



GEN INFO

February 18, 2021



The City Manager's Report is intended only to keep the City Council current concerning ongoing and potential future matters. Much of the information contained in this Report is preliminary and subject to change. In particular, information concerning potential land use and/or economic development projects is to be considered tentative and preliminary (and in some cases may be speculative), subject both to change and to all future City review and approval processes. Nothing in this Report constitutes evidences or implies City approval of any such project, nor City acceptance of any proposed terms of any agreement, contract or understanding referred to in this Report. All such matters remain fully subject to all normal City approval processes, up to and including public meetings and/or public hearings before the Planning Commission and/or City Council, at future dates.



MONTHLY REPORT

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OFFICE OF THE CITY MANAGER

Jarad Hildenbrand, City Manager

MEETING DATES/EVENTS

- Feb 23 City Council
- Mar 3 Planning Commission
- Mar 9 City Council
- Mar 15 Parks & Recreation Commission
- Mar 17 Planning Commission
- Mar 23 City Council
- Apr 7 Planning Commission
- Apr 13 City Council
- Apr 19 Parks & Recreation Commission

CITY MANAGER

ENGIE SERVICES KICK-OFF and SITE WALK MEETING: February 11, 2021

The City of Stanton has made a significant investment in its facilities, which is important to the comfort and safety of its residents, businesses, and visitors. The meeting with Engie Services will proactively serve to continue protecting that investment through an assessment of planned service recommendations at no cost to the City. Their expertise lies in identifying opportunities from current energy performance, operations, and energy sources to develop and implement high-performing, sustainable, efficient energy programs utilizing advanced technology.

A kick-off meeting was held on Thursday, February 11, 2021 with the Engie Services staff and City of Stanton staff. At this meeting, introductions to Engie Services were made, which included an opportunities assessment that seeks energy efficiency upgrades in any of the City's public facilities including city hall, Stanton Central Park, corporate yard, Dotson Park, Sheriff's substation, and the community center where the Family Resource Center is located. As a result of the opportunities assessment and subsequent energy efficiency upgrades, a potential net savings to the City is guaranteed.

Examples of energy efficiency upgrades can be solar panels (carports, ground-mounted, street lights); LED decorative pedestrian street lighting; HVAC upgrades including ionization filters and other energy efficient upgrades to lighting (both exterior and interior retrofits) and water meters.

After the kick-off meeting, City staff escorted the Engie staff to the City's public facilities for a site walk assessment. Upon the City's request, Engie provided a timeline that the opportunity assessment should be completed in about 6-8 weeks, during which preliminary meetings with city staff, information gathering, and a feasibility study review will be conducted.

Homekey Programs

As a result of the collaborative efforts from the County of Orange, Jamboree Housing, and the City of Stanton, the Tahiti Motel and the Stanton Inn & Suites were successfully acquired with Homekey funding efforts in the amount of \$20,592,000 for permanent supportive housing conversion programs in early December 2020.

At the formerly Stanton Inn & Suites, the 72 units will serve a total number of 84 individuals using program funds in the next 12 months, with a goal of 12 individuals likely to be housing in permanent housing units and 18 individuals housed deemed to be age 65 and older. As this property operated as a Project Roomkey site, the transition to a Homekey Program has been smooth, as 56 units have been completed and are move-in ready, of which 49

households or individuals will be relocated into their newly ready units.

The initial goal of 20 units furnished by mid-January at the former Tahiti property has been met, with occupants ready to move into the interim housing phase of the Homekey program. Over the next 12 months, a total of 72 individuals are expected to be housed across 60 total units using Homekey Program funds. Of the 72 individuals, 12 are expected to be housed in permanent housing units and 15 individuals housed are anticipated to be age 65 and older. The former Tahiti occupants have been relocated, with the exception of two households that are considering their options.

American Family Housing, the onsite direct service provider, has been holding monthly meetings

with the City of Stanton, the County, and Jamboree Housing to provide operational updates to both Homekey properties. In addition, weekly Homekey Program meetings are held to provide expenditure reports as well as operational highlights. Earlier this month, the County, City of Stanton, and Jamboree collaborated on submitting the Homekey Program Grantee Expenditure Report to the State's Department of Housing & Community Development.

Regarding COVID impacts, proactive measures have been implemented with weekly COVID testing available conducted by St. Jude health professionals at the two locations.

ADMINISTRATION

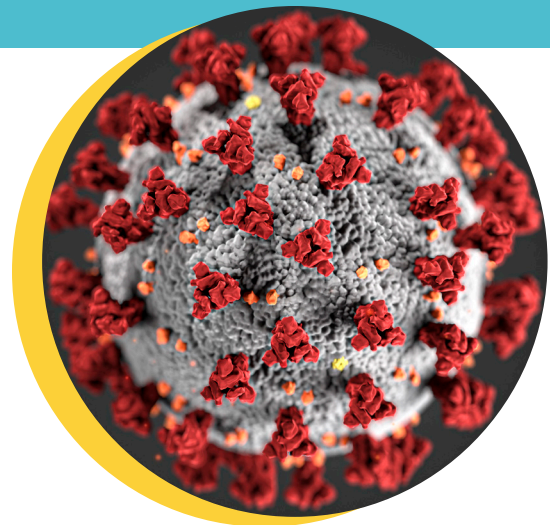
Breakroom Upgrades/COVID-19

The employee breakroom at City Hall is undergoing an update which includes improved appliances, upgraded furniture and equipment to deter and prevent the spread of COVID-19, and safety equipment materials and supplies.



