CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Rob McNelis
John W. Minto
John Ryan

CITY MANAGER
Keith Till

HOUSING POLICY
DEVELOPMENT, HCD
MAR 29 2011

Department Of Housing and Community Development
Division of Housing and Policy Development
PO Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

RE: City of Santee Annual Housing Element Progress Report for 2010

To Whom It May Concern:

Enclosed you will find the Annual Housing Element Progress Report for Calendar Year 2010 for the City of Santee in the County of San Diego, CA. I have enclosed the report forms and the City Council Resolution authorizing me to send the forms to you. If you have any questions or comments regarding the information contained herein, please contact me at 619-258-4100, extension 160, or by email at tcleveland@ci.santee.ca.us. Thank you.

Sincerely yours,

Travis Cleveland
Associate Planner

Enclosures: Annual Housing Element Progress Report forms
City Council Resolution

RESOLUTION NO. 022 – 2011

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO SEND THE ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR CALENDAR YEAR 2010 TO THE STATE OF CALIFORNIA OFFICE OF PLANNING AND RESEARCH AND THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, pursuant to California Government Code Section 65400, the Department of Development Services must report annually to the City Council on the implementation of the General Plan Housing Element; and

WHEREAS, the California Department of Housing and Community Development has adopted regulations that require the Department of Development Services to use standardized forms when preparing the annual Housing Element report pursuant to California Government Code Section 65400; and

WHEREAS, pursuant to California Government Code Section 65400 the annual report attached hereto as "Exhibit A" must be submitted to the California Office of Planning and Research and the California Department of Housing and Community Development by April 1st of each year; and

WHEREAS, this hearing will serve as the public hearing pursuant to California Government Code Section 65400; and

WHEREAS, the action before the City Council does not constitute a project pursuant to CEQA Section 21065 and therefore environmental review is not applicable; and

WHEREAS, the City Council considered the Annual Housing Element Progress Report for Calendar Year 2010.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, after considering the staff recommendation, as follows:

SECTION 1: The City Council authorizes the City Manager to send the Annual Element Progress Report on Housing Element Implementation for Calendar Year 2010 to the California Office of Planning and Research and the California Department of Housing and Community Development by April 1, 2011.

RESOLUTION NO. 022 – 2011

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23rd day of March, by the following roll call vote to wit:

AYES:	**DALE, MCNELIS, MINTO, RYAN, VOEPEL**
NOES:	**NONE**
ABSENT:	**NONE**

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Attachment: Exhibit A - 2010 Annual Element Progress Report on Housing Element Implementation

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Santee

Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est # Infill Units	# Assistance Programs for Each Development	# Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Chelsea Apartments	MF	R	10	37	1	0	48		$5,276,000 (Redevelopment funds)	47	10045 Buena Vista is affordable as a Second Dwelling unit pursuant to state law. Affordability in Northstar and Riverwalk without assistance or deed restriction was determined using surveys and real estate data.
10045 Buena Vista	SU	O	0	0	1	0	1		None	0	
Northstar	SF	O	0	4	25	0	29		None	0	
Riverwalk	SF	O	0	0	26	0	26		None	0	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	63					
(10) Total by income Table A/A3 ► ►			10	41	53	63	167				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Santee

Reporting Period 1/1/2010 - 12/31/2010

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	No units fell into any of these categories in the City of Santee in 2010.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field Is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	63	0	0	0	0	63	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Santee

