



**CITY OF SANTEE**  
**PROGRAM YEARS 2020-2024 CONSOLIDATED PLAN**  
**AND**  
**PROGRAM YEAR 2020 ANNUAL ACTION PLAN**

**Prepared by City of Santee Staff**

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# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City of Santee (“City”) receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan (ConPlan) every five years to HUD. This document is the City’s ConPlan for 2020-2024.

The ConPlan is a five-year planning document that identifies needs within low-to -moderate- income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments in and helps achieve HUD’s mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations. ConPlans make jurisdictions eligible for the following funding programs:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

As a small city, Santee directly receives only CDBG funding, but it utilizes HOME funding through the County of San Diego’s HOME Consortium. (The HOME Consortium is comprised of the cities of Vista, Carlsbad, Encinitas, La Mesa, San Marcos, and Santee.) This ConPlan covers CDBG and non-federal housing and community development resources. The City’s estimated total allotment for the Consolidated Plan period is \$1,300,000.

This ConPlan is divided into five major parts:

1. The Process – summarizes the City’s efforts to engage Santee residents and stakeholders and determine the community’s priorities;
2. Needs Assessment – identifies the priority needs of the City’s LMI population;
3. Housing Market Analysis – describes the economic environment in which the City will implement its programs;
4. Strategic Plan – establishes goals, policies and actions for addressing the needs of the community; and
5. Annual Action Plan – outlines the strategies and activities to achieve the ConPlan goals over a one-year period.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

HUD’s Office of Community Planning and Development maintains that following approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity. The City established the following goals for the 2020-2024 ConPlan period to achieve HUD’s vision:

### **High Priorities**

- **Goal 1:** Improve community infrastructure and facilities to create an accessible and safe community.
- **Goal 2:** Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
- **Goal 3:** Support affordable housing opportunities for low-to moderate-income residents.

### **Low Priorities**

- **Goal 4:** Strengthen local business and the economy through the promotion of job creation and access to training.

## **3. Evaluation of past performance**

The five-year strategy objectives identified in the 2015-2020 Consolidated Plan provide the framework to establish reachable goals and outcomes. These numbers reflect projects completed with federal and local funds to date. The following shows the City’s achievements toward reaching identified five-year goals:

- Completed 225 minor home rehabilitation projects serving lower income and disabled homeowners through Lutheran Social Services of Southern California

- Fair housing services offered to 207 residents through the Center for Social Advocates (CSA) San Diego County
- Services and shelter provided to 1,519 homeless and at-risk residents through Crisis House and Santee Santas
- Over 52,000 residents served at the Santee Food Bank
- Nutritious meals delivered to 381 senior residents through Meals on Wheels
- Community services through Cameron Family YMCA offered to 240 Santee children
- ElderHelp provided services to 107 senior residents
- Section 108 Loan repayment of Buena Vista and Railroad Avenue infrastructure improvements benefitting up to 885 persons

#### **4. Summary of citizen participation process and consultation process**

The City's community participation process was informed by the Citizens Participation Plan, which guides the implementation of a community engagement process and notification of community meetings and public hearings. To facilitate as much community participation as possible, the City held a public hearing prior to making the ConPlan available for public comment, a community meeting, conducted a survey, and consulted with various organizational stakeholders. Community members were also able to weigh in on the ConPlan during a public comment period held from March 13, 2020 to April 13, 2020 and at the City Council Public Hearings conducted on March 11, 2020 and April 22, 2020. Across all events, input was received from nine (9) individuals. These efforts are detailed further in The Process (page 6).

#### **5. Summary of public comments**

Qualitative feedback on community needs was collected through the community meeting, stakeholder consultations, a public comment period, and at a formal public hearing. These comments provided insight into community needs and informed the goals of the ConPlan. Top priority needs were identified as infrastructure, community services and facilities, economic development, and housing. One formal public comment was received at meeting of City Council Public Hearing on March 11, 2020 and no comments were received at the Public Hearing on April 22, 2020. This City Council meeting followed a 30-day public comment period which took place March 13, 2020 to April 13, 2020.

The comments received at public hearings and during the public comment period were ... All public comments are included in Appendix C- Public Comment.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Of the nine individuals that submitted comments on the Consolidated Plan, eight of the commenters were members of the East County Homeless Task Force who submitted their comments in writing. Their comments were generally about the need for additional homeless services in East San Diego County. The comments are included in Appendix C.

The ninth person who commented did so at the March 11, 2020 City Council Public Hearing. The resident that commented (Michele Perchez) questioned why so few people attended the Community Workshop regarding the Consolidated Plan in August 2019. Staff responded to the comment by explaining the efforts to notify the public about the meeting by advertising it on the City's website and on social media and also stated that it is unfortunately common that public meetings are not always well attended. Finally, staff highlighted that there were more than 500 responses to the on-line survey regarding the Consolidated Plan which was a huge increase from the prior cycle.

All of the comments were accepted.

## **7. Summary**

The five-year ConPlan articulates the housing and community development needs in Santee. The plan also incorporates a comprehensive and coordinated strategy for implementation of CDBG and other possible funds that could be leveraged to address identified priorities and goals. More broadly, the City is committed to providing every opportunity for residents and stakeholders in Santee to participate in the ConPlan process and expanding opportunities for its LMI populations to thrive. This ConPlan and the associated community engagement process are indicative of that commitment.

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SANTEE	Department of Development Services

**Table 1– Responsible Agencies**

#### Narrative

The City’s Department of Development Services is lead agency responsible for the preparation and administration of the ConPlan, corresponding Annual Action Plans, and the CDBG program. The County of San Diego is lead agency for HOME Investment Partnership funding, which the City utilizes as a member of the County’s HOME Consortium. The implementation of programs funded by CDBG and HOME may be done in conjunction with other City departments such as the Community Services Department.

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Santee has long communicated and collaborated with many governmental and nongovernmental agencies in the region to address the needs of the City's LMI population. The City's formalized collaborative efforts include being a member of the County of San Diego's HOME Consortium and recipient of Housing Choice Vouchers (Section 8) through the County of San Diego's voucher program. City staff also works closely with the County of San Diego Health and Human Services Agency as well as nonprofit health and mental health providers.

Other non-governmental agencies the City works closely with include, but are not limited to: Santee Santas, Meals on Wheels, Lutheran Social Services, and the Cameron Family YMCA. The City encourages agencies to work together to leverage resources and prevent duplication of services for the betterment of the people being served. During the community engagement process, the City consulted with these and other agencies and businesses at community meetings, through interviews and an online survey.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City works closely with the Regional Task Force on the Homeless (RTFH), San Diego County's Continuum of Care (CoC). Coordinated activities include the annual Point-in-Time Count (PIT) and services and shelters for those experiencing or at risk of homelessness. In developing this ConPlan, RTFH was interviewed to provide insight on the challenges and progress on homelessness in the region and in Santee. During the 2019 PIT there were not any individual counted as sheltered within the City of Santee. However, a total of 46 individuals were counted as unsheltered. Additionally, Las Colinas Detention and Reentry Facility, the primary point of intake for female prisoners in San Diego County, was one of the facilities that participated in the PIT jail survey and it was identified that 27 percent of those interviewed were unsheltered prior to arrest.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Santee does not administer ESG funds; however, City staff did consult with RTFH in developing this ConPlan.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	2-1-1 San Diego
	<b>Agency/Group/Organization Type</b>	Community Information Exchange
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	2-1-1 San Diego provided localized data to inform the ConPlan.
2	<b>Agency/Group/Organization</b>	SAN DIEGO COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with various agencies at the County government to inform development of the ConPlan.
3	<b>Agency/Group/Organization</b>	LEGAL AID SOCIETY
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interviewed Legal Aid Society of San Diego about fair housing needs and challenges in San Diego.
4	<b>Agency/Group/Organization</b>	Regional Task Force on the Homeless, Inc
	<b>Agency/Group/Organization Type</b>	Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interviewed staff about homeless needs and challenges.

**Identify any Agency Types not consulted and provide rationale for not consulting**

No single agency or organization was purposely excluded from providing input on the Consolidated Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
City of Santee Housing Element 2013-2021	City of Santee	The Consolidated Plan conforms with the City of Santee Housing Element, 2013-2021.

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City has a long history of working cooperatively with other CDBG entitlement jurisdictions in the County of San Diego to address common needs. In addition, the City works with the County of San Diego and the other HOME Consortium members to provide for the community’s housing and community development needs. Moreover, the County of San Diego manages the Section 8 rental assistance voucher program for the City and many of its neighboring jurisdictions, so coordinating and communicating with the County government is essential.

The State of California has recently bolstered its funding for housing and homelessness programs. For example, Senate Bill 2 (Atkins) creates a permanent source of funding for affordable housing and the Homeless Emergency Aid Program (HEAP) provided additional funding to Continuums of Care throughout the State. It is important that the City coordinate with local partners and stakeholders to best leverage potential new funding and resources.

**Narrative**

See above.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

An online survey addressing the ConPlan and community needs was posted online as a method to collect community feedback. The survey was offered in both English and Spanish. There were 527 total responses to the survey, marking a 778 percent increase in responses from the previous ConPlan. All survey data is included in Appendix B- Survey.

During the ConPlan development, the City held a community workshops at City Hall on August 21, 2019, at which five residents attended. The format of these meetings included two parts. First, a slideshow was presented that familiarized attendees with the ConPlan and HUD entitlement programs. The presentation also provided a demographic and economic overview of the City. Second, attendees provided feedback on what they believe are the greatest needs of the community. The City collected feedback in two ways: a 'dot voting' exercise, in which residents placed dot stickers on a pre-populated poster to indicate their top community needs; and a facilitated small group discussion at which comments on community needs were recorded on worksheets.

An email announcing the Public Hearing and 30-day public comment period, which took place between March 13, 2020 to April 13, 2020, was also sent to community-based organizations, service clubs, and other interested groups. A public notice was printed in the East County Californian newspaper fourteen days prior to the public hearing at City Council on March 11, 2020 to review the draft ConPlan and open a 30-day public comment period. The meeting agenda and draft Consolidated Plan were available on the City website. Due to COVID-19, the Consolidated Plan was not made physically available at public locations due to closures. One public comment was received from the East County Homeless Taskforce related to providing homeless services in East County. A copy of the public comment may be found in Appendix C- Public Comment. A second public notice was printed in the East County Californian newspaper on fourteen days prior to the City Council meeting on April 22, 2020, at which the Consolidated Plan was approved. Citizens were encouraged to participate virtually through email or telephone during the virtual public hearing on April 22, 2020 and no comments were received at this public hearing.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	5 participants. All City of Santee residents.	Public health and safety, community services and activities, and public transit were identified as the top needs amongst participants.	None.	
2	On-Line Survey	Non-targeted/broad community	527 responses	Infrastructure, community facilities, and community services were identified as top needs by survey respondents.	None.	URL closed survey in Appendix B-Survey
3	On-Line Survey	Key Stakeholders	See Table PR-10.1	Interviewees provided input on community needs and challenges in Santee and the region.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	On-Line Survey	Non-targeted/broad community	Comments were received from eight members of the East County Task Force on the Homeless. Please see Appendix C- Public Hearing	Public comment was received from the East County Homeless Taskforce regarding the need for additional homeless services in East San Diego County.	None.	
5	Public Hearing	Non-targeted/broad community	1 comment at the March 11, 2020 Public Hearing.	Resident inquired why so few people attended the Community Meeting held in August 2019 at Santee City Hall.	None.	

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The primary source of data used in this needs assessment are HUD Comprehensive Housing Affordability Strategy (CHAS) special tabulations created through the Census' American Community Survey (ACS) that incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits and household types. This needs analysis predominantly uses data drawn from ACS's most recent data set (2012-2016). The information contained in this section informs the preparation of City of Santee's housing and community development priorities and both five- and one- year investment strategies.

The following data include basic information about households by income as well as the number of renters and homeowners who experience various types of housing distress at various income levels. The anemic growth of personal and household income in recent years coupled with the byproducts of the Great Recession are driving increased levels of housing distress, often illustrated by heightened levels of cost burden – that is, households that pay more than 30 percent of their income on housing costs (rent plus utilities).

The following outlines income categories used in this report:

- Area median income (AMI):
  - Extremely Low-income: 0-30 percent AMI
  - Very Low-income: 30-50 percent AMI
  - Low-income: 50-80 percent AMI
  - Moderate-income: 80-120 percent AMI
  - Median income: 100 percent AMI
  
- HUD adjusted median family incomes (HAMFI):
  - Extremely low-income: 0-30 percent HAMFI
  - Very low-income: 30-50 percent HAMFI
  - Low-income: 50-80 percent HAMFI
  - Middle-income: 80-100 percent HAMFI
  - Upper income 100 percent HAMFI and above

Note: AMI and HAMFI are functionally the same when referring to lower-income populations. However, HUD uses HAMFI to determine Fair Market Rents, which guides eligibility for many of its programs including Housing Choice Vouchers (i.e. Section 8). AMI is an industry term used more generally, but often refers to income limits for income-restricted affordable housing. The use of each term is noted throughout the ConPlan. The current income limits as used in this ConPlan (2019) are as follows:



County	Income Category*	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Diego	Extremely Low 30%	\$22,500	\$25,700	\$28,900	\$32,100	\$34,700	\$37,250	\$39,850	\$42,400
	Low 50%	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
	60% Limit	\$44,940	\$51,360	\$57,780	\$64,200	\$69,360	\$74,520	\$79,620	\$84,780
	Moderate 80%	\$59,950	\$68,500	\$77,050	\$85,600	\$92,450	\$99,300	\$106,150	\$113,000

**Figure NA-05.1: Area Median Income**

According to ACS data, there are a total of 19,515 households in Santee, of which 70 percent are owner households. However, these figures vary according to income category.

**Table NA-05.1: Household Income Distribution**

Income Distribution Overview	Owners	Renters	Total	Owners	Renters
Household Income <= 30% HAMFI	885	890	1,775	6%	15%
Household Income >30% to <=50% HAMFI	960	990	1,950	7%	17%
Household Income >50% to <=80% HAMFI	2,260	1,410	3,670	17%	24%
Household Income >80% to <=100% HAMFI	1,420	730	2,150	10%	12%
Household Income >100% HAMFI	8,135	1,840	9,975	60%	31%
<b>Total</b>	<b>13,660</b>	<b>5,860</b>	<b>19,520</b>	<b>100%</b>	<b>100%</b>

Source: ACS-2012-2016

Santee’s households are largely owners, representing 70 percent of all households. Table NA-05.1 shows that 56 percent of renter households are lower-income (up to 80 percent AMI), but only 30 percent of owners are lower income. Overall, 38 percent of all households earn lower incomes. The total number of lower income households has increased by 53 percent since the last Consolidated Plan (2,555 additional lower income households than in 2015).

Both owners and renters experience housing problems, but at differing rates. As described by HUD, the four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Table NA-05.2 indicates that 38 percent of all households have one of the four defined housing problems, but within the two tenure categories, renters have a higher rate of housing problems than owners (50 percent versus 33 percent, respectively).

**Table NA-05.2: Housing Problems¶**

Housing-Problems-Overview-1¶	Owner¶	Renter¶	Total¶	Owners¶	Renters¶
Household-has-at-least-1-of-4-Housing-Problems¶	4,480¶	2,925¶	7,405¶	33%¶	50%¶
Household-has-none-of-4-Housing-Problems¶	9,065¶	2,845¶	11,910¶	66%¶	49%¶
Cost-burden-not-available--no-other-problems¶	110¶	90¶	200¶	¶	¶
Total¶	13,655¶	5,860¶	19,515¶	¶	¶

Source: ACS-2012-2016¶

The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50 percent. Table NA-05.3 indicates that 17 percent of all households have one of the four defined severe housing problems; again, renters have a higher rate of severe housing problems than owners (25 percent versus 13 percent, respectively).

**Table NA-05.3: Severe Housing Problems¶**

Severe-Housing-Problems-Overview-2¶	Owner¶	Renter¶	Total¶	Owners¶	Renters¶
Household-has-at-least-1-of-4-Severe-Housing-Problems¶	1,760¶	1,475¶	3,235¶	13%¶	25%¶
Household-has-none-of-4-Severe-Housing-Problems¶	11,790¶	4,295¶	16,085¶	86%¶	73%¶
Cost-burden-not-available--no-other-problems¶	110¶	90¶	200¶	¶	¶
Total¶	13,660¶	5,860¶	19,520¶	¶	¶

Source: ACS-2012-2016¶

Table NA-05.4 breaks down the various levels of cost burden experienced by owner and renter households. Overall, it shows that 37 percent of all households have some amount of cost burden. However, cost burden is a greater problem for renter households: 32 percent of owner households have a cost burden, while 47 percent of renters have a cost burden.

**Table NA-05.4: Housing Cost Burden¶**

Housing-Cost-Burden-Overview-3¶	Owner¶	Renter¶	Total¶	Owners¶	Renters¶
Cost-Burden-<=30%¶	9,160¶	2,985¶	12,145¶	67%¶	51%¶
Cost-Burden->30%-to-<=50%¶	2,760¶	1,590¶	4,350¶	20%¶	27%¶
Cost-Burden->50%¶	1,620¶	1,190¶	2,810¶	12%¶	20%¶
Cost-Burden-not-available¶	110¶	90¶	200¶	¶	¶
Total¶	13,650¶	5,855¶	19,505¶	¶	¶

Source: ACS-2012-2016¶

**Table-NA-05.5: Housing Problems by Income Level, All Households**

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available no other housing problems	Total	Of Households w/ Housing Problems	Of Income Category
Household Income <= 30% HAMFI	1,340	230	200	1,770	18%	76%
Household Income >30% to <=50% HAMFI	1,425	520	0	1,945	19%	73%
Household Income >50% to <=80% HAMFI	2,235	1,435	0	3,670	30%	61%
Household Income >80% to <=100% HAMFI	945	1,210	0	2,155	13%	44%
Household Income >100% HAMFI	1,460	8,515	0	9,975	20%	15%
<b>Total</b>	<b>7,405</b>	<b>11,910</b>	<b>200</b>	<b>19,515</b>		

Source: ACS-2012-2016

**Table-NA-05.6: Housing Problems, Renters**

Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available no other housing problems	Total	Of Households w/ Housing Problems	Of Income Category
Household Income <= 30% HAMFI	685	115	90	890	23%	77%
Household Income >30% to <=50% HAMFI	825	165	0	990	28%	83%
Household Income >50% to <=80% HAMFI	950	460	0	1,410	32%	67%
Household Income >80% to <=100% HAMFI	260	475	0	735	9%	35%
Household Income >100% HAMFI	205	1,635	0	1,840	7%	11%
<b>Total</b>	<b>2,925</b>	<b>2,850</b>	<b>90</b>	<b>5,865</b>	<b>100%</b>	

Source: ACS-2012-2016

**Table NA-05.7: Housing Problems, Owners**

Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available -- no other housing problems	Total	Of Households w/ Housing Problems	Of Income Category
Household Income <= 30% HAMFI	655	115	110	880	15%	74%
Household Income >30% to <=50% HAMFI	600	355	0	955	13%	63%
Household Income >50% to <=80% HAMFI	1,285	975	0	2,260	29%	57%
Household Income >80% to <=100% HAMFI	685	735	0	1,420	15%	48%
Household Income >100% HAMFI	1,255	6,880	0	8,135	28%	15%
<b>Total</b>	<b>4,480</b>	<b>9,060</b>	<b>110</b>	<b>13,650</b>	<b>100%</b>	

Source: ACS 2012-2016

Together, these three tables show the total number of households with housing problems by income level, as well as disaggregated data for renter and owner households. Overall, 68 percent of lower-income households (earning less than 80 percent of AMI) have at least one of the four housing problems, and generally, the lower the income category, the more likely a household experiences housing problems. For example, 76 percent of extremely low-income households have at least one of four problems, whereas only 15 percent of those earning over the median income do.