COVID-19 Testing

The County of Orange and 360 Clinic continue to offer no-cost, walk-up COVID-19 testing to all residents at Stanton Park. Testing takes place from 9am to 3pm, Saturdays and Sundays. Appointments are required and must be made online at www.360clinic.md



HUMAN RESOURCES/ RISK MANAGEMENT

Please welcome the newest additions to Team Stanton, Jasmin, Oscar and Ceslee!



Jasmin Casica

Jasmin Casica joined the City on January 12th and is currently an undergraduate student at California State University, Long Beach pursuing a degree in Recreation Therapy.



Oscar Bermudez

Oscar Bermudez also joined the City on January 12th and is currently an undergraduate student at California State University, Long Beach pursuing a degree in Recreation Administration.



Ceslee Gonzalez

Ceslee Gonzalez joined Team Stanton on January 19th and recently obtained a Bachelor of Arts Degree in Kinesiology from California State University, Dominguez Hills.

Recruitment

The full-time position of Planning Technician for the Community Development Department opened on Wednesday, January 13th and closed on Thursday, February 11th. A total of 134 employment applications were received and are currently under review.

The full-time position of Permit Technician for the Community

Development Department opened on Monday, February 1st. The final filing date of applications for this position is Wednesday, February 24th. A total of 71 applications have been received to date.

A recruitment to bring onboard a second Outreach Coordinator for the Public Safety Services Department opened on Tuesday,

February 17th. This recruitment will remain opened until filled. The Finance Department currently has a volunteer opportunity for a part-time Intern. This recruitment will be open until filled.

ICMA-RC Employee Education

The City offers full-time staff participation in a 457 deferred compensation plan through ICMA-RC. ICMA-RC will be hosting a series of webinars for City staff in late February and early March on topics such as “Your 457 Deferred Compensation Plan” and “Why Save Early.”



PROPERTY TAX REVIEW

On February 2nd, staff met with David Schey from HdL Coren & Cone, the City's property tax consultants, who provided the City with an update on the City's property tax revenue for the Fiscal Year 2020/21. The Property Tax Summary Report is attached. The City's assessed valuation increased by 9.3% in the Fiscal Year 2020/21, the largest increase of all Orange County cities. Residential properties represent 6.3% of the

increase with the balance of the increase from commercial properties. During the calendar year 2020, sales prices increased as the number of sales declined due to the COVID-19 stay-at-home orders reducing the inventory of homes available for sale.

The median price for a single-family home in Stanton between January 2020 and November 2020 was \$560,000, which represented

a 7.7% increase from 2019. The improved property tax outlook will result in a revenue increase of \$300,000 in the Fiscal Year 2020/21 property tax revenues when the Mid-Year Budget Report is provided to the City Council in March. The full annual report of property tax information is posted on the City's website.

SALES TAX AND MEASURE GG TAX REVIEW

On February 3rd, staff met with Robin Sturdivant with HdL Companies, the City's sales tax consultants, who reviewed the sales tax update reports for the quarter ended September 30, 2020, and provided the City with an update of the City's sales tax and Measure GG tax revenue for the Fiscal Year 2020/21. The Sales Tax Update Report for the quarter ended September 30, 2020, is attached (and also posted on the City's website). Actual retail sales in the City between July 2020 and September 2020 were 10% higher than the same three-month period in 2019. The COVID-19 pandemic has boosted retail revenues in building/construction, grocery stores, and quick-service restaurants.

In addition, the City's share of the countywide tax pool increased 61% over the same period in the prior year due to significantly more online retail activity in 2020. At the time the Fiscal Year 2020/21 budget was adopted, the impact of the COVID-19 stay-at-home orders on the local economy was uncertain. As a result, the City's sales tax consultant estimated that sales tax and Measure GG tax would decline by approximately 6% in the Fiscal Year 2020/21. However, actual retail sales activities in certain businesses in the City have resulted in \$794,000 more sales tax and Measure GG tax expected in the Fiscal Year 2020/21 than was originally budgeted.

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OVERHEAD COST ALLOCATION PLAN AND CITYWIDE USER FEE STUDY



On February 9th, Willdan, the City's consultant, held a kick-off meeting for the overhead cost allocation plan and Citywide user fee study project.

The first phase of the project will be focused on developing an overhead cost allocation plan. The overhead rates from the plan will ultimately impact the cost of service when the Citywide user fee study is completed. City staff in multiple departments are gathering information Willdan has requested be provided by March 8th.

FISCAL YEAR 2019/20 AUDIT REPORTS



Clifton Larson Allen LLP completed the City's annual financial statement audit in December and issued their draft audit reports to the City in January. Staff anticipates the City's audited Comprehensive Annual Financial Report (CAFR) and other related audit reports will be finalized by the end of February and provided to the City Council for receive and file at a March meeting.

BUSINESS LICENSE RENEWALS

Business license renewals were due on January 31, 2021, to avoid penalties. As of February 16, 2021, total renewals are as follows:

Total business license renewals received	1,851
Total business license renewals expected	2,692
Percentage received	69%

Staff has prepared a staff report for the February 23rd City Council meeting to obtain approval to waive all penalties for 2021 business licenses due to the challenges business have faced with the COVID-19 pandemic.

**STANTON****2020/21 PROPERTY TAX SUMMARY**
HdL
 Coren & Cone

The City of Stanton experienced a net taxable value increase of 9.3% for the 2020/21 tax roll, which was somewhat more than the increase experienced countywide at 4.9%. The assessed value increase between 2019/20 and 2020/21 was \$280 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$51.5 million, which accounted for 18% of all growth experienced in the city.

