CITY OF SANTEE

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March 18, 2008

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

HOUSING POLICY
DEVELOPMENT, HCD

MAR 21 2008

To Whom It May Concern:

Please find enclosed the City of Santee Annual Housing Element Implementation Report for Calendar Year 2007. The report has been prepared using the draft forms and definitions prepared by HCD.

Please call me at 619-258-4100 extension 182 if you have any questions.

Sincerely,

Rick Brady, AICP
Associate Planner

Department of Housing and Community Development

HOUSING POLICY DEVELOPMENT HCD
MAR 2 1 20

ANNUAL HOUSING ELEMENT PROGRESS REPORT

DRAFT

City or County Name: City of Santee

Mailing Address: 10601 Magnolia Ave, Santee, CA 92071

Contact Person: Rick Brady Title: Associate Planner

Phone: (619) 258-4100 FAX: (619) 562-9376 E-mail: rbrady@ci.santee.ca.us

Reporting Period by Calendar Year: from January 2007 to December 2007

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Department of Housing and Community Development

HOUSING POLICY DEVELOPMENT
MAR 2

ANNUAL HOUSING ELEMENT PROGRESS REPORT

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Santee

Reporting Period 1-Jan-07 - 31-Dec-07

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units 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	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	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.
10045 Buena Vista Ave #A	SU	R			1		1			Secondary dwelling units are assumed to be affordable to moderate income households consistent with the legislative intent of AB 1866
10148 Cedar Springs Drive	SU	R			1		1			
8348 Fanita Drive	SU	R			1		1			
8920 Edgemoor Drive	SU	R			1		1			
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						258	258			
(10) Total by income units (Field 5) Table A ► ► ►					4		262			

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Table A2

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	80	4	174	0	0	258

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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	95	0	0	0	0					95	222
	Non-deed restricted		0	0	0	0	0					0	
Low	Deed Restricted	241	80	0	0	0	0					80	158
	Non-deed restricted		0	2	1	0	0					3	
Moderate	Deed Restricted	261	0	0	0	0	0					0	257
	Non-deed restricted		0	0	0	0	4					4	
Above Moderate		562	68	161	286	86	258					859	-297
Total RHNA by COG. Enter allocation number:		1,381										1,041	340
Total Units ► ► ►			243	163	287	86	262						
Remaining Need for RHNA Period ► ► ► ► ►													

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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 2007, Code Enforcement conducted an estimated 1425 inspections, resolved 463 violations, and referred 45 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.
Mobile Home Conversion Regulations	Protect the residents of mobilehome parks from the loss of affordable housing opportunities.	Ongoing	No mobile home conversions occurred in 2007.

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Housing Preservation Loan Program	Provide 10 rehabilitation loans to lower income residents per year.	Ongoing	The program provides a no-interest loan of $8,500 for very low income mobilehome owners and a 3% loan of $25,000 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. Although implementation of this program is time consuming for staff, it preserves existing affordable housing for low income household and allows primarily seniors and disabled persons to remain in their own homes. The City provided 5 rehabilitation loans in 2007.
Assist in the Provision of Funds for Affordable Housing Development	Rehabilitate and/or assist 50 additional units.	Ongoing	The City did not receive any applications for the construction of affordable housing in 2007.
Collaboration with Non-Profits	Provide Section 8 rental assistance to 150 very low and low income households annually.	Ongoing	The San Diego County Housing Authority administers the Section 8 Housing Choice Voucher Program. A total of 238 very low and low income households received Section 8 vouchers and another 719 were on the waiting list as of February 2007.
	Collaborate with nonprofits to provide additional affordable housing opportunities.	Ongoing	The City collaborated with a number of for-profit and non-profit affordable housing developers on potential future projects within the City in 2007. Collaboration included meeting with prospective developers, providing them with a list of vacant and developable sites, visiting various sites, and coordinating with the City's Redevelopment Agency to explore opportunities to assist affordable housing with Redevelopment Set-Aside funds.
Santee Mobilehome Rental Assistance Program	Assist approximately 250 very low income mobile home residents per year.	Ongoing	This program helped 209 very low income seniors and disabled persons in 2007. There is no waiting list for the program.
Manufactured Home Rent Stabilization Program	Assist approximately 1,500 mobile home owners.	Ongoing	The program regulates approximately 1,200 space rents in mobilehome parks for home owners not on long-term leases. This program maintains existing affordable housing units and allows homeowners to remain in their homes.

