CITY OF SANTEE

MAYOR
Randy Voepel

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

CITY MANAGER
Keith Till

Housing Policy Department
Received on:

APR 0 2 2013

March 28, 2013

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 2012

To Whom It May Concern:

Enclosed you will find the Annual Housing Element Progress Report for Calendar Year 2012 for the City of Santee in the County of San Diego, CA. I have enclosed the report forms and the City Council Resolution authorizing the transmittal of the forms. If you have any questions or comments regarding the information contained herein, please contact Travis Cleveland, Associate Planner, at 619-258-4100, extension 160, or by email at tcleveland@ci.santee.ca.us. Thank you.

Respectfully

Melanie Kush

Melanie Kush
Director of Planning

Enclosure: City Council Resolution No. 020-2013 with Annual Housing Element Progress Report Forms, Exhibit A

RESOLUTION NO. 020 – 2013

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING SUBMISSION OF THE ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR CALENDAR YEAR 2012 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, the current 2005-2010 City of Santee Housing Element has been certified by the California Department of Housing and Community Development and was prepared in accordance with the State General Plan Guidelines; and

WHEREAS, a public meeting on the annual report was held on March 27, 2013 as required by 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 2012.

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

RESOLUTION NO. 020 – 2013

SECTION 1: The City Council authorizes the City Manager to send the Annual Housing Element Progress Report on Housing Element Implementation for Calendar Year 2012 to the California Office of Planning and Research and the California Department of Housing and Community Development by April 1, 2013.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 27th day of March 2013, by the following roll call vote to wit:

AYES: **DALE, MCNELIS, MINTO, VOEPEL**

NOES: **NONE**

ABSENT: **RYAN**

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Attachment: Exhibit A - 2012 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 1/1/2012 - 12/31/2012

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 See Instructions	Deed Restricted Units See Instructions	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					
Las Brisas	SF	O	0	0	19	9	28		None	0	Affordability without assistance or deed restriction was determined using real estate data.
(9) Total of Moderate and Above Moderate from Table A3 ►					19	19					
(10) Total by income Table A/A3 ► ►			5	37	19	19					
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Housing Element Implementation
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Jurisdiction City of Santee

Reporting Period 1/1/2012 - 12/31/2012

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 2012.
(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**	19	0	0	0	0	19	
No. of Units Permitted for **Above Moderate**	19	0	0	0	0	19	

* Note: This field is voluntary

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Jurisdiction City of Santee

Reporting Period 1/1/2012 - 12/31/2012

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.			2010	2011	2012	2013	2014	2015	2016	2017	2018	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	914	10	0	5	0	0	0	0	0	0	15	899
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	694	37	0	37	0	0	0	0	0	0	74	616
	Non-deed restricted		4	0	0	0	0	0	0	0	0	4	
Moderate	Deed Restricted	642	1	0	0	0	0	0	0	0	0	1	563
	Non-deed restricted		52	7	19	0	0	0	0	0	0	78	
Above Moderate		1,410	63	73	19	0	0	0	0	0	0	155	1,255
Total RHNA by COG. Enter allocation number:		3,660	167	80	80	0	0	0	0	0	0	327	3,333
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 California Building Code and the Uniform Housing Code by issuing notices of violations and fines for all violations of which the City is aware. The City actively pursues reported code violations in Santee. In 2012, Code Enforcement conducted an estimated 2,950 inspections, resolved an estimated 1,181 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 2012.
Mobile Home Conversion Regulations	Protect the residents of mobilehome parks from the loss of affordable housing opportunities.	Ongoing	No mobile home conversions occurred in 2012.
Neighborhood Preservation Loan Program	Provide 10 rehabilitation loans to lower income residents per year.	Ongoing	This program was disbanded in 2012 due to the dissolution of Redevelopment Agencies.
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. 48 seniors were assisted in 2012.

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Jurisdiction City of Santee

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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 2012.
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	109 affordable units at Rammton Arms converted to market rate in February 2012
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	344 households received Housing Choice Vouchers in 2012, with 1,189 households on the waiting list.
Mobile Home Rental Assistance	Assist approximately 250 extremely low and very low income senior home owners in mobile home parks per year.	Ongoing	This program was disbanded in 2012 due to the dissolution of Redevelopment Agencies.
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 2012.
City of Santee First Time Homebuyer Program	Continue the program in providing home buying assistance to 5 first time home buyers annually.	Ongoing	First Time Homebuyer Program activity declined in 2012 due to market conditions. Homebuyer workshops are scheduled in April 2013 to rpomote the program in Santee.
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 during 2012 to hear comments from park residents and owners and provide direction to staff.

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Collaboration with Affordable Housing Developers	Collaborate with nonprofits to provide additional affordable housing opportunities.	Ongoing	In 2010 and 2011, the City collaborated with affordable housing developers Chelsea and Wakeland to provide affordable units in Santee. Chelsea's 48-unit Cedar Creek Apartments were built in 2010 with 10 very low and 37 low income units. Wakeland's 44-unit Forester Square project was issued building permits for 5 very low and 38 low income units in 2012; these units were granted final occupancy in March 2013.
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. 662 individuals were offered assistance in 2012.
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	Due to the dissolution of Redevelopment Agencies in early 2012, this program is no longer available.
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	Affordable Housing Applications, Inc. administers the MCC program for the City of Santee on behalf of the County of San Diego. 2 MCCs were issued to Santee residents in 2012.
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 has answered multiple requests from developers interested in pursuing affordable housing oportunities within the City. Appendix A of the City's General Plan Housing Element also contains a vacant sites inventory using data from late 2012.
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	No affordable housing developers proposed projects in 2012.
Housing for Persons with Disabilities	Reasonably accommodate the housing needs of persons with disabilities on a case-by-case basis.	Ongoing	No reasonable accommodation requests were received in 2012.

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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	The Zoning Ordinance was revised in January 2013 in compliance with SB 2 (2007), Health and Safety Code 50801(e) and Government Code Section 65583(c)(1).
Emergency Shelters	Collaborate with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergency shelters.	Ongoing	The City remains open to this collaboration. Furthermore, Emergency Shelter provisions compliant with SB 2, Health and Safety Code 50801(e) and Government Code Section 65583(c)(1) are contained in the Santee Municipal Code.
Single Room Occupancy (SRO) Units	Revise the Zoning Ordinance to define and conditionally permit SROs within multifamily residential zones.	6/30/10	The zoning ordinance was revised in January 2013 in accordance with Government Code Section 65583.
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	The Zoning Ordinance was revised in January 2013 in compliance with SB 2 (2007), Health and Safety Code 50801(e) and Government Code Section 65583(c)(1).
Refined Development Review Permit Ordinance Language	Reduce ambiguity and increase development certainty by revising Development Review Permit requirements.	6/30/10	The Zoning Ordinance was revised in January 2013 (Ordinance 517).
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 Assessment of Impediments to Fair Housing Choice, 2010-2015 is available upon request. In addition, the City contracted with the Center for Social Advocacy, and provided fair housing services to 59 people in 2012.