd. of Sups., Minute Order issued April 18, 2018.) On September 11, 2018, the Board of Supervisors declared a shelter crisis in the unincorporated areas of the County. (County of San Diego Bd. of Sups., Minute Order issued Sept. 11, 2018.) On

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October 10, 2018, the Board received a report on Options to Improve Housing Affordability in the Unincorporated Area, and the proposed actions include reducing time and costs associated with the permit process, exploring incentives to stimulate production of diverse housing types, and to consolidate and modernize zoning and use regulations. (County of San Diego Bd. of Sups., Minute Order issued Oct. 10, 2018.)

2. This Ordinance is consistent with the County's efforts to address the housing crisis and shelter crisis that still exist in the County.

c) State of California

1. The Legislature has declared that the lack of housing "is a critical problem that threatens the economic, environmental, and social quality of life in California" and that the "excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing." (Gov. Code § 65589.5, subd. (a).)

2. The Legislature attempted to combat this trend in 1982, by enacting the Housing Accountability Act ("HAA") (Gov. Code § 65589.5). However, almost 40 years later, the Legislature recognized that its intent in enacting the HAA and in expanding its provisions since then, which was "to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters" "has *not* been fulfilled." (Gov. Code § 65589.5, subd. (a)(2)(K)[*italics added*].)

3. Accordingly, the Legislature enacted the Housing Crisis Act of 2019 (SB 330) declaring a statewide housing emergency to be in effect from January 1, 2020, until January 1, 2025. In declaring this statewide housing emergency, the California Legislature found that:

- a. California is experiencing a housing supply crisis, with housing demand far outstripping supply; and in 2018, California ranked 49th out of the 50 states in housing units per capita.
- b. Existing housing in this state, especially in its largest cities, has become expensive; and seven of the ten most expensive real estate markets in the United States are in California.
- c. California is experiencing rapid year-over-year rent growth with three cities in the state having had overall rent growth of 10 percent or more year-over-year, and of the 50 United States cities with the highest United States rents, 33 are cities in California.

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- d. California needs an estimated 180,000 additional homes annually to keep up with population growth, and Governor Newsom has called for 3.5 million new homes to be built over the next seven years.
- e. The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.
- f. The housing crisis results in harm to families across California, including:
 - Increasing poverty and homelessness, especially first-time homelessness,
 - Forcing lower income residents into crowded and unsafe housing in urban areas, and
 - Forcing public employees, health care providers, teachers, and others, including critical safety personnel, into more affordable housing farther from the communities they serve, which will exacerbate future disaster response challenges in high-cost, high-congestion areas and increase risk to life.
 - Driving families out of the state or into communities away from good schools and services, disrupting family life, and increasing health problems due to long commutes that may exceed three hours per day.
- g. Lengthy permitting processes and approval times, fees, and costs for parking and other requirements further exacerbate cost of residential construction.
- h. The housing crisis is severely impacting the state's economy in the following ways:
 - Employers face increasing difficulty in securing and retaining a workforce.
 - Schools, universities, nonprofits, and governments have difficulty attracting and retaining teachers, students, and employees, and our schools and critical services are suffering.
 - According to analysts at McKinsey and Company, the housing crisis is costing California \$140 billion a year in lost economic output.

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- i. The housing crisis harms the environment by increasing greenhouse gas emissions from longer commutes to affordable homes far from growing job centers.
- j. The state's cumulative housing shortage significantly increases greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households.
- k. When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

2. Lack of Housing Affordability

The lack of housing affordability constitutes an emergency in the City of Santee, County of San Diego, and State of California, requiring expedited City action. Over the past several years, significant attention has been placed on the increasing costs of housing and the overall lack of housing affordability in California and the San Diego region, including in the City. Concerns raised by elected officials, local business advocacy groups, and the public have brought attention to the shortage of for-sale and rental housing.

a) City of Santee

1. The City housing development trends show that there is not enough housing being built in the City, and the housing that is constructed does not meet the full spectrum of needs of City residents and for households at all income levels.

2. State regulations, uncertain land use policies, need for rezoning, and delays in project processing all delay and add to the cost of housing. The environmental review process alone can pose a challenge to housing production due to required public agency review of possible environmental impacts, potential mitigation measures to address them, and delays in processing. (See California Legislative Analyst Office (LAO) report titled, "California's High Housing Cost: Causes and Consequences," LAO 2015, pp. 13-18, 35 [the LAO is a nonpartisan fiscal and policy advisor to the State of California].)

3. Further, project opponents sometimes use the California Environmental Quality Act (CEQA) review process, litigation, and ballot measures to limit or scuttle housing projects that have gone through an exhaustive, open, and public review and participation process. According to the above LAO report in 2015, the local permitting processes, public hearings, and other processing requirements can be lengthy and

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extend the overall timeframe to complete a housing project. CEQA, project opposition, and various regulatory and growth restrictions have caused California's for-sale and rental housing prices to be far higher — more than double the cost — of any other state in the nation. (See "California's High Housing Cost: Causes and Consequences," LAO 2015, pp. 5-7,15-20.)

4. The lack of housing supply has resulted in housing unaffordability and economic insecurity in the City. (Housing Element 2021-2029, pp. 14-15, 25-30.) High housing costs leave households with little left over for other important expenses, leading to difficult budget trade-offs. Local economies are then impacted because money that might otherwise be spent in the local economy (generating sales tax revenues for each community) is being spent on the high cost of housing.