When these data are disaggregated, it is clear that renter households have a greater experience with housing problems than owners. Approximately 75 percent of lower-income renter households have one of four problems, while only 62 percent of lower income owners do. However, regardless of tenure, the majority of lower-income households experience one of the four housing problems.

The following three tables compare one of these housing problems – cost burden – by tenure and income category.

**Table-NA-05.8: Cost-Burden-by-Income-Level,-All-Households-¶**

Income-by-Cost-Burden- (Owners-and-Renters)¶	Cost-burden- >30%¶	Cost-burden- >50%¶	Total¶	Of- Households- w/Cost- Burden->30%¶	Of- Household s-w/Cost- Burden- >50%¶	Of-Income- Category- >30%¶	Of-Income- Category- >50%¶
Household-Income-<=30%- HAMFI¶	1,345¶	1,110¶	2,455¶	19%¶	39%¶	76%¶	63%¶
Household-Income->30%-to- <=50%-HAMFI¶	1,430¶	925¶	2,355¶	20%¶	33%¶	73%¶	47%¶
Household-Income->50%-to- <=80%-HAMFI¶	2,215¶	565¶	2,780¶	31%¶	20%¶	60%¶	15%¶
Household-Income->80%-to- <=100%-HAMFI¶	820¶	125¶	945¶	11%¶	4%¶	38%¶	6%¶
Household-Income->100%- HAMFI¶	1,365¶	90¶	1,455¶	19%¶	3%¶	14%¶	1%¶
Total¶	7,175¶	2,815¶	9,990¶	100%¶	100%¶	¶	¶

Source:-ACS-2012-2016¶

**Table-NA-05.9: Cost-Burden-by-Income-Level,-Renters-¶**

Income-by-Cost-Burden- (Renters-Only)¶	Cost-burden- >30%¶	Cost-burden- >50%¶	Total¶	Of- Households- w/Cost- Burden->30%¶	Of- Households- w/Cost- Burden->50%¶	Of-Income- Category- >30%¶	Of-Income- Category- >50%¶
Household-Income-<=30%- HAMFI¶	685¶	565¶	1,250¶	25%¶	47%¶	55%¶	45%¶
Household-Income->30%-to- <=50%-HAMFI¶	825¶	530¶	1,355¶	30%¶	45%¶	61%¶	39%¶
Household-Income->50%-to- <=80%-HAMFI¶	930¶	85¶	1,015¶	33%¶	7%¶	92%¶	8%¶
Household-Income->80%-to- <=100%-HAMFI¶	200¶	10¶	210¶	7%¶	1%¶	95%¶	5%¶
Household-Income->100%- HAMFI¶	140¶	0¶	140¶	5%¶	0%¶	100%¶	0%¶
Total¶	2,780¶	1,190¶	3,970¶	100%¶	100%¶	¶	¶

Source:-ACS-2012-2016¶

**Table NA-05.10: Cost Burden by Income Level, Owners**

Income by Cost Burden (Owners Only)	Cost burden >30%	Cost burden >50%	Total	Of Households w/Cost Burden >30%	Of Households w/Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
Household Income <= 30% HAMFI	655	545	1,200	15%	34%	55%	45%
Household Income >30% to <=50% HAMFI	600	390	990	14%	24%	61%	39%
Household Income >50% to <=80% HAMFI	1,285	480	1,765	29%	30%	73%	27%
Household Income >80% to <=100% HAMFI	620	115	735	14%	7%	84%	16%
Household Income >100% HAMFI	1,220	90	1,310	28%	6%	93%	7%
<b>Total</b>	<b>4,380</b>	<b>1,620</b>	<b>6,000</b>	<b>100%</b>	<b>100%</b>		

Source: ACS 2012-2016

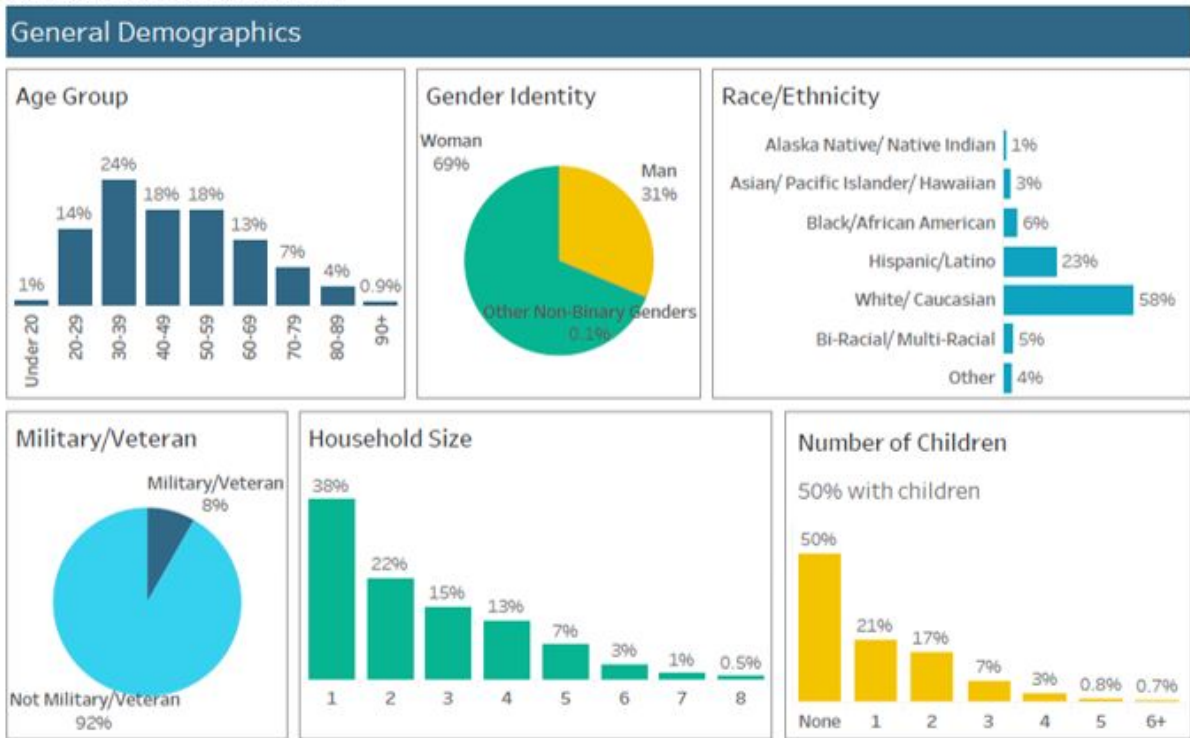
The three tables above show the total number of households with either a cost burden above 30 percent of income or above 50 percent of income (severe cost burden) by income level. According to the Table NA-05.8, of households with a cost burden above 30 percent, 70 percent are in the lower income category (below 80 percent AMI). Of the 2,815 households with a severe cost burden, 92 percent are lower income. Within each lower income category, there are similarly high rates of cost burden: for example, 61 percent of very low-income households (31-50 percent AMI) have a cost burden above 30 percent.

Further, of those renters with a cost burden of 30 percent, lower income households represent 88 percent of the total. Overall, 55 percent of extremely low-income households have a cost burden more than 30 percent. In contrast, of all owners with a cost burden of more than 30 percent, only 58 percent are lower income. The fact that higher income owners may also have cost burdens can be explained by several factors, such as homeowner seniors living on fixed incomes.

### 2-1-1 San Diego Data

Beyond housing, 2-1-1 San Diego has collected a series of data points from clients accessing its services during the 2018 calendar year. A total of 1,139 unduplicated clients accessed services that resulted in more than 3,600 referrals to providers. General demographic information can be shown in the following graphic.

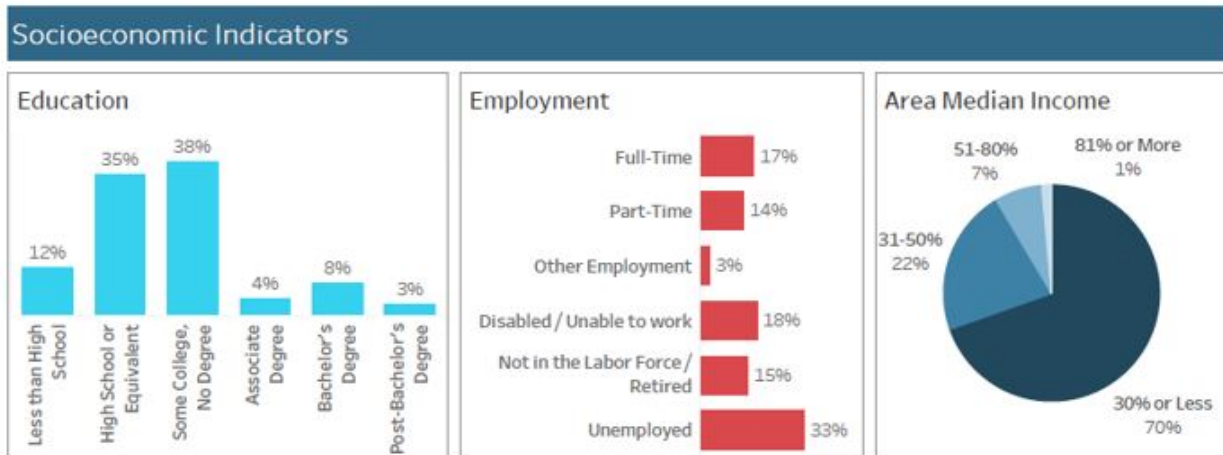
Figure-NA-05.2: Demographics



Source: 2-1-1 San Diego

The largest age group contacting 2-1-1 were persons aged 30-39; clients were disproportionately female, and 50 percent of callers were individuals with no children. In addition, callers were disproportionately persons of color: while White/Caucasian persons represent 83 percent of Santee’s total population, only 58 percent of callers were in that category. Further, Black/African American residents make up 2 percent of the overall population but comprised 6 percent of inquiries. Similarly, persons who identify as Hispanic or Latino make up 16 percent of the population but represented 23 percent of callers.

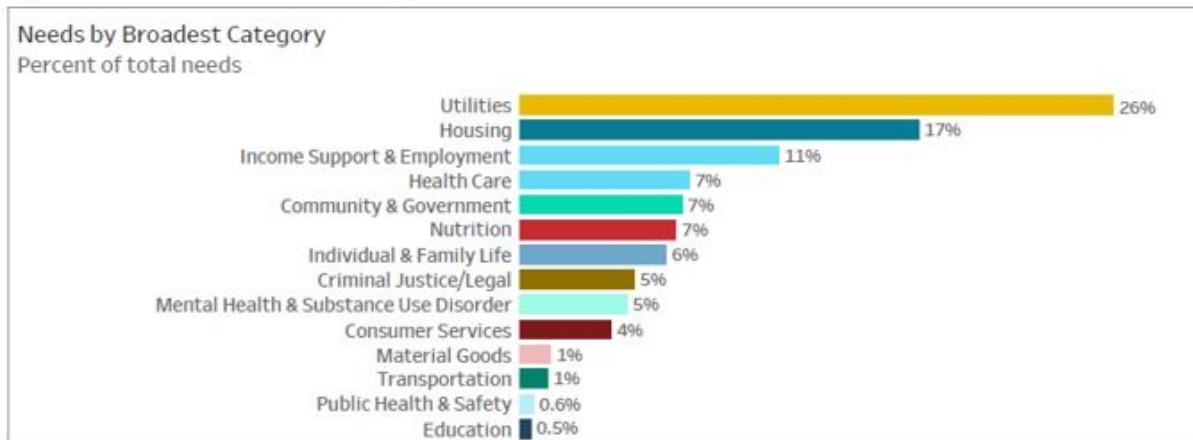
Figure-NA-05.3: Socioeconomic Indicators



Source: 2-1-1-San-Diego

The figure above shows that a slight majority of callers had at least some college education, but 33 percent reported being unemployed, with an additional 18 percent unable to work. In contrast, the State Employment Development Department estimates the local unemployment rate to be about 3 percent overall in Santee. Seventy percent of callers seeking assistance reported being extremely low income, earning less than 30 percent of AMI.

Figure-NA-05.4: Reason-for-Referral



Source: 2-1-1-San-Diego

Of the total 5,511 reported needs, the top two were housing-related, totaling 43 percent of reported needs. Following this category, income support and employment was the next highest need. Food insecurity is also a concern, with 228 clients assessed to need some form of nutritional support:



**Figure-NA-05.5: Nutrition Referrals**

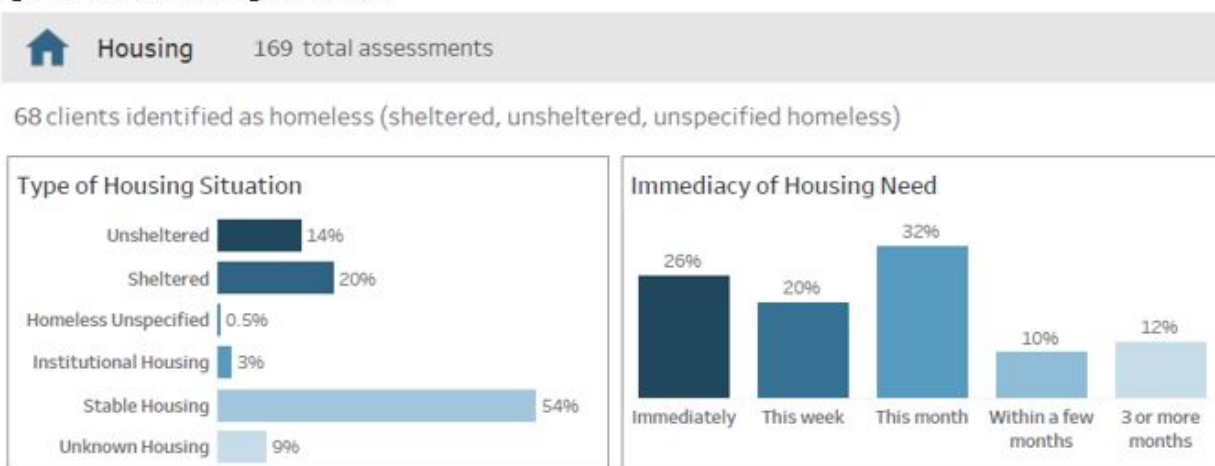


Source: 2-1-1-San-Diego

Of the 228 nutrition assessments, 47 percent indicated they were often concerned food would run out, and 37 percent said they often actually ran out of food.

The following chart shows that 68 clients reported themselves as homeless (about 34 percent of those assessed for housing); 78 percent of the clients assessed indicated an immediate need for housing within the month.

**Figure-NA-05.6: Housing Referrals**



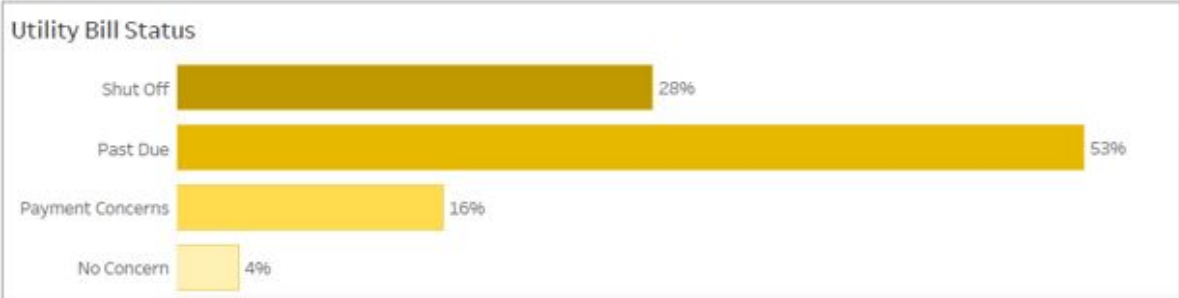
Source: 2-1-1-San-Diego

Of those 276 clients with utility needs assessments, 28 percent reported having their utilities shut off, and 66 percent noted their utility bill represented more than 25 percent of their income. In total, 53 percent said their bill was past due.