The value growth for 2020-21 is \$279.5 million (9.3%). Residential property accounts for 67.7% of all value in the City and these values grew by \$132.9 million (6.3%) for 2020-21. Residential value growth was 47.5% all of the value growth in the City for 2020-21. Within this growth was \$65,456 in value recovery on properties that the Assessor had reduced in value pursuant to Prop 8 in prior years. For this year there are 217 homes that are enrolled at values below their adjusted base values and there is \$18.2 million remaining to be recovered on these homes. The recovery of Prop 8 values by the Assessor should continue as market values grow. The largest value gain in 2020-21 was the addition of value for the Stanton Energy Reliability Center. This electrical generation facility includes two gas turbine generators and an integrated battery storage component. This generation plant has been in process since 2016. Additionally, a commercial parcel formerly owned by the Successor Agency and that is now owned by Trinity Petro International added \$6.2 million (499%) from the purchase of the site and the addition of improvement value. The sale of a number of new homes added significant value to those parcels.

Growth in the number of home sales slowed and, even, declined by mid-2019. Fewer properties were on the market compared with 2018 despite declining mortgage rates. In 2019, economists forecasted a weaker housing market in 2020, even for cities who had achieved pre-recession peak values. In 2020, sale prices have risen as the number of sales declined significantly due to the COVID19 stay at home orders. Prices have continued to rise in response to lower inventory and lower interest rates. The median sale price of a detached single family residential home in Stanton from January through November 2020 was \$560,000. This represents a \$40,000 (7.7%) increase in median sale price from 2019.

Year	D-SFR Sales	Median Price	% Change
2014	144	\$383,000	
2015	175	\$430,000	12.27%
2016	154	\$412,500	-4.07%
2017	159	\$450,000	9.09%
2018	119	\$525,000	16.67%
2019	135	\$520,000	-0.95%
2020	113	\$560,000	7.69%

2020/21 Tax Shift Summary

ERAF I & II	\$-765,720
VLFAA	\$4,549,481

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. STANTON ENERGY RELIABILITY CENTER LLC	\$108,116,942	3.28%	Utility
2. C R AND R INC	\$56,981,791	1.73%	Industrial
3. BRIARWOOD SQUARE LP	\$44,835,840	1.36%	Residential
4. ARROWHEAD APARTMENT INVESTMENT LLC	\$30,614,463	0.93%	Residential
5. BROOKFIELD VILLAGE WAY LLC	\$24,889,817	0.76%	Vacant
6. 12131 BEACH BOULEVARD OWNER LLC	\$23,009,160	0.70%	Commercial
7. GARDEN TERRACE MHC LLC	\$21,431,500	0.65%	Commercial
8. STANTON CAPITAL LP	\$20,024,994	0.61%	Commercial
9. ICON OWNER POOL 1 LA BUSINESS PARKS LLC	\$19,244,619	0.58%	Industrial
10. CONTINENTAL GARDENS LP	\$18,615,680	0.57%	Residential
Top Ten Total	\$367,764,806	11.16%	

Real Estate Trends

Home Sales

Over the past two years, industry experts expressed concerns about sales volumes declining due to buyer anticipation of a potential drop in housing prices. While a reduction in the number of single-family home sales was experienced in many areas in the past two years and sales price changes reflected modest declines or increases, these market trends were suddenly impacted by the COVID-19 pandemic beginning in March 2020. The number of home sales has dropped significantly as potential buyers stayed home. After major reductions in the number of sales in April and May, sales rebounded. Median sales prices for June increased by 6.5% over May and were up by 2.5% over June 2019. The 30-year, fixed-mortgage interest rate averaged 3.16% in June, down from 3.80% in June 2019.

All Homes	Units Sold June-2019	Units Sold June-2020	% Change	Median Price June-2019	Median Price June-2020	% Change
Imperial County	132	125	-5.30%	\$226,000	\$265,000	17.26%
Los Angeles County	6,722	5,149	-23.40%	\$620,000	\$645,000	4.03%
Orange County	3,289	2,502	-23.93%	\$745,000	\$762,000	2.28%
Riverside County	3,617	3,672	1.52%	\$376,000	\$415,000	10.37%
San Bernardino County	2,662	2,431	-8.68%	\$335,000	\$350,000	4.48%
San Diego County	3,716	3,573	-3.85%	\$587,000	\$600,000	2.21%
Ventura County	970	778	-19.79%	\$575,500	\$618,250	7.43%

COVID-19

Federal, State, and local governments are working to limit the spread of COVID-19. Orders intended to contain the virus has caused temporary closure of businesses and limited access to retail and service industries. This has and will continue to have impacts on the economy. This pandemic event is not something we have seen before and it is unknown if these conditions will be short or long term. Below are the points you should know:

- According to the California Assoc. of Realtors all major regions declined in the number of sales with Southern California dropping the most at -12.2% while the Central Valley had the smallest decline at -1.5%. Median prices in the Central Valley and in Southern California increased by 7.4% and 3.3%, respectively, based on pent up demand. Other areas reflected similar patterns.
- A reduction in the number of sales during 2020 will result in reduced growth in value for FY2021-22 and a reduction in revenue from real estate transaction tax and supplemental assessments during FY2020-21.
- The Governor issued Executive Order N-61-20 on May 6, 2020. This EO was focused on easing financial hardship resulting from the pandemic. This order did not eliminate required payment of property taxes but did eliminate penalties and interest on late payments for **owner-occupied residential property who do not utilize impound accounts and for SBA qualified small businesses only**. These taxpayers only receive relief if they can demonstrate COVID-19 related hardship. This EO has no impact within counties that utilize Teeter Programs.
- The pandemic's impact on tax revenues will need to be monitored. Any effects will be foreseen by dropping sales values, increases in foreclosure activity and increased property tax delinquency.