5. Due to the high cost of housing, one out of five of San Diego region's one-million-person workforce (200,000 workers) live outside of the County. These commuters purchase lower cost homes outside the San Diego region, in areas such as Riverside County, due to the lack of appropriate in-County housing. Forcing the City's workforce and first responders into long commutes harms workers and the environment by disrupting family life, increasing health problems, and increasing air pollutant and greenhouse gas emissions.

6. The City finds it beneficial to have law enforcement officers, first responders, public safety officers, military personnel, veterans, and schoolteachers residing in the City where they work. This ensures that they are closer to the areas and residents they serve, and promotes their community involvement while off-duty. The continued presence of such persons provides models of public service to City neighborhoods, builds community rapport among such persons and other residents, and increases general civic engagement. Further, having such persons living in the City benefits that community's safety in the event of an emergency or natural disaster because they are already in close proximity to the community, decreasing emergency response time. Because of the current housing crisis, however, such persons are experiencing difficulty locating affordable housing within the City.

b) State of California

1. The housing crisis has particularly exacerbated the immediate need for affordable homes at prices below market rates. (SB 330, Section 2 (a)(5).)

2. Costs for construction of new housing continue to increase; and according to the Turner Center for Housing Innovation at the University of California, Berkeley, the cost of building a 100-unit affordable housing project in the state was almost \$425,000 per unit in 2016, up from \$265,000 per unit in 2000. (SB 330, Section 2 (a)(9).)

3. California's overall homeownership rate is at its lowest since the 1940s. The state ranks 49th out of the 50 states in homeownership rates and in the supply of housing per capita. Only one-half of California's households can afford the cost of housing in their local regions. (Gov. Code § 65589.5 (a)(2)(E).)

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4. The lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians. (Gov. Code § 65589.5 (a)(2)(F).)

5. Most California renters, more than 3,000,000 households, pay more than 30% of their income toward rent; and nearly one-third, more than 1,500,000 households, pay more than 50% of their income toward rent. (Gov. Code § 65589.5 (a)(2)(G).)

6. California's overcrowding rate is well above the national average — 8.3% compared to 3.4% across the nation — increasing the COVID-19 risk in the state. According to a May 2020 analysis by Public Policy Institute of California, essential workers are more likely than non-essential workers to live in overcrowded housing. Essential workers and those in larger households accordingly face a higher risk of contracting COVID-19 due to overcrowding and the inability to practice the physical distancing needed to slow the spread of COVID-19. (See Public Policy Institute of California, "Overcrowded Housing and COVID-19 Risk Among Essential Workers," May 12, 2020.)

SECTION 3. CEQA

The Council finds that this Ordinance is not subject to the requirements of CEQA because pursuant to Public Resources Code section 21080(a) and CEQA Guidelines section 15378(b)(2), the City's adoption of a general policy and procedure is not a "project" subject to CEQA. By this Ordinance, the City is hereby enacting the "Essential Housing Program" to provide policies and procedures to implement General Plan and zoning consistency for qualifying housing and mixed-use housing projects.

In addition, this Ordinance is exempt under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty there is no possibility that enacting this "Essential Housing Program" may have a significant effect on the environment. Specifically, by enacting these policies and procedures, the City is not causing any alteration to the physical environment; and any certified project that satisfies these policies and procedures must still comply fully the CEQA, the CEQA Guidelines, and all other applicable laws and regulations before any development of any kind can proceed. Thus, CEQA compliance is assured. Further, the City's enactment of these policies and procedures will enhance, rather than degrade, existing environmental conditions by ensuring that any certified project demonstrate compliance with stringent environmental standards.

The City also finds that choosing the precise time for CEQA compliance involves a balancing of competing factors. For example, CEQA recognizes that CEQA compliance should occur as project scope, design, features, and other factors and yet late enough to provide meaningful non-speculative information for environmental assessment. Accordingly, the City finds that by adopting this Ordinance, the City is not restricting itself from considering any feasible or reasonable choice of alternatives or mitigation measures for a certified project before completion of its CEQA compliance, nor committing itself to

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any definite course of action concerning a certified project prior to its CEQA compliance. Further, nothing herein restricts the City from denying a certified project on CEQA or other objective grounds.

SECTION 4. ESSENTIAL HOUSING PROGRAM

The City Council hereby adopts this Ordinance, titled the “Essential Housing Program,” to provide policies and procedures to implement General Plan and zoning consistency for qualifying housing and mixed-use housing projects. Unless otherwise stated, the City Council and their elected officials, Director of Development Services, and staff shall comply with the procedures set forth in this Ordinance.

A. Title.

This Ordinance shall be known as the Essential Housing Program Ordinance of the City of Santee.

B. Purposes and General Plan Consistency

1. This Ordinance is enacted to establish review procedures for residential and residential mixed use development proposals to: (a) boost housing production and housing affordability during the period of the Citywide, Countywide, and Statewide housing crisis described in Sections 1 and 2, above, which findings are incorporated herein by reference; and (b) to declare as urgent the need for the permitting and development of qualifying housing projects in the City consistent with the provisions of this title.

2. Compliance with the City of Santee Essential Housing Project Credits Assessment Guide, described below, shall ensure consistency with the City’s General Plan by:

- a. Promoting economical and efficient use of the land while providing a variety of housing choices and mixed-use development that will create and maintain a high-quality environment;
- b. Preserving natural and scenic qualities of open spaces and areas;
- c. Promoting design and construction techniques that are responsive to relevant environmental resources and minimize hazards;
- d. Requiring energy conservation through solar and other renewable energy sources; Ensuring adequate provision of community public services, trails, and parks and recreation facilities to serve new and existing communities;

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- e. Supporting a balanced transportation network that meets future circulation needs and promotes alternative modes of travel and site design to reduce vehicular trips, save energy, and improve air quality; and
- f. Enhancing quality of life and revitalizing City neighborhoods through new residential development.