Figure-NA-05.7: Utility Referrals

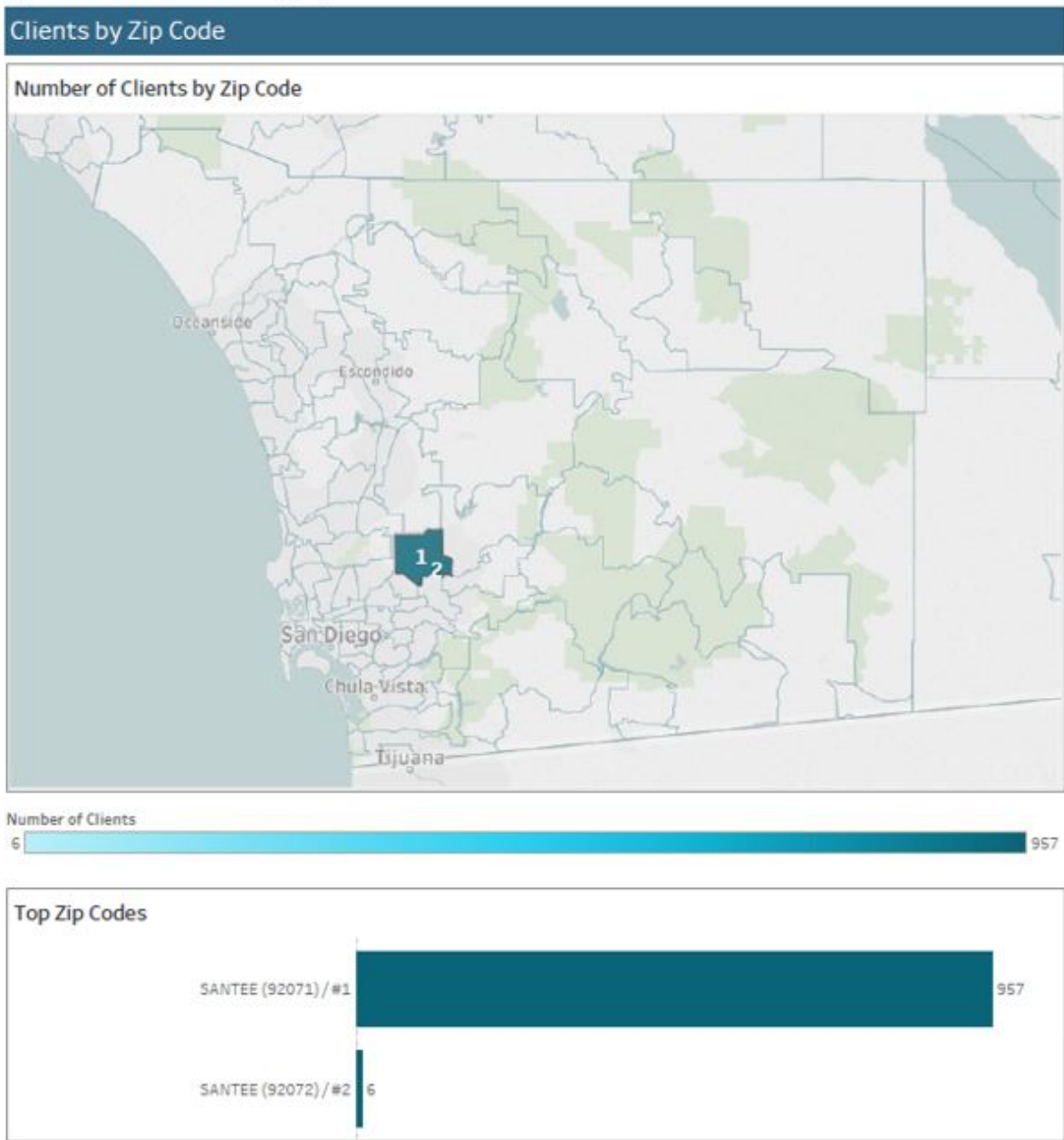
**Utilities** 276 total assessments

66% of clients with a utility need had a utility bill over 25% of their income



Source: 2-1-1 San Diego

Figure-NA-05.8: Referrals-by-Zip-Code

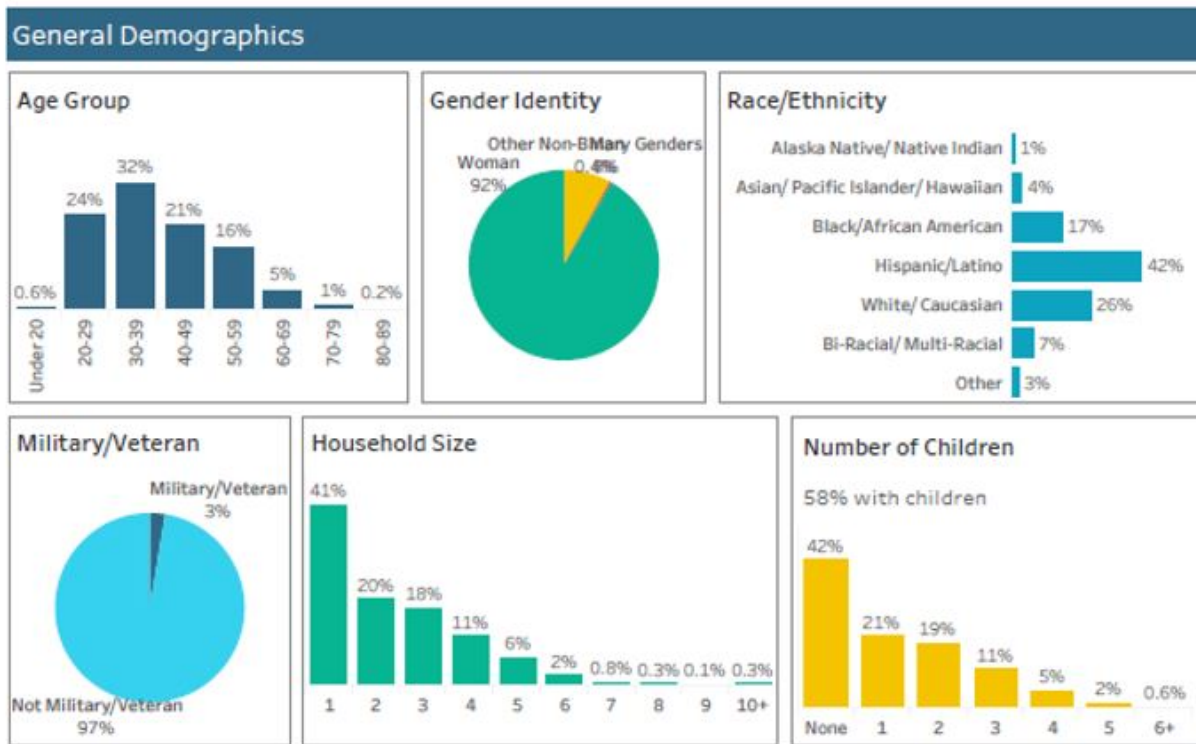


Source: 2-1-1 San Diego

### 2-1-1 San Diego Data- Domestic Violence

The following statistics from 2-1-1 San Diego (2018) highlight the circumstances facing people – overwhelmingly women – who seek help because of domestic violence concerns. Although data are not available by individual jurisdiction, this County-wide portrait of clients helps frame the discussion on the needs of survivors of domestic violence.

Figure-NA-05.9:-Domestic-Violence-Referrals---Demographics-¶



Source:-2-1-1-San-Diego¶

Thirty-two percent of the 1,681 clients who contacted 2-1-1 for help were between the ages of 30 and 39, and 58 percent had children. Although Whites make up 64 percent of the population County-wide, only 26 percent of callers were White. In addition, while Black/African Americans constitute just over 5 percent of the population, they represent 17 percent of clients. Lastly, persons who identify as Hispanic represent 32 percent of the total population, but 42 percent of clients.

The following chart shows that a slight majority of clients have at least some college education, but 53 percent reported being unemployed, and another 15 percent said they were unable to work. The fact that 90 percent of clients reported extremely low incomes illustrates the economic difficulties facing domestic violence survivors.

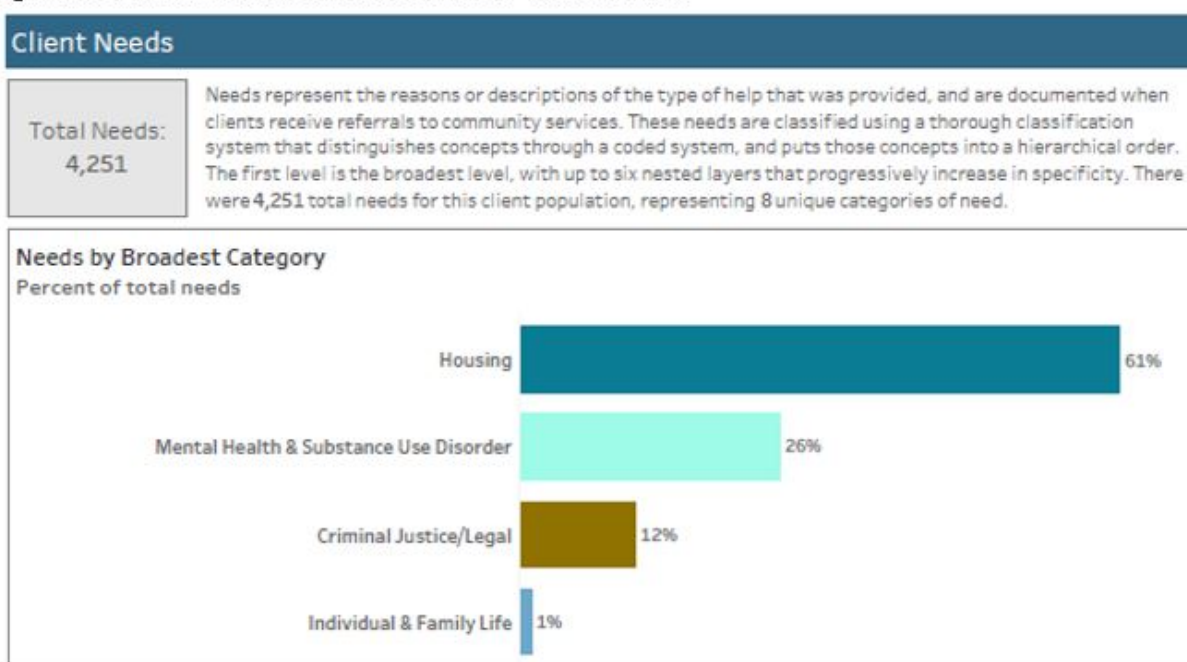
**Figure-NA-05.10: Domestic Violence Referrals—Socioeconomic Indicators**



Source: 2-1-1-San-Diego

The 1,681 clients had an average of 2.5 needs within the following broad categories: housing (61 percent), mental health and substance abuse disorder (26 percent) and criminal justice/legal assistance (12 percent).

**Figure-NA-05.11: Domestic Violence Referrals—Client Needs**



Source: 2-1-1-San-Diego

Of the 149 people who were assessed with nutrition needs, 83 percent had to meet other basic needs before they could pay for food. Fifty-six percent stated it was often true they had concerns that their food would run out, and 51 percent said their food actually did run out.

**Figure-NA-05.12: Domestic Violence Referrals—Nutrition Needs**

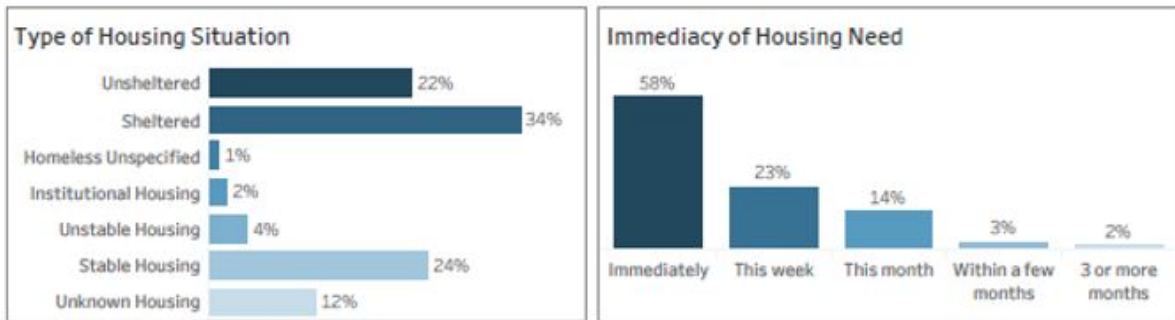


Source: 2-1-1 San Diego

Of the 484 clients who identified as homeless, 34 percent said they currently had shelter, but 22 percent said they were unsheltered; 58 percent of the clients assessed also said they had an immediate need for housing, while an additional 37 percent said they needed housing within the month.

**Figure-NA-05.13: Domestic Violence Referrals—Housing Needs**

484 clients identified as homeless (sheltered, unsheltered, unspecified homeless)



Source: 2-1-1 San Diego

Utility costs for lower income households are often higher than they can pay. Of the 79 assessments made, 78 percent said their utility bills were more than 25 percent of their income. Twenty one percent said their utilities had been shut off, and 72 percent said they were past due on their payments.

Figure-NA-05.14: Domestic Violence Referrals—Utility Needs

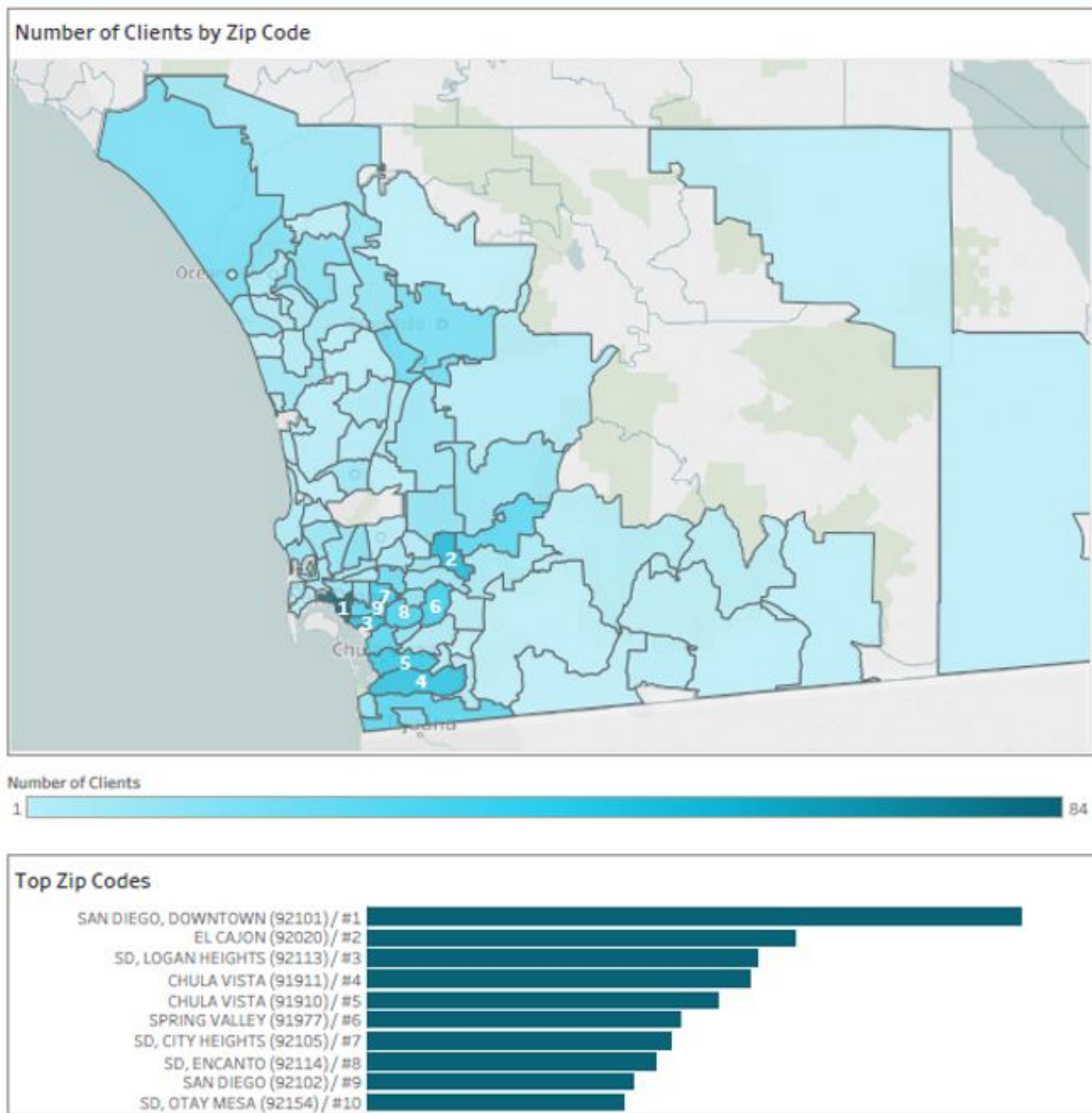


Source: 2-1-1-San-Diego

The following map shows the zip codes of domestic violence clients who reached out to 2-1-1 for information and referrals.



Figure-NA-05.14: Domestic Violence Referrals by Zip Code



Source: 2-1-1-San-Diego Section Break (Next Page)



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The need for public facilities is high in Santee, as evidenced by the online survey and community forums. Through the online survey, public facilities were identified as the second highest community need. It was selected as one of the top three community needs by 227 individuals, or 54.4 percent of those who answered this survey questions. Within this need, there was a strong preference for parks and recreational facilities, which was selected as a top choice by 77.27 percent of survey respondents. Other identified needs include fire stations and equipment, library facilities, and community centers.

Additionally, at the community engagement forums, community spaces were selected as the third most important need by participants on their individual worksheets.

### **How were these needs determined?**

Resident and stakeholder input are the primary method for identifying public facility needs. These needs were determined primarily through the online community needs survey and the community forum conducted in Summer and Fall 2019.

### **Describe the jurisdiction's need for Public Improvements:**

Infrastructure was determined as top community need through the online survey. It was selected as one of the top three community needs by 318 people, including 165 individuals who chose it was the top need overall. More specifically, street/alley improvements, urban greenery, and sidewalk improvements were of great concern to residents who provided feedback.

### **How were these needs determined?**

These needs were determined primarily through the online community needs survey and the community forum conducted in Summer and Fall 2019. The City also maintains a Capital Improvement Program (CIP) that documents infrastructure needs and lays out a budgetary plan for addressing them.

### **Describe the jurisdiction's need for Public Services:**

Youth activities and services emerged as a priority need through the online survey, it was selected by 363 individuals, 86.8 percent of participants who answered the survey question, as the highest community service need. It was followed closely by senior services, as well as public transit and transportation services.

**How were these needs determined?**

These needs were determined primarily through the online community needs survey and the community forum conducted in Summer and Fall 2019. The City also maintains a Capital Improvement Program (CIP) that documents infrastructure needs and lays out a budgetary plan for addressing them.

**Based on the needs analysis above, describe the State's needs in Colonias**

Not applicable.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

As of 2018, SANDAG estimates there are a total of 20,461 housing units in Santee, a decrease of about 0.2 percent since 2010. The break-down of units by type is as follows:

Table-MA-05.1: Total Units

	Total-2010	Total-2018	%-Increase/-(Decrease)
Single-Family--Detached	10,760	11,013	2.4%
Single-Family--Attached	1,783	1,845	3.5%
Multifamily	5,124	5,351	4.4%
Mobile-Homes	2,233	2,252	0.9%
	19,900	20,461	2.8%

Source: SANDAG

Although the housing stock increased relatively evenly based on percentages for most housing types between 2010 and 2018, there was less than a percentage increase in the number of mobile homes during this period. As this type of housing offers dwellings that are typically more affordable, this loss is critical in the increasingly unaffordable housing environment.

According to the Greater San Diego Association of Realtors, median home sales prices generally remained stagnant between 2018 and 2019, with only Encinitas showing a substantial increase of 15.2 percent in median sales price. Coronado experienced a drop of 11 percent in sales prices.

Table-MA-05.2: Total Home Sales

URBAN-COUNTY	Jul-18	Jul-19	% Change
	Median Home-Sales-Price	Median Home-Sales-Price	
Coronado	\$2,220,000	\$2,000,000	-11
Del-Mar	\$2,000,000	\$2,000,000	0
Imperial-Beach	\$599,000	\$615,000	2.7
Lemon-Grove	\$460,000	\$473,500	2.9
Poway	\$785,000	\$780,000	-0.6
Solana-Beach	\$1,510,000	\$1,572,030	4.1
Unincorporated	\$465,811	\$447,044	-4.2

HOME Consortium Cities	Jul-18	Jul-19	% Change
	Median Home Sales Price	Median Home Sales Price	
Carlsbad	\$988,125	\$980,456	-0.8
Encinitas	\$1,250,000	\$1,440,221	15.2
La-Mesa	\$635,000	\$656,000	3.3
San-Marcos	\$605,000	\$600,000	-0.8
Santee	\$550,000	\$545,000	-0.9
Vista	\$555,483	\$550,592	-0.9

San Diego Region	Jul-18	Jul-19	% Change
	Median Home Sales Price	Median Home Sales Price	
	\$585,000	\$585,000	0

-----Source: Greater San Diego Association of REALTORS, August 2019

The current median home price in Santee is \$545,000, which represents a slight decrease of 0.9 percent over the past year. According to the Greater San Diego Association of REALTORS, Santee’s median sales price is significantly less than Carlsbad and Encinitas, but higher than some jurisdictions in the Urban County. A household must earn approximately \$104,000 to afford the median home price in Santee.

