

CITY MANAGER – Marlene D. Best
CITY ATTORNEY – Shawn D. Hagerty
CITY CLERK – Annette Fagan Ortiz

STAFF:
ASSISTANT TO THE CITY MANAGER
Kathy Valverde
COMMUNITY SERVICES DIRECTOR
Bill Maertz
DEVELOPMENT SERVICES DIRECTOR
Melanie Kush
FINANCE DIRECTOR/TREASURER
Tim McDermott
FIRE & LIFE SAFETY DIRECTOR/FIRE CHIEF
John Garlow
HUMAN RESOURCES DIRECTOR
Erica Hardy
LAW ENFORCEMENT
Captain Daniel Brislin



**City of Santee
Regular Meeting Agenda
Santee City Council**

CITY COUNCIL

Mayor John W. Minto
Vice Mayor Laura Koval
Council Member Ronn Hall
Council Member Stephen Houlahan
Council Member Rob McNelis

**Wednesday, March 11, 2020
6:30 PM**

**Council Chambers – Building 2
10601 Magnolia Avenue, Santee, CA 92071**

Regular City Council Meeting – 6:30 p.m.

ROLL CALL: Mayor John W. Minto
Vice Mayor Laura Koval
Council Members Ronn Hall, Stephen Houlahan and Rob McNelis

LEGISLATIVE INVOCATION: Marshall Masser – Lakeside Christian Church

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR:

PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. The public, staff or Council Members may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to 3 minutes.

- (1) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the Agenda.**
- (2) Approval of Meeting Minutes of the Santee City Council for the February 12 and 26, 2020, Regular Meetings. (City Clerk – Ortiz)**
- (3) Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) Adoption of a Resolution approving the City of Santee Investment Policy and delegating authority to the City Treasurer. (Finance – McDermott)**

- (5) Adoption of a Resolution accepting the Electric Vehicle Charging Station at the Mast Park (CIP 2020-36) Project as complete. (Development Services – Kush)
- (6) Adoption of a Resolution authorizing submission of the Annual Housing Element Progress Report for Calendar Year 2019 to the State of California Office of Planning and Research and the State of California Department of Housing and Community Development. (Development Services – Kush)

NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment is received prior to Council Reports.

PUBLIC HEARING:

- (7) Public Hearing for the vacating of excess right-of-way along Mission Gorge Road (VAC 2019-01) Location: 8801 Mission Gorge Road. (Development Services – Kush)

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution vacating excess right-of-way.

- (8) Public Hearing to review the Draft Program Years (PY) 2020-2024 Consolidated Plan and Program Year 2020 Annual Action Plan. (Development Services – Kush)

Recommendation:

1. Conduct and close the Public Hearing; and
2. Direct staff to make the Draft 2020-2024 Consolidated Plan and PY 2020 Annual Action Plan available for a 30-Day public comment period.

NEW BUSINESS:

- (9) Housing Element Update Workshop I – consideration of potential sites for the Sixth Cycle Housing Element Residential Sites Inventory. (Development Services – Kush)

Recommendation:

Provide direction to staff as to which sites should be further considered for the Sixth Cycle Housing Element Residential Sites Inventory.

- (10) **City Manager update on the City’s preparation and planning for novel coronavirus (COVID-19) and use of General Fund supplemental reserve funding. (City Manager – Best)**

Recommendation:

Receive report and provide direction to staff.

- (11) **Continued discussion of General Fund supplemental reserve funding specific to pavement repair recommendations. (Development Services – Kush)**

Recommendation:

Approve the use of supplemental General Fund reserves in the amount of \$492,013.00, for paving repairs in paving zone EB as recommended in the Santee Pavement Management Analysis Report May 2017.

- (12) **Introduction of an Ordinance amending Santee Municipal Code Section 1.01.050 to include the City Logo and add a penalty for unlawful use. (City Manager – Best)**

Recommendation:

Conduct first reading of Ordinance. Direct notice of the Ordinance to be published with a 1/4 page advertisement pursuant to Government Code section 36933(c)(2).

NON-AGENDA PUBLIC COMMENT (Continued):

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.

CITY COUNCIL REPORTS:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

ADJOURNMENT:



Mar	05	SPARC	Civic Center Building 8A
Mar	09	Community Oriented Policing Committee	Council Chamber
Mar	11	Council Meeting	Council Chamber
Mar	19	SMHFPC	Council Chamber
Mar	25	Council Meeting	Council Chamber
Apr	02	SPARC	Civic Center Building 8A
Apr	08	Council Meeting	Council Chamber
Apr	13	Community Oriented Policing Committee	Council Chamber
Apr	22	Council Meeting	Council Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City’s decision-making process.

For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City’s website at www.CityofSanteeCA.gov.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.

State of California	}	AFFIDAVIT OF POSTING AGENDA
County of San Diego	} ss.	
City of Santee	}	
<p>I, <u>Annette Ortiz, City Clerk</u> of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with the Brown Act and Santee Resolution 61-2003 on <u>March 6, 2020</u>, at <u>4:00 p.m.</u></p>		
 _____ Signature		<u>03/06/2020</u> _____ Date

City of Santee
COUNCIL AGENDA STATEMENT

Item 1

MEETING DATE March 11, 2020

AGENDA ITEM NO.

ITEM TITLE **APPROVAL OF READING BY TITLE ONLY AND WAIVER OF READING
IN FULL OF ORDINANCES AND RESOLUTIONS ON THE AGENDA.**

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk



SUMMARY

This item asks the City Council to waive the reading in full of all ordinances on the agenda (if any) and approve their reading by title only. The purpose of this item is to help streamline the City Council meeting process, to avoid unnecessary delay and to allow more time for substantive discussion of items on the agenda.

State law requires that all ordinances be read in full either at the time of introduction or at the time of passage, unless a motion waiving further reading is adopted by a majority of the City Council. (Gov. Code, § 36934). This means that each word in each ordinance would have to be read aloud unless such reading is waived. Such reading could substantially delay the meeting and limit the time available for discussion of substantive items. Adoption of this waiver streamlines the procedure for adopting the ordinances on tonight's agenda (if any), because it allows the City Council to approve ordinances by reading aloud only the title of the ordinance instead of reading aloud every word of the ordinance.

The procedures for adopting resolutions are not as strict as the procedures for adopting ordinances. For example, resolutions do not require two readings for passage, need not be read in full or even by title, are effective immediately unless otherwise specified, do not need to be in any particular format unless expressly required, and, with the exception of fixing tax rates or revenue amounts, do not require publication. However, like ordinances, all resolutions require a recorded majority vote of the total membership of the City Council. (Gov. Code § 36936).

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

It is recommended that the Council waive the reading of all Ordinances and Resolutions in their entirety and read by title only.

ATTACHMENTS

None


City of Santee
COUNCIL AGENDA STATEMENT

Item 2

MEETING DATE March 11, 2020

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE FEBRUARY 12, 2020, REGULAR MEETING AND THE FEBRUARY 26, 2020, REGULAR MEETING.

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk 

SUMMARY

Submitted for your consideration and approval are the minutes of the above meetings.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

- Regular Meeting Minutes
- February 12, 2020
- Regular Meeting Minutes
- February 26, 2020

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
February 12, 2020**

DRAFT

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:32 p.m.

ROLL CALL: Present: Mayor John W. Minto and Council Members Ronn Hall, Stephen Houlahan and Rob McNelis – 4. Absent: Vice Mayor Laura Koval – 1.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

INVOCATION was given by Todd Tolson – Riverview Community Church

PLEDGE OF ALLEGIANCE was led by Council Member Ronn Hall.

PROCLAMATION: Santee Christian Church – 60th Anniversary.

Mayor Minto presented a Proclamation to James D. Johnson and Senior Pastor Wayne Dabney, Santee Christian Church and proclaimed Friday, February 21, 2020, as Santee Christian Church Day in the City of Santee.

Mayor Minto requested staff bring back a Resolution to set aside \$300,000.00 for a Community Choice Aggregation (CCA).

CONSENT CALENDAR:

The City Clerk announced that two speaker slips were submitted for Item 5.

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the January 22, 2020, Regular Meeting and the January 28, 2020, Special Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Approval of an amendment to the agreement with Prizm Janitorial Services, Inc. for Custodial Services (Parks) in an amount not to exceed \$29,139.93. (Community Services – Maertz)**

(5) Item pulled for discussion.

ACTION: Council Member Houlahan moved approval of the Consent Calendar with the exception of Item 5.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan, and McNelis – 4. Absent: Vice Mayor Koval – 1.

Item Pulled from Consent Calendar:

(5) Resolution authorizing the submittal of a Grant Application to the Federal INFRA (Infrastructure for Rebuilding America) Grant Program for State Route 52 (SR 52) Improvements. (Development Services – Kush)

PUBLIC SPEAKER:

- Janet Garvin
- Dan Bickford

ACTION: Mayor Minto moved approval of Item 5.

Council Member Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Council Members Hall, Houlahan, and McNelis – 4. Absent: Vice Mayor Koval – 1.

The City Clerk requested that Item 9 be pulled from the Agenda.

NON-AGENDA PUBLIC COMMENT: (15 minutes)

- A. Eid Fakhouri, spoke regarding the Employment Based Fifth Category (EB-5) Immigration Investor Visa Program and Carlton Oaks Golf Course.
- B. Sharon Donohoo Guererro, provided a handout to Council and spoke regarding the traffic issues a new housing development would bring to the City; she stated she is in opposition of the proposed development at the Carlton Oaks Golf Course.
- C. Cheryl Cosart, Santee Public Library, announced that she will be retiring from her position of Librarian after 8 years of service; she also introduced Lorena Martinez, Assistant Branch Manager at the Santee Library.
- D. Michele Perchez, inquired about an update for the livestreaming video recordings of the Council Meetings.

- E. Suzanne Till, stated she is in opposition of the proposed development at Carlton Oaks Golf Course and suggested Council consider other alternatives that would protect the San Diego River and the City's water resources.

PUBLIC HEARING:

- (6) **Public Hearing to assess community development needs to solicit proposals for Program Year 2020 Community Development Block Grant (CDBG) and Home Program Funding consistent with the Consolidated Plan. (Development Services – Kush)**

The Public Hearing was opened at 7:00 p.m.

The Development Services Director introduced the Item and the Senior Management Analyst presented the staff report and responded to Council questions.

PUBLIC SPEAKERS:

- Estella DeLosRios, CSA San Diego County
- Ali Duarte and Tim Ray, Meals on Wheels
- Kelly Douglas, Voices for Children
- Claudia Gavin, Elder Help of San Diego
- Tanya Henricks, Santee Santas
- Jack Micklos, Crisis House
- Dennis Martin, Santee Food Bank
- Dorthy Petrich, Lutheran Services of Southern California
- Suzanne Till
- Justin Schlaeflii

Mayor Minto expressed interest in providing Voices for Children with a portion of the funding.

Council Member thanked the volunteers and the private financial contributors for their hard work.