C. Conflicts and Interpretation.

1. *Conflicts with Other Regulations.* In the event of a conflict between this Ordinance and any other City code, plan, or policy, the provisions of this Ordinance shall control with regard to Essential Housing Projects. An Essential Housing Project remains subject to all other applicable regulations and laws, as described in subdivision C(3) below.

2. *Interpretation.* This Ordinance shall be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

3. Compliance with Other Regulations and Laws.

- a. Except as provided herein, an Essential Housing Project must otherwise comply with all applicable City requirements, including obligations related to processing or review of any required development application. However, the City's development standards, conditions, and policies shall be applied to facilitate and endeavor to accommodate development at the density proposed by the Essential Housing Project.
- b. Nothing in this Ordinance shall be construed to prohibit the City from imposing fees and other exactions otherwise authorized by law that are required to provide necessary public services and facilities.
- c. Nothing in this Ordinance shall be construed to relieve the City or Applicant from complying with state law, including without limitation the Subdivision Map Act (Gov. Code § 66410 *et seq.*) and the California Environmental Quality Act (Pub. Resources Code § 21000 *et seq.*)

D. Essential Housing Project Determination

1. Notwithstanding any goal, policy, term, provision, requirement, or mandate contained in the General Plan and its various Elements, a Housing Development

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Project certified as an Essential Housing Project, as described in Section G below, shall be deemed both in compliance and consistent with the General Plan Land Use Element and Housing Element and shall not require an amendment to the General Plan, an amendment to a Specific Plan, a rezone, or other legislative act.

2. Nothing herein shall be construed to limit the number of residential units provided by an Essential Housing Project to the minimum required by law in any Income Category identified in the City's Housing Element 2021-2029. An Essential Housing Project may provide residential units in excess of the City's RHNA obligations per Income Category.

3. Certification as an Essential Housing Project under this Ordinance shall apply to (1) any new application for a Housing Development Project; (2) any Housing Development Project currently under City review; or (3) any approved, entitled, and/or permitted Housing Development Project not yet built by the date application for certification is made.

E. Application Procedures.

1. An application for an Essential Housing Project shall be submitted to the Department on the City's application form titled, "City of Santee Essential Housing Project Application" a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference. The City Council hereby adopts the Application as set forth in Exhibit A. The Application may be modified by the Director.

2. The completed Application shall contain all the information described therein. Specifically, the Application shall be accompanied by a completed a "City of Santee Essential Housing Project Credits Assessment Checklist" ("Checklist") demonstrating that the project achieves the required number of credits, including the required number of housing credits, as set forth in the "City of Santee Essential Housing Project Credits Assessment Guide" ("Credits Assessment Guide") and shall provide the information required by Government Code section 65941.1, subdivisions (a)(1) through (a)(17). The City hereby adopts the Credits Assessment Guide as attached to the Application as **Attachment 1**, and hereby adopts the Checklist as attached to the Application as **Attachment 2**. The Credits Assessment Guide and Checklist may be modified by resolution of the City Council.

3. The Applicant shall place a deposit with the Department in the amount of \$5,000 to cover the cost of the review, pursuant to the City's full cost recovery program. The amount of this deposit may be adjusted by the City Council by resolution. Upon receipt by the Applicant of the determination by the Director to certify or deny certification of the Essential Housing Project Application, any unused deposit funds will be refunded to the Applicant. If the deposit is not sufficient to pay all costs of processing the application, the Director may request an additional deposit and the City may cease processing the application until such time as the deposit is replenished.

F. Review Criteria.

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1. An application for an Essential Housing Project shall be reviewed by the Director, with assistance from City staff, for compliance with the Objective criteria set forth in the Credits Assessment Guide (**Application Attachment 1**).

G. Determination Regarding Essential Housing Project and Notice.

1. Not later than 30 days following submittal of a City of Santee Essential Housing Project Application, the Director shall take one of the following actions:

- a. Certify the Housing Development Project as an Essential Housing Project;
- b. Notify the Applicant of the specific changes or additional information required before review of the application can be completed; or
- c. Deny certification of the Project as an Essential Housing Project.

2. In the event that a change or modification to the application is required pursuant to subdivision G(1)(b) above, the Applicant shall have 30 days from the date the notification is issued by the Director to make the required changes or provide the identified additional information. The Director shall then have 30 days to either: (1) certify the Housing Development Project as an Essential Housing Project; or (2) deny certification of the Housing Development Project as an Essential Housing Project.

3. The Director's determination to certify the Essential Housing Project or deny certification as an Essential Housing Project shall be based only upon compliance or noncompliance with the Objective criteria set forth in the Credits Assessment Guide (**Application Attachment 1**).

4. The Director's determination shall be a ministerial determination transmitted from the Director to the Applicant, in writing.

5. The Director's determination is final, as described in Section 4(J) of this Ordinance.

H. CEQA

1. The Council finds that a determination under this Ordinance is not subject to the requirements of CEQA because pursuant to Public Resources Code section 21080(a) and (b)(1), the Director's determination is a ministerial action and such action is not subject to CEQA.