According to the National Association of Homebuilders, San Diego is one of the ten least affordable metropolitan areas in the United States. Only about 20 percent of the homes in the areas are affordable to a household earning a median income.

**Table MA-05.3: Housing Opportunity Index**

Housing Opportunity Index: 3rd Quarter 2019					
By Affordability Rank					
Metro Area	HOI 3rd Qtr 2019	2019 Median Family Income (000s)	3rd Qtr 2019 Median Sales Price (000s)	3rd Qtr 2019 Affordability Rank	
	Share of Homes Affordable for Median Income			National	Regional
San Francisco-Redwood City-South San Francisco, CA <sup>^^^</sup>	8.4	133.8	1350	237	72
Los Angeles-Long Beach-Glendale, CA <sup>^^^</sup>	11.5	73.1	635	236	71
Salinas, CA	13.4	74.1	590	235	70
Anaheim-Santa Ana-Irvine, CA <sup>^^^</sup>	15.3	97.9	735	234	69
Santa Cruz-Watsonville, CA	17.9	98.0	753	233	68
San Jose-Sunnyvale-Santa Clara, CA	18.4	131.4	1003	232	67
San Diego-Carlsbad, CA	20.1	86.3	572	231	66
San Luis Obispo-Paso Robles-Arroyo Grande, CA	20.9	87.5	600	230	65
Napa, CA	22.3	100.4	655	229	64
Santa Rosa, CA	25.6	93.3	602	228	63

<sup>^^^</sup> Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.

The primary source of information on rental costs in the San Diego region is the Southern California Rental Housing Association, which conducts two surveys of rental properties per year. In the spring of 2019, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling. Santee’s current rental vacancy rate is estimated to be approximately 3.7 percent, with average rents as follows:

**Table MA-05.4: Average Rents**

	Spring 2018	Spring 2019	% Increase/ (Decrease)
Studio	N/A	N/A	
1 Bedroom	\$1,572	\$1,552	-1.3%
2 Bedrooms	\$1,757	\$1,811	3.1%
3+ Bedrooms	\$2,348	\$1,983	-18.4 %

Source: Southern California Rental Housing Association, 2019

These figures are somewhat skewed because of a dearth of rental information provided through the survey.

# MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

## Introduction

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	137	15	1	0	-1
Arts, Entertainment, Accommodations	2,828	3,205	14	22	8
Construction	1,935	3,241	10	23	13
Education and Health Care Services	3,558	1,244	18	9	-9
Finance, Insurance, and Real Estate	1,285	391	6	3	-3
Information	490	101	2	1	-1
Manufacturing	2,033	1,484	10	10	0
Other Services	904	610	4	4	0
Professional, Scientific, Management Services	2,799	438	14	3	-11
Public Administration	0	0	0	0	0
Retail Trade	2,830	3,016	14	21	7
Transportation and Warehousing	492	125	2	1	-1
Wholesale Trade	1,005	476	5	3	-2
Total	20,296	14,346	--	--	--

**Table 5 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

### Labor Force

Total Population in the Civilian Labor Force	29,480
Civilian Employed Population 16 years and over	26,895
Unemployment Rate	8.77
Unemployment Rate for Ages 16-24	25.28
Unemployment Rate for Ages 25-65	5.59

**Table 6 - Labor Force**

Data Source: 2011-2015 ACS

**Table MA-45.3: Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	7,535
Farming, fisheries and forestry occupations	1,145
Service	1,960
Sales and office	7,525
Construction, extraction, maintenance and repair	2,100
Production, transportation and material moving	1,180

**Table 7 – Occupations by Sector**

Data Source: 2011-2015 ACS

**Travel Time**

**Table MA-45.4: Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	15,990	63%
30-59 Minutes	8,370	33%
60 or More Minutes	1,140	4%
<i>Total</i>	<i>25,500</i>	<i>100%</i>

**Table 8 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

**Table MA-45.5: Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	970	130	735
High school graduate (includes equivalency)	5,060	515	1,930
Some college or Associate's degree	9,395	705	2,575
Bachelor's degree or higher	7,220	380	990

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

**Table MA-45.5: Educational Attainment by Employment Status (Population 16 and Older)**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	25	95	215	225	345
9th to 12th grade, no diploma	680	270	220	810	515
High school graduate, GED, or alternative	1,430	1,960	1,705	3,925	1,960

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Some college, no degree	2,145	2,365	2,520	4,685	2,030
Associate's degree	155	645	840	1,760	640
Bachelor's degree	480	1,695	1,455	2,825	830
Graduate or professional degree	25	590	875	1,260	520

**Table 10 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

**Table MA-45.6: Educational Attainment by Age**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,543
High school graduate (includes equivalency)	37,808
Some college or Associate's degree	42,775
Bachelor's degree	61,020
Graduate or professional degree	67,889

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Table MA-45.7: Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$ 24,543
High school graduate (includes equivalency)	\$ 37,808
Some college or Associate's degree	\$ 42,775
Bachelor's degree	\$ 61,020
Graduate or professional degree	\$ 67,889

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Table MA-45.1 indicates that there is a total of about 20,300 employed persons in Santee, of which 17 percent are in the Education and Health Care Services sector. However, there are fewer jobs in that sector than workers, meaning that workers are commuting out of the City to work. This is also true in many sectors, including Finance, Information, Professional and Wholesale industries. However, at the other end of the spectrum, there are more jobs than workers in several industries, including the Arts, Construction, and Retail, which means people are also commuting into Santee. Table MA-45.4 on travel time shows the commuting times for workers, which illustrates that the vast majority of commuters spend less than 30 minutes commuting daily.

In terms of labor force, there is an overall unemployment rate of almost 9 percent in Santee, based on ACS 2011-2015, the most recent data available from HUD. However, State Employment Development Department data from July 2019 suggests that the overall unemployment rate is closer to 3 percent. This



reflects a fairly strong economy in the region overall. When looking at statistics based on educational attainment, it is apparent that the less education one has, the more likely the person is not participating in the labor force: for example, 40 percent of people over the age of 16 with less than a high school diploma are not participating in the labor force, whereas only 12 percent of people with a bachelor's degree or higher are not in the labor force.

Table MA-45.7 in this segment shows that the higher the education level a person has, the higher the income earned. For example, a person with a graduate or professional degree makes about 1.75 times the amount of a person without a high school diploma. In addition, the difference in earnings between those without a high school diploma and those with a diploma is significant, a 54 percent increase in wages. This clearly demonstrates the value of a full education.

**Describe the workforce and infrastructure needs of the business community:**

Infrastructure was selected as a top need amongst community members who completed the online needs survey, specifically street improvements. Additionally, public transportation and transportation services emerged as a community need. To support workforce development needs, the City's Economic Development Department provides assistance to prospective businesses wanting to start a business in the community. The City also maintains relationships with the Santee Chamber of Commerce and the East County Economic Development Council to continue fostering economic prosperity in the region. The San Diego Workforce Partnership (discussed below) operates the East County Career Center in El Cajon, a nearby city, which offers job search and career development resources to Santee residents.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Santee's mayor currently serves on SANDAG's Board of Directors, which gives the City a voice in regional initiatives and investments. The most significant effort SANDAG is working on is its 5 Big Moves, a long-term vision for a bold new transportation system throughout the County. The 5 Big Moves are:

- Complete Corridors: smart and connected routes that accommodate all modes of transportation
- Transit Leap: a complete network of high-capacity, high-speed, and high-frequency transit services
- Mobility Hubs: activity centers where Transit Leap, Complete Corridors, and Flexible Fleets come together, providing a variety of transportation options for people without personally owned vehicles
- Flexible Fleets: on-demand, shared, electric vehicles that connect to transit and travel between Mobility Hubs along the network of Complete Corridors
- Next OS: a digital platform that uses data to manage the transportation network in real time[1]

A redesigned and expansive regional transportation system will undoubtedly bring about economic impacts and effect the workforce and businesses. Santee has direct access to three regional freeways, as well as a trolley station through the Metropolitan Transit System. Further investment through the 5 Big Moves will have a major economic impact on the City.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The top sectors in Santee – Education and Health Care Services; Arts, Entertainment, and Accommodations; Retail Trade – represent a wide range of potential occupations with varying educational requirements. Some of these require an undergraduate or advanced degree, while others require less formal education. Nonetheless, workers with less than a college degree (high school diploma or equivalent or less) earn less than comparable populations and amongst this population there is higher unemployment. Moreover, the median household income in Santee (\$81,430) is comparable to the County’s median income (\$86,300).

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The San Diego Workforce Partnership (SDWP) is a regional non-profit organization that coordinates job training programs throughout the County that empower job seekers to meet the current and future workforce needs of employers. The SDWP has five strategic pillars: inclusive business growth, job quality, outcomes-focused funding, population-specific interventions, and 2Gen (multigenerational professional services). These pillars allow SDWP to focus on the region’s priority sectors:

- Advanced manufacturing
- Energy, construction, and utilities
- Education and human development
- Healthcare
- Information and communication technologies and digital media
- Life sciences and biotechnology
- Public administration

To meet the workforce needs for these sectors, SDWP offers prospective employees career consulting, education and training, paid work experience, access to networks and job leads, and career search tools and workshops. SDWP also conducts regional planning and research and convenes industry stakeholders. The services offered by SDWP can be accessed by residents of Santee and will support desired economic development advancement.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Santee participates in the South and East San Diego County Comprehensive Economic Development Strategy (CEDS), and the Santee City Manager serves on the South and East San Diego County CEDS Committee.

The South and East San Diego County Comprehensive Economic Development Strategy (CEDS) Committee is designed to bring together the public and private sectors, nonprofits and individuals in the creation of an economic road map to diversify and strengthen the regional economies. The CEDS region includes southern and eastern portions of San Diego County and the cities of Coronado, Imperial Beach, Chula Vista, National City, El Cajon, Lemon Grove, La Mesa, San Diego, and Santee. The Committee is responsible for developing and revising the CEDS and representing the main economic interests of the region and addressing the five CEDS goals of: 1) Business Development and Entrepreneurship; 2) Education and Workforce Development; 3) Transportation and Infrastructure Development; 4) Quality of Life; and 5) Economic Resiliency.

The economic development initiatives included in the five goals the South and East County CEDS and may be coordinated with the Consolidated Plan include:

1. ConPlan Goal 1: Improve community infrastructure and facilities to increase and accessible and safe community can be coordinate with CEDS goal number 3, Transportation and Infrastructure Development;
2. ConPlan Goal 2: Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness, can be coordinated with CEDS Goal Number 4, Quality of Life; and

ConPlan Low-Priority Goal 1: Strengthen local business and the economy through the promotion of job creation and access to training can be coordinated with CEDS Goals Number 1 (Business Developer and Entrepreneurship) and 2 (Education and Workforce Development).

**Discussion**

See above.

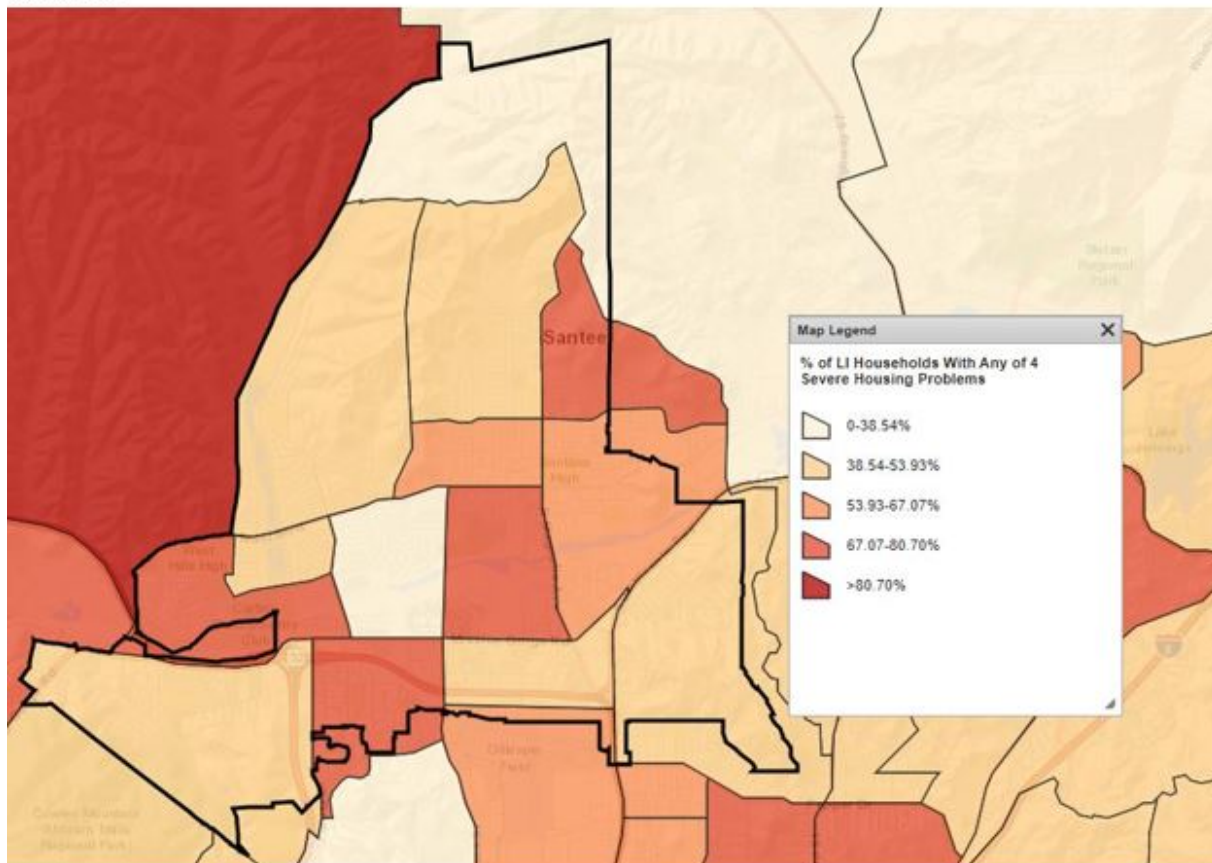


## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

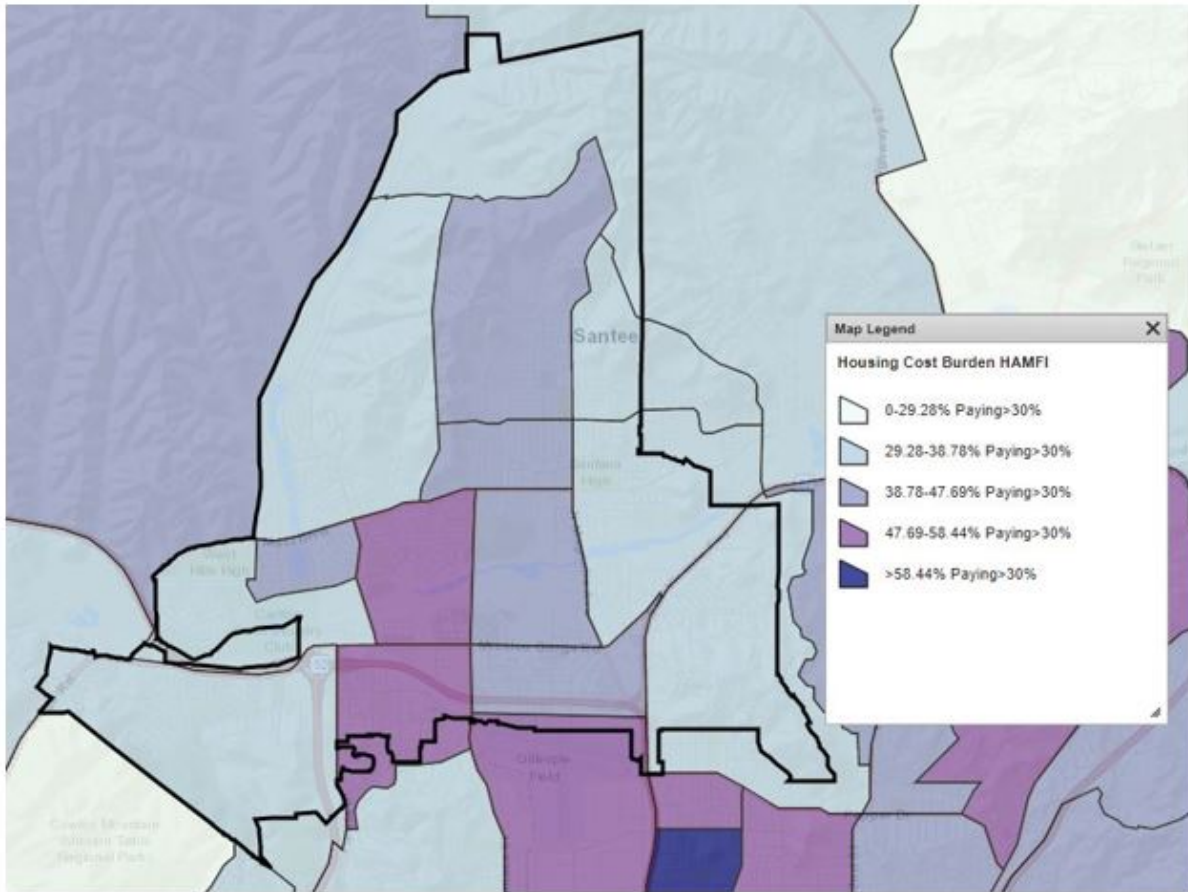
The four major housing problems recognized by HUD are a lack of complete kitchen facilities, a lack complete plumbing facility, more than one occupant per room (overcrowding), and cost burden greater than 30 percent. Severe housing problems include more than 1.5 occupants per room and a cost burden greater than 50 percent. Below is a map indicating census tracts with a concentration of any of the four severe housing problems.