Council Member Houlahan thanked the speakers representing the organizations; he expressed concern for the process and would like it to be reconsidered; he requested an additional degree of processing by staff.

Council Member Hall thanked all the organizations for their presence at the Council Meeting.

Council Member Hall inquired about the amount of CDBG Funding the City was allotted in previous years.

- (7) **Public Hearing for Tentative Map (TM2016-4) and Development Review Permit (DR2016-5) for an 8-Unit Residential Condominium Subdivision addressed as 8842 Olive Lane in the R-14 (Medium High Density Residential) Zone and finding the Project Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332. Applicant: B.L. Talwar. (Development Services – Kush)**

The Development Services Director introduced the Item and the Associate Planner presented the staff report and responded to Council questions.

PUBLIC SPEAKERS:

- Larry Walsh, Walsh Engineering
- Shiv Talwar, Design Concepts

Mayor Minto inquired whether the project would be as complex as the Montivo Townhomes; he also inquired whether new trees would be planted to replace the trees that were going to be removed; he also confirmed that the units would be technologically pre-wired.

Council Member McNelis expressed his support for the project and commended staff and the developer on the architectural design.

Council Member Houlahan expressed approval of the architectural design of the project.

ACTION: Council Member Houlahan moved approval of staff recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Council Members Hall, Houlahan, and McNelis – 4. Absent: Vice Mayor Koval – 1.

The Public Hearing was closed at 7:56 p.m.

NEW BUSINESS:

- (8) **Resolution awarding the construction contract for the Citywide Crack Sealing Program 2020 Project (CIP 2020-06) and determining a categorical exemption pursuant to Section 15301(c) of the California Environmental Quality Act. (Development Services – Kush)**

The Development Services Director introduced the Item and the Principal Civil Engineer presented the staff report and responded to Council questions.

Council Member Houlahan inquired about the process for the bid documents and how the contractor is selected.

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Council Members Hall, Houlahan, and McNelis – 4. Absent: Vice Mayor Koval – 1.

- (9) **Resolution authorizing the City Manager to execute a Letter of Intent to accept relinquishment of property from Caltrans for the SR-67/Woodside Avenue Roundabout CIP 2015-07 Project and waiving the 90-Day notice required per Section 73 of the California Streets and Highways Code. (Development Services – Kush) (The Item was not heard and was withdrawn by staff)**
- (10) **Fanita Ranch Workshop IV – Fire Protection and Public Safety. (Fire/Development Services – Garlow/Kush)**

The Director of Development Services introduced the Item and Jeff O'Connor, HomeFed Corporation, provided a presentation and responded to Council questions.

Mayor Minto requested HomeFed bring full transparency to the citizens of Santee regarding their plans for fire prevention and response be based on, not only legal answers but from the expertise of trained firefighters.

Council Member McNelis inquired whether HomeFed is going to subsidize the fire station along with the staffing for the proposed Fanita Ranch project.

Council Member Hall inquired whether HomeFed is considering a Community Facility Service and stated that the City would not fund it; he stated that there should be an escalating cost for Home Owners Association (HOA) fees; he urged staff to enforce landscaping guidelines to prevent fire dangers if the project goes forward.

Council Member McNelis stated that cost escalators for HOA fees are being built into new projects to ensure that the City does not come across the issues raised by Council Member Hall.

Mayor Minto suggested that the City collaborate with San Diego Gas and Electric (SDG&E) for their Community Fire Safety Programs.

PUBLIC SPEAKERS:

- Dan Bickford
- Janet Garvin
- Michele Perchez
- Mark Hartley
- Dennis Schroeder
- Theresa McCarthy
- Van Collinsworth, Preserve Wild Santee
- Justin Schlaefli

- John Olsen
- Mike Root
- Eid Fakouri
- Vicki Call
- Danny Jack O'Brien

Mayor Minto stated the City has a great Emergency Operations Center (EOC), which plans for emergencies.

The Fire Chief briefed Council on the Fire Department's Mutual Aid System with neighboring agencies statewide and clarified the process of the cost recovery in the event of an emergency.

The City Manager informed Council about the additional actions the City would take in the event of a natural or human made disaster; she stated that the City would be eligible for funds if the County and State declared the area a state of emergency.

Courtney Mael, Padre Dam, responded to Council questions regarding water demand.

Council Member McNelis inquired whether there is a fire protection plan in place, which the Fire Chief responded in the affirmative.

Council Member Houlahan – [mic inaudible]

Council Member Hall inquired whether the public will be directed to the safest evacuation routes; he expressed concerns with Sky Ranch and requested that staff add the Item to a future agenda.

Mayor Minto inquired whether staff is trained and educated to review proposed projects to ensure public safety is addressed, to which the Development Services Director responded in the affirmative.

NON-AGENDA PUBLIC COMMENT: (Continued)

No speakers

CITY COUNCIL REPORTS:

Council Member Hall reported that he toured the new helicopters for the Sheriff's Department; he stated that they are equipped with clearer loud speakers.

CITY MANAGER REPORTS:

The City Manager congratulated staff and the community for the reopening of Mast Park; she encouraged everyone to attend Fido Fest presents My Furry Valentine; she also invited everyone to check the Chambers bulletin board and encouraged the community to enjoy the City's 40th birthday.

CITY ATTORNEY REPORTS: None

CLOSED SESSION:

Council Members recessed at 10:09 p.m. and convened in Closed Session at 8:00 p.m.

(11) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 4 of Parcel Map 18857 located in Trolley Square (Library site)

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group and Vestar Kimco Santee, LP

Under Negotiation: Price and terms of payment

(12) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 3 of Parcel Map 20177 located north of Town Center Parkway between Cuyamaca Street and Riverview Parkway (Theater Parcel).

City Negotiator: City Manager.

Negotiating Party: Studio Movie Grill.

Under negotiation: Price and terms of payment.

Council Members reconvened in Open Session at 10:21 p. m. with all members present, except Vice Mayor Koval who was absent. Mayor reported that no direction was given for Item 11, and no direction was given for Item 12.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:21 p.m.

Prepared by:

Rosi Acosta, Office Assistant

Date Approved:

Annette Ortiz, CMC, City Clerk

Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
February 26, 2020

DRAFT

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:33 p.m.

ROLL CALL: Present: Mayor John W. Minto and Council Members Ronn Hall, Stephen Houlahan and Rob McNelis – 4. Absent: Vice Mayor Laura Koval – 1.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

INVOCATION was given by Rene Franken of Sunrise Community Church.

PLEDGE OF ALLEGIANCE was led by Carl Schmitz, Principal Civil Engineer.

CONSENT CALENDAR:

- (1) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)
- (2) Approval of Payment of Demands as presented. (Finance – McDermott)
- (3) Approval of the expenditure of \$88,237.98 for January 2020 Legal Services and Related Costs. (Finance – McDermott)
- (4) Adoption of a Resolution awarding the construction contract for the Bus Stop Trash Diversion Project (CIP 2019-20) and determining a Categorical Exemption Pursuant to Section 15301(c) of the California Environmental Quality Act. (Development Services – Kush) (Reso 009-2020)
- (5) Update on the City Council's Two-Year Priorities. (City Manager – Best)

ACTION: Council Member Hall moved approval of the Consent Calendar.

Council Member McNelis seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan and McNelis – 4. Absent: Vice Mayor Koval – 1.

NON-AGENDA PUBLIC COMMENT: (15 minutes)

- (A) Sharon Guerrero, provided a handout to Council, spoke against the proposed development at the Carlton Oaks Golf Course and events held at the Golf Course.
- (B) Mike Root, provided a handout to Council, spoke regarding Item 13 in closed session related to Lot L and the FMZ zones at Sky Ranch.
- (C) Virginia Hall, Grossmont Healthcare District, announced the District's nominations for Healthcare Heroes is open and asked the Council and community to nominate individuals; she also spoke of two scholarships available for students.
- (D) Lynda Marrokal, spoke in favor of growth in the community and in support of the proposed development at the Carlton Oaks Golf Course and Fanita Ranch.

PUBLIC HEARING:

- (6) **Public Hearing considering a Disposition and Development Agreement (DDA) between the City of Santee and Excel Acquisitions, LLC, for Development of real property known as Parcel 4 of Parcel Map 18857 located in Trolley Square. (City Manager – Best)**

The Public Hearing was opened at 6:49 p.m. The City Manager introduced the item and requested the Public Hearing be continued to May 27, 2020.

ACTION: Council Member Hall moved approval of staff's recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan and McNelis – 4. Absent: Vice Mayor Koval – 1.

The Public Hearing was continued to May 27, 2020 at 8:50 p.m.

- (7) **Continued Public Hearing to assess community development needs and to allocate Program Year 2020 Community Development Block Grant (CDBG) Funding. (Development Services – Kush) (Reso 010-2020)**

The continued Public Hearing was opened at 6:50 p.m. The Development Services Director introduced the item and the Senior Management Analyst presented the staff report.

ACTION: Council Member Hall moved to allocate \$267,779.00 for Public Facilities per staff's recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan and McNelis – 4. Absent: Vice Mayor Koval – 1.

ACTION: Council Member Hall moved to allocate \$55,136.00 for Administrative Activities per staff’s recommendation.

Council Member Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan and McNelis – 4. Absent: Vice Mayor Koval – 1.

ACTION: After discussion, Council Member McNelis moved to allocate the consensus recommendation of \$41,352.00 for Public Services as listed below:

<u>Public Service Activities</u>	<u>Allocation</u>
Cameron Family YMCA	\$0.00
Crisis House	\$6,852.00
Elderhelp	\$3,000.00
Caring Neighbors Program (LSS)	\$3,500.00
Meals on Wheels	\$4,500.00
Santee Food Bank	\$14,000.00
Santee Santas	\$5,500.00
Voices for Children	<u>\$4,000.00</u>
Total:	\$41,352.00

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan and McNelis – 4. Absent: Vice Mayor Koval – 1.

NEW BUSINESS:

- (8) **Resolution authorizing a reimbursement agreement with the Santee School District and appropriating funds for reconstruction of a sanitary sewer line on school district property servicing facilities at Big Rock Park. (Community Services – Maertz) (Reso 011-2020)**

The Community Services Director presented the staff report and responded to Council questions.

ACTION: Council Member McNelis moved approval of staff’s recommendation.

Council Member Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan and McNelis – 4. Absent: Vice Mayor Koval – 1.

(9) **Fiscal Year 2019-20 Operating Budget Update and Resolution amending the Fiscal Year 2019-20 Budget and amending the Hourly, General and Management Salary Schedule. (Finance – McDermott)**
(Reso 012-2020)

The Finance Director provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- Dan Bickford
- John Hossick

Mayor Minto stated he would like \$1,000,000.00 of the surplus reserves to be used as local match for potential grant funds the City could receive for State Route 52 improvements, \$50,000.00 set aside for the City's 40th birthday activities, and a portion to be spent on road improvements, specifically in the gateway areas into the City; he expressed concerns with the effects of AB5 on the City's budget.