CITY OF STANTON

SALES TAX UPDATE

3Q 2020 (JULY - SEPTEMBER)



STANTON

TOTAL: \$ 1,200,235

10.1%
3Q2020



-1.7%
COUNTY

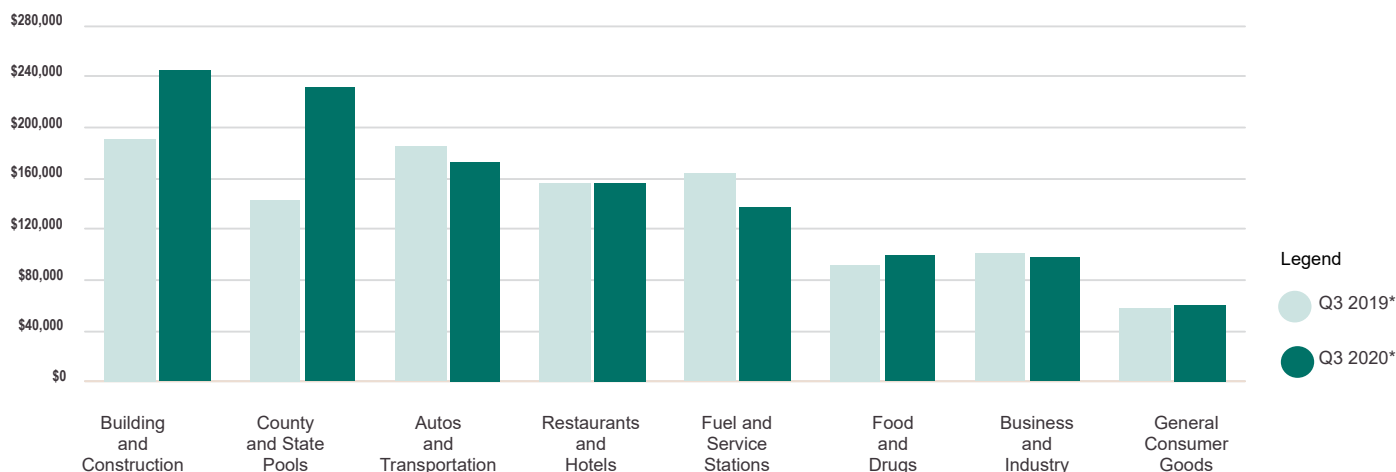


-0.9%
STATE



*Allocation aberrations have been adjusted to reflect sales activity

SALES TAX BY MAJOR BUSINESS GROUP



Measure GG

TOTAL: \$1,194,469

↑ 1.5%



CITY OF STANTON HIGHLIGHTS

Stanton's receipts from July through September were 13.2% above the third sales period in 2019. Excluding reporting aberrations, actual sales were up 10.1%.

Consumers continued to focus on home improvement projects, pushing up revenue from building-construction. The dine-at-home pandemic trend became the norm during the COVID-19, boosting grocery store profits at the expense of dine-in restaurants, who continued to struggle with on again, off again closures and restrictions. New dining options helped boost revenues from quick service restaurants.

The resurgence of COVID-19 cases

in Southern California, ongoing travel restrictions and consumers continuing to work from home combined with crude oil oversupply resulting from the OPEC-Russia price war led to a slower-than-expected recovery for fuel-service stations. Autos-transportation reported a sluggish sales quarter, while business-industry experienced a significant dip largely due to forced shutdowns and suppressed orders.

The City's share of the countywide use tax pool increased 61.4% over the same period in the prior year. Measure GG, the City's voter-approved 1% transactions and use tax, brought in an additional \$1,194,469 in revenue.



TOP 25 PRODUCERS

5 Star Homes	Orco Block
7 Eleven	Pick Your Part Auto Wrecking
American Camper Shells	Premium Finance
Arco AM PM	Raising Cane's
Berri Brothers Gas Station	Resource Building Materials
California Motors Direct	Shell
Chem Mark	Smart & Final
Chevron	Stanton 76
Food 4 Less	Super King Market
Ford Wholesale	Walmart Neighborhood Market
Home Depot	Wholesale Tiny Homes
In N Out Burger	
JB Lumber	
Katella Plywood & Lumber	



STATEWIDE RESULTS

The local one-cent sales and use tax from sales occurring July through September was 0.9% lower than the same quarter one year ago after factoring for accounting anomalies. The losses were primarily concentrated in coastal regions and communities popular with tourists while much of inland California including the San Joaquin Valley, Sacramento region and Inland Empire exhibited gains.

Generally, declining receipts from fuel sales, brick and mortar retail and restaurants were the primary factors leading to this quarter's overall decrease. The losses were largely offset by a continuing acceleration in online shopping that produced huge gains in the county use tax pools where tax revenues from purchases shipped from out-of-state are allocated and in revenues allocated to jurisdictions with in-state fulfillment centers and order desks.

Additional gains came from a generally solid quarter for autos, RV's, food-drugs, sporting goods, discount warehouses, building material suppliers and home improvement purchases. Some categories of agricultural and medical supplies/equipment also did well.

Although the slight decline in comparable third quarter receipts reflected a significant recovery from the immediate previous period's deep decline, new coronavirus surges and reinstated restrictions from 2020's Thanksgiving and Christmas gatherings compounded by smaller federal stimulus programs suggest more significant drops in forthcoming revenues from December through March sales.

Additionally, the past few quarter's gains in county pool receipts that were generated by the shift to online shopping plus last

year's implementation of the Wayfair v. South Dakota Supreme Court decision will level out after the first quarter of 2021.

Much of the initial demand for computers and equipment to accommodate home schooling and remote workplaces has been satisfied. Manufacturers are also reporting that absenteeism, sanitation protocols, inventory and imported parts shortages have reduced production capacity that will not be regained until mass vaccines have been completed, probably by the fall of 2021.