**Figure MA-50.1: Percentage of Low-Income Households with Any of the Four Severe Housing Problems**



Source: U.S. Department of Housing and Urban Development

**Figure MA-50.2: Percentage of Households that are Cost Burdened by Census Tract**



Source: U.S. Department of Housing and Urban Development

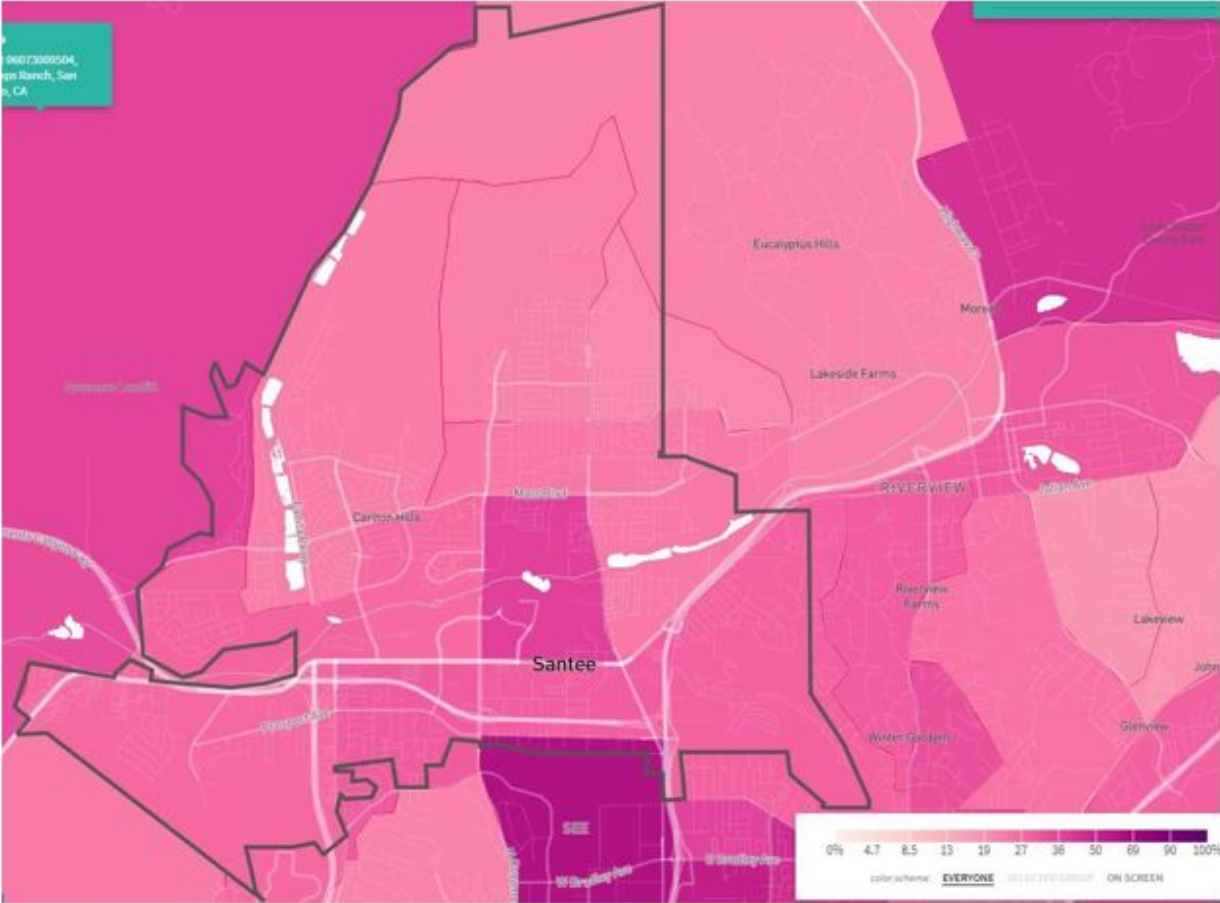
The maps above show a correlation between census tracts that have a concentration of household with any four severe housing problems and housing cost burden.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A census tract having a concentration of racial or ethnic minorities or low-income families mean the population share of a race or ethnicity within a census tract is 10 percent or greater than its share within the jurisdiction as a whole. For example, people of Hispanic/Latino ethnicity comprise 16 percent of the population in Santee. If within a census tract that population is at least 26 percent, then there is a concentration within that consensus tract.

The map below depicts the non-white percentage of the population in each census tract in the City. Approximately 83 percent of the Santee population is White, so a census tract with a percentage of non-white population greater than 20 percent would indicate a concentration of racial or ethnic minorities. These tracts are represented in darker shades of pink.

Figure MA-50.3: Census Tract – Non-white Population

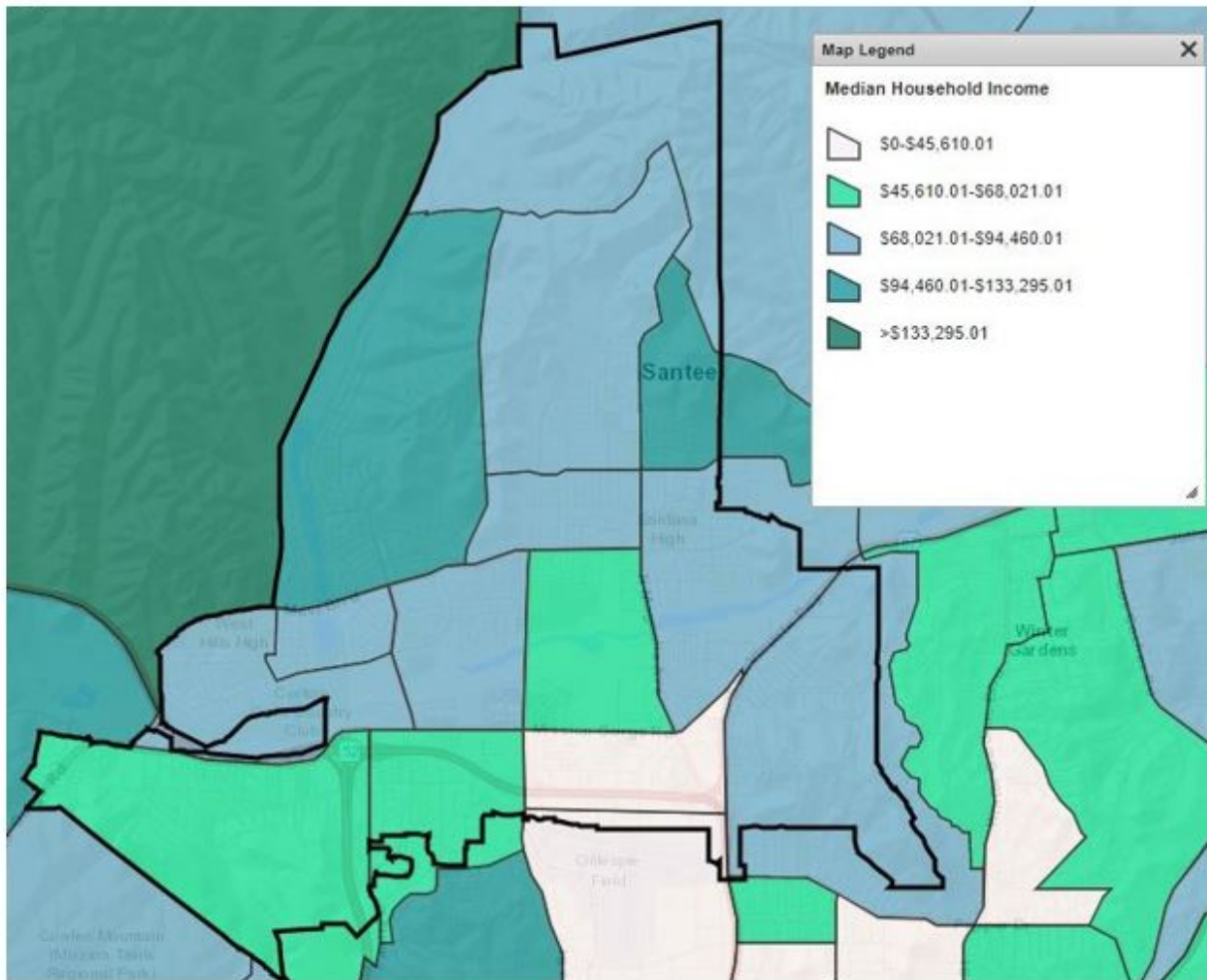


Source: Opportunity Atlas

The census tracts with a higher concentration of non-white populations correlate with the census tracts with the lowest median incomes in the City. The map below shows the same census tracts are below the City’s median income (\$81,430).



**Figure MA-50.4: Census Tract – Median Income**



Source: U.S. Department of Housing and Urban Development

### **What are the characteristics of the market in these areas/neighborhoods?**

In census tract 166.15, which has the highest concentration of non-White population in the map above, the median household income is \$67,434 per HUD, with an unemployment rate of 8.83 percent. The unemployment rate is 5 percent higher than the City’s average and the median income is over \$20,000 below the City’s median income. According to the Opportunity Atlas, children who grew up in this census tracts who are now in age thirty or above have the lowest average household incomes throughout the City.

### **Are there any community assets in these areas/neighborhoods?**

The San Diego River flows through this census tract, allowing residents the opportunity to explore the natural and urban parks around it. Santee’s River Park consists of 320 acres along the river with public access park land with six miles of public trails. There is residential and commercial development in this area.



**Are there other strategic opportunities in any of these areas?**

Santee prides itself on being responsive to the needs of citizens and supporting a high quality-of-life. There is an abundance of open space, as well as shopping in the city’s retail core. It is strategically located, is served by transit, and has many emerging and successful small businesses. It is nearby to local higher education, such as Grossmont Community College and San Diego State University, and has vibrant city parks including Mast Park and the Santee Sportsplex USA, a 15-acre sports field complex that hosts regional and national softball, baseball, and soccer tournaments.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

As of 2018, entitlement jurisdictions must account for narrowing the digital divide. To do so, the City consulted with 2-1-1 San Diego, the region's community information exchange, to understand the efforts throughout San Diego County to narrow the digital divide and bring broadband internet service to a broader swath of the population, especially LMI communities. To address the digital divide, the City included a question in its community needs survey that asked residents their most critical infrastructure needs. Approximately 25 percent of respondents felt increasing access to broadband internet is a priority need.

2-1-1 received calls from 1,020 clients regarding low-cost internet service providers countywide in 2018. Most commonly these clients were referred to ACCESS from AT&T (ACCESS), San Diego Gas and Electric (SDG&E), or Cox Connect2Compete (C2C). ACCESS is a low-cost internet service available to residents who participate in the Supplemental Nutrition Assistance Program or receives Supplemental Security Income benefits. SDG&E offers a program called California Alternate Rates for Energy, which offers a 30 percent monthly bill discount based on income limits. Cox C2C is a low-cost internet service available to households with children in grades K-12 that participate in the Supplemental Nutrition Assistance Program, the National School Lunch Program, Temporary Assistance for Needy Families, use Tenant-Based or Project-Based Vouchers, use Section 8 Rental Assistance, or live in public housing.

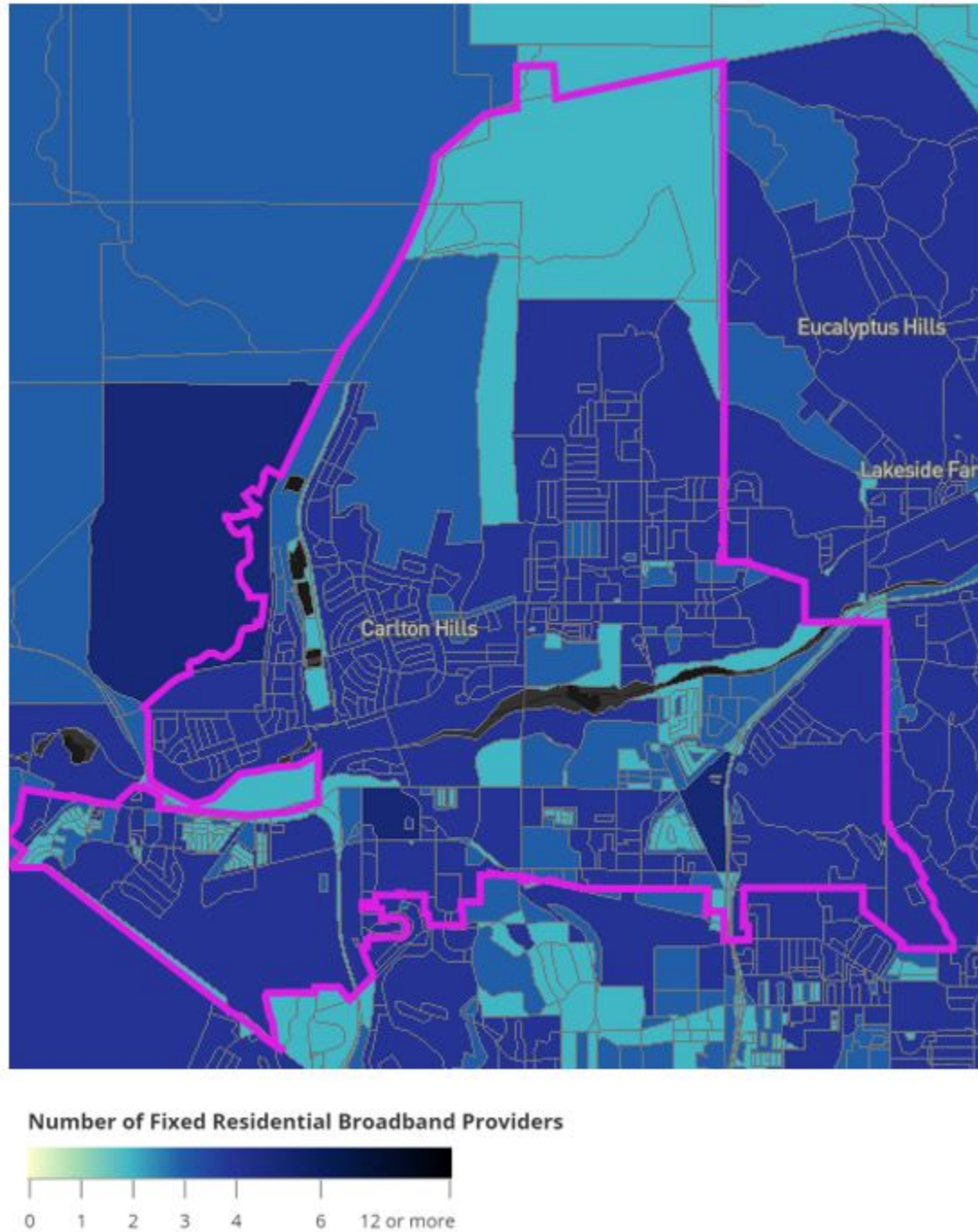
Computers2Kids, a local organization, has partnered with Cox Connect2Compete to help narrow the digital divide by distributing computers to low-income families and include computer and internet literacy training. Of the families who participated in the program, 90 percent of students saw increased test scores. Additionally, Cox Communications has opened a Technology Center at the Payne Family Boys & Girls Club in the southern part of the County. County libraries also provide access to both computers and the internet for free and are located throughout the County, including Santee.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In drafting the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) regarding the number of broadband internet service providers in City and the US Census Bureau's American Community Survey to determine the number of households with and without internet access.

Below is a map showing the City's access to providers offering broadband services. To be considered broadband, a provider must offer speeds of 25Mbps download and 3Mbps upload.

**Figure MA-60.1: Access to Broadband Provider Options**



Source: Fixed Broadband Deployment, Federal Communications Commission (FCC), 2020

Table

**Figure MA-60.1: Access to Broadband Provider Options**

**Table MA-60.1: Percent of Population with Broadband Provider Access**

	San Diego County	Santee	La Mesa	Lakeside	California	Nation-wide
<b>No providers</b>	0%	0%	0%	0%	0%	.06%
<b>1+ providers</b>	100%	100%	100%	100%	100%	99.9%
<b>2+ providers</b>	100%	100%	100%	100%	100%	99.7%
<b>3+ providers</b>	97.83%	94.52%	97.95%	96.35%	98.13%	93.4%

Source: Fixed Broadband Deployment, Federal Communications Commission (FCC), 2020

Most residents in the City and San Diego County have access to three or more broadband internet providers. This is significant as multiple providers drives competition in the broadband market and pushes rates lower, therefore making them more affordable to LMI households.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

This jurisdiction is not immune to the risks of climate change. The region has seen an increase in extreme heat and is projected to continue experiencing an annual increase in temperature. Additionally, wildfires associated with higher temperatures and droughts have increased in frequency, longevity, and severity, resulting in a higher number of poor air quality days. Water availability has become scarcer due to more frequent and intense droughts and is further exacerbated by a decrease in stormwater runoff, negatively impacting the agricultural sector.

A growing hazard in California in the era of climate change is more intense and more frequent wildfires. In response, the County's Chief Administrative Officer established a Resilience Review Working Group to develop recommendations to reduce wildfire risk and strengthen community resilience. As for increasing resilience to natural hazards more generally, the City relies on the County's Office of Emergency Services, with which it consulted during the development of the ConPlan, to coordinate preparation for and responses to disasters.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The County of San Diego provides leadership and oversight to the region's natural hazards. To further the County's focus on natural hazards, its 2019-2014 Strategic Plan highlighted many preparedness and resiliency elements, including the Fire Safety Council of San Diego County, Community Wildfire Protection Plans, Community Emergency Response Teams, San Diego County Spontaneous Volunteer Program, and the Neighborhood Evacuation Team Program. The City participates in these efforts should a natural disaster impact its jurisdiction.

The Office of Emergency Services, housed at the County, also significantly contributes to resiliency to natural hazards. Its Emergency Operations Center (EOC) is a centralized location for multi-agency and multi-jurisdiction response to disasters. In an emergency, the EOC serves as the liaison between local jurisdictions, such as the City, in San Diego County and emergency services at the State and federal levels.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlines the strategies and policies with which the City plans to address the issues and opportunities presented in the Needs Assessment and Market Analysis. Ultimately, the Strategic Plan will help achieve the City's ConPlan goal by guiding investments in Santee's LMI communities. The goals are:

#### High Priorities

- **Goal 1:** Improve community infrastructure and facilities to create an accessible and safe community.
- **Goal 2:** Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
- **Goal 3:** Support affordable housing opportunities for low-to moderate-income residents.

#### Low Priorities:

- **Goal 4:** Strengthen local business and the economy through the promotion of job creation and access to training.

These goals, and the funded activities meant to achieve them, align with HUD's approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

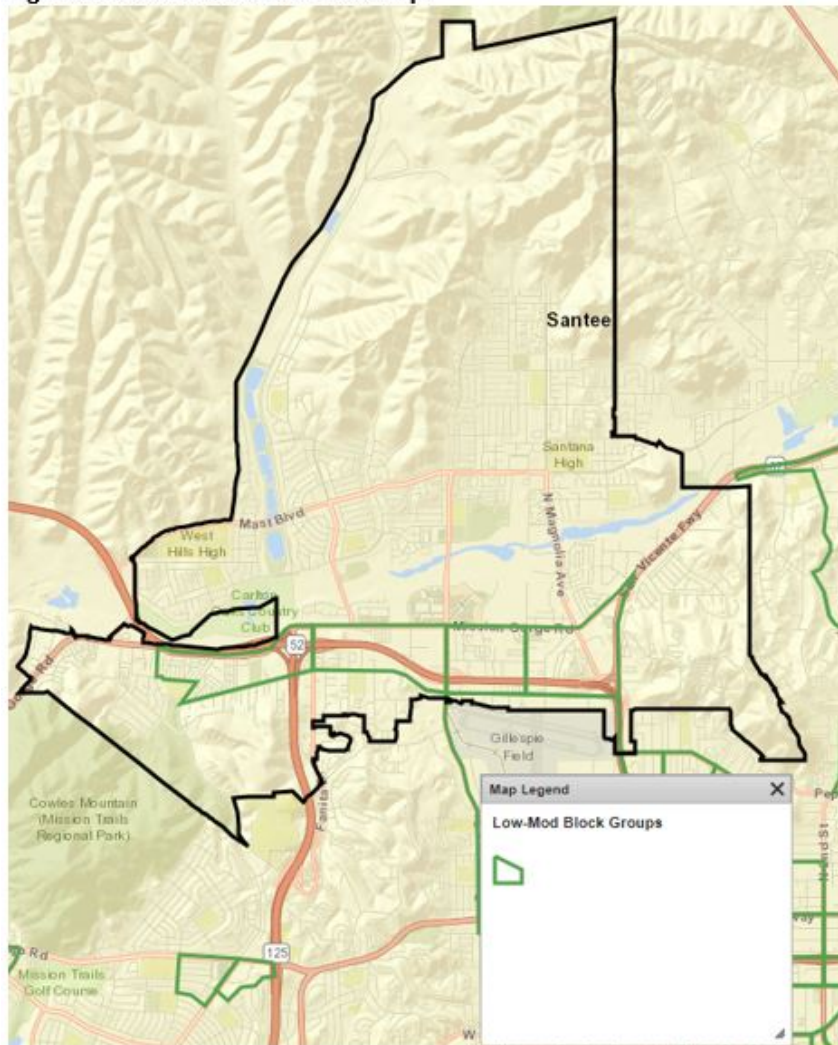
Table 12 - Geographic Priority Areas

### General Allocation Priorities

The City will not be allocating funding on a geographic basis. The City allocates CDBG resources on the quality and quantity of grant applications that align with the ConPlan goals. However, some activities must occur within CDBG-eligible block groups. The map below shows the LMI block groups (bounded in green) in Santee which are eligible for place based CDBG activities.