Council Member McNelis stated he is in favor of putting \$500,000.00 aside to be used as local match for potential grant funds for State Route 52 improvements, \$25,000.00 towards the City's 40th birthday activities and utilizing the remainder towards road and traffic light improvements.

Council Member Houlahan agreed with putting \$500,000.00 towards State Route 52 improvements; he suggested using some of the reserve funds for road repairs at the City's gateway entry corridors, specifically Cuyamaca Street; he expressed interest in combining a portion of the excess reserve balance with SB1 funds the City receives to help complete a larger project; he recommended putting \$25,000.00–\$50,000.00 towards the City's 40th birthday and putting aside funds for emergency response needs, should an outbreak of the Coronavirus come to Santee.

Council Member Hall stated putting \$500,000.00 towards State Route 52 improvements could help the City receive more grants and interest from other agencies; he suggested putting \$25,000.00 towards the City's 40th birthday, and putting some of the excess reserves towards road repairs.

Council Member McNelis added that construction traffic could undo road improvements due to development in the area; he noted the funds set aside for State Route 52 could also be used for other needs in the future.

Council Member Houlahan suggested \$25,000.00 be used towards the City's 40th birthday and then divide the remainder into thirds: one third set aside for State Route 52 improvements, one third saved in reserves and one third put towards road repairs with staff bringing back an item to Council on what roads could best utilize the repairs.

ACTION: Council Member Houlahan moved approval of staff's recommendation and directed staff to bring back additional information related to road repair options.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan and McNelis – 4. Absent: Vice Mayor Koval – 1.

- (10) **Resolution amending the Parking Violation Fee Schedule for Santee Municipal Code sections 10.10.230(A), 10.10.230 (C), 10.10.245(A), and 10.10.245(B). (City Attorney – Hagerty) (Reso 013-2020)**

ACTION: Council Member Hall moved approval of staff's recommendation.

Council Member Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto and Council Members Hall, Houlahan and McNelis – 4. Absent: Vice Mayor Koval – 1.

NON-AGENDA PUBLIC COMMENT: (Continued)

None

CITY COUNCIL REPORTS:

None

CITY MANAGER REPORTS:

None

CITY ATTORNEY REPORTS:

CLOSED SESSION:

Council Members recessed at 8:17 p.m. and convened in Closed Session at 8:22 p.m.

- (11) **CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**
(Government Code Section 54956.9(d)(1))
Name of case: Preserve Wild Santee, Climate Action Campaign, and Center for Biological Diversity v. City of Santee et al.
Case Number: 37-2020-00007331-CU-TT-CLT
- (12) **CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**
(Government Code Section 54956.9(d)(1))
Name of case: Santee Trolley Square 991, LLP v. City of Santee et al.
Case Number: 37-2020-00007895-CU-WM-CTL

(13) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code Sections 54956.9(d)(2) and (4))

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 and the potential initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9 related to Lot L and the FMZ zones at Sky Ranch and involving as potential parties Lennar and the Sky Ranch Homeowners Associations

Council Members reconvened in Open Session at 9:21 p.m. with all members present, except Vice Mayor Koval who was absent. Mayor Minto reported that direction was given to staff for Item 11, cross complaint directed by unanimous Council decision for Item 12 and direction given to staff on Item 13.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:22 p.m.

Prepared by:

James Jeffries, Assistant City Clerk

Date Approved:

Annette Ortiz, CMC, City Clerk

City of Santee
COUNCIL AGENDA STATEMENT

Item 3

MEETING DATE March 11, 2020

AGENDA ITEM NO.

ITEM TITLE PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Tim K. McDermott, Finance *tm*

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT *tm*

Adequate budgeted funds are available for the payment of demands per the attached listing.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Approval of the payment of demands as presented.

ATTACHMENTS (Listed Below)

- 1) Summary of Payments Issued
- 2) Voucher Lists

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
02/14/2020	Accounts Payable	\$ 191,190.14
02/20/2020	Accounts Payable	25,457.22
02/20/2020	Accounts Payable	68,848.67
02/21/2020	Accounts Payable	18,744.45
02/27/2020	Payroll	347,239.24
02/27/2020	Accounts Payable	530,551.72
02/27/2020	Accounts Payable	<u>52,704.07</u>
	TOTAL	<u>\$1,234,735.51</u>

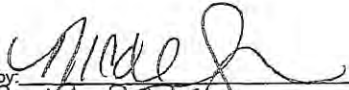
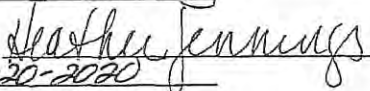
I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.



Tim K. McDermott, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount		
720	2/14/2020	10401 US BANK TRUST	1547812		DEBT SVC CFD NO 2017-1	191,190.14		
						Total :	191,190.14	
1 Vouchers for bank code :		ubgen					Bank total :	191,190.14
1 Vouchers in this report						Total vouchers :	191,190.14	

Prepared by: 
Date: 2-19-2020
Approved by: 
Date: 2-20-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123674	2/20/2020	10001 US BANK	00112183		EQUIPMENT REPAIR PARTS	60.34
			0034646		I.T. EQUIPMENT	206.80
			00901378E		MAST PARK SUPPLIES	144.38
			009356		MEETING SUPPLIES	31.68
			01082020		MEETING SUPPLIES	18.52
			01092020		APPLICATION FEE	20.00
			016333		SENIOR PROGRAM SUPPLIES	34.74
			02036		VANDALISM REPAIRS	58.83
			02038		SHOP SUPPLIES	12.37
			02062020		LEAGUE OF CA CITIES	625.00
			02283		SIGNAGE SUPPLIES	132.73
			02433		SMALL TOOLS	89.89
			025074		TEEN CENTER SUPPLIES	14.00
			026020		SIGNAGE SUPPLIES	10.02
			02669		RACE WALK	208.88
			02865		SIDEWALK REPAIRS	14.46
			03849		RACE WALK SUPPLIES	4.09
			051865		SANTEE SUNSET 5K	21.98
			05708		SHOP SUPPLIES	17.75
			060047		RACEWALK SUPPLIES	10.98
			063077		MEETING SUPPLIES	42.83
			076085		2020 MAGNETIC CALENDARS	175.16
			077102		RACE WALK SUPPLIES	174.50
			081520		MEETING SUPPLIES	9.99
			08159		SIDEWALK REPAIRS	24.32
			09866		GRAFFITI ABATEMENT	66.17
			102522169		CITY BRANDING	12.00
			1044242		PHONE CHARGER	26.04
			111-2188323-1373820		EQUIPMENT REPAIR PART	23.69
			111-2754452-4333832		STATION SUPPLIES	42.88
			111-2808322-4189865		STATION SUPPLIES	102.35
			111-5285265-4515408		STATION SUPPLIES	34.77
			111-5999025-6569851		STATION EQUIPMENT	754.22
			111-7036248-5158645		EQUIPMENT SUPPLIES	64.60
			111-7169047-1293000		STATION SUPPLIES	10.76
			112-0308077-6070657		OFFICE SUPPLIES	48.47

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123674	2/20/2020	10001 US BANK	(Continued)			
			112-5808406-7713863		FIREFIGHTING EQUIPMENT	34.48
			11261938		BROWN ACT WEBINAR	75.00
			112-7034525-9038619		OFFICE SUPPLIES	14.66
			112-9626183-8670615		OFFICE SUPPLIES	34.48
			113-2239140-93330		MAST PARK SUPPLIES	84.84
			113-2632461-62226		MAST PARK SUPPLIES	51.39
			113-5554859-9910607		STATION SUPPLIES	39.74
			113-7925194-7741814		ANNUAL POSTER CONTEST	13.66
			120216242		REPAIRS RIVERWALK GRILL	322.51
			1226		DAY CAMP FIELD TRIP DEPOSIT	159.90
			1254622		PHONE CHARGER	16.15
			1371350427		EQUIPMENT SUPPLIES	137.85
			1430		BUILDING ENVELOPES	220.89
			15800		WEARING APPAREL	150.00
			1581981		TYLER CONF REGISTRATION	975.00
			1620278896		WEB DOMAIN	18.17
			1657		ICSC EXCHANGE SUPPLIES	12.00
			1743425		SKATE PARK SUPPLIES	105.96
			18233		FITNESS EQUIPMENT	30.33
			19358008		MAST PARK OPENING SUPPLIES	593.34
			2017118		FIDO FEST	24.02
			208335		HAZARDOUS WASTE PERMIT	889.00
			209702		EQUIPMENT RENTAL	213.41
			21672		FOUNTAIN REPAIRS	57.57
			22TTYXAP6UYYPB8X4H		STATION SUPPLIES	107.74
			230132		RACE WALK SUPPLIES	9.45
			23507598		PLOTTER SUPPLIES	1,225.30
			24543825		FIDO FEST	92.47
			24549294		MAST PARK SIGNAGE	136.07
			24552495		SANTEE SUNSET 5K	267.03
			24574438		SANTEE SUNSET 5K & MAST PARK	348.29
			24580711		INFORMATION CARD	47.53
			25		STATION SUPPLIES	38.00
			26938		RACE WALK SUPPLIES	14.97
			26MBUJHO		CLEARINGHOUSE MEMBERSHIP	25.00
			2742046820386		PENS	9.90

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123674	2/20/2020	10001 US BANK	(Continued)			
			2782048757014		GREETING CARDS	16.28
			2782048757014-a		GREETING CARDS	25.84
			28493		BUILDING 5 REMODEL	265.63
			288		SANTEE CELEBRATES AMERICA RI	17.91
			2946589		GFOA TRAINING	85.00
			300003961		CSMFO MEMBERSHIP H. JENNING	110.00
			3021646		MAST PARK OPENING SUPPLIES	1,120.86
			3101001		RACE WALK	10.94
			31590		WELLNESS PROGRAM SUPPLIES	161.57
			32231		SIDEWALK REPAIRS	23.64
			3277804		MAST PARK	206.64
			3382646		GATE REPAIRS	22.02
			37102		VANDALISM REPAIRS	24.89
			38485		SIGNAGE	22.00
			38749		SKATE PARK SUPPLIES	40.46
			3DLO		SIGNAGE	202.57
			4000538		MAST PARK OPENING SUPPLIES	438.54
			403 11 197 17		STATION SUPPLIES	492.88
			408492Y		1099 TRAINING	164.00
			4219		SANTEE SUNSET 5K	181.31
			4628		MAST PARK SUPPLIES	81.43
			482181		SENIOR PROGRAM SUPPLIES	15.26
			482182		TEEN CENTER SUPPLIES	38.76
			49011		RACE WALK SUPPLIES	171.65
			4XFQZ4		M&A MEETING DUES	20.00
			5005		SENIOR PROGRAM SUPPLIES	44.31
			5262157534560		2020 NFPA CONFERENCE	458.97
			5278282		SANTEE SUNSET 5K	150.00
			5345939		SANTEE SUNSET 5K	100.00
			54563		RACE WALK SUPPLIES	30.32
			551		EQUIPMENT REPAIR PART	5.39
			5597288		SIGNAGE SUPPLIES	443.21
			563571		RACE WALK	36.53
			563861		RACE WALK SUPPLIES	15.71
			565491		RACE WALK SUPPLIES	32.27
			5973052		GENERAL SUPPLIES	372.78