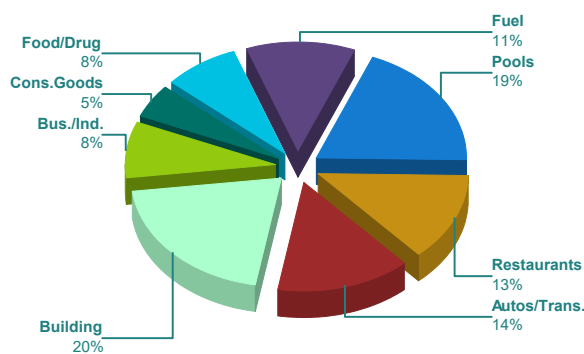
Significant recovery is not anticipated until 2021-22 with full recovery dependent on the specific character and make up

of each jurisdiction's tax base. Part of the recovery will be a shift back to non-taxable services and activities. Limited to access because of pandemic restrictions, consumers spent 72% less on services during the third quarter and used the savings to buy taxable goods.

Full recovery may also look different than before the pandemic. Recent surveys find that 3 out of 4 consumers have discovered new online alternatives and half expect to continue these habits which suggests that the part of the recent shift of revenues allocated through countywide use tax pools and industrial distribution centers rather than stores will become permanent.

REVENUE BY BUSINESS GROUP

Stanton This Quarter*



TOP NON-CONFIDENTIAL BUSINESS TYPES

Stanton Business Type	Q3 '20	Change	County Change	HdL State Change
Building Materials	203,027	32.2% ↑	15.9% ↑	16.4% ↑
Service Stations	136,949	-16.7% ↓	-34.5% ↓	-29.0% ↓
Quick-Service Restaurants	111,374	40.6% ↑	-8.8% ↓	-10.3% ↓
Grocery Stores	65,368	9.9% ↑	8.2% ↑	7.1% ↑
Trailers/RVs	63,382	0.7% ↑	41.6% ↑	35.6% ↑
Used Automotive Dealers	53,297	-8.3% ↓	12.3% ↑	11.8% ↑
Automotive Supply Stores	36,536	5.6% ↑	2.8% ↑	5.6% ↑
Light Industrial/Printers	30,446	2.7% ↑	-9.6% ↓	-6.0% ↓
Casual Dining	28,080	-41.2% ↓	-33.0% ↓	-38.0% ↓
Contractors	27,780	24.6% ↑	2.4% ↑	-5.7% ↓

*Allocation aberrations have been adjusted to reflect sales activity

COMMUNITY DEVELOPMENT

Jennifer Lilley, Community and Economic Development Director

COMMUNITY DEVELOPMENT

Town Center Specific Plan

The project is moving into the analysis phase after robust community engagement at the end of 2020. Information is hosted on the City's website and will incorporate new on-line interactive engagement as we go forward.

Local Early Action Planning Grant (LEAP)

The City prepared and submitted a grant request for \$150,000 to provide for community outreach, environmental analysis and technical assistance with implementing the Livable Beach Boulevard Plan. Applications were submitted at the end of January and the City is waiting to hear about awards.

Caltrans Sustainable Transportation Planning Grant

The City prepared and submitted a grant request for \$150,000 to provide for a feasibility study and design/concept plans to transform the abandoned railroad right-of-way to a multi-modal trail. Given the completion of the Active Transportation Plan the City has a good chance of being awarded these funds.

Zoning Code Clean Up

Several Code clean-ups are being worked on to remedy inconsistencies, clarify intention or ensure the Zoning Code reflects on-going changes with legislative updates. Specific amendments anticipated in the first quarter of 2021 include: Accessory Dwelling Units and Lot Line Adjustments.

BUILDING

The year has started with significant activity. The following table summarizes January's construction activity:

	January 2021	January 2020	Fiscal YTD	2020 Fiscal YTD
Permits Issues	42	62	506	447
Inspections	387	298	2665	2054
Plan checks	44		271	

This tool has streamlined our process and allowed for seamless remote activity.

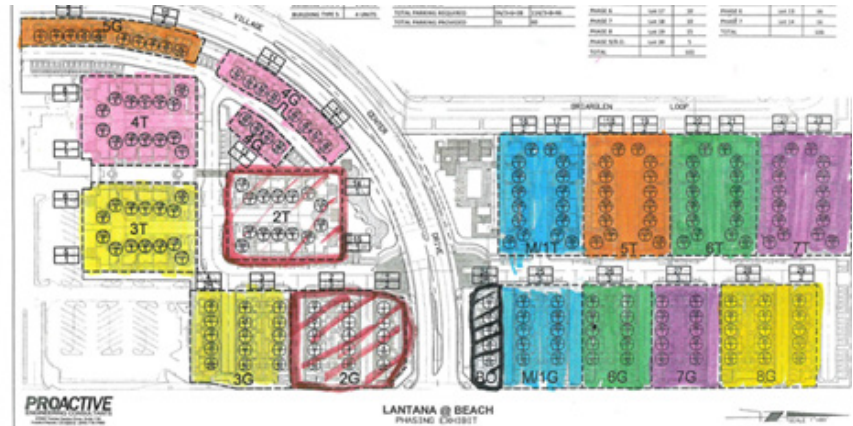
Building Technician, Hayden Carlos has left to take a technician position with the City of Yorba Linda. We are very sorry to lose Hayden, but we wish him all the best in the new position.

PLANNING

Attached is the latest Projects in Process report providing a summary on projects in pre-application, under review by the Planning Commission, in plan check or under construction.

Brookfield

Continued progress is being made on the Brookfield residential project. The areas below in Orange and Green are coming up for final inspection and are anticipated to be released for occupancy in early March.