Figure SP-10.1: Low-Mod Block Groups (Attached)

Figure SP-10.1: Low-Mod Block Groups



Source: U.S Department of Housing and Urban Development

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table SP-25.1: Priority Needs Summary

1	<b>Priority Need Name</b>	Improve Infrastructure and Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Improve community infrastructure and facilities.
	<b>Description</b>	NEED: Improve community infrastructure and facilities to create an accessible and safe community - Maintain and improve the infrastructure of the City's low- and moderate- income neighborhoods.
	<b>Basis for Relative Priority</b>	Assessments of current facilities, stakeholder input, Community Needs Survey, and City established goals. The Community Needs Survey identified public facilities a top priority need within Santee.
2	<b>Priority Need Name</b>	Public Services for LMI-Resident
	<b>Priority Level</b>	High
	<b>Population</b>	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	



	<b>Associated Goals</b>	Provide Public Services
	<b>Description</b>	Name: Public Services for LMI Residents - Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
	<b>Basis for Relative Priority</b>	During the development of the ConPlan, residents were asked to rank the relative importance of housing and community development needs in a survey.
<b>3</b>	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	Name: Fair Housing - Provide fair housing services to foster equal housing opportunity.
	<b>Basis for Relative Priority</b>	Each year the City must certify to HUD that the Santee is affirmatively furthering fair housing. The City contracts with a fair housing service provider to provide fair housing outreach, education, investigation, and counseling services.
	<b>4</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Large Families Families with Children Elderly

<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Support Affordable Housing Opportunities LMI
<b>Description</b>	Name: Support affordable housing opportunities for LMI Residents - Assist residents by helping them acquire and/or maintain affordable housing in the City of Santee.
<b>Basis for Relative Priority</b>	Community Needs Survey, stakeholder feedback, City established priorities, and demographic needs data.

**Narrative (Optional)**

Priority needs were identified through extensive data on housing and economic, as well as through stakeholder meetings, community surveys, and public meetings. High priorities will be funded under CDBG, low priority needs (e.g., economic development) are identified as a need in the community but will not be funded under CDBG due to limited resources. Funding for programs and projects is allocated through an annual application process and will depend on eligibility and available funding

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	275,561	124	88,582	364,267	1,080,000	The City of Santee will expend \$143,584 in FY 2020/21 for its final debt service related to a Section 108 loan to partially fund drainage and roadway improvements to Buena Vista and Railroad Avenues. The balance of resources of \$270,000/annum will be expended on new smaller projects in conformance with city goals and priorities articulated herein

**Table 13 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. For example, many State housing programs have scoring criteria that reward applicants who have matching funds.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to inventory and assess surplus State properties for their development potential. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in Santee). For its part, the City regularly reviews its real estate portfolio and assesses if properties are being put to best use. However, no City-owned land is expected to be used.

**Discussion**

See Above.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Santee	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
COUNTY OF SAN DIEGO HCD	PHA	Homelessness Ownership Public Housing Rental	Region
Regional Task Force on the Homeless, Inc	Continuum of care	Homelessness	Region
LUTHERAN SOCIAL SERVICES CARING NEIGHBORS	Non-profit organizations	Ownership	Jurisdiction
EAST COUNTY YMCA-CAMERON FAMILY FACILITY	Non-profit organizations	Non-homeless special needs	Region
Crisis House, Inc.	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Meals on Wheels of Greater San Diego	Non-profit organizations	Non-homeless special needs	Jurisdiction
SANTEE MINISTERIAL COUNCIL- SANTEE FOOD BANK	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
SANTEE SANTAS FOUNDATION	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
ELDERHELP OF SAN DIEGO	Non-profit organizations	Non-homeless special needs	Jurisdiction

**Table 14 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

While only a few entities have formal roles in administering HUD’s entitlement programs, the City as the lead CDBG agency must work with a host of stakeholders to coordinate activities and achieve the goals of the ConPlan. These include other City departments, various government agencies, businesses, nonprofit organizations, service providers, sub-recipients, and more. Continuous communication and coordination are essential, especially as new resources become available and new challenges emerge. Historically the capacity of nonprofit providers within Santee varies, the majority of services are concentrated in surrounding jurisdictions. There are also limited resources available to smaller nonprofits and start-ups and the City will evaluate the best strategy needed given the increasing needs and demands on housing and public service funding.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance		X	
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling			
Transportation	X		
<b>Other</b>			

**Table 15 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City has funded homelessness services and shelters through nonprofits for many years and maintaining and strengthening relationships with subrecipients is essential to the service delivery system. However, the City's resources are limited, and it must rely on partners to fill service gaps. The County of San Diego, for example, allocates Section 8 rental assistance vouchers on behalf of the City. Close coordination with RTFH is also important as new funding and best practices emerge.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The agencies providing services to special needs populations and persons experiencing homelessness in Santee have a long history and expertise in providing these services. These include Santee Santos, Crisis House, Meals on Wheels, Santee Food Bank and CSA San Diego, among others. These organizations, all funded in the past by the City's CDBG program, together serve youth, seniors, lower-income households, homeless residents, and more.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will also continue strengthening its relationships with partner organizations, especially the County of San Diego, to best address Santee's housing and community development needs. Actions the City commits to are:

- Foster participation of an increasing number of private and non-profit entities to deliver affordable housing and services.
- Forge partnerships with the business, homebuilding, real estate, financial and architectural/planning and engineering community to address Santee's community development needs.
- Use public funds as a lever with other private, non-profit, foundation and other alternative sources to the maximum degree in order to stimulate affordable housing, homeless and special needs housing production as well as neighborhood revitalization and stabilization.
- Continue the commitment to working cooperatively with RTFH on homeless issues.
- Pursue alternative sources of financing for priority needs in the community.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities.	2020	2024	Infrastructure		Improve Infrastructure and Facilities	CDBG: \$849,565	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
2	Provide Public Services	2020	2024	Public Services		Public Services for LMI-Resident	CDBG: \$203,000	Public service activities other than Low/Moderate Income Housing Benefit: 61000 Persons Assisted  Homelessness Prevention: 4000 Persons Assisted
3	Support Affordable Housing Opportunities LMI	2020	2024	Affordable Housing		Support Affordable Housing for LMI Residents.		Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
4	Fair Housing	2020	2024	Fair Housing		Fair Housing	CDBG: \$79,500	Other: 150 Other

Table 16 – Goals Summary



**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Improve community infrastructure and facilities.
	<b>Goal Description</b>	Improve community infrastructure and facilities to create an accessible and fair community.
<b>2</b>	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
<b>3</b>	<b>Goal Name</b>	Support Affordable Housing Opportunities LMI
	<b>Goal Description</b>	Support affordable housing opportunities for low-to moderate-income residents
<b>4</b>	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Retain the service of a fair housing provider, promote fair housing education, and outreach within Santee.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City does not receive HOME funds directly, but participates in the HOME Consortium, which is operated by the County of San Diego.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Lead-Based Paint (LBP) regulations affect a variety of housing and community-based programs. The process for identifying and resolving LBP issues varies depending upon the amount of assistance and the type of program affected. The most common actions that need to be taken are:

- Lead Hazard Evaluation – a risk assessment, paint testing or a combination of these to determine the presence of LBP hazards or lead-based paint in properties built prior to 1978.
- Lead Hazard Reduction – activities designed to reduce or eliminate exposure to LBP hazards through methods including interim controls, standard treatments, or abatement.
- Clearance – an activity conducted following LBP hazard reduction activities to determine that the hazard reduction activities are complete.

About 64 percent of the housing stock in Santee was built prior to 1980, a good indicator for the potential scope of LBP issues, as residential use of LBP was banned in 1978. For comparison, just over 60 percent of California’s housing stock was built before 1980.

An important method for mitigating LBP risks is modernizing the housing stock. This mean producing new affordable units that will increase access to housing without LBP hazards. This is a slow process, however, so the County’s Health and Human Services Agency offers a lead poisoning prevention program that County residents can access.

### **How are the actions listed above integrated into housing policies and procedures?**

City staff will continue to attend training on LBP and continue to be in comply with LBP regulations. The City continues to provide the required notices and information about the hazards and risks of LBP to property owners as needed. It also ensures residents have access to the County’s LBP mitigation program.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Santee plans to expend up to 15% of its annual CDBG allocation on public services used to support households with special needs, prevent homelessness and address homeless issues. Municipal community development programs are targeted to improving the housing and neighborhood conditions of low -income residents and reducing poverty by supporting employment training and skills development, emergency assistance, self-sufficiency programs and other efforts oriented to special needs clients. The City of Santee has and plans to continue to allocate CDBG public services resources to anti-poverty efforts that include but are not limited to the following: Elderhelp, Caring Neighbors Program, Meals On Wheels, Food Banks, and the Santee Santas Foundation.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Based on ACS data, approximately 6.8 percent of Santee residents are living at or below the federal poverty level. This is lower than both California's and the nation's rate, but any amount of poverty needs to be addressed. Many issues related to poverty are outside of the City's reach, but the City can and will utilize all available tools and resources to assist those residents living at or below the federal poverty level.

A major partner in reducing poverty in Santee is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country.

Additionally, the County of San Diego funds various non-profit organizations and provides health care and social services. The Health and Human Services Agency in and around Santee that provides a range of healthcare services. The City of Santee will also continue to support organizations that offer health and social services to lower income residents.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Sub-recipient Orientation. During the grant application process, prospective applicants may request an orientation meeting designed to provide technical assistance in developing successful grant applications. In addition, regulatory requirements of the CDBG program are provided in the Request for Proposals (RFP) document each year. Staff also provides as-needed, one-on-one consultation with potential subrecipients to assist in application development.

Sub-recipient pre-award screening. Prior to the award of funds, all subrecipients receive a pre-contract review to assess the capacity of the agency's administrative and fiscal management systems to successfully complete the proposed activities.

Post-award monitoring. After grant approval, subrecipients are instructed in reporting and reimbursement requirements. Ongoing "desktop" monitoring and technical assistance is provided on a continual basis as monthly billings are reviewed and processed. Onsite monitoring visits are conducted on an annual basis. The City conducts onsite formal monitoring visits and additional onsite technical visits as needed, based upon risk assessments of the contracted agencies.

To assist our partners by providing additional suggestions and guidance, the City may contract with outside professionals/consultants to accompany staff, while conducting comprehensive business audits/monitoring. Public facility and infrastructure projects with overlay statutory requirements such as Davis-Bacon, Uniform Relocation Act, Environmental Review, etc., are implemented, administered and monitored for compliance with the appropriate statutes and regulations. Projects administered by City departments will be monitored through city auditing procedures.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	275,561	124	88,582	364,267	1,080,000	The City of Santee will expend \$143,584 in FY 2020/21 for its final debt service related to a Section 108 loan to partially fund drainage and roadway improvements to Buena Vista and Railroad Avenues. The balance of resources of \$270,000/annum will be expended on new smaller projects in conformance with city goals and priorities articulated herein

Table 17 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. For example, many State housing programs have scoring criteria that reward applicants who have matching funds.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to inventory and assess surplus State properties for their development potential. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in Santee). For its part, the City regularly reviews its real estate portfolio and assesses if properties are being put to best use. However, no City-owned land is expected to be used.

**Discussion**

See Above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities.	2020	2024	Infrastructure		Improve Infrastructure and Facilities	CDBG: \$267,799	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 885 Persons Assisted
2	Provide Public Services	2020	2024	Public Services		Public Services for LMI-Resident	CDBG: \$37,582	Public service activities other than Low/Moderate Income Housing Benefit: 13000 Persons Assisted Homelessness Prevention: 750 Persons Assisted
3	Support Affordable Housing Opportunities LMI	2020	2024	Affordable Housing		Support Affordable Housing for LMI Residents.	CDBG: \$3,500	Public service activities for Low/Moderate Income Housing Benefit: 23 Households Assisted
4	Fair Housing	2020	2024	Fair Housing		Fair Housing	CDBG: \$15,500	Other: 150 Other

Table 18 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Improve community infrastructure and facilities.
	<b>Goal Description</b>	Provision of public facilities/infrastructure maintenance and support via CDBG resources, of which part are comprised of Section 108.
2	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	NAME: Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness - Provision of housing and/or support services to clients of which many are comprised of special needs populations, to include those experiencing homelessness.
3	<b>Goal Name</b>	Support Affordable Housing Opportunities LMI
	<b>Goal Description</b>	Assist in facilitation the creation of new affordable rental and homeownership housing through acquisition, preservation, and rehabilitation.
4	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Retain the services of a Fair Housing provider, promote fair housing education, and outreach within Santee.



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The following projects are based on the City's identified priority needs and activities. Projects/programs that are operated citywide are noted. The majority of the projects are targeted low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

#	Project Name
1	Program Administration
2	Program Administration - Fair Housing -CSA San Diego
3	Public Services - Crisis House
4	Public Services - ElderHelp San Diego
5	Public Services - LSS Caring Neighbors Project
6	Public Services - Meals on Wheels Greater San Diego
7	Public Services - Santee Food Bank
8	Public Services - Santee Santas
9	Public Services - Voices for Children
10	Public Facilities - Section 108 Debt Service
11	Public Facilities - Section 108 Loan Debt Service Reserve

Table 19 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were established by the City of Santee City Council based on their collective knowledge of the communities need. The most significant obstacle to addressing underserved needs are the lack of sufficient resources to do so.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Program Administration - Fair Housing -CSA San Diego
	<b>Target Area</b>	
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$15,500
	<b>Description</b>	Provide fair housing counseling and referral services. Conduct fair housing testing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 150 residents will receive assistance with fair housing issues and landlord/tenant disputes.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide counseling and referral services to persons alleging violations of Fair Housing laws and persons seeking information and/or resolution regarding conflicts between tenants and landlords.
2	<b>Project Name</b>	Public Services - Crisis House
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$6,852
	<b>Description</b>	Homeless prevention/resolution through case management, food, shelter and referrals.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Crisis House anticipates serving approximately 160 City of Santee residents. All will be at or below low- to moderate-income levels.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Address homeless issues through case management. Provide food, shelter vouchers and referrals.
<b>3</b>	<b>Project Name</b>	Public Services - ElderHelp San Diego
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	Independent living support for Santee Seniors through case management and referrals.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ElderHelp of San Diego anticipates serving 36 older adults, with an average age of 79, in the City of Santee. Ninety-six percent of those served are either low income or very low-income person, many of which are disabled.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information.
<b>4</b>	<b>Project Name</b>	Public Services - LSS Caring Neighbors Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support Affordable Housing Opportunities LMI
	<b>Needs Addressed</b>	Support Affordable Housing for LMI Residents.

	<b>Funding</b>	CDBG: \$3,500
	<b>Description</b>	Support decent living conditions for low-income older adults through minor home repairs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Lutheran Social Service - Caring Neighbors program estimates serving 23 eligible City of Santee residents.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide minor home repairs to low-income senior homeowners and referrals to community-based resources and services. .
5	<b>Project Name</b>	Public Services - Meals on Wheels Greater San Diego
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$4,500
	<b>Description</b>	Administer home delivered meals to elder adults, most of whom are low- to extremely-low income.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Meals on Wheels anticipates serving 56 unduplicated homebound low-income seniors in the city of Santee.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide meals to homebound Santee residents, including seniors and persons with special needs.
	<b>Project Name</b>	Public Services - Santee Food Bank

<b>6</b>	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$14,000
	<b>Description</b>	Provide emergency food assistance to community residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Food Bank anticipates serving 13,350 Santee residents in Program Year 2020.
	<b>Location Description</b>	Program serves residents citywide. Santee Food Bank is located at 9715 Halberns Blvd, Santee, CA 92071.
	<b>Planned Activities</b>	Provide an emergency food assistance.
<b>7</b>	<b>Project Name</b>	Public Services - Santee Santas
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$5,500
	<b>Description</b>	Provide meals, non-perishable food and school supplies to needy families and seniors.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Santas anticipates serving up to 153 qualified families (625 individuals) with the city of Santee with food assistance through its December Holiday Program.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	Assist families and individuals with nutritional assistance.
<b>8</b>	<b>Project Name</b>	Public Services - Voices for Children
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	Support Services-Abused and Neglected Children
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Voices for Children anticipates serving two foster children with two CASAs. CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and the community.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide CASAs for foster children in Santee.
<b>9</b>	<b>Project Name</b>	Public Facilities - Section 108 Debt Service
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve community infrastructure and facilities. Provide Public Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$143,584
	<b>Description</b>	Repayment of Section 108 loan. Loan proceeds were dedicated to improvement of Buena Vista Avenue and Railroad Avenue.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	885 persons assisted by these public facilities improvements.
	<b>Location Description</b>	Buena Vista and Railroad Avenues in the City of Santee, California.
	<b>Planned Activities</b>	Funds allocated to principal and interest payments associated with Section 108 loan obtained to fund Buena Vista Avenue/Railroad Avenue public improvements. Program Year 2020 is the final year of Section 108 loan payments for this project.
10	<b>Project Name</b>	Public Facilities - Section 108 Loan Debt Service Reserve
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve community infrastructure and facilities.
	<b>Needs Addressed</b>	Improve Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$124,195
	<b>Description</b>	Reserve fund to partially off-set insufficient future CDBG allocations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	885 persons assisted by these public facilities improvements.
	<b>Location Description</b>	Buena Vista and Railroad Avenues.
	<b>Planned Activities</b>	Funds allocated to principal and interest payments associated with Section 108 loan obtained to fund Buena Vista Avenue/Railroad Avenue public improvements to off-set potential insufficient future CDBG allocations.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The geographic priority area for available CDBG resources (other than the Section 108 Loan) is the City of Santee in its entirety. Public improvements funded by a Section 108 Loan are focused on Buena Vista Avenue and Railroad Avenue, located within a CDBG-eligible census tract.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 20 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The geographic priority area for available CDBG resources (other than Section 108) is the City of Santee in its entirety. CDBG resources were allocated based on the quality and quantity of applications submitted. The allocation of CDBG Section 108 loan proceeds to (partially) fund drainage and roadway improvements to Buena Vista Avenue and Railroad Avenue was due to need in this CDBG-eligible low-income area and this rationale will continue through the Consolidated Plan planning period.