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123674	2/20/2020	10001 US BANK	(Continued)			
			598102		RACE WALK SUPPLIES	52.27
			6040		FIDO FEST	83.97
			6252798980		REPLACEMENT FILTER	126.06
			6252846476		WATER FILTRATION SYSTEM	527.05
			635978		NFPA CONFERENCE	795.00
			67056		FOUNTAIN REPAIRS	13.33
			68019		SMALL TOOLS	24.65
			6851465		CAR WASH SUPPLIES	120.36
			68565748708210581581		STATION SUPPLIES	14.48
			700856355		SANTEE SUNSET 5K	75.26
			70085736501		SANTEE SUNSET 5K	2,051.94
			7298		SENIOR PROGRAM SUPPLIES	48.42
			7977051		MATERIALS & SUPPLIES	27.99
			80032		WELLNESS PROGRAM SUPPLIES	861.91
			80115		STORAGE TUBS	85.98
			81958		WELLNESS PROGRAM PRIZES	129.28
			8257036		DATE STAMP	25.81
			84398668475737587183		STATION SUPPLIES	117.08
			87463		VANDALISM REPAIR	15.17
			87874		WELLNESS PROGRAM PRIZES	297.32
			88646		RACE WALK SUPPLIES	29.83
			92942		WELLNESS PROGRAM PRIZES	161.57
			94972		RACE WALK SUPPLIES	1.83
			95045		SMALL TOOLS	91.46
			96386		SIGNAGE SUPPLIES	243.92
			CV0014004		SANTEE SUNSET 5K	574.04
			CV0014597		SUPPLIES	147.26
			CV0014619		SUPPLIES	148.52
			DM3991844		SANTEE CELEBRATES AMERICA RI	436.93
			E1923293		STATION SUPPLIES	190.93
			INV-45518-R0H9V3		IPMA RE-CERTIFICATION	200.00
			KA5VC9-1		LEAGUE OF CALIFORNIA CITIES	25.00
			KS5VC9		LEAGUE OF CALIFORNIA CITIES	112.96
			KS5VC9-2		LEAGUE OF CALIFORNIA CITIES	25.00
			KSSJOG		LEAGUE OF CA CITIES	25.00
			KSSJOG-1		LEAGUE OF CA CITIES	25.00

Bank code : ubgen

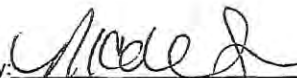
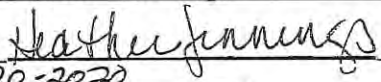
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123674	2/20/2020	10001 US BANK	(Continued)			
			KSSJOG-2		LEAGUE OF CA CITIES	112.96
			po956526334		OFFICE SUPPLIES	32.07
			PO963632363		OFFICE SUPPLIES	81.31
			RTHZNY		LEAGUE OF CA CITIES	140.97
			RTHZNY-1		LEAGUE OF CA CITIES	25.00
			RTHZNY-2		LEAGUE OF CA CITIES	25.00
			V2VT9XPPXU3568CM6		OFFICE SUPPLIES	15.51
			VB3LTX		LEAGUE OF CA CITIES	112.96
			VB3LTX-1		LEAGUE OF CA CITIES	25.00
			VB3LTX-2		LEAGUE OF CA CITIES	25.00
			W-91150		WELLNESS PROGRAM PRIZES	1,333.00
					Total :	25,457.22

1 Vouchers for bank code : ubgen

Bank total : 25,457.22

1 Vouchers in this report

Total vouchers : 25,457.22

Prepared by: 
Date: 02-20-2020
Approved by: 
Date: 2-20-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123675	2/20/2020	10021 BOUND TREE MEDICAL LLC	83484309	52673	EMS SUPPLIES	0.13
			83487213	52673	EMS SUPPLIES	357.73
			83487214	52673	EMS SUPPLIES	0.05
			83487215	52673	EMS SUPPLIES	116.91
			83488919	52673	EMS SUPPLIES	11.42
			83488920	52673	EMS SUPPLIES	211.10
			83488921	52673	EMS SUPPLIES	2,123.63
			83488922	52673	EMS SUPPLIES	279.69
			83488923	52673	EMS SUPPLIES	502.50
			83488924	52673	EMS SUPPLIES	460.47
Total :						4,063.63
123676	2/20/2020	13561 CAREFREE EAST HOA	2003828.001		FACILITY RESERVATION REFUND	24.25
			2003828.001		FACILITY RESERVATION REFUND	24.26
			Total :			
123677	2/20/2020	10299 CARQUEST AUTO PARTS	11102-498816	52574	VEHICLE REPAIR PARTS	7.97
			11102-498904	52574	VEHICLE REPAIR PART	274.82
			Total :			
123678	2/20/2020	12349 CHOICE LOCKSMITHING	012220COS	52774	LOCKSMITH SERVICES	20.47
						Total :
123679	2/20/2020	10039 COUNTY MOTOR PARTS COMPANY INC	470105	52578	SHOP SUPPLIES	147.56
						Total :
123680	2/20/2020	10486 COUNTY OF SAN DIEGO	CIP2019-20		BUS STOP TRASH DIVERSION	50.00
						Total :
123681	2/20/2020	10839 COUNTY OF SAN DIEGO	2004874-E-62164-0120		RECYCLED WATER INSPECTION FI	1,071.00
						Total :
123682	2/20/2020	11450 CREATIVE METAL INDUSTRIES INC	12390	52887	MAST PARK PLAQUE	769.34
						Total :
123683	2/20/2020	10142 CSA SAN DIEGO COUNTY	603	52830	CDBG SUBRECIPIENT	1,733.65

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123683	2/20/2020	10142 10142 CSA SAN DIEGO COUNTY	(Continued)			Total : 1,733.65
123684	2/20/2020	11168 CTE INC CLARK TELECOM AND	2316 2317	52756 52756	STREET LIGHT REPAIRS DIG ALERT MARK-OUTS	868.11 199.04 Total : 1,067.15
123685	2/20/2020	12438 DIESEL-PRINT CO, LLC	2190	52813	FIDO FEST	2,230.43 Total : 2,230.43
123686	2/20/2020	11208 DION & SONS INC	E31650	52653	VEHICLES SUPPLIES	164.43 Total : 164.43
123687	2/20/2020	12483 DISCOUNT SIGNS AND BANNERS	5289	52586	IDENTIFICATION DECALS	78.87 Total : 78.87
123688	2/20/2020	13442 EBBIN MOSER + SKAGGS LLP	4750	52777	MSCP SUBAREA PLAN	10,032.50 Total : 10,032.50
123689	2/20/2020	12989 FITZGERALD, STEPHANIE	Ref000062491		LI Refund Cst #18575	3.00 Total : 3.00
123690	2/20/2020	12009 HARDIN, DAVID	02082020		PARAMEDIC LICENSE RENEWAL	200.00 Total : 200.00
123691	2/20/2020	11196 HD SUPPLY FACILITIES	9178972038	52596	STATION SUPPLIES	188.09 Total : 188.09
123692	2/20/2020	10256 HOME DEPOT CREDIT SERVICES	3160216	52597	TRAINING MATERIALS	102.37 Total : 102.37
123693	2/20/2020	13231 JENNINGS, HEATHER	01292020		CSMFO CONFERENCE	173.30 Total : 173.30
123694	2/20/2020	10204 LIFE ASSIST INC	970146	52603	EMS SUPPLIES	314.06 Total : 314.06
123695	2/20/2020	13155 LIFETIME DOG TRAINING, LLC	1003 1004		INSTRUCTOR PAYMENT INSTRUCTOR PAYMENT	336.00 756.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123695	2/20/2020	13155 13155 LIFETIME DOG TRAINING, LLC	(Continued)			Total : 1,092.00
123696	2/20/2020	10567 LLOYD'S COLLISION CENTER	12307	52884	VEHICLE REPAIR	1,386.67
						Total : 1,386.67
123697	2/20/2020	12718 LSA ASSOCIATES INC	169846	51879	SUSTAINABILITY PROJECT	5,085.63
						Total : 5,085.63
123698	2/20/2020	10079 MEDICO PROFESSIONAL	20163142	52763	MEDICAL LINEN SERVICE	20.02
			20163144	52763	MEDICAL LINEN SERVICE	8.16
						Total : 28.18
123699	2/20/2020	10238 MILLER, STEVE	350623		REIMBURSEMENT - MAST PARK	184.78
						Total : 184.78
123700	2/20/2020	12451 MOBILE GRAPHICS & DESIGN	202001	52607	SANTEE SUNSET 5K	750.00
						Total : 750.00
123701	2/20/2020	13330 THE BURDETTE AGENCY INC	INV-5075	52528	BRANDING SERVICES	2,776.99
						Total : 2,776.99
123702	2/20/2020	10308 O'REILLY AUTO PARTS	2968-321811	52611	VEHICLE SUPPLIES	14.63
						Total : 14.63
123703	2/20/2020	13458 ORTIZ CORPORATION	CIP 2020-23		RETENTION RELEASE	2,145.00
						Total : 2,145.00
123704	2/20/2020	13056 PACIFIC SWEEPING	151302	52664	STREET SWEEPING SVCS	200.00
						Total : 200.00
123705	2/20/2020	10344 PADRE DAM MUNICIPAL WATER DIST	23000004		CARLTON HILLS BLVD	441.29
			90000366		GROUP BILL	13,652.59
						Total : 14,093.88
123706	2/20/2020	11888 PENSKE FORD	10285862	52616	VEHICLE REPAIR PART	5.73
						Total : 5.73
123707	2/20/2020	10552 SAFEWAY SIGN COMPANY	16146	52702	STREET NAME SIGNS	373.45