Bonanni Townhomes

A new development proposed by Bonanni features approximately 84 Townhomes on property currently home to Share My Coach. Direction to initiate negotiations on the Development Agreement is anticipated to be before the City Council in March.



KB Homes

The model home is complete, and work continues on the remaining units.



HOUSING



Housing Element

The update to the 6th Cycle Housing Element Update is underway. The effort is expected to run through October 2021 and will include significant outreach to the community and property owners to discuss housing needs, educate the public on our existing conditions and requirements to compliant with Housing Assessment and will also include the environmental review and update to our Safety element of our General Plan.

Outreach was held at the end of 2020 including an education component and an assessment survey. The City's website hosts the project page and will be updated throughout the effort to ensure the public is included and informed.

The Existing Conditions portion of the report is being prepared and draft statistics are included to provide context and information for the City as we move forward with planning and responding to our community's needs. The first table outlines the early Census numbers estimated for Stanton related to population growth.

Table II-1: Population Trends (2000-2020)				
	2000	2010	2020	Percent Change 2000-20
Population, Stanton	36,934	38,186	39,077	5.8%
Population, Orange County	2,846,289	3,010,232	3,194,332	12.2%
Sources: U.S. Census Bureau, 2000 Census; Department of Finance, E-5 City/County Population and Housing Estimates, 2010 & 2020				

As we discuss housing needs and affordability the table below helps to provide more specific information on income categories.

Table II-26: Ability to Pay for Housing Based on Income Group/Household Size (2020)*						
Extremely Low-Income Households - 30% of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650
Monthly Income	\$2,245.83	\$2,566.67	\$2,887.50	\$3,204.17	\$3,462.50	\$3,720.83
Max. Monthly Gross Rent**	\$673.75	\$770.00	\$866.25	\$961.25	\$1,038.75	\$1,116.25
Max. Purchase Price***	\$95,131	\$109,643	\$124,155	\$138,478	\$150,163	\$161,848
Very Low-Income Households - 50% of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$44,850	\$51,250	\$57,650	\$64,050	\$69,200	\$74,300
Monthly Income	\$3,737.50	\$4,270.83	\$4,804.17	\$5,337.50	\$5,766.67	\$6,191.67
Max. Monthly Gross Rent**	\$1,121.25	\$1,281.25	\$1,441.25	\$1,601.25	\$1,730.00	\$1,857.50
Max. Purchase Price***	\$170,926	\$190,325	\$214,448	\$238,572	\$257,984	\$277,207
Low-Income Households - 80% of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$71,750	\$82,000	\$92,250	\$102,450	\$110,650	\$118,850
Monthly Income	\$5,979.17	\$6,833.33	\$7,687.50	\$8,537.50	\$9,220.83	\$9,904.17
Max. Monthly Gross Rent**	\$1,793.75	\$2,050.00	\$2,306.25	\$2,561.25	\$2,766.25	\$2,971.25
Max. Purchase Price***	\$271,195	\$309,830	\$348,466	\$386,913	\$417,822	\$448,730
Moderate-Income Households - 120% of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$86,500	\$98,900	\$111,250	\$123,600	\$133,500	\$143,400
Monthly Income	\$7,208.33	\$8,241.67	\$9,270.83	\$10,300.00	\$11,125.00	\$11,950.00
Max. Monthly Gross Rent**	\$2,162.50	\$2,472.50	\$2,781.25	\$3,090.00	\$3,337.50	\$3,585.00
Max. Purchase Price***	\$343,485	\$391,553	\$439,428	\$473,832	\$511,149	\$548,465
Notes: * Based on Orange County Income Limits for 2020. ** Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and <u>homeowners</u> insurance. *** Maximum affordable sales price is based on the following assumptions: 4.0% interest rate, 30-year fixed loan; down payment of \$5,000 – extremely low, \$10,000 – very low, \$15,000 – low, \$25,000 – moderate. Homes sales prices rounded to nearest \$100. Calculation illustration for <u>3 bedroom</u> , 4 person, low-income household: 1. Annual Income Level: \$102,450 2. Monthly Income Level: \$102,450/12 = \$8,537.50 3. Maximum Monthly Gross Rent: \$8,537.50 x 0.30 = \$2,561.25 4. Maximum Purchase Price: a. Gross Monthly Income: \$8,537.50 b. Down Payment: \$15,000 c. Monthly Housing Costs: \$8,537.50 x 0.30 = \$2,561.25 Sources: HCD 2020 Orange County Income Limits, De Novo Planning Group						



The City has been allocated 1,227 units for its Regional Housing Needs Assessment. The table below outlines the category-specific unit breakdown.

Table II-30: City of Stanton Housing Allocation (2021–2029)			
Income Group	Income Range ¹ (Family of 4)	Affordable Monthly Housing Costs ²	Stanton Regional Share (Units)
Very Low (<50% of AMI)	<\$38,451 - \$64,050	<\$962 - \$1,601	164
Low (50-80% of AMI)	\$64,051 - \$102,450	\$1,602 - \$2,561	144
Moderate (80-120% of AMI)	\$102,451 - \$123,600	\$2,562 - \$3,090	231
Above Moderate (>120% of AMI)	> \$123,600	\$3,091+	688
Total			1,227
Notes: ¹ HCD has established these income limits for Orange County for 2020. The 2020 Area Median Income (AMI) for a family of four in Orange County is \$103,000. ² In determining how much families at each income level should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.			
Sources: SCAG Draft RHNA Allocation, October 2020; HCD Income Limits for 2020			





COMMUNITY SERVICES

Zenia Bobadilla, Community Services Director

ADMINISTRATION

On January 25, the Parks, Recreation and Community Services Commission recommended the final concept plan for the Norm Ross Sports Complex after reviewing resident feedback. Staff is working to complete final requirements for the Statewide Parks Program (SPP) application to submit by March 12.