### **Discussion**

The allocation of CDBG Section 108 loan proceeds to (partially) fund drainage and roadway improvements to Buena Vista Avenue and Railroad Avenue was due to need in this CDBG-eligible low-income area and this rationale will continue through the Consolidated Plan planning period. However, this is the final year of Section 108 Loan Payments towards the Buena Vista Avenue and Railroad Avenue improvement projects. Future public improvements under the 2020-24 Consolidated Plan will also occur in eligible low- and moderate-income areas of Santee.



## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section of the Program Year 2020 City of Santee Annual Action Plan includes the actions planned to address the obstacles in meeting underserved needs, to foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop the institutional structure and enhance coordination between public and private housing and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general deficiency of funding resources available to the public and private agencies that serve the needs of low- and moderate-income residents. The elimination of redevelopment agencies significantly impacted the City's efforts to maintain infrastructure, expand housing and promote economic development. Furthermore, entitlement grants have fallen off over recent years, further decreasing funds available to provide services and meet the City's needs. Santee will seek to remedy obstacles by exploring alternative funding vehicles, leveraging resource investments to the maximum feasible degree and exploring new sources of municipal revenue generation.

### **Actions planned to foster and maintain affordable housing**

Santee will continue efforts to maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods as well as assist residents by helping them acquire and/or maintain affordable housing in the community. The City plans on funding specific activities that will improve the quality of life for seniors and persons with special needs as well as strengthen the local provision of homeless services and homeless prevention services.

Additionally, the City is currently in the process of updating its Housing Element. The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals and policies that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA).

### **Actions planned to reduce lead-based paint hazards**

The City of Santee requires that all federally-funded projects be tested for lead-based paint and abate hazards as needed. Lead-based paint warnings are distributed with applications for property related assistance. All applicants are required to sign and return the lead-based paint warning to verify that they have read its contents and are aware of the dangers lead-based paint presents. Factors such as

housing conditions and age of household are taken into consideration when determining lead-based

### **Actions planned to reduce the number of poverty-level families**

The City seeks to reduce the number of people living in poverty by continuing to implement its anti-poverty strategy incorporating housing assistance and supportive services. A major partner in reducing poverty in Santee is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country.

As a means of reducing the number of persons with incomes below the poverty line, the City will coordinate its efforts with those of other public and private organizations serving lower income residents.

### **Actions planned to develop institutional structure**

As administrator of block grant programs, the Director of Development Services collaborates with City departments and outside agencies to implement the objectives established in the Consolidated Plan. The City conducts annual monitoring visits with grant subrecipients to review administrative practices and activity effectiveness.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Santee is committed to fostering coordination between public and private housing and social service agencies. The City of Santee regularly deals with residential development entities that are both profit and non-profits. The city will continue to work with such organizations to foster the provision of affordable housing in the region and connect such housing organizations with social service providers operating and serving the City of Santee.

### **Discussion**

In the course of monitoring CDBG-financed public services/resources to local services agencies, the City will endeavor to strengthen coordination with public and private affordable housing organizations and the San Diego County Housing Authority. Santee will continue to address the needs of persons experiencing Homelessness in relation to both physical and mental/behavioral health needs. Santee participates in a regional Continuum of Care plan.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion

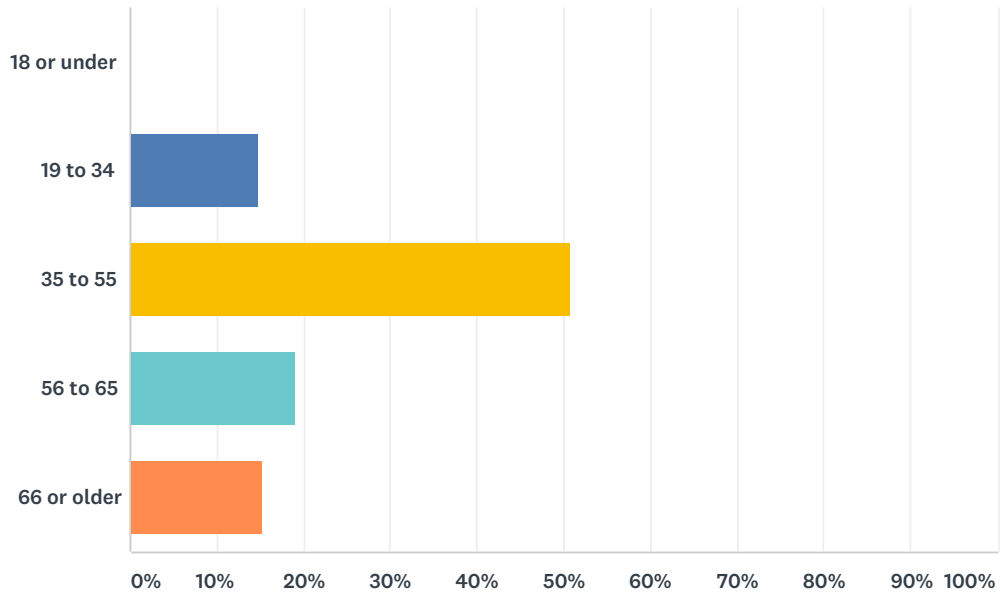
The City of Santee plans to expend all of its CDBG resources for the benefit of low- and moderate-income persons.

## Appendix A- Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> Consolidated Plan Survey
	<b>List the name of the organization or individual who originated the data set.</b> Lesar Development Consultants and City of Santee staff.
	<b>Provide a brief summary of the data set.</b> The survey instrument was internet based Surveymonkey. The online survey had 527 responses a 778 percent increase from the previous Consolidated Plan.
	<b>What was the purpose for developing this data set?</b> Community input was needed help determine the goals and priorities for its 2020-2024 Consolidated Plan. The survey provided an opportunity for the City to learn about the community’s goals and priorities directly from residents. The identified priorities will help shape the Consolidated Plan’s funding priorities for the next five years.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> The survey was available from July through September 2019.
	<b>Briefly describe the methodology for the data collection.</b> On-line survey using SurveyMonkey.
	<b>Describe the total population from which the sample was taken.</b> The survey had 527 responses which were somewhat randomly selected.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Information about the demographics of the respondents is included in the Survey itself.

# Q1 How old are you?

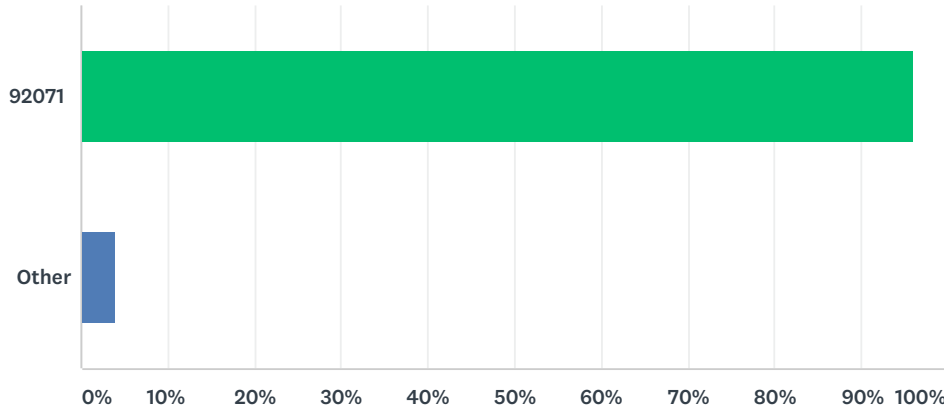
Answered: 419 Skipped: 0



ANSWER CHOICES	RESPONSES
18 or under	0.00% 0
19 to 34	14.80% 62
35 to 55	50.84% 213
56 to 65	19.09% 80
66 or older	15.27% 64
<b>TOTAL</b>	<b>419</b>

## Q2 What zip code do you reside in?

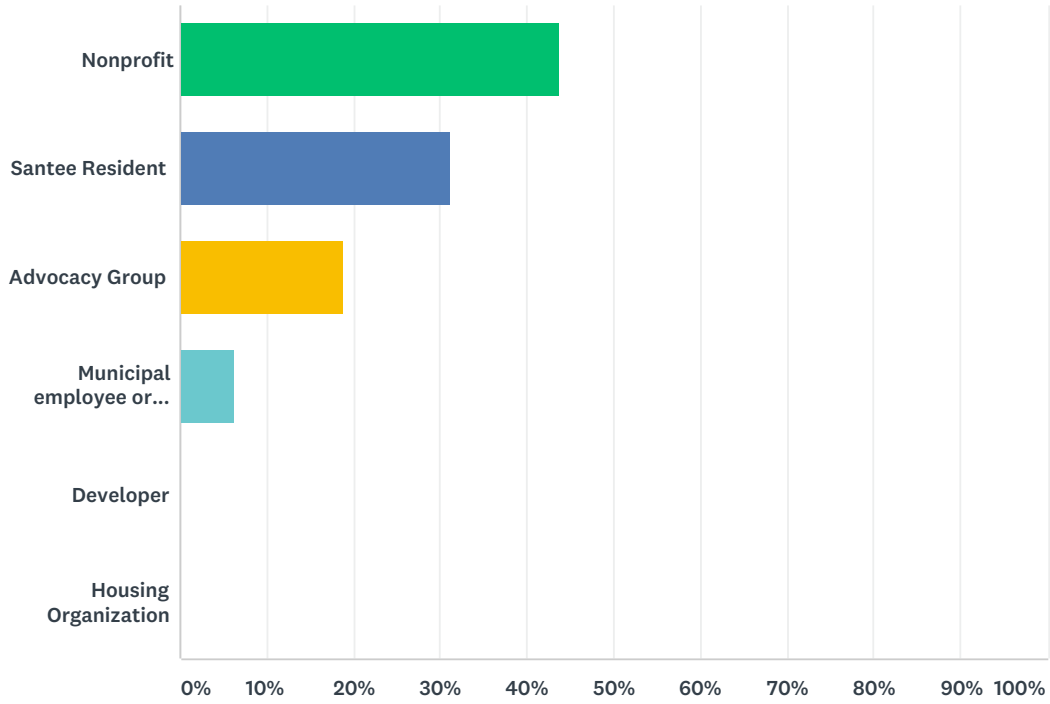
Answered: 419 Skipped: 0



ANSWER CHOICES	RESPONSES	
92071	95.94%	402
Other	4.06%	17
TOTAL		419

### Q3 Please indicate who you represent:

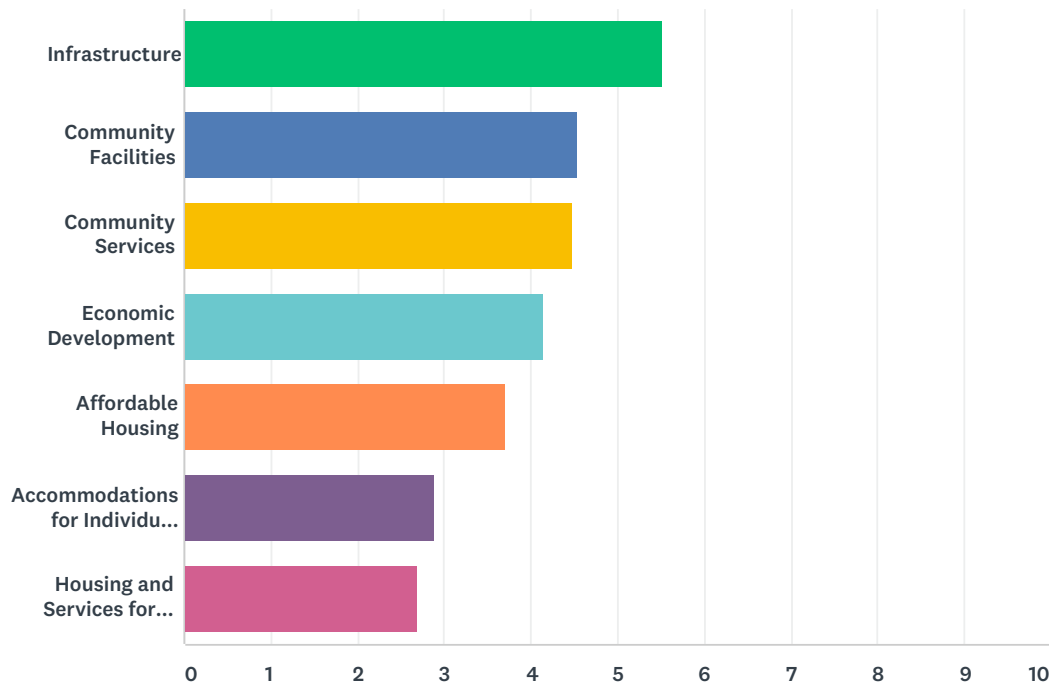
Answered: 16 Skipped: 403



ANSWER CHOICES	RESPONSES	
Nonprofit	43.75%	7
Santee Resident	31.25%	5
Advocacy Group	18.75%	3
Municipal employee or representative	6.25%	1
Developer	0.00%	0
Housing Organization	0.00%	0
<b>TOTAL</b>		<b>16</b>

### Q4 Rank the following community needs, with 1 as the highest priority and 7 as the lowest priority:

Answered: 336 Skipped: 83

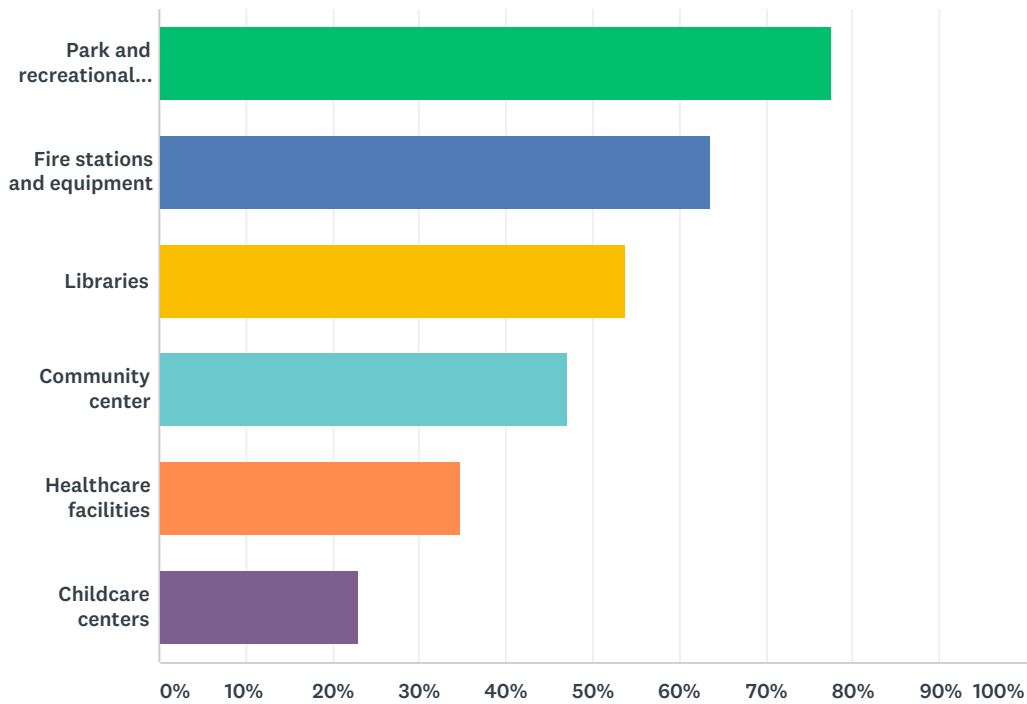


	1	2	3	4	5	6	7	TOTAL	SCORE
Infrastructure	38.99% 131	21.73% 73	16.67% 56	8.04% 27	8.04% 27	3.87% 13	2.68% 9	336	5.53
Community Facilities	10.42% 35	18.15% 61	27.38% 92	19.35% 65	13.69% 46	6.25% 21	4.76% 16	336	4.54
Community Services	8.63% 29	16.96% 57	23.21% 78	28.27% 95	13.69% 46	6.55% 22	2.68% 9	336	4.48
Economic Development	16.07% 54	19.94% 67	11.61% 39	16.07% 54	8.33% 28	8.04% 27	19.94% 67	336	4.15
Affordable Housing	17.56% 59	12.20% 41	7.74% 26	8.63% 29	13.10% 44	21.73% 73	19.05% 64	336	3.71
Accommodations for Individuals with Special Needs	1.79% 6	4.46% 15	7.74% 26	11.90% 40	29.76% 100	29.17% 98	15.18% 51	336	2.88
Housing and Services for Individuals Experiencing Homelessness	6.55% 22	6.55% 22	5.65% 19	7.74% 26	13.39% 45	24.40% 82	35.71% 120	336	2.69



### Q5 Choose the top three (3) Community Facility offerings that you believe are highest priority.

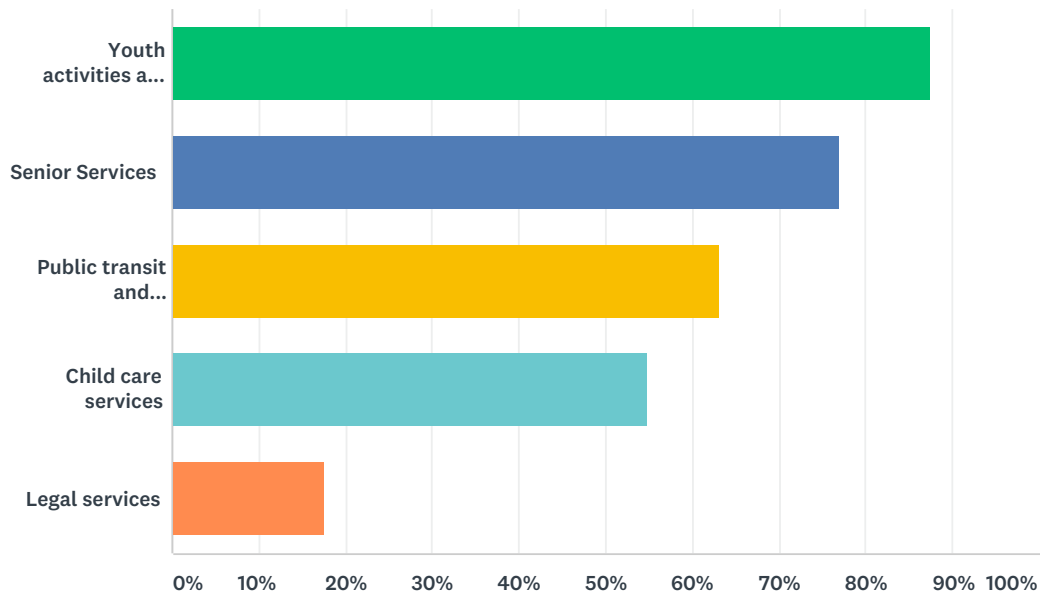
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Park and recreational facilities	77.68%	261
Fire stations and equipment	63.69%	214
Libraries	53.87%	181
Community center	47.02%	158
Healthcare facilities	34.82%	117
Childcare centers	22.92%	77
Total Respondents: 336		

