

TO: Mayor and Council Members
Marlene Best, City Manager
Shawn Hagerty, City Attorney

FROM: Annette Ortiz, CMC, City Clerk

DATE: August 25, 2021

SUBJ: UPDATED COUNCIL MEETING MATERIALS – AUGUST 25, 2021

NEW BUSINESS:

- (7) An Urgency Ordinance 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. (City Manager – Best)**

The attached correspondence relating to the above-mentioned Item is provided for your consideration of this Item.



August 24, 2021

Honorable John Minto
Mayor, City of Santee
10601 Magnolia Ave.
Santee, CA 92071



RE: Essential Housing Program Ordinance

Dear Mayor Minto,

The Building Industry Association of San Diego County is comprised of 650-member companies and a workforce of more than 35,000 individuals in the construction industry. We would like to offer the following comments in regards to the proposed Essential Housing Program Ordinance.

The City should be commended for its commitment to housing production and affordability. The BIA has long advocated for voluntary, incentive-based programs intended to stimulate middle income housing. A protracted regulatory process only adds to construction costs and any effort to create a more efficient system is welcome by the regulated community.

The Essential Housing Program is designed to incentivize production in areas key to achieving Santee's Housing Element goals. The Sixth Cycle Housing Element calls for Santee to produce 1,219 homes in the next 8 years.

Properly implemented, the EHP can work to achieve these goals without intruding on the City's obligation to evaluate development for compliance with all regulatory requirements. A points system provides needed flexibility to foster project creativity which could be stymied by a one size fits all approach.

The region continues to suffer with a significant housing shortage culminating in ever increasing housing costs. The regulatory certainty afforded to Essential Housing projects could be attractive to developers considering the voluntary program. The best way to determine its success is to see it through to completion.

The BIA appreciates the effort by the City Council and staff to address housing needs and looks forward to a continued constructive dialogue to achieve these goals.

Sincerely,

Matthew J Adams
Vice President

cc: Santee City Council
Melanie Krush