Reporting Period 1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2003	2004	2005	2006	2007	2008	2009	2010	2011	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	317	0	80	0	0	0	0	0	10	-	90	227
	Non-deed restricted		0	0	0	0	0	0	0	0	-		
Low	Deed Restricted	241	0	53	0	0	0	0	0	37	-	90	147
	Non-deed restricted		0	0	0	0	0	0	0	4	-	4	
Moderate	Deed Restricted	261	0	0	0	0	0	0	0	1	-	1	204
	Non-deed restricted		0	0	0	0	0	3	1	52	-	56	
Above Moderate		562	68	161	286	86	258	157	152	63	-	1,231	-669
Total RHNA by COG. Enter allocation number:		1,381	68	294	286	86	258	160	153	167	-	1,472	-91
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
Code Enforcement	Continue to implement Municipal Codes (Titles 15 and 17), the 2001 California Building Code and Uniform Housing Code.	Ongoing	The Department of Development Services and Code Enforcement implemented the Municipal Code, the 2001 California Building Code and the Uniform Housing Code by issuing notices of violations and fines for all violations the City is aware of. The City actively pursues reported code violations in Santee. In 2010, Code Enforcement conducted an estimated 2200 inspections, resolved 675 violations, and referred 13 cases to the City Attorney's Office.
Condominium Conversion Regulations	Preserve the existing multifamily rental stock.	Ongoing	On March 14, 2007 the City Council adopted an amendment to the condominium conversion ordinance that: 1) limits the number of rental units that can be converted to 50 percent of the yearly average of apartment units constructed in the previous two fiscal years; 2) increases the amount of rental assistance from one month to three months; and 3) requires fire and aesthetic-related improvements as conditions of approval. No conversions occurred in 2010.
Mobile Home Conversion Regulations	Protect the residents of mobilehome parks from the loss of affordable housing opportunities.	Ongoing	No mobile home conversions occurred in 2010.
Neighborhood Preservation Loan Program	Provide 10 rehabilitation loans to lower income residents per year.	Ongoing	The program provides a no-interest loan of $15,000 for very low income mobilehome owners and a 3% loan of up to $60,000 for low income owners of single-family homes. Emergency grants are also available at $500 for a Mobilehome and $1000 for a Single Family Home for minor home repairs. This program preserves existing affordable housing for low income household and allows primarily seniors and disabled persons to remain in their own homes. The City provided 6 rehabilitation loans in 2010.
Minor Home Improvement Loans	Assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.	Ongoing	The City has contracted with Lutheran Social Services' Caring Neighbors program to provide this service to Santee seniors.

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Acquisition and Rehabilitation Assistance	Assist in the acquisition and rehabilitation of 50 multifamily rental units that will be offered at prices affordable to very low income renters.	Ongoing	No units acquired or rehabilitated in 2010.
Conservation of Existing and Future Affordable Units	Monitor the status of the 230 at-risk units at Carlton Country Club Villas and Rammton Arms. The City of Santee will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock.	Ongoing	The 154 deed-restricted units at the Rammton Arms Apartments (10233 Mission Gorge Road) may be converted to market rate as of 2/24/2012 per information received from the property owner, and the complex may not renew its Section 8 contract.
Housing Choice Voucher Program	Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and support the County Housing Authority's applications for additional voucher allocations. Continue to support the County's efforts to maintain and expand voucher use in the City.	Ongoing	270 households received assistance and 765 households were on the waiting list as of December 31, 2010.
Mobile Home Rental Assistance	Assist approximately 250 extremely low and very low income senior home owners in mobile home parks per year.	Ongoing	250 seniors were assisted in 2010.
Mobile Home Park Assistance Program	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.	Ongoing	No parks were at risk of converting in 2010.
City of Santee First Time Homebuyer Program	Continue the program in providing home buying assistance to 5 first time home buyers annually.	Ongoing	One first-time homebuyer was assisted through this program in 2010 for $40,000.