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123707	2/20/2020	10552 10552 SAFEWAY SIGN COMPANY	(Continued)			Total : 373.45
123708	2/20/2020	10606 S.D. COUNTY SHERIFF'S DEPT.	01272020	52820	FY19-20 SHERIFF CAL-ID PROGRAI	5,792.00
						Total : 5,792.00
123709	2/20/2020	10768 SANTEE SCHOOL DISTRICT	8485	52675	JOINT USE FIELDS - RIO SECO	237.87
						Total : 237.87
123710	2/20/2020	12820 SANTEE STATION, LLC	GRD1226A		REFUNDABLE DEPOSIT	5,484.18
						Total : 5,484.18
123711	2/20/2020	13171 SC COMMERCIAL, LLC	0752718-IN	52644	DELIVERED FUEL	575.95
			0752892-IN	52728	PROPANE	57.43
			0753181-IN	52728	PROPANE	35.78
			0753631-IN	52644	DELIVERED FUEL	724.42
			0755163-IN	52728	PROPANE	73.75
						Total : 1,467.33
123712	2/20/2020	13554 SC FUELS	0197866	52889	FLEET CARD FUELING	1,481.91
						Total : 1,481.91
123713	2/20/2020	10217 STAPLES ADVANTAGE	3437022624	52627	OFFICE SUPPLIES	207.50
			3437462469	52751	OFFICE SUPPLIES	128.35
						Total : 335.85
123714	2/20/2020	10119 STEVEN SMITH LANDSCAPE INC	43167	52789	A3 LANDSCAPE SERVICES	135.00
			43168	52789	A3 LANDSCAPE SERVICES	360.00
			43171	52665	A1 LANDSCAPE SERVICES	1,575.00
			43172	52788	A2 LANDSCAPE SERVICES	225.00
						Total : 2,295.00
123715	2/20/2020	11194 USAFACT INC	13238		BACKGROUND CHECK	18.52
						Total : 18.52
123716	2/20/2020	10331 HDS WHITE CAP CONST SUPPLY	10011883624	52867	SHOP SUPPLIES	146.77
						Total : 146.77
123717	2/20/2020	10318 ZOLL MEDICAL CORPORATION	3006510	52655	EMS SUPPLIES	383.86

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123717	2/20/2020	10318 ZOLL MEDICAL CORPORATION	(Continued) 3007589	52655	EMS SUPPLIES	327.29
Total :						711.15

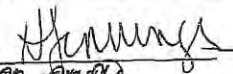
43 Vouchers for bank code : ubgen

Bank total : 68,848.67

43 Vouchers in this report

Total vouchers : 68,848.67

Prepared by: 
Date: 2-20-2020

Approved by: 
Date: 2-20-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
724	2/21/2020	10482 TRISTAR RISK MANAGEMENT	109290		WORKERS' COMPENSATION	18,744.45	
						Total :	18,744.45
1 Vouchers for bank code : ubgen						Bank total :	18,744.45
1 Vouchers in this report						Total vouchers :	18,744.45

Prepared by: 
Date: 2-27-2020
Approved by: 
Date: 2-28-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123718	2/27/2020	11445 AMERICAN MESSAGING	L1072898UB		FD PAGER SERVICE	168.46
					Total :	168.46
123719	2/27/2020	12951 BERRY, BONNIE F.	March 1, 2020		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
123720	2/27/2020	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JAN 2020		LEGAL SVCS JAN 2020	88,237.98
					Total :	88,237.98
123721	2/27/2020	11513 BOND, ELLEN	03012020-263		MEADOWBROOK HARDSHIP PROC	58.05
					Total :	58.05
123722	2/27/2020	10021 BOUND TREE MEDICAL LLC	83496606	52673	EMS SUPPLIES	414.44
					Total :	414.44
123723	2/27/2020	10098 BURNER, RONALD	01012020-01	52731	ATHLETIC FIELD COORDINATION	2,083.34
					Total :	2,083.34
123724	2/27/2020	11169 CALIFORNIA WATERS LLC	7428	52679	FOUNTAIN MAINT & REPAIRS	2,609.41
					Total :	2,609.41
123725	2/27/2020	10876 CANON SOLUTIONS AMERICA INC	4040098213 4040098214	52669 52669	SCANNER MAINTENANCE PLOTTER MAINT & USAGE	87.98 37.58
					Total :	125.56
123726	2/27/2020	11402 CARROLL, JUDI	03012020-96		MEADOWBROOK HARDSHIP PROC	58.19
					Total :	58.19
123727	2/27/2020	10031 CDW GOVERNMENT LLC	WQX6628		PLOTTER INK	401.56
					Total :	401.56
123728	2/27/2020	10569 CHARLENE'S DANCE N CHEER	62020		INSTRUCTOR PAYMENT	672.00
					Total :	672.00
123729	2/27/2020	10050 CITY OF EL CAJON	HCA0000304		3RD QTR MEMBER ASSESSMENT	89,675.25
					Total :	89,675.25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123730	2/27/2020	10050 CITY OF EL CAJON	HTFA000169		HFTA FEES - 3RD QUARTER	12,343.00
					Total :	12,343.00
123731	2/27/2020	11409 CLAYTON, SYLVIA	03012020-340		MEADOWBROOK HARDSHIP PROC	60.90
					Total :	60.90
123732	2/27/2020	10035 COMPETITIVE METALS INC	358175	52690	METAL SUPPLIES	64.15
					Total :	64.15
123733	2/27/2020	10268 COOPER, JACKIE	March 1, 2020		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
123734	2/27/2020	12153 CORODATA RECORDS	RS4564104	52742	DOC RETRIEVAL & STORAGE	586.59
					Total :	586.59
123735	2/27/2020	10358 COUNTY OF SAN DIEGO	20CTOFSAN07	52744	SHERIFF RADIOS	4,503.00
					Total :	4,503.00
123736	2/27/2020	10333 COX COMMUNICATIONS	052335901 064114701 066401501		8950 COTTONWOOD AVE 8115 ARLETTE ST 10601 N MAGNOLIA AVE	175.66 195.24 35.00
					Total :	405.90
123737	2/27/2020	10608 CRISIS HOUSE	461	52841	CDBG SUBRECIPIENT	607.35
					Total :	607.35
123738	2/27/2020	11168 CTE INC CLARK TELECOM AND	2324 2325	52756 52756	DIG ALERT MARK-OUTS STREET LIGHT REPAIRS	671.76 2,711.79
					Total :	3,383.55
123739	2/27/2020	10043 D & D SERVICES INC	113547	52652	DEAD ANIMAL REMOVAL SERVICE	1,482.89
					Total :	1,482.89
123740	2/27/2020	11295 DOKKEN ENGINEERING	36055	52440	CUYAMACA RIGHT TURN POCKET	33,655.00
					Total :	33,655.00
123741	2/27/2020	12593 ELLISON WILSON ADVOCACY, LLC	2020-02-10	52650	LEGISLATIVE ADVOCACY SERVICE	1,500.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123741	2/27/2020	12593 12593 ELLISON WILSON ADVOCACY, LLC	(Continued)			Total : 1,500.00
123742	2/27/2020	10009 FIRE ETC	138885	52591	FIRE EQUIPMENT	107.75
						Total : 107.75
123743	2/27/2020	12760 FOCUS PSYCHOLOGICAL	SANTEE2020-1	52710	COUNSELING SERVICES	750.00
						Total : 750.00
123744	2/27/2020	10490 HARRIS & ASSOCIATES INC	43636	51326	FANITA RANCH EIR	46,881.25
						Total : 46,881.25
123745	2/27/2020	10144 HDL COREN & CONE	0027593-IN	52770	FY 19/20 PROP TAX AUDIT & INFO	4,750.00
						Total : 4,750.00
123746	2/27/2020	10256 HOME DEPOT CREDIT SERVICES	8154707	52597	VEHICLE SUPPLIES	11.28
						Total : 11.28
123747	2/27/2020	10759 INDUSTRIAL RUBBER SUPPLY INC	61194	52599	VEHICLE REPAIR PARTS	24.90
						Total : 24.90
123748	2/27/2020	10430 LEAGUE OF CALIFORNIA CITIES	628435		ANNUAL MEMBERSHIP DUES	18,427.00
						Total : 18,427.00
123749	2/27/2020	13363 LESAR DEVELOPMENT CONSULTANTS	ST - 8	52725	2020-24 CONSOLIDATED PLAN	1,229.00
						Total : 1,229.00
123750	2/27/2020	12677 LIONHEART FENCING ACADEMY INC	9525		INSTRUCTOR PAYMENT	160.00
						Total : 160.00
123751	2/27/2020	10079 MEDICO PROFESSIONAL	20166921	52763	MEDICAL LINEN SERVICE	20.02
			20166923	52763	MEDICAL LINEN SERVICE	8.16
						Total : 28.18
123752	2/27/2020	10458 MIRACLE RECREATION EQUIPMENT	820195	52858	PLAYGROUND EQUIPMENT	975.74
			820242	52858	PLAYGROUND EQUIPMENT	1,047.83
						Total : 2,023.57
123753	2/27/2020	10239 MORRISON, ANNE	021920AM		CPRS CONFERENCE-PER DIEM	197.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123753	2/27/2020	10239 10239 MORRISON, ANNE	(Continued)			Total : 197.00
123754	2/27/2020	10085 NATIONAL SAFETY COMPLIANCE INC	80736		DRUG/ALCOHOL TESTING	150.00 Total : 150.00
123755	2/27/2020	13056 PACIFIC SWEEPING	151258	52664	STREET SWEEPING SVCS	15,839.98 Total : 15,839.98
123756	2/27/2020	10344 PADRE DAM MUNICIPAL WATER DIST	90000367		GROUP BILL	10,647.43 Total : 10,647.43
123757	2/27/2020	11442 PATTERSON, LUANNE	03012020-225		MEADOWBROOK HARDSHIP PROG	56.14 Total : 56.14
123758	2/27/2020	11888 PENSKE FORD	10285873	52616	VEHICLE REPAIR PART	34.87 Total : 34.87
123759	2/27/2020	10161 PRIZM JANITORIAL SERVICES INC	2280 2452	52659 52660	CUSTODIAL SERVICES - PARKS CUSTODIAL SERVICES - OFFICES	1,680.76 3,419.67 Total : 5,100.43
123760	2/27/2020	12062 PURETEC INDUSTRIAL WATER	1747548	52661	DEIONIIZED WATER SERVICE	99.22 Total : 99.22
123761	2/27/2020	12237 RAYON, KYLE	March 1, 2020		RETIREE HEALTH PAYMENT	91.00 Total : 91.00
123762	2/27/2020	12256 ROE, DARLENE	03012020-318		MEADOWBROOK HARDSHIP PROG	59.01 Total : 59.01
123763	2/27/2020	12923 ROGERS, DEVERNA	021920DR		CPRS CONFERENCE-PER DIEM	197.00 Total : 197.00
123764	2/27/2020	10097 ROMAINE ELECTRIC CORPORATION	12-048728	52654	VEHICLE SUPPLIES	84.90 Total : 84.90
123765	2/27/2020	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8 2237 358 004 2		STREET LIGHTS TRAFFIC SIGNALS	31,207.33 4,760.07