Grant Funding Update

The Department is also pleased to announce that we have been recommended for funding for the County's FY 2021- 22 Public Facilities & Improvements RFP - Stanton Family Resource Center Improvement Project. The FY 2021-22 preliminary funding amount is \$350,000 and will allow for a complete remodel of the facility, enhancing our client's experience and creating a more welcoming environment.

On February 10, Families and Communities Together (FaCT) announced that each FRC will receive \$3,400 from the Family Bridge Fund. These funds are unrestrictive and will give us the opportunity to assist FRC families with rental and utility assistance. In addition, our funded partner, The Friendly Center, will be transferring funds (\$6,300) to the FRC to assist families with emergency food, diapers and other hygiene items.



PUBLIC INFORMATION



We Love Stanton!

On February 2, 2021, we launched our "We Love Stanton Valentine's Day Giveaway" campaign on Facebook and Instagram. To enter this campaign, participants were asked to fill out a short survey to let us know why they love the City of Stanton. They were then entered to win one of our Valentine's Day Sweet Treat Kit.

The campaign went on for 8 days and received a total of 121 responses. The responses were compiled together in a short video and was posted on Valentine's Day on our social media platforms.

Video can be found at: <https://youtu.be/78lnRfwmyP4>

PIO Committee

The PIO Committee meets on the third Wednesday of every month to discuss current events in the City and plan future messaging. Topics on this month's agenda included a style guide check-in, website update and discussion regarding messaging pillars.

Website Update

This week, the department secured rights to StantonCA.gov and will begin making plans to transition to this domain name. The new City website, designed by ReviZe, is also underway and currently in the “migration” phase, with content from our current website migrating to the new site. Once complete, staff will be trained in the new content management site and will begin making updates.



Social Media Metrics



Facebook

Followers:

01/25/2021: **3,224**
02/17/2021: **3,482**

Top Posts:

- We Love Stanton Valentine's Day Giveaway
- California Small Business COVID-19 Relief Grant Program Round 2
- Emergency Rental Assistance Program



Instagram

Followers:

01/25/2021: **1,294**
02/17/2021: **1,318**

Top Posts:

- We Love Stanton Valentine's Day Giveaway
- We're Hiring: Permit Technician
- 360 Clinic - Stanton Park COVID-19 Testing



Twitter

Followers:

01/25/2021: **1,705**
02/17/2021: **1,708**

Top Tweets:

- Habitat for Humanity OC Orientation
- Mental Health Services at Stanton FRC
- Emergency Rental Assistance Program



RECREATION

Recreation Classes

Classes and programs are slowly and safely making a return! Registration for our Winter/Spring 2021 season began on Tuesday, January 5th, with classes beginning in February. Prior to the start of the season, instructors were provided with a thorough re-opening plan to ensure the safety of participants and their families. Staff is currently in the process of planning for our Summer season and Stanton Express and are hoping to resume weekly summer camps in addition to partnerships with Skyhawk Sports and PlayWell TEKologies. Registration is accepted online at <http://bit.ly/StantonRec> or in person at City Hall, Stanton Central Park and the Family Resource Center.

Sports Fields

This fall, Stanton Central Park opened fields for youth baseball and soccer practices. To reopen safely, the Department is following guidance from the California Department of Public Health and is working closely with teams to ensure social distancing and sanitation measures are in place. Staff will continue to seek guidance from the state and make adjustments as new information becomes available.

- Current Number of Teams: 5
- Weekly Participants: ~300
- Weekly Hours of Play: 35

SENIOR SERVICES

Food Distribution

Throughout the current health crisis, the Community Services department has remained steadfast in our dedication to assisting the senior community through partnerships with Meals on Wheels OC (MoW) and Second Harvest Food Bank. Due to the high volume of participants that attend the grab 'n' go food distribution, another distribution day will be added to alleviate the traffic congestion near City Hall. Starting the week of February 23, staff will be distributing frozen meals and pantry items from 11am-1pm on Tuesdays and Thursdays based on participants last names: Tuesdays will serve last names A-M, and Thursdays will serve last names N-Z.

January Food Distribution Totals:

- | | |
|------------------------------------|-----------------------|
| • MoW Grab N Go: | 5,352 meals |
| • MoW Home Delivered Meal Program: | 396 meals |
| • MoW Total Senior Participants: | 924 |
| • Second Harvest Food Bank: | 969 households served |

Meetings & Updates

Staff continue to attend roundtable discussions with local Senior Center Directors, Meals on Wheels OC and the CPRS Aging Section to share success stories, discuss best practices and determine how to best serve our population.

HUMAN SERVICES

The Stanton Family Resource Center (FRC) continues to serve our community through a variety of virtual services:

- Parenting classes are in session at the FRC! Classes are being held virtually every Monday at 5:30-7:30pm via Zoom. We have 5 clients currently enrolled.
- Our Spanish support group, "Coping with COVID" began on January 26, from 2:30-4pm and will run for 8 weeks. Currently, we have 3 clients enrolled.
- Our English "Coping with COVID" support group will start on Thursday, February 18 from 1-3pm. Interested clients may call (714) 379-0129.



Meetings & Updates

The Stanton Collaborative will host their next meeting on Monday, February 22 at 12:30pm. This month, the Orange County Asian and Pacific Islander Community Alliance (OCAPICA) will host a workshop with our members.

On February 18, staff will attend the quarterly FaCT Leadership Meeting. This meeting allows leadership from the County, Family Resource Centers and partner organizations to come together to discuss the FaCT Network throughout the County and address the issues facing our communities.

Case Management meetings continue to be held virtually every Thursday, and are attended by City staff and partner organizations. After these meetings, Case Management clients are provided with a framework for support and services specifically selected to meet their family's needs.