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Manufactured Home Fair Practices Program	Assist approximately 1,100 mobile home owners. The City regulates space rents in mobile home parks and provides staff support to the Manufactured Fair Practices Commission, which holds quarterly meetings. The program requires significant financial resources in administration and legal defense of the Ordinance.	Ongoing	The Manufactured Home Fair Practices Commission met four times during 2010 to hear comments from park residents and owners and provide direction to staff.
Collaboration with Affordable Housing Developers	Collaborate with nonprofits to provide additional affordable housing opportunities.	Ongoing	The City collaborated with Chelsea and Wakeland to provide affordable units in Santee. The 48-unit Chelsea project was built in 2010 with 10 very low and 37 low income units. The 44-unit Wakeland project is currently planned to develop 5 very low and 38 low income units in 2011.
Supportive Services	Assist 33 persons with temporary shelter and supportive services over the five-year planning period.	Ongoing	The City has contracted with Crisis House to provide a Homeless Prevention and Intervention program.
Santee Redevelopment Project	Continue to maximize creation and expansion of affordable housing opportunities through use of redevelopment set-aside funds to leverage other affordable housing resources.	Ongoing	The City received one affordable housing application for 37 low and 10 very-low income units and community amenities in 2008. This project was approved in 2009, with $5,276,000 in assistance from the City, and built in 2010. Another applicant (Forester Square) applied for funds in 2010 and currently has a project in the planning stages.
San Diego County Regional Mortgage Credit Certificate Program	Facilitate the provision of five MCCs annually (2 at <80 percent AMI and 3 at 80-120 percent AMI). Continue to promote the MCC program by notifying eligible applicants to other City programs and providing information on the City's website.	Ongoing	6 MCCs were issued to Santee residents in 2010.
Inventory of Available Sites	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.	Ongoing	An inventory of available sites for residential development is maintained by the San Diego Association of Governments (SANDAG) and is available to prospective residential developers by City staff upon request. In addition, staff is has answered multiple requests from developers interested in pursuing affordable housing oportunities within the City.
Regulatory Concessions and Incentives for Affordable and Senior Housing	Assist developers on a case-by-case basis in the construction of affordable housing through application of Municipal Code Chapter 17.26.	Ongoing	The Forester Square project applied for and received funding assistance in 2010, but the project has not yet been approved.

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Housing for Persons with Disabilities	Reasonably accommodate the housing needs of persons with disabilities on a case-by-case basis.	Ongoing	One reasonable accommodation request was applied for and approved in 2010, and another was applied for in December 2010 but not issued during the calendar year.
Transitional Housing	Revise the Zoning Ordinance by June 2010 to permit transitional housing serving seven or more persons by right in the R zones if the facility functions like single family uses or multifamily rental apartments. A Conditional Use Permit (CUP) will be required in the R zones for transitional housing facilities that serve seven or more persons and function like a group care facility.	6/30/10	Zoning Ordinance revisions have been prepared by staff but have not yet been implemented.
Emergency Shelters	Collaborate with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergen shelters.	Ongoing	While the City remains open to this collaboration, the merit of such an agreement has not yet been formally explored.
Single Room Occupancy (SRO) Units	Revise the Zoning Ordinance to define and conditionally permit SROs within multifamily residential zones.	6/30/10	Zoning Ordinance revisions have been prepared by staff but have not yet been implemented.
Supportive Housing	Revise the Zoning Ordinance to define and permit supportive housing serving seven or more persons by right in the R-2and all multiple-family zones if the facility functions like single family uses or multifamily rental apartments. A Conditional Use Permit (CUP) will be required in the R-2 and all multiple-family zones for supportive housing facilities that serve seven or more persons and functions like a group care facility.	6/30/10	Zoning Ordinance revisions have been prepared by staff but have not yet been implemented.
Refined Development Review Permit Ordinance Language	Reduce ambiguity and increase development certainty by revising Development Review Permit requirements.	6/30/10	Zoning Ordinance revisions have been prepared by staff but have not yet been implemented.

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Equal Housing Opportunity Services	Continue to contract with a fair housing service provider to provide fair housing services to residents of Santee over the five-year planning period. Implement recommendations of the Regional "Assessment of Impediments to Fair Housing" (AI). Participate in regional efforts to update the AI every five years. Provide link on City website providing information about fair housing services.	Ongoing	The Draft Assessment of Impediments to Fair Housing Choice, 2010-2015 is available for review on the City's Website.