2. Further, the Director's determination is exempt under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the determination may have a significant effect on the environment. A proposed Housing Development Project that is certified as an Essential Housing Project

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shall be required to comply with CEQA and other state laws prior to project approval or denial. Further, the Director's determination will enhance, rather than degrade, existing environmental conditions by ensuring that a certified Essential Housing Project meets stringent environmental standards.

I. Expedited Processing.

1. Within 120 days following the Director's certification of an Essential Housing Project, the Applicant shall submit any additional information required by the City to process any development application consistent with Government Code sections 65940, 65941, and 65941.5. If the Applicant fails to submit the required documentation within 120 days following the Director's certification, the certification will expire unless extended pursuant to subdivision (l)(3) below.

2. The City's policy is to expedite scheduling and processing of any certified Essential Housing Project such that any requisite development application approval or denial occurs not later than 12 months following the date of submittal of the Essential Housing Project application, barring exceptional circumstances. Exceptional circumstances are intended to occur rarely, as the City urgently needs to boost the production of housing within the City. Public hearings, notice, and approval or denial of any development application shall be in the manner set forth in the Santee Municipal Code.

3. The deadlines set forth in this section may be extended upon the mutual written consent of the Applicant and the City.

J. No Appeal.

1. The Director's determination to certify a Housing Development Project as an Essential Housing Project, or to deny certification as an Essential Housing Project, is final and may not be appealed.

2. Where the Director has denied certification as an Essential Housing Project, the Applicant may notify the City of its election to continue to process a development application consistent with other laws and regulations, separate from the provisions of this Ordinance.

K. Defense/Indemnification.

1. The Applicant for an Essential Housing Project shall indemnify, defend (with independent counsel approved by the City) and hold harmless the City, its officers, agents, employees, elected and appointed officials, volunteers, and independent contractors (collectively, the City) from and against any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, or otherwise challenge the City's processing, certification, or approval of the Essential Housing Project, or to attack, set aside, void, annul, or otherwise challenge the validity of this Ordinance (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated

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investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution).

2. The Applicant shall agree in writing, in a form acceptable to the City Attorney, to indemnify and hold harmless the City as set forth above.

L. Definitions.

The following definitions apply for purposes of this Ordinance. If any definition in this Ordinance conflicts with definitions in any other provision of the City codes or policies, these definitions shall control for purposes of this Ordinance:

1. **"Applicant"** means a person who requests in writing the approval of a permit, certificate, or other entitlement for use from the City.

2. **"Council"** means the City Council of Santee.

3. **"City"** means the City of Santee.

4. **"Department"** means the Department of Development Services.

5. **"Director"** means the City's Director of Development Services and includes his or her deputies.

6. **"Feasible"** means capable of being accomplished in a successful manner within a reasonable time, considering economic, environmental, social, planning, legal, and technological factors.

7. **"Housing development project"**

a. "Housing development project" means a use consisting of either of the following:

i. Residential units only.

ii. Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.

b. The Housing Development Project includes, without limitation, any approval or permit necessary for implementation of said project.

8. **"Objective"** means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the Applicant and public official.

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9. “**Essential Housing Project**” means a proposal for a Housing Development Project that is certified by the Director as having satisfied the Objective criteria set forth in the Credits Assessment Guide (**Application Attachment A**).

10. “**Infill site**” means a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

SECTION 5. FINDINGS RELATED TO STATE HOUSING LAW.

The City Council finds that the adoption of this Ordinance is necessary to comply with state law governing the provision of housing, including but not limited to, Government Code sections 65583 and 65584 and additional affordable housing requirements, and is necessary to achieve the goals set forth in the City’s Housing Element. The City Council finds that this Ordinance permits no greater density than is necessary to accommodate the required housing. The City Council finds that the criteria identified in the Essential Housing Program as establishing eligible Essential Housing Project sites have been narrowly tailored to the housing needs of the City, and alternative sites for Essential Housing Projects are not available to satisfy the requirements of state housing law.

SECTION 6. EFFECTIVE DATE AND EXPIRATION

A. *Effective Date.* This Ordinance shall be effective immediately upon adoption.

B. *Expiration Date.* This Ordinance shall remain in effect until August 25, 2026, and may be extended by the City Council. Applications timely submitted prior to the expiration date shall continue to be processed under the provisions of this Ordinance.

SECTION 7. PUBLICATION.

The City Clerk shall have a summary of this Ordinance published twice in a newspaper of general circulation, once five days before its adoption and again within 15 days after its adoption. A summary of this Ordinance was published on August 20, 2021, and will be published within 15 days after adoption.

SECTION 8. NOTICE OF EXEMPTION.

This Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080(a), CEQA Guidelines section 15378(b)(2), and CEQA Guidelines section 15061(b)(3). Staff is directed to file a Notice of Exemption as provided by law.

SECTION 9. SEVERABILITY.

If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the

ORDINANCE NO. 592

Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

SECTION 10. ORDINANCE SCOPE.