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123765	2/27/2020	10407 SAN DIEGO GAS & ELECTRIC	(Continued) 3422 380 562 8 4394 020 550 9 7990 068 577 7 8509 742 169 4		ROW / MEDIANS LMD PARKS CITY HALL GROUP BILL	209.82 3,900.50 14,502.81 7,814.28 Total : 62,394.81
123766	2/27/2020	10407 SAN DIEGO GAS & ELECTRIC	1312 256 621 7		9125 CARLTON HILLS BLVD MP	1,078.06 Total : 1,078.06
123767	2/27/2020	13061 SAN DIEGO HUMANE SOCIETY &	FEB-20	52750	ANIMAL CONTROL	35,400.33 Total : 35,400.33
123768	2/27/2020	10212 SANTEE SCHOOL DISTRICT	8500	52622	TEEN CENTER TRANSPORTATION	379.35 Total : 379.35
123769	2/27/2020	13171 SC COMMERCIAL, LLC	0755054-IN 0756022-IN	52644 52644	DELIVERED FUEL DELIVERED FUEL	323.99 615.27 Total : 939.26
123770	2/27/2020	13554 SC FUELS	0202613	52889	FLEET CARD FUELING	1,169.37 Total : 1,169.37
123771	2/27/2020	10110 SECTRAN SECURITY INC	20020456	52729	ARMORED CAR TRANSPORT SVC	134.26 Total : 134.26
123772	2/27/2020	13206 SHARP BUSINESS SYSTEMS	9002574034	52713	SHARP MAINT/COPIES FEB 2020	932.80 Total : 932.80
123773	2/27/2020	10585 SHARP REES-STEALY MEDICAL	340845319		DMV EXAM	220.00 Total : 220.00
123774	2/27/2020	11951 SHERAR, JAN	02182020		CAPPO ANNUAL CONFERENCE	92.79 Total : 92.79
123775	2/27/2020	12223 SITEONE LANDSCAPE SUPPLY LLC	97060160-001 97093882-001 97096499-001	52825 52825 52825	IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES	127.46 116.60 62.53

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123775	2/27/2020	12223 SITEONE LANDSCAPE SUPPLY LLC	(Continued)			
			97167798-001	52825	IRRIGATION SUPPLIES	74.23
			97191240-001	52825	IRRIGATION SUPPLIES	958.61
					Total :	1,339.43
123776	2/27/2020	13161 SO-CAL PPE	2237	52787	TURNOUT RENTAL	969.75
					Total :	969.75
123777	2/27/2020	11403 ST. JOHN, LYNNE	03012020-78		MEADOWBROOK HARDSHIP PROC	58.30
					Total :	58.30
123778	2/27/2020	10217 STAPLES ADVANTAGE	3437550774	52672	OFFICE SUPPLIES	104.49
			3438479162	52751	OFFICE SUPPLIES	8.61
					Total :	113.10
123779	2/27/2020	10027 STATE OF CALIFORNIA	432368		FINGERPRINT COSTS	96.00
					Total :	96.00
123780	2/27/2020	10119 STEVEN SMITH LANDSCAPE INC	43304	52665	A1 LANDSCAPE SERVICES	35,678.27
			43305	52788	A2 LANDSCAPE SERVICES	18,341.00
			43306	52789	A3 LANDSCAPE SERVICES	11,256.23
			43319	52665	A1 LANDSCAPE SERVICES	2,430.00
					Total :	67,705.50
123781	2/27/2020	10250 THE EAST COUNTY	00092303		INVITATION TO BID	854.00
			00092491		NOTICE OF PUBLIC HEARING	168.00
			00092844		NOTICE OF PUBLIC HEARING	210.00
					Total :	1,232.00
123782	2/27/2020	10515 THE SAN DIEGO UNION - TRIBUNE	016094546000		ADVERTISING-LEGAL NOTICE	296.60
					Total :	296.60
123783	2/27/2020	10133 UNDERGROUND SERVICE ALERT	120200692	52768	DIG ALERT SERVICES	145.30
			dsb20190525	52768	DIG ALERT SERVICES - STATE FEE	70.85
					Total :	216.15
123784	2/27/2020	10692 UNITED PARCEL SERVICE	000006150X050		SHIPPING CHARGES	100.10

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123784	2/27/2020	10692 10692 UNITED PARCEL SERVICE	(Continued)			Total : 100.10
123785	2/27/2020	10555 UNITIS CONTRACTOR SUPPLIES	170865	52891	PERMA PATCH	2,666.82
						Total : 2,666.82
123786	2/27/2020	10475 VERIZON WIRELESS	9848120326		CELL PHONE SERVICE	1,283.86
						Total : 1,283.86
123787	2/27/2020	10537 WETMORES	13095998	52638	EQUIPMENT REPAIR PARTS	11.49
			63106256	52638	VEHICLE SUPPLIES	18.63
						Total : 30.12
123788	2/27/2020	10331 HDS WHITE CAP CONST SUPPLY	10011921662	52867	TOOLS & SUPPLIES	191.26
						Total : 191.26
123789	2/27/2020	12930 WILLIAMS, ROCHELLE M.	March 1, 2020		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
123790	2/27/2020	12641 WITTORFF, VICKY DENISE	March 1, 2020		RETIREE HEALTH PAYMENT	31.00
						Total : 31.00
123791	2/27/2020	10317 WM HEALTHCARE SOLUTIONS INC	0472724-2793-2	52639	BIOMEDICAL WASTE DISPOSAL	108.05
			0472725-2793-9	52639	BIOMEDICAL WASTE DISPOSAL	108.12
						Total : 216.17
123792	2/27/2020	10232 XEROX CORPORATION	099417074	52753	XEROX PSD JAN 2020	318.10
			099417075	52754	XEROX FS#4 JAN 2020	318.10
			099417076	52755	XEROX FS #5 JAN 2020	308.85
						Total : 945.05
75 Vouchers for bank code : ubgen						Bank total : 530,551.72
75 Vouchers in this report						Total vouchers : 530,551.72

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: 
Date: 2-27-2020

Approved by: 
Date: 2-28-2020


Voucher List
CITY OF SANTEE

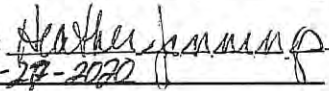
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123793	2/27/2020	12724 AMERICAN FIDELITY ASSURANCE	D124137		VOLUNTARY LIFE INS-AM FIDELITY	5,440.98
					Total :	5,440.98
123794	2/27/2020	12903 AMERICAN FIDELITY ASSURANCE CO	2062352 2062893		FLEXIBLE SPENDING ACCOUNT	2,928.22
					FLEXIBLE SPENDING ACCOUNT	2,928.22
					Total :	5,856.44
123795	2/27/2020	12722 FIDELITY SECURITY LIFE	164206197		EYEMED - VOLUNTARY VISION	912.22
					Total :	912.22
123796	2/27/2020	10844 FRANCHISE TAX BOARD	PPE 02/19/20		WITHHOLDING ORDER	23.94
					Total :	23.94
123797	2/27/2020	10508 LIFE INSURANCE COMPANY OF	February 2020		LTD/LFE INSURANCE	2,710.34
					Total :	2,710.34
123798	2/27/2020	10784 NATIONAL UNION FIRE INSURANCE	February 2020		VOLUNTARY AD&D	91.80
					Total :	91.80
123799	2/27/2020	10335 SAN DIEGO FIREFIGHTERS FEDERAL	February 2020		LONG TERM DISABILITY-SFFA	1,475.00
					Total :	1,475.00
123800	2/27/2020	10424 SANTEE FIREFIGHTERS	PPE 02/19/20		DUES/PEC/BENEVOLENT/BC EXP	2,915.99
					Total :	2,915.99
123801	2/27/2020	12892 SELMAN & COMPANY	February 2020		ID THEFT PROTECTION	190.00
					Total :	190.00
123802	2/27/2020	10776 STATE OF CALIFORNIA	PPE 02/19/20		WITHHOLDING ORDER	308.30
					Total :	308.30
123803	2/27/2020	10001 US BANK	PPE 02/19/20		PARS RETIREMENT	784.38
					Total :	784.38
123804	2/27/2020	10959 VANTAGE TRANSFER AGENT/457	PPE 02/19/20		ICMA - 457	27,980.94
					Total :	27,980.94

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123805	2/27/2020	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 02/19/20		RETIREMENT HSA	4,013.74
Total :						4,013.74
13 Vouchers for bank code : ubgen						Bank total : 52,704.07
13 Vouchers in this report						Total vouchers : 52,704.07

Prepared by: 
Date: 2-27-2020

Approved by: 
Date: 2-27-2020

City of Santee
COUNCIL AGENDA STATEMENT

Item 4

MEETING DATE

March 11, 2020

AGENDA ITEM NO.

ITEM TITLE

RESOLUTION APPROVING THE CITY OF SANTEE INVESTMENT POLICY AND DELEGATING AUTHORITY TO THE CITY TREASURER

DIRECTOR/DEPARTMENT

Tim K. McDermott, Finance



SUMMARY

On March 13, 2019 the City Council approved an updated Investment Policy ("Policy"). In accordance with the Policy and good financial practices, the Policy shall be reviewed annually and adopted by resolution of the City Council. Included within the Policy is a provision that the City Council's management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year. Subject to review, the City Council may renew the delegation of authority each year.

A review of the Policy has been completed by the City Treasurer and the City's investment advisor Public Financial Management. No changes to the Policy are either required as a result of legislative changes or otherwise recommended at this time.

FINANCIAL STATEMENT



There is no direct fiscal impact from this action. Adoption of the attached Resolution will allow the City Treasurer to continue to manage the investment of public funds held by the City.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION



Adopt the attached Resolution approving the City of Santee Investment Policy and delegating authority to the City Treasurer.

ATTACHMENTS (Listed Below)

Resolution (w/ Exhibit "A" City of Santee Investment Policy)

RESOLUTION NO. _____-2020

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING THE INVESTMENT POLICY AND DELEGATING
AUTHORITY TO THE CITY TREASURER**

WHEREAS, the City Council of the City of Santee adopted an updated Investment Policy on March 13, 2019; and

WHEREAS, the Investment Policy provides that the City Council's management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year and that subject to review, the City Council may renew the delegation of authority each year; and

WHEREAS, a review of the Investment Policy has been completed by the City Treasurer and the City's investment advisor, and as a result of this review it has been determined that no changes are either required as a result of legislative changes or otherwise recommended at this time.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare as follows:

Section 1: The City of Santee Investment Policy, attached hereto as Exhibit "A", is approved and adopted.

Section 2: Management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 11th day of March 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, MBA, CITY CLERK

CITY OF SANTEE

Investment Policy



As Adopted On

March 13, 2019

CITY OF SANTEE

10601 Magnolia Ave. Santee, CA 92071

CITY OF SANTEE INVESTMENT POLICY

I. PURPOSE AND DELEGATION

This document is intended to provide policies and guidelines for the prudent investment of public funds held by the City which are not required for immediate day-to-day operations. The investment goals are to ensure the safety of invested funds, provide for the City's liquidity needs and to enhance the economic condition of the City by earning an acceptable rate of return.

The City Council's management responsibility for the investment program is hereby delegated to the City Treasurer for a period of one-year. Subject to review, the City Council may renew the delegation of authority each year. The City Treasurer shall monitor and review all investments for consistency with this investment policy (the "Policy") and assume full responsibility for those transactions until the delegation of authority is revoked or expires.

In the execution of this delegated authority, the City Treasurer may establish accounts with qualified financial institutions and brokers/dealers for the purpose of effecting investment transactions in accordance with this Policy.