**Stanton
Collaborative**



PUBLIC WORKS & ENGINEERING

Allan Rigg, Public Works Director/City Engineer

CAPITAL PROJECTS SUMMARY

Phase	Project
Design	FY 20/21 Street Improvement Project
Bid	Citywide Traffic Signal Improvement
Construction	2020 Sewer Replacement Project
	8881 Pacific Demolition
	Standford Avenue Sewer Placement

Project	2021			
	FEB	MAR	APR	MAY
1. FY 20/21 Street Improvement Project				
2. Citywide Traffic Signal Improvement				
3. 12820 Beach Blvd Sewer Design Project				
4. 2020 Sewer Replacement				

Legend
Design
Bid
Construction

BREAKING NEWS

Stop Sign Addition to West Bound Orangewood Avenue and Santa Rosalia Street

Due to the frequent collisions to the wall on Orangewood Avenue, the Public Works crew installed new stop signs at the intersection of Orangewood Avenue and Santa Rosalia Street. The wall and guardrail are on schedule for repairs.

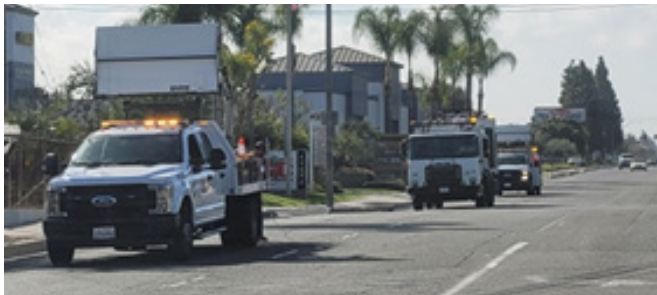


Stanford Avenue Sewer Placement Project & 2020 Sewer Replacement Project

The additional developments on Beach Boulevard caused capacity issues on sewer lines south of the city. Both projects will help relieve sewer capacity and improve our infrastructure. The projects are currently 50% completed, but the 2020 Sewer Replacement Project is on hold due to a utility crossing conflict.



Striping on Western Avenue



Western Avenue is currently receiving brand new traffic striping. The County of Orange was obtained for this work. Striping is occurring on Western Avenue south of Katella Avenue. New traffic striping was needed as the original striping was worn out due to the vehicles using the CR&R recycling center.

Demolition and Abatement at Tina Pacific Way



Due to recent fires and unsafe conditions, several buildings are being demolished on Pacific Avenue. 8881 Pacific Avenue is currently receiving abatement procedures before demolition.

PUBLIC SAFETY SERVICES

James Wren, Public Safety Services Director

HOMELESSNESS

Addressing the issues created by homelessness remains the number one priority of the Department of Public Safety as well as its largest draw on resources. Departmental staff receives an average of 10 to 15 contacts per week from members of the business community complaining about homeless-related issues as well as multiple reports from residents. Public Safety staff addresses this issue 7 days per week and is routinely addressing hot spots across the city. Although pockets of homeless individuals exist, the City has managed to avoid having large-scale encampments that existed through the summer months.

Additionally, the City has managed to maintain enforceability and provide services to a number of members of the homeless community through the efforts of the Outreach Coordinator. In the past 2-weeks, he has encountered 16 new individuals and had 86 field contacts. He was able to provide hotel rooms as bridge housing to 3 people who transitioned to shelters. In total, the Outreach Coordinator was able to place 13 individuals in shelters, which is a great result during this time due to limited shelter availability due to Covid related closures at local shelters.



VICE

Public Safety staff continues to work diligently to address issues that directly impact the community such as massage establishments, illegal marijuana dispensaries, smoke shops, and illegal gambling establishments.

The passage of the new provisions in the Municipal Code related to massage establishments has been successful in preventing the over-proliferation of these establishments.

January 2021 marked the end of a two-year moratorium on new establishments and the creation of the 500-foot provision has been successful to this point in preventing the city from becoming inundated with new locations. Existing locations have been compliant and appreciate the efforts undertaken by the

City to control the number of locations. This will lead to better communication with establishments and more frequent inspections in order to maintain compliance.

Addressing illegal gambling establishments has become a routine event in the city over the past year. Public Safety staff works with the Orange County Sheriff's Department to determine if the establishments that operate have a connection to larger operations. Operations smaller in nature are cleared for closure by City personnel. There is currently one location operating in the city that Public Safety staff is waiting for clearance to close. There are a variety of methods utilized to facilitate the closure of these establishments.



EMERGENCY MANAGEMENT

The County has begun to operate 2 large vaccination sites located at Disneyland and Soka University related to the Covid-19 pandemic. The operation of these sites has been increasingly successful with approximately 7,500 vaccinations being administered at the two sites combined daily. Moving forward, the County intends to have these sites, and future sites, operated by a workforce that includes 35% from Orange County cities. The number of Full-Time Equivalents (FTE's) is

based on the population of each city in the county. Stanton has been required to provide 2.0 FTE's for the duration of the effort which is anticipated to last until July. So far Stanton has contributed 100 hours to the effort to assist in the vaccination effort and fulfill the personnel requirement set forth by the County of Orange.

CODE ENFORCEMENT

The Code Enforcement Division has been particularly busy in the past 2 weeks addressing a variety of community issues. There has been an uptick in illegal dumping as well as numerous issues caused by the homeless. The items listed below represent routine activities conducted by the Code Enforcement Division:

- Issued over 300 parking citations
- Towed 6 vehicles for various violations
- Cleared 18 homeless encampments
- Issued 20 citations for property maintenance or Building Code violations
- Removed 28 shopping carts from encampments and public view