This Ordinance shall supersede all other previous Council resolutions and ordinances that may conflict with, or be contrary to, this Ordinance.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 25th day of August, 2021, by the following roll call vote to wit:

AYES: HALL, KOVAL, MCNELIS, MINTO, TROTTER

NOES: NONE

ABSENT: NONE

APPROVED:



JOHN W. MINTO, MAYOR

ATTEST:



ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A: City of Santee Essential Housing Project Application Form (with Attachments 1 and 2)



Essential Housing Project Application

For Projects Seeking Certification as an Essential Housing Project

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

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

PURPOSE:

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

APPLICABILITY:

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

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

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

APPLICATION DEPOSIT:

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

APPLICATION PROCEDURES:

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

- A. Not later than 30 days following submittal of the Essential Housing Project Application, the Director shall take one of the following actions:
 1. Certify the Housing Development Project as an Essential Housing Project;
 2. Notify the Applicant of the specific changes or additional information required before review of the Application can be completed; or
 3. Deny certification of the Housing Development Project as an Essential Housing Project.
- B. In the event that a change or modification to the Application is required pursuant to Section A(2) above, the Applicant shall have 30 days from the date that the notification is issued by the Director, to make the changes required or provide the identified additional information. When resubmitted, the Director shall then have 30 days to either: (1) certify the Housing Development Project as an Essential Housing Project; or (2) deny certification of the Housing Development Project as an Essential Housing Project.
- C. The Director's determination to certify the Essential Housing Project or deny certification as an Essential Housing Project shall be based only upon compliance or noncompliance with the Objective criteria set forth in the Credits Assessment Guide (**Attachment 1**).

The Director's determination shall be a ministerial determination transmitted from the Director to the Applicant, in writing.

CEQA COMPLIANCE:

The ministerial determination of the Director is exempt from CEQA in accordance with Public Resources Code §15268 and CEQA Guidelines section 15061(b)(3). An exemption will be filed with the San Diego County Clerk subject to payment of the filing fee by the Applicant. A certified Essential Housing Project shall be required to comply with CEQA and other state laws prior to project approval or denial.

SUBSEQUENT STEPS:

Within 120 days following the Director's certification of an Essential Housing Project, the Applicant shall submit any additional information required to process any development application consistent with Government Code sections 65940, 65941, and 65941.5.



ESSENTIAL HOUSING APPLICATION

Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071
(619) 258-4100, Extension 167

FOR DEPARTMENT USE ONLY

Site Location: _____

Assessor Parcel Number(s): _____

Exclusions. A project is not an Essential Housing Project if any of the following statements apply. Check all that apply:

- The development footprint is within a floodway as defined in Santee Municipal Code Chapter 11.36.
- The development footprint is proposed in an area which is permanently protected by one or more conservation easements.
- The General Plan land use designation or zoning classification of the project site does not currently allow for residential uses and the project site is not identified in the Residential Sites Inventory of the Housing Element.
- The project site is not on existing or planned (identified in the General Plan) prime arterial, major arterial, parkway or collector.
- The project site is within Safety Zone 1,2, or 5 of the Gillespie Field Airport Land Use Compatibility Plan.

IF ANY OF THE ABOVE BOXES ARE CHECKED, THE PROJECT IS NOT ELIGIBLE TO BE CERTIFIED AS AN ESSENTIAL HOUSING PROJECT.

Completed Checklist: Attach a completed Checklist (**Attachment 2**) that demonstrates how the project meets or exceeds 50 credits (with at least 10 from the Housing category) described in the Credits Assessment Guide (**Attachment 1**), and, on a separate sheet, include an explanation on how the project achieves these credits.

<p>1. Applicant</p> <p>Name: _____</p> <p>Address: _____ _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Signature: _____</p> <p>Print Name: _____</p>	<p>2. Property Owner</p> <p>Name: _____</p> <p>Address: _____ _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Signature: _____ (Authorizing Applicant to Submit Application)</p> <p>Print Name: _____</p>
<p>3. Applicant's Representative</p> <p>Name: _____</p> <p>Address: _____ _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Signature: _____</p> <p>Print Name: _____</p>	<p>4. Designer / Engineer</p> <p>Name: _____</p> <p>Address: _____ _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Signature: _____</p> <p>Print name: _____</p>

1. Plans: A conceptual site plan, floor plan, and elevations (Five 11"x17" hardcopies & digital copy).
2. Parcel Size (Acres): _____
3. Building Size (sq. ft.): _____
4. Number of units proposed: _____
5. Unit sizes and number of bedrooms _____
6. For Mixed-Use Projects* provide ratio of commercial to residential square footage: _____

*Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use pursuant to CA Government Code Section 65589.5

7. Proposed Density: _____
8. Parking spaces: _____
9. Indicate any approvals to be sought under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map.

10. Number of lots proposed: _____

11. Existing Land Use: _____

12. Surrounding Land Uses and Setting: Briefly describe the project's surroundings, including plants, animals, any cultural, historic, or scenic aspects, type of land use, intensity of land use, and scale of development.

- a. North: _____
- b. South: _____
- c. East: _____
- d. West: _____

13. Proposed uses – The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

14. Is the project site identified in the Sites Inventory (Housing Element Appendix C)?

Yes No

15. Is the site located on a prime arterial, major arterial, parkway, and/or multimodal corridor as provided in Figure 7-1 of the General Plan Mobility Element?

Yes No

16. Is the **overall Project site** (as opposed to the development footprint) affected by any of these conditions:

- a. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)? Yes No
- b. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code? Yes No
- c. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code? Yes No
- d. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist? Yes No
- e. Within a flood hazard zone as defined in Santee Municipal Code Chapter 11.36? Yes Lands identified for conservation in a draft or adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan? Yes No
- f. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code)? Yes No
- g. Lands under conservation easement? Yes No
- h. Includes a historic structure that has been placed on a national, state, or local historic register? Yes No

17. RESIDENTIAL DWELLING UNIT COUNT:

Indicate the number of dwelling units proposed, including a breakdown of levels by affordability*, set by each income category.