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Density Bonus	Zone amendments within six months of adoption of the Housing Element	February 2004	In 2007, the City updated its Density Bonus provisions of the Zoning Ordinance consistent with the California Government Code (SB 1818 and SB 435).
Land Assemblage and Write-Down	No objective established in the 1999-2005 Housing Element.	Ongoing	The City did not assist in land acquisition or write-down for affordable housing during 2007.
Senior Housing	Development Incentives: Facilitate the development of senior housing.	Ongoing	The City received an application for the development of a 358-unit Congregate Care Facility that would provide independent living, assisted living, and alzheimers/dementia care for seniors.
	Home Sharing: Provide between 15 and 20 roommate matches per year.	Ongoing	The program goals were not met. The size and location of existing housing units (small single family homes and manufactured homes in mobilehome parks) provides for few shared housing opportunities.
	Housing Rent Subsidy Program: No objective established in the 1999-2005 Housing Element.	Ongoing	The Mobilehome Rental Assistance program assisted 209 seniors. The mobilehome rental assistance program requires extensive staffing and financial resources that limit expansion of the mobilehome rental assistance program to seniors in other rental housing.
Mobile Home Park Assistance Program (MPAP)	Advertise the program to mobilehome park residents through flyer distribution.	Ongoing	The City continues to advertise the program to mobilehome park residents through notices of availability to resident associations. The City did not receive any applications for assistance in 2007.
City of Santee First Time Homebuyer Program	Continue the program in providing home buying assistance to 15 first time home buyers annually.	Ongoing	One (1) first-time homebuyer was assisted through this program in 2007.
Homeless Assistance Program	Continue funding Crisis House, Project Safehouse and the Santee Food Bank and identify additional partners to address homeless issues through case management.	Ongoing	The City provided funding to Crisis House, Project Safehouse, and the Santee Food Bank in 2007. No new partners were identified in 2007.
	The City will revise the Zoning Ordinance to allow emergency shelters in the City's General Industrial Zone on North Woodside Avenue by right, subject to siting criteria described in the Housing Element.	February 2004	Provisions for emergency shelters were added to the Zoning Ordinance on November 19, 2003.

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Santee Redevelopment Project	No objective established in the 1999-2005 Housing Element. The Housing Activities section of the Redevelopment Implementation Plan for January 1, 2000 to December 31, 2004 anticipated the construction of 364 new housing units in the redevelopment area. Based on 364 units, 15% or 55 units of low income housing was the goal with 22 (40% of 15%) of the 55 units	Ongoing	The City did not receive any applications for affordable housing in 2007; however, in 2003, the City met the objectives of the Housing Activities section of the Redevelopment Implementation Plan by providing approximately $2.5 million in financial assistance and regulatory relief for an affordable housing project in the redevelopment area. The project provided 25 units affordable to very low income households and 57 units affordable to low income households.
Land Use Element/Zoning Ordinance	Residential Care Facilities: Amend the Zoning Ordinance to add residential care facilities, both accessory and non-accessory, as uses permitted by right in all residential zones, delete CUP requirement for accessory residential care facilities in multiple-family residential zones (R7 and R14) and non-accessory facilities within existing residential buildings.	No deadline	Accessory residential care facilities serving six or fewer persons are permitted in all residential zones. Non-accessory residential care facilities serving more than six persons are permitted with a CUP within the R-2, R-7, R-14, and R-22 zones.
	Transitional Housing: Amend Zoning Ordinance to allow transitional housing by right in all multiple-family residential zones.	No deadline	The City amended the Zoning Ordinance in 2007 to explicitly define and provide for transitional housing. Transitional housing facilities serving six or fewer persons are permitted in all residential zones. Transitional housing facilities serving seven or more persons require a CUP.
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 and is available to prospective residential developers by City staff upon request.
Site Suitability Criteria	Apply existing "site suitability criteria" for senior housing and other types of affordable housing.	Ongoing	The City did not receive any applications for the construction of senior or affordable housing in 2007.
Provide Regulatory Concessions and Incentives for Affordable Housing	Assist developers in the construction of affordable housing.	Ongoing	The City did not receive any applications for the construction of affordable housing in 2007.
	Update the Zoning Ordinance in accordance with State law that specifies how the provision of incentives and concessions is to be implemented.	No deadline	The Zoning Ordinance was revised on November 19, 2003 to include incentives and concessions for affordable housing construction.

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Efficient Processing	Minimize review time for residential developments.	Ongoing	The City makes every effort to process all development applications efficiently and to minimize review time.
Review Development Fees	Review development fees to ensure that they are not a constraint to affordable housing development.	No deadline	The City participates in the annual Building Industry Association development fee survey. Santee's development fees are comparable to fees required by other jurisdictions in San Diego County.
	Reduce fees, or implement a fee reimbursement program, on a case-by-case basis, if necessary, in the support of affordable housing.	Ongoing	The City did not receive any applications for affordable housing in 2007.
Equal Housing Opportunity Services	Ensure that fair housing objectives are met in the City of Santee.	Ongoing	The City funded a nonprofit agency to provide fair housing counseling, community workshops, and a Crime Free Housing program for apartment managers in 2007. The City's Human Relations Advisory Board provides agency referrals to assist individuals in the resolution of complaints of discrimination. Fair housing related complaints are referred to Heartland Human Relations and Fair Housing Council.