### Q6 Choose the top three (3) Community Services that you believe are highest priority.

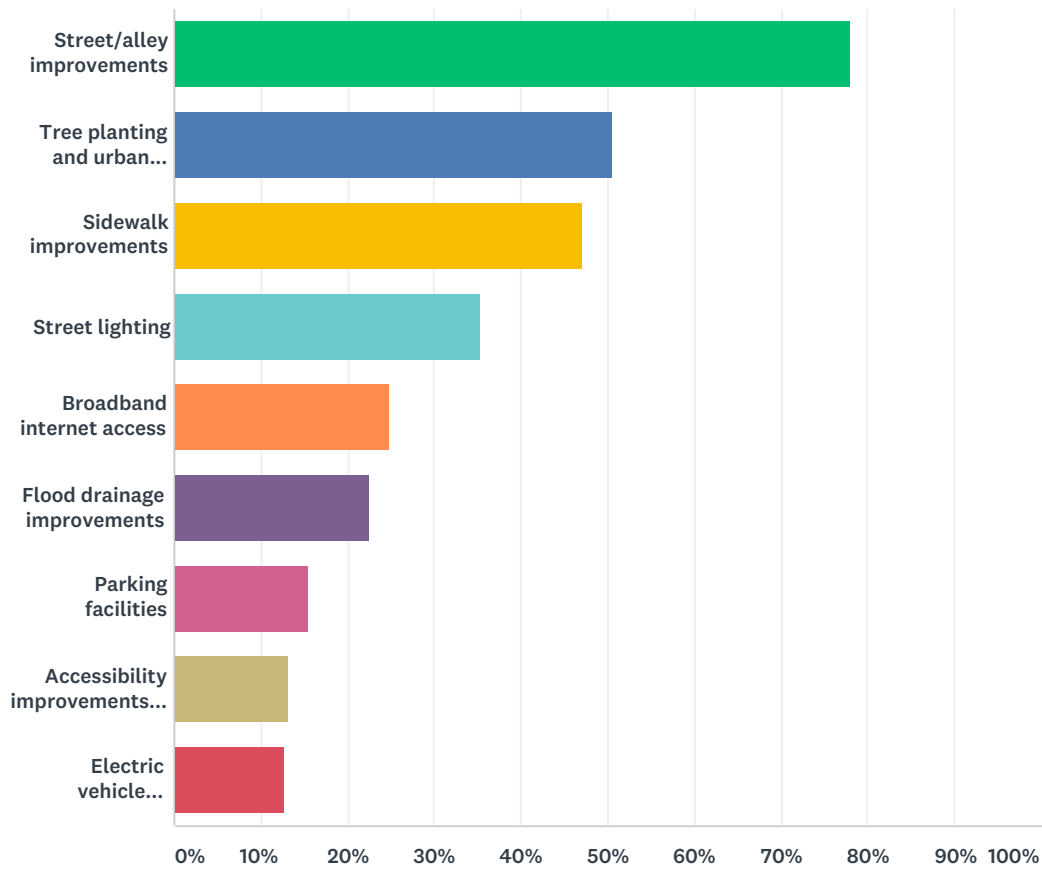
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Youth activities and services	87.50%	294
Senior Services	77.08%	259
Public transit and transportation services	63.10%	212
Child care services	54.76%	184
Legal services	17.56%	59
Total Respondents: 336		

### Q7 Choose the top three (3) Infrastructure Projects that you believe are highest priority.

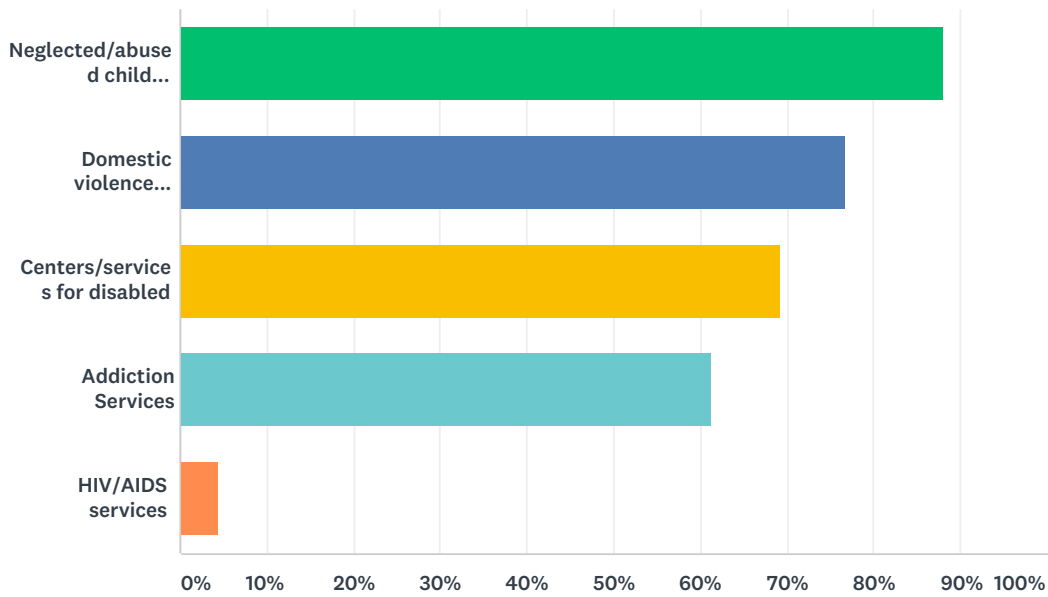
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Street/alley improvements	77.98%	262
Tree planting and urban greenery	50.60%	170
Sidewalk improvements	47.02%	158
Street lighting	35.42%	119
Broadband internet access	25.00%	84
Flood drainage improvements	22.62%	76
Parking facilities	15.48%	52
Accessibility improvements (ADA)	13.10%	44
Electric vehicle charging stations	12.80%	43
Total Respondents: 336		

### Q8 Choose the top three (3) Special Needs services or offerings that you believe are highest priority.

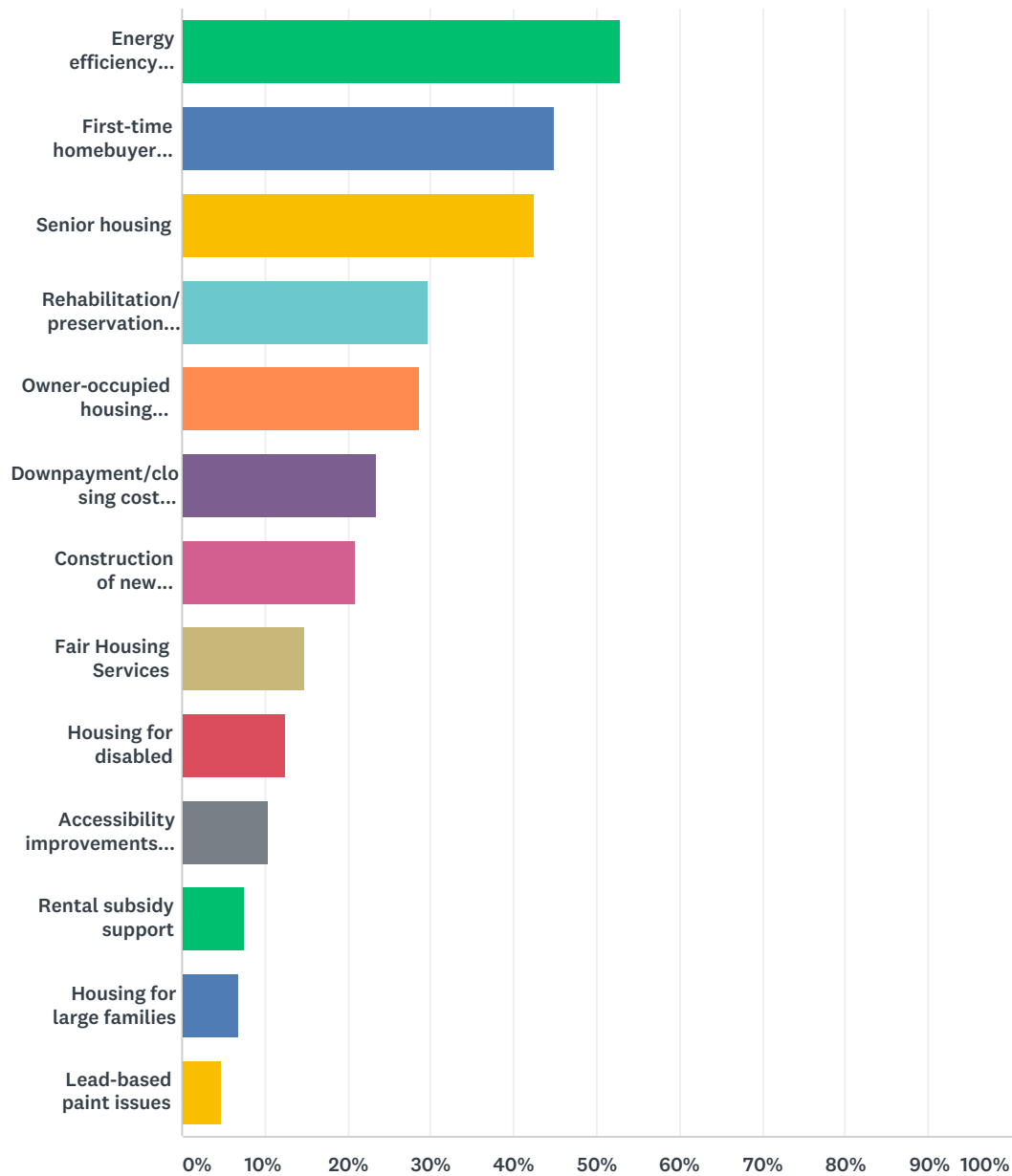
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Neglected/abused child services	88.10%	296
Domestic violence services	76.79%	258
Centers/services for disabled	69.35%	233
Addiction Services	61.31%	206
HIV/AIDS services	4.46%	15
Total Respondents: 336		

### Q9 Choose the top three (3) Housing services or offerings that you believe are highest priority.

Answered: 336 Skipped: 83

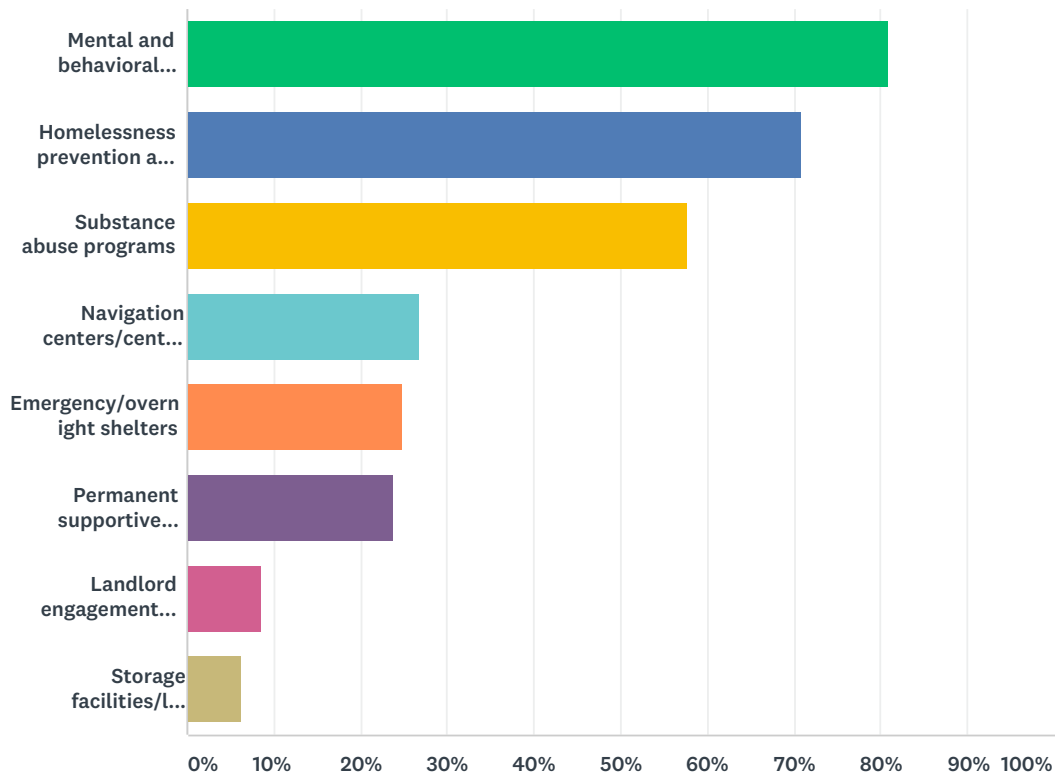


ANSWER CHOICES	RESPONSES
Energy efficiency improvements	52.98% 178
First-time homebuyer assistance	44.94% 151
Senior housing	42.56% 143
Rehabilitation/preservation of affordable apartments	29.76% 100
Owner-occupied housing rehabilitation	28.57% 96

Downpayment/closing cost support	23.51%	79
Construction of new affordable rental housing	20.83%	70
Fair Housing Services	14.88%	50
Housing for disabled	12.50%	42
Accessibility improvements (ADA)	10.42%	35
Rental subsidy support	7.44%	25
Housing for large families	6.85%	23
Lead-based paint issues	4.76%	16
Total Respondents: 336		

### Q10 Choose the top three (3) Homelessness services or offerings that you believe are highest priority.

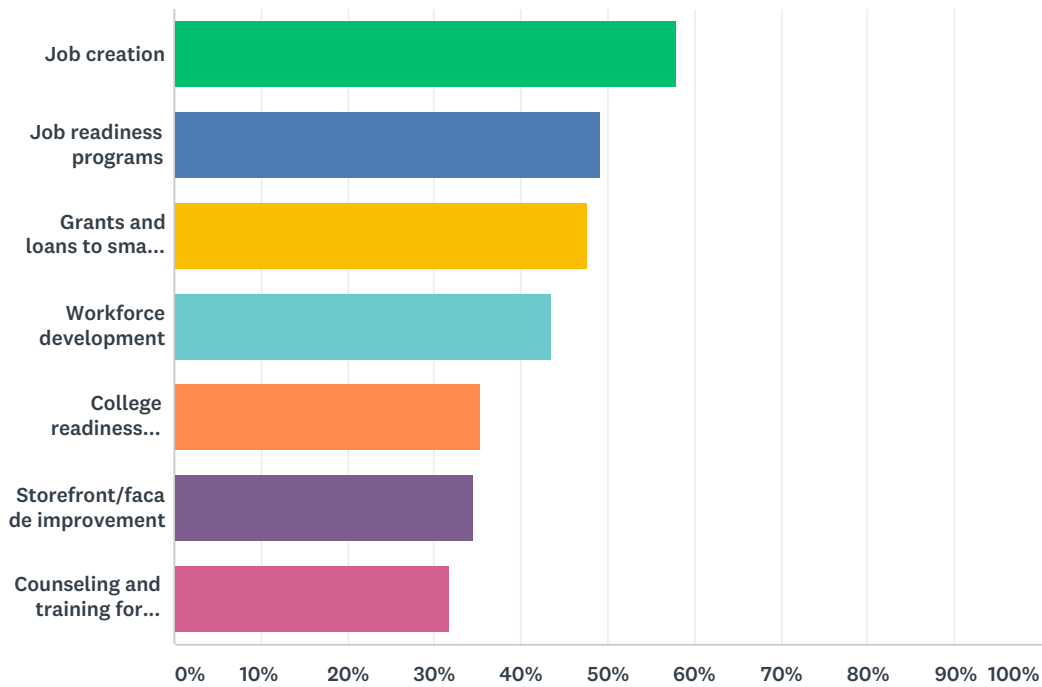
Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Mental and behavioral health services	80.95%	272
Homelessness prevention and diversion services	70.83%	238
Substance abuse programs	57.74%	194
Navigation centers/centralized resources	26.79%	90
Emergency/overnight shelters	25.00%	84
Permanent supportive housing	23.81%	80
Landlord engagement programs	8.63%	29
Storage facilities/lockers	6.25%	21
Total Respondents: 336		

### Q11 Choose the top three (3) Economic Development services or offerings that you believe are highest priority.

Answered: 336 Skipped: 83



ANSWER CHOICES	RESPONSES	
Job creation	58.04%	195
Job readiness programs	49.11%	165
Grants and loans to small businesses	47.62%	160
Workforce development	43.45%	146
College readiness programs	35.42%	119
Storefront/facade improvement	34.52%	116
Counseling and training for small businesses and entrepreneurs	31.85%	107
Total Respondents: 336		



**East County Homeless Task Force  
Consolidated Plan Public Comment  
March 27, 2020**

Anna Marie-Piconi Snyder: There is a huge need for senior citizens experiencing homelessness, specifically those on fixed incomes (as low as \$935-40/month). I know of people residing in cars because of limited income and bills. There is a community need for Single Room Occupancy (SRO) places for people to rent rooms and potentially have services available on-site. We need an ability for people to have housing where they pay for a room. This can be applied to populations beyond senior citizens. In general, for people we meet on the street, this would be a way for people to emerge initially from homelessness. Especially if it's in a community setting, with support services. It would be a good step-up.

Amanda McGimpsey: I am still seeing rooms/SROs that are market-rate, so we need to make sure this type of housing is addressing the needs of low-income and very low-income to secure SROS below market rate.

Lois Knowlton: La Mesa needs a shelter for overnight guests as well as a location for overnight parking with facilities. We are encountering issues with local rules and regulations to receive waivers for something we think would be of such value. We have places with overnight property and restrooms in La Mesa where this program could be supported by Dreams for Change and/or Jewish Family Services where they can have overnight property. For example, there is a motel with an empty lot that has electricity and plumbing. We have a need where people can have places to sleep overnight and have onsite facilities, like restrooms.

Rev. Dr. Abraham David Parker: Homeless veterans: Loss of funds for veterans, challenge to find out info on how to connect to the system and help people. Specifically, partnership with the faith-based community and providing information on how organizations to help and assisting. El Cajon is in need of a faith-based alternative to East County Transitional Living Center. Financial assistance for automobile needs for job seekers and those living in their car or otherwise in need of a vehicle. Payment assistance for paying off cars and other things.

Anna Marie-Piconi Snyder: Something we hear when we talk about having housing/homes for people who are extremely low- or no income, some of the feedback is to bring developers to town who want to build those things/manage them. We need to keep people interested in coming to East County to build or rehab properties to provide housing and we need developers who want to do this. Since these are non-market rate rent, there is limited incentive to build. We need voices behind that discussion with expertise to work with advocates on this issue.

Amanda McGimpsey: We need to identify any policies surrounding permitting and zoning that make it difficult or cost-prohibitive to build housing and streamline it from city to city. There are a lot of faith-based groups who want to use their properties, but encounter challenges. It would be good to have proposed streamlining to the city so we can build more housing.

Jeremy Kaercher: I would like to encourage various jurisdictions to dialogue with each other across the East County region. We need a regional approach to addressing homelessness, including La Mesa, Santee, El Cajon, the County of San Diego, and Lemon Grove.

Diane: There is a community-first village in Austin, Texas. They created a master plan community for men and women coming out of chronic homelessness and may have lessons learned for our region.