	Number of Units
Market Rate (greater than 120% of AMI)	
Manager's Unit(s) – Market Rate	
Very Low Income (0% to 50% of AMI)	
Lower Income (50% to 80%)	
Moderate Income (80% to 120% of AMI)	
Total No. of Units	
Total No. of Affordable Units	
Total No. of Density Bonus Units	

*For San Diego County Area Median Income (AMI) and Income Limits please refer to the Department of Housing and Community Development (HCD) website: <https://www.hcd.ca.gov/grants-funding/income-limits/>

18. Affordable Housing Incentives, Waivers, Concessions, and Parking Reductions – Will the project proponent seek any incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915? If so, provide details on separate page.

19. Does the proposed project provide any supportive services to its residents in support of Program 8 of the Housing Element? If so, provide details on separate page.

20. Will the proposed development require the demolition of any existing housing? If so, how will it address the relocation of any displaced tenants? Please provide details on separate page. See discussion of “Anti-Displacement” in Table 42 of the City’s Housing Element (pp.96-97) for suggested actions.

21. Gillespie Field Airport Land Use Compatibility Plan (ALUCP): Is the site within one or more Safety Zones of the ALUCP? Use the SD Airport Authority online tool. <https://www.san.org/Airport-Projects/Land-Use-Compatibility> Yes No

INDEMNIFICATION - The applicant shall indemnify, defend (with independent counsel approved by the City), the City of Santee and its officers, agents, employees, elected and appointed officials, volunteers, and independent contractors (collectively, the City) from and against any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, or otherwise challenge the City’s processing, approval, or certification of the housing development project as an Essential Housing Project pursuant to this application, or to attack, set aside, void, annul, or otherwise challenge the validity of the City’s Essential Housing Program Ordinance (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution).

PROPERTY OWNER AFFIDAVIT

Before the Application can be accepted, the owner of each property involved must provide a signature to verify the Essential Housing Project Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses

of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Essential Housing Project Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Essential Housing Project Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

APPLICANT ACKNOWLEDGEMENT

1. I hereby certify that I am the owner of record of the herein previously described property located in the City of Santee which is involved in this Essential Housing Project Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Essential Housing Project Application for processing by the City of Santee Planning Department for the purpose of obtaining Essential Housing Project certification pursuant to the City of Santee Essential Housing Program.
3. Further, I understand that after submitting this Essential Housing Project Application to the City, the Director will issue a determination on the Essential Housing Project Application, or notify me that the Essential Housing Project Application is incomplete, within 30 days. If the Housing Development Project is certified as an Essential Housing Project, I understand that I have 120 days after receipt of that determination to submit any additional information to process any development application to obtain the requisite entitlements for development.
4. I further understand that if any of the credits identified in the attached Checklist as being achieved by this Housing Development Project relate to a project design feature, the project design feature shall be provided with the project design or as a project condition of approval during the subsequent entitlement phase of the project.
5. By my signature below, I certify that the foregoing statements are true and correct.

Applicant Signature
Printed Name
Date



Essential Housing Project Application

Credits Assessment Guide

INSTRUCTIONS FOR CREDIT ASSESSMENT USE:

An Essential Housing Project, as defined in the Essential Housing Program Ordinance, must achieve **at least 50 credits**, as described below, and **at least 10** of the credits must come from the Housing Category. The Applicant must submit with the Essential Housing Project Application a completed Essential Housing Project Credits Assessment Checklist (“Checklist”) (Attachment 2 to the Application) demonstrating how the project achieves at least 50 credits (with at least 10 Housing credits).

Use of this credit system will ensure Essential Housing Projects are sustainable and consistent with the General Plan, while allowing appropriate planning, design, and mitigation flexibility, in compliance with the California Environmental Quality Act (CEQA), the Subdivision Map Act, and other City policies, laws, and regulations.

Except as provided in the Essential Housing Program Ordinance, an Essential Housing Project must otherwise comply with all applicable City requirements, including obligations related to processing or review of any required development application. However, the City’s development standards, conditions, and policies shall be applied to facilitate and endeavor to accommodate development at the density proposed by the Essential Housing Project.

I. EXCLUSIONS

A project is not an Essential Housing Project if any of the following statements apply. If the Applicant has indicated in the Application that any of the following apply, the project is **not** eligible to be an Essential Housing Project.

- The development footprint is within a floodway as defined in Santee Municipal Code Chapter 11.36.
- The development footprint is proposed in an area which is permanently protected by one or more conservation easements.
- The General Plan land use designation or zoning classification of the project site does not currently allow for residential uses and the project site is not identified in the Residential Sites Inventory of the Housing Element.
- The project site is not on an existing or planned (identified in the General Plan) prime arterial, major arterial, parkway or collector.
- The project site is within Safety Zone 1,2, or 5 of the Gillespie Field Airport Land Use Compatibility Plan.

II. CREDIT ASSESSMENT

A project must obtain at least 50 credits from the criteria below, including at least 10 credits from the Housing category, to be deemed an Essential Housing Project. If any of the credits below relate to a project design feature, the project design feature shall be provided with the project design or as a project condition of approval during the subsequent entitlement phase of the project.

III. CREDITS: LAND USE

Credit: Mixed-uses – 5 credits

Project will include a mix of uses consisting of residential and nonresidential uses with at least 67%, but not more than 80%, of the square footage designated for residential use.

Credit: Location in Town Center — 2 Credits

Project site or portion thereof is located within an area of the City designated “TC-Town Center” pursuant to the City of Santee General Plan Land Use Element.

Credit: Maximize Potential Density – 4 Credits

Proposed project is within the mid to upper end of, or exceeds, the density range as set forth in the Land Use Element, Housing Element or Town Center Specific Plan.