The City may contract with an SEC registered investment advisor to assist the City Treasurer with the investment program. The Investment Advisor actions shall be in conformance with this Policy and any written direction provided by the City Treasurer. The Investment Advisor shall never take possession of the City's funds.

II. DEFINITIONS

- A) "City" shall mean the City of Santee, the Community Development Commission Successor Agency of the City of Santee and any other Agency where the City Treasurer has the responsibility for depositing and/or investing surplus funds in accordance with applicable sections of the California Government Code.
- B) "Surplus" funds means those monies not immediately needed to pay demands against the City by vendors and other claimants.

III. POLICY AND GUIDELINES

The City Treasurer is responsible for depositing and/or investing the surplus funds in the City Treasury in accordance with the California Government Code, Sections 53600 et seq. The City manages its investment program in accordance with California Government Code Sections 53600.3, under which those making investments on its behalf are deemed to act in a fiduciary capacity subject to the prudent investor standard. Under the prudent investor standard those making investment decisions shall act with care, skill, prudence, and diligence under the

CITY OF SANTEE INVESTMENT POLICY

circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City, in order to safeguard the principal and maintain the liquidity needs of the City.

IV. OBJECTIVE

The primary objectives of the City's investment program, in order of priority, are safety, liquidity and yield in accordance with Section 53600.5 of the California Government Code.

- A) SAFETY IS THE PRIMARY OBJECTIVE Safety and the minimizing of risk associated with investing refers to attempts to reduce the potential for loss of principal, interest or combination of the two. The City invests only in those instruments that are considered very safe.
- B) LIQUIDITY IS THE SECONDARY OBJECTIVE Liquidity refers to the ability to convert an investment to cash promptly with minimum risk of losing some portion of principal or interest. Liquidity also refers to the ability to meet all operating requirements which might be reasonably anticipated. A portion of the portfolio should be maintained in liquid short-term securities which can be converted to cash as necessary to meet operating requirements.
- C) YIELD IS THE THIRD OBJECTIVE Yield or investment return becomes an objective only after the basic requirements of safety and liquidity have been met. The City Treasurer shall attempt to realize a reasonable rate of return on investments consistent with market conditions, California statutes and the City's Investment Policy.

V. INVESTMENT INSTRUMENTS

A. Eligible Securities:

The City of Santee may invest in the following instruments under the guidelines as provided herein and in accordance with Sections 53601 et seq. of the California Government Code. Percentage limitations on the purchase of securities apply at the time of purchase. It is the City's intent at the time of purchase to hold all investments until maturity to ensure the return of all invested principal dollars, but sales prior to maturity are permitted.

- 1) BANK DEPOSITS Bank deposits including, but limited to, demand deposit accounts, savings accounts, market rate accounts, and time certificates of deposit in California depositories. All deposits must be collateralized in accordance with the California Government Code. The City Treasurer may waive collateral for the portion of deposits covered by federal deposit insurance. A written depository contract is required with all

CITY OF SANTEE INVESTMENT POLICY

institutions that hold City deposits. There is no limitation as to the amount of the City's surplus funds that may be invested in liquid bank deposits; however, purchases of certificates of deposit are restricted to a maximum of 30% of the City's surplus funds and a maximum maturity of one year.

- 2) FEDERAL AGENCY OBLIGATIONS Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There is no limitation as to the amount of the City's surplus funds that may be invested in federal agency obligations.
- 3) U.S. TREASURY OBLIGATIONS U.S. Treasury Bills, Notes, Bonds or Certificates of Indebtedness, or those for which the full faith and credit of the United States are pledged for the payment of principal and interest. There is no limitation as to the amount of the City's surplus funds that may be invested in U.S. Treasury obligations.
- 4) LOCAL AGENCY INVESTMENT FUND (LAIF) Investment of funds in the California LAIF which allows the State Treasurer to invest through the Pooled Money Investment Account subject to the State's annual investment policy. Maximum investment is subject to State regulation.
- 5) CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP) CAMP consists of the California Asset Management Trust, a California common law trust organized in 1989 that currently offers a professionally managed money market investment portfolio, the Cash Reserve Portfolio (the "Pool"). Cash in the Pool will be invested by the California Asset Management Trust's investment advisor in accordance with the prudent investor standard of the California Government Code. Only those investments authorized by the California Government Code will be used in the Cash Reserve Portfolio. There is no limitation as to the amount of the City's surplus funds that may be invested in the CAMP Pool.
- 6) BANKERS ACCEPTANCES Bills of exchange or time drafts drawn on and accepted by a commercial bank, otherwise known as Bankers Acceptances, both domestic and foreign, which are eligible for purchase by the Federal Reserve System. Purchases of Bankers Acceptances must be from banks with a short-term debt rating of "A-1" or its equivalent or higher, and may not exceed 180 days maturity or 40% of the City's surplus funds.
- 7) COMMERCIAL PAPER Commercial Paper of "prime" quality of the highest rating as provided by a nationally recognized statistical rating organization (NRSRO). Purchases of eligible commercial paper may not exceed 270 days maturity nor represent more than 25% of the City's

CITY OF SANTEE INVESTMENT POLICY

surplus funds. Eligible paper is further limited to issuing corporations that are organized and operating within the United States as a general corporation, have total assets in excess of five hundred million dollars (\$500,000,000), and have debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by an NRSRO.

- 8) NEGOTIABLE CERTIFICATES OF DEPOSIT Issued by a nationally or state-chartered bank, a savings association or a federal association, a state or federal credit union, or by a federally licensed or state-licensed branch of a foreign bank. Purchases are limited to institutions which have long-term debt rated in a rating category of "A" or its equivalent or higher and/or have short-term debt rated "A-1" or its equivalent or higher by an NRSRO. Purchases of Negotiable Certificates of Deposit may not exceed 30% of the City's surplus funds.
- 9) REPURCHASE AGREEMENTS (Repos) A purchase of securities by the City pursuant to an agreement by which the seller will repurchase such securities on or before a specified date, or on demand of either party, and for a specified amount. No more than 10% of the City's surplus funds shall be invested in repurchase agreements. Investments in repos will be used solely as short term investments not to exceed 90 days and the market value of the securities used as collateral that underlay a repurchase agreement shall be valued at 102 percent or greater of the funds borrowed against those securities, and the value shall be marked to market daily. The collateral shall be limited to obligations of the United States government and its agencies.

Securities used as collateral shall be held by the City's depository bank trust department or be handled under a tri-party repurchase agreement. The City or its trustee shall have a perfected first security interest under the Uniform Commercial Code in all securities subject to Repurchase Agreement..

- 10) MONEY MARKET MUTAL FUNDS Money Market Mutual funds are limited to those money market funds that invest in U.S. Treasuries, Federal Agency obligations, and repurchase agreements relating to such obligations. The management companies shall either (1) attain the highest ranking or the highest letters and numerical rating provided by not less than two of the three largest nationally recognized rating services, or (2) have an investment advisor registered with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations as authorized above and with assets under management in excess of five hundred million dollars (\$500,000,000) and (3) follow regulations specified by the SEC under the Investment Company Act of 1940 (15 U.S.C. Section 80a-1, et seq.). The purchase price of shares for beneficial interest shall not include any

CITY OF SANTEE INVESTMENT POLICY

commission these companies may charge and shall not exceed 15% of the City's surplus funds.

- 11) MEDIUM TERM NOTES Medium-term notes defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any State and operating within the United States. Notes eligible for investment shall be rated in a rating category of "A" or its equivalent or higher by an NRSRO. The amount invested in medium term notes may not exceed 30% of the City's surplus funds.

- 12) STATE AND LOCAL AGENCY OBLIGATIONS Registered treasury notes or bonds of any of the 50 United States, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any state.

Bonds, notes, warrants, or other evidences of indebtedness of any local agency within California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.

Purchases are limited to securities rated in a long-term rating category of "A" or its equivalent or higher or have a short-term rating of "A-1" or its equivalent or higher by an NRSRO. The amount invested in state and local agency obligations shall not exceed 30% of the City's surplus funds.

- 13) SUPRANATIONALS United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. The amount invested in supranationals shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and shall not exceed 30% of the City's surplus funds.

- 14) PLACEMENT SERVICE DEPOSITS Insured deposits placed with a private sector entity that assists in the placement of deposits with eligible financial institutions located in the United States (Government Code Section 53601.8). The full amount of the principal and the interest that may be accrued during the maximum term of each deposit shall at all times be insured by federal deposit insurance. Placement Service Deposits shall not exceed 30% of the total value of the District's

CITY OF SANTEE INVESTMENT POLICY

investments. The maximum investment maturity will be restricted to three (3) years.

- 15) OTHER Other investments that are, or may become, legal investments through the State of California Government Code and with prior approval of the City Council.

B. Prohibited Securities:

- 1) Those securities not enumerated under Section V. A. "Eligible Securities"
- 2) Inverse floaters, range notes, interest only strips derived from a pool of mortgages (collateralized mortgage obligations) and any security that could result in zero interest accrual if held to maturity as specified in Section 53601.6 of the California Government Code.
- 3) Securities lending agreements.

VI. BOND PROCEEDS

Bond proceeds shall be invested in securities permitted by the applicable bond documents. If the bond documents are silent as to permitted investments, bond proceeds will be invested in securities permitted by this Policy. With respect to maturities, if in the opinion of the City Treasurer matching the segregated investment portfolio of the bond reserve fund with the maturity schedule of an individual bond issue is prudent given current economic analysis, the Policy authorizes extending beyond the five year maturity limitation as outlined in this document.

VII. CREDIT RATINGS, DIVERSIFICATION AND MATURITY

Credit ratings, where listed in section V. A., specify the minimum credit rating required at time of purchase. The security, at the time of purchase, may not be rated below the minimum credit requirement by any of the three main NRSROs (Standard & Poor's, Moody's or Fitch) that rate the security. In the event that an investment originally purchased within Policy guidelines is downgraded below the Policy requirements, the course of action to be followed by the City Treasurer will then be decided on a case-by-case basis, considering such factors as the reason for the downgrade, prognosis for recovery or further rating downgrades, and the market price of the security.

Investments shall be diversified among institutions, types of securities and maturities to maximize safety and yield with changing market conditions. Investment maturities will be scheduled to permit the City to meet all projected obligations, based on cash flow forecasts.

CITY OF SANTEE INVESTMENT POLICY

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible. The weighted average maturity of the portfolio shall not exceed two years. A policy of laddered maturities will generally be followed. No investment shall be made in any security, other than a security underlying a repurchase agreement authorized by section V. A. 9), that at the time of the investment has a term remaining to maturity in excess of five years, unless the City Council has granted express authority to make that investment either specifically or as a part of an investment program approved by the City Council no less than three months prior to the investment.

The Policy further limits the percentage holdings with any one issuer to a maximum of 10% of the City's surplus funds, except for investments in U.S. Treasury securities, Federal Agency securities, CAMP and LAIF.