IV. CREDITS: HOUSING (AT LEAST 10 CREDITS REQUIRED)

Credit: Affordable Housing – 20 Credits

Project provides a minimum of 10% of units affordable to low income households (80% or less of the Area Median Income);

-OR-

Provides a contribution of \$10,000 per market-rate unit included in the project, up to 200 units, to the City’s Affordable Housing Trust Fund to facilitate affordable housing in support of Program 7 of the Housing Element.

Credit: Affordable Housing – 10 Credits

Project provides a minimum of 10% of units affordable to moderate income households (80-120% of the Area Median Income);

-OR-

Provides a contribution of \$5,000 per market-rate unit included in the project, up to 200 units, to the City’s Affordable Housing Trust Fund to facilitate affordable housing in support of Program 7 of the Housing Element.

Credit: Mix of Unit Sizes – 5 Credits

The project provides a mix of units where the number of units with three or more bedrooms divided by the number of units with two or less bedrooms exceeds a ratio of 1.

Credit: Redevelopment – 5 Credits

The project redevelops a currently underutilized site currently developed with a residential density below the minimum required residential density of the site.

Credit: Residential Units Provided — Maximum 10 Credits

For every 50 units a project provides, 2 credits are allocated up to a maximum of 10 credits.

V. CREDITS: MOBILITY

Credit: Location within ¼ mile of a bus stop – 2 credits

Project site or portion thereof is located within ¼ mile of a bus stop.

Credit: Location within ½ mile of a trolley station – 5 credits

Project site or portion thereof is located within ½ mile of the boundaries of a trolley station.

Credit: Location along a multimodal corridor – 5 credits

Project site is located along a multimodal corridor as identified in the Mobility Element.

Credit: Traffic Calming – 2 credits

Project will provide traffic calming devices in the design of interior roadways including but not limited to traffic circles, chicanes, or speed humps.

Credit: SR-52 Contribution — 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, which funds shall be dedicated exclusively to relieve congestion on State Route 52. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

Credit: Passenger Loading Area or Rideshare/Carshare Parking — 2 Credits

Project design includes passenger loading/unloading areas and/or dedicated preferred parking spaces for rideshare/carshare use.

Credit: Bicycle Repair Station and Storage — 2 Credits

Project must include a bicycle repair station and meet the below requirements for enclosed bicycle storage. Bicycle storage enclosures must be securable, surveillable, and accessible from the ground floor and may consist of lockers, a kiosk, or a designated room within a building. Bicycle storage enclosures must be located in an area easily accessible to building users. Bicycle storage enclosures should be located within walking distance of any functional entries, but may be clustered for use by several buildings, where appropriate.

Non-Residential Buildings (as part of mixed-use housing project)

Provide at least two enclosed bicycle storage spaces for every 5,000 gross square feet, but no fewer than two enclosed storage spaces per building.

Multi-Unit Residential Buildings (as part of mixed-use housing project or as a standalone project)

Provide a number of enclosed bicycle storage spaces totaling at least 10% of all residential units, but no fewer than five enclosed storage spaces per building (i.e., a building of 100 units would require 10 enclosed bicycle storage spaces).

VI. CREDITS: OPEN SPACE AND CONSERVATION

Credit: Contribution to City-owned Natural Open Space – 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, for the management of City-owned properties within the draft Multiple Species Conservation Plan preserve boundaries. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

Credit: Trees – 2 Credits

Project must plant at least 10 trees per acre of land to be developed. Trees must be planted in streetscapes and parks.

VII. CREDITS: WATER QUALITY AND EFFICIENT USE

Credit: Installation of Graywater System — 2 Credits

Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) or graywater reuse system for landscape irrigation use or indoor water use for some portion of single-family residential, small lot, or multi-family townhome or similar product. For graywater reuse system, graywater must be collected from at least one of the following: clothes washer; showers; or some combination of faucets and other sources estimated to exceed 5,000 gallons per year.

Credit: Connect to Recycled or Purified/ Advanced Treated Water — 2 Credits

Project must connect to either recycled water or purified or advanced treated water provided by Padre Dam Municipal Water District (PDMWD) through its East County Advanced Water Purification Program.

VIII. CREDITS: ENERGY, AIR QUALITY, AND GHGs

Credit: Exceeds Title 24 requirements — 2 Credits

Project equipment and fixtures must achieve efficiencies that exceed current Title 24 energy conservation standards (at the time of application submittal) by 5% or greater.

Credit: All Energy Star Rated Appliances or Equivalent — 4 Credits

All appliances (washer/dryers, refrigerators, and dishwashers) that will be installed by builders in residences and commercial businesses must be Energy Star rated or equivalent.

Credit: EV Chargers in Public Use areas — 5 Credits

EV charging stations will be installed in 20% of parking spaces within all public use (e.g. public park) parking areas. All charging stations shall consist of Level 2 units or better.

Credit: EV Chargers in Public Use areas – 2 Credits

Provide a Level 3 charging station in a public parking areas.

Credit: Solar Panels on Carports — 5 Credits

Solar photovoltaic (PV) must be installed covering no less than 25% of the total roof area of any carports.

Credit: Solar Panels on Accessory Buildings — 5 Credits

Solar PV must be installed covering no less than 15% of the total roof area (excluding skylight area) of any accessory building (excluding carports) that is part of the housing/mixed-use housing project.

Credit: Solar Water Heating — 2 Credits

Within a minimum 25% of residential dwelling units, Project must install a solar water heater that meets at least 40% of annual domestic hot water load.

Credit: Full Electrification of Residential Units — 5 Credits

Project residential units will be fully electric. No natural gas shall be provided to the residential units but may be provided to outdoor common areas.

Credit: Battery Systems – 10 Credits

Project provides battery backup system within each proposed residential unit.

IX. SAFETY

Credit: 100-Foot Irrigated Fuel Modification Zone — 5 Credits

Project design includes fully irrigated fuel modification zone of 100 feet or more within project boundaries between the project and its exterior perimeter within which ongoing maintenance activities would occur. Fuel modification zone must be established for ongoing maintenance by HOA, homeowner, or other entity.

Credit: Implementation of Fire Protection Plan — 5 Credits

Project applicant must agree to require third party defensible space inspectors to provide compliance reports biannually to the Santee Fire Department.

X. TRAILS AND SIDEWALKS

Credit: Enhanced Landscaped Parkways — 4 Credits

Project provides enhanced landscaped parkways that are privately maintained along roadways that are otherwise not required by City roadway setback and improvement standards.

Credit: Safe Routes to Schools, Parks, and Transit Stops – 2 Credits

Project improves safe walking routes to schools, parks, and transit stops by providing sidewalk infrastructure improvements outside of project boundaries.

Credit: Multiple Use Trails — 5 Credits

Project provides multiple use trails for use by pedestrians and bicyclists.

Credit: Trail Facilities Contribution – 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, to enhance Citywide trail facilities such as lighting, benches, drinking fountains, bike stations, or other such amenities along project trails. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

XI. CREDITS: PARKS AND RECREATION

Credit: Exceed Parkland Dedication Requirement —2 Credits

Project applicant must commit to exceed the parkland dedication requirement set forth in the Santee Municipal Code, Chapter 12.40, by at least 5% through the excess dedication of land for park uses or payment of additional funds, which funds shall be dedicated exclusively for parkland dedication uses within the City, or a combination of both.

Credit: Multi-Purpose Playing Fields or Recreation Facilities — 5 Credits

Project applicant must commit to develop multi-purpose playing fields or public recreational facilities on some portion of dedicated parkland for communitywide use. Such facilities may include, and not limited to, sports fields, large playgrounds, aquatics uses, and ball courts.



Essential Housing Project Application Checklist

Project Name:			
Date:			
Credits	Land Use – 11 Max Credits	Credits	Sustainability – 44 Max Credits
	Mixed-uses – 5 Credits		Installation of Graywater System – 2 Credits
	Location in Town Center – 2 Credits		Connection to Recycled or Purified Treated Water – 2 Credits
	Maximize Potential Density – 4 Credits		Exceeds Title 24 requirements – 2 Credits
	Subtotal		All Energy Star Rated Appliances – 4 Credits
Credits	Housing – 50 Max Credits (10 Required)		EV Chargers in Public Use areas (Level 2) – 5 Credits
	Affordable Housing (10% Low Income) – 20 Credits -or- Contribution per market-rate unit		EV Chargers in Public Use areas (Level 3) – 2 Credits
	Affordable Housing (10% Moderate Income) – 10 Credits -or- Contribution per market-rate unit		Solar Panels on Carports – 5 Credits
	Mix of Unit Sizes – 5 Credits		Solar Panels on Accessory Buildings – 5 Credits
	Redevelopment of an Underutilized Site – 5 Credits		Solar Water Heating – 2 Credits
	Number of Units Provided – 10 Max Credits		Full Electrification of Residential Units – 5 Credits
	Subtotal		Battery Systems – 10 Credits
		Credits	Subtotal
Credits	Mobility – 28 Max Credits		Safety – 10 Max Credits
	Location within ¼ mile of bus stop – 2 Credits		100-ft Irrigated Fuel Modification Zones – 5 Credits
	Location within ½ mile of the trolley station – 5 Credits		Implementation of Fire Protection Plan – 5 Credits
	Location along a multimodal corridor – 5 Credits	Credits	Subtotal
	Traffic calming – 2 Credits		Trails and Sidewalks – 21 Max Credits
	SR-52 Contribution – 10 Max Credits		Enhanced Landscaped Parkways – 4 Credits
	Passenger Loading Area or Rideshare – 2 Credits		Safe Routes to Schools, Parks, and Transit – 2 Credits
	Bike Repair Station and Bike Storage – 2 Credits		Multiple Use Trails – 5 Credits
	Subtotal		Trail Facilities Contribution – 10 Max Credits
Credits	Open Space and Conservation – 12 Max Credits	Credits	Subtotal
	Contribution to City-owned Open Space – 10 Max Credits		Parks and Recreation – 7 Max Credits
	Trees in Streetscapes and Parks – 2 Credits		Exceed parkland dedication requirement – 2 credits
	Subtotal		Multi-purpose playing fields/public recreational facilities – 5 credits
			Subtotal
		TOTAL	Credits Across All Categories
<p>A. Does the Project meet or exceed 10 Credits for housing and 50 Credits across all categories? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>B. Director’s Determination – If Question in Section A, above, is checked “No”, the Project is NOT an Essential Housing Project. If Question in Section A, above, is checked “Yes” the Project is determined an Essential Housing Project and can be certified as an Essential Housing Project by the Director of Development Services in Section C, below.</p> <p>C. DIRECTOR’S CERTIFICATION: I, the undersigned, in my capacity as Director of Development Services for the City of Santee certify the subject Project as an Essential Housing Project:</p>			
<p>_____ Director of Development Services</p>		<p>_____ Date</p>	