VIII. INTERNAL CONTROLS

The City Treasurer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity under his/her control are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgement by management. At a minimum, the internal controls shall address the following points:

- A) Control of Collusion - Collusion is a situation where two or more employees are working together to defraud an entity.
- B) Separation of Duties - By separating the person who authorizes or performs the transaction from the people who record or otherwise account for the transaction, a separation of duties is achieved.
- C) Safekeeping - Securities purchased from any bank or dealer including appropriate collateral (as defined by State law) shall be placed with the City's depository bank in its trust department for safekeeping. Said securities shall be held in a manner that establishes the City's right of ownership.
- D) Clear Delegation of Authority - Subordinate staff members must have a clear understanding of their authority and responsibility to avoid improper actions.

CITY OF SANTEE INVESTMENT POLICY

- E) Delivery vs. Payment - All investment transactions of the City, involving deliverable securities, shall be conducted using standard delivery vs. payment procedures. Delivery versus payment is a settlement procedure, which involves the delivery of cash and securities to the custodian. The custodian won't transfer the cash or securities to the respective parties until all items are received to enable the simultaneous transfer of the cash or securities. This ensures the City will, at all times, have control, through its custodian, of either the securities or the cash for those securities.

IX. PERFORMANCE STANDARDS

The investment portfolio shall be managed with the objective of producing a yield approximating the average return on the two-year U.S. Treasury. This index is considered a benchmark for low to moderate risk investment transactions. Therefore, it comprises a minimum standard for the portfolio's rate of return. The investment program shall seek to augment returns above this threshold, consistent with risk limitations identified herein and prudent investment principles. This benchmark will be reviewed periodically and may be adjusted as required by market conditions to prevent incurring unreasonable risks to attain yield.

X. CRITERIA FOR SELECTING FINANCIAL INSTITUTIONS AND BROKER/ DEALERS

Securities not purchased directly from the issuer, shall be purchased either from an institution licensed by the state as a broker-dealer, as defined in Section 25004 of the Corporations Code, or from a member of a federally regulated securities exchange, from a national or state-chartered bank, from a savings association or federal association (as defined by Section 5102 of the Financial Code) or from a brokerage firm designated as a primary government dealer by the Federal Reserve bank

For transactions executed directly by the City and not purchased from the issuer, the City Treasurer will maintain a list of financial institutions authorized to execute investment transactions. Furthermore, each financial institution must certify that it has reviewed and understands the California Government Code Sections 53600 et seq. and this Policy and that all securities offered to the City will comply fully with all provisions of the Government Code and with this Policy.

For transactions initiated through the Investment Advisor, the firm may use their own list of approved broker/dealers and financial institutions, which it will maintain and review periodically.

**CITY OF SANTEE
INVESTMENT POLICY**

XI. INVESTMENT REPORTS AND POLICY

- A) The City Treasurer shall submit a monthly investment report to the City Manager and City Council. The report shall encompass all investments and monies held by the City, and/or under the management of any outside party and shall include a list of security transactions, the type of investment, issuer, date of maturity, par and dollar amount invested on all securities, current market value on all securities (including the source of this valuation). The report shall state whether the investments comply with the Policy and whether the City will be able to meet its needs for cash for the next six months.

- B) This Policy shall be reviewed annually and be adopted by resolution of the City Council at a public meeting. Any modifications made thereto must be approved by the City Council at a public meeting.

City of Santee
COUNCIL AGENDA STATEMENT

Item 5

MEETING DATE March 11, 2020

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE ELECTRIC VEHICLE CHARGING STATION AT THE MAST PARK (CIP 2020-36) PROJECT AS COMPLETE

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

This item requests City Council accept the Electric Vehicle Charging Station at the Mast Park (CIP 2020-36) project as complete.

City Council awarded the construction contract for the Electric Vehicle Charging Station at the Mast Park (CIP 2020-36) project to A.M. Ortega, Inc. on June 26, 2019 in the amount of \$23,642.00 with change order authorization up to \$2,500.00. The City Manager executed the contract agreement with A.M. Ortega Construction in the amount of \$23,101.00. A Notice to Proceed was issued on July 29, 2019, and work was completed on October 30, 2019. One deductive change order was approved in the amount of \$1,679.00 making the total contract price \$21,422.00 due to the original proposal including minor work which was not required for the project.

Staff requests City Council accept the project as complete and direct the City Clerk to file a Notice of Completion.

FINANCIAL STATEMENT

*HS
BOT
TM*

Funding for the Electric Vehicle Charging Station at Mast Park is included in the Mast Park Improvements (CIP 2008-53) budget.

Construction Contract	\$ 23,101.00
Change Orders	<u>(1,679.00)</u>
Total Project Cost	<u>\$ 21,422.00</u>

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION

MSB

Adopt the attached Resolution accepting the Electric Vehicle Charging Station at the Mast Park (CIP 2020-36) project as complete.

ATTACHMENTS

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE ELECTRIC VEHICLE CHARGING STATION AT THE MAST PARK
(CIP 2020-36) PROJECT AS COMPLETE**

WHEREAS, the City Council awarded the construction contract for the Electric Vehicle Charging Station at the Mast Park (CIP 2020-36) project to A.M. Ortega, Inc., on June 26, 2019 for \$23,642.00; and

WHEREAS, City Council authorized staff to approve construction change orders not to exceed \$2,500.00; and

WHEREAS, the City Manager executed the contract agreement with A.M. Ortega, Inc. in the amount totaling \$23,101.00; and

WHEREAS, staff approved one deductive construction change order totaling \$1,679.00; and

WHEREAS, the project was completed for a total contract amount of \$21,422.00; and

WHEREAS, A.M. Ortega, Inc., has completed the project in accordance with the contract plans and specifications.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the Electric Vehicle Charging Station at the Mast Park (CIP 2020-36) project is accepted as complete on this date and the City Clerk is directed to record a "Notice of Completion".

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of March, 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

City of Santee
COUNCIL AGENDA STATEMENT

Item 6

MEETING DATE March 11, 2020

AGENDA ITEM NO.

ITEM TITLE A RESOLUTION AUTHORIZING SUBMISSION OF THE ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR CALENDAR YEAR 2019 TO THE STATE OF CALIFORNIA OFFICE OF PLANNING AND RESEARCH AND THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIRECTOR/DEPARTMENT Melanie Kush, Director of Development Services 

SUMMARY

State law requires that the City report annually to the City Council, the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) on the City's General Plan Housing Element implementation. Housing Element implementation includes: progress in meeting its share of regional housing needs, preserving the local housing stock, promoting equal housing opportunity, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. This Progress Report covers housing production, housing affordability and the status of Housing Element programs for Calendar Year 2019. In 2019, building permits were issued for a total of 115 residential units, including permits for 113 multiple-family units (Mission Gorge Multi-family), one single-family residence and one accessory dwelling unit. During this period, a total of 41 residential building permits were finalized, including 18 condominiums with the Montivo project and 11 single-family homes with the East County Estates project.

ENVIRONMENTAL REVIEW

This project is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3); the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

FINANCIAL STATEMENT *HS/ST TM*

Upon the filing of this report, the City would continue to be eligible for potential funding from a number of regional and state programs.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MAB*

Adopt the Resolution authorizing the Director of Development Services to submit the Annual Housing Element Progress Report on Housing Element Implementation for Calendar Year 2019 to the State of California Office of Planning and Research and the State of California Department of Housing and Community Development.

ATTACHMENTS

Staff Report
Resolution/Exhibit A

STAFF REPORT

A RESOLUTION AUTHORIZING SUBMISSION OF THE ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR CALENDAR YEAR 2019 TO THE STATE OF CALIFORNIA OFFICE OF PLANNING AND RESEARCH AND THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING MARCH 11, 2020

A. BACKGROUND

The attached Annual Element Progress Report on Housing Element Implementation for Calendar Year 2019 is prepared pursuant to California Government Code Section 65400 and California Department of Housing and Community Development (HCD) Regulations. State law requires that the Department of Development Services report annually to the City Council, the California Office of Planning and Research (OPR) and HCD on the status of the Housing Element, progress in its implementation, progress in meeting its share of regional housing needs, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The report will be used by OPR and HCD to assist State-level decision making.

Housing is considered affordable if no more than 30% of a household's income is spent on housing. To track housing affordability, HCD breaks household incomes into four levels based on County Area Median Income (AMI). Very Low Income households earn 50% or less of the AMI and Low Income households earn 51% to 80% of the AMI. Moderate Income households earn 81% to 120% of the AMI, whereas Above Moderate Income households earn more than 120% of the AMI. The AMI for a four-person household in San Diego County in 2019 was \$86,300.

In accordance with new reporting requirements, this year's Annual Progress Report includes detailed information on new residential units based on entitlement status, building permits issued, and building permits finalized. The City's progress in meeting its Regional Housing Needs Allocation (RHNA) is based on building permits issued.

The City must also report the affordability of all residential units entitled, permitted, and finalized. Pursuant to HCD regulations, to claim units as affordable to lower or moderate income households, the City must prove affordability by providing the source of subsidy, citing applicable affordability covenants, or conducting a market study of sales prices or rents. None of the units for which building permits were issued in 2019 by the City of Santee qualify as affordable.

B. REPORTING PERIOD

This progress report covers housing production, affordability and status of Housing Element programs for Calendar Year 2019.

C. REPORT SUMMARY

The Annual Progress Report on Housing Element Implementation for Calendar Year 2019 has been prepared using forms and definitions adopted by HCD. The report consists of six tables shown in Exhibit A of the attached Resolution. The City's production and progress during 2019 is summarized as follows:

- Table A, Housing Development Applications Submitted includes data on all new housing units and developments for which an application was submitted (and deemed complete) between January 1st and December 31st of 2019. The City received four development applications that were submitted and deemed complete in 2019.
- Table A2, Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units includes detailed information, including Assessor's Parcel Numbers and Addresses, of all residential units entitled or for which building permits were issued or finalized in 2019. A total of 51 units were entitled in 2019. Building permits were issued for 115 units and finalized for 41 units in 2019. The table also includes data on units demolished. No units were demolished in 2019.
- Table B, Regional Housing Needs Allocation Progress reports building permits issued by affordability and calendar year to demonstrate progress in meeting the City's share of the regional housing need.

Santee's Regional Housing Needs Assessment (RHNA) allocation, finalized by the San Diego Association of Governments (SANDAG) on October 28, 2011, is 3,660 housing units for the period of January 1, 2010 to December 31, 2020.

Cumulatively, from January 1, 2010 to December 31, 2019, Santee issued building permits for 1,147 units: 10 very low income, 43 low income, 97 moderate income, and 997 above moderate income, with 2,513 units remaining in the RHNA allocation.

- Table C, Sites Identified or Rezoned to Accommodate Shortfall Housing Need is used to identify sites that have been rezoned to accommodate a shortfall in low or moderate income units due to development of a site in the Housing Element Inventory of Sites identified by low or moderate income units, but for which none or only some units were developed as affordable. This table tracks "replacement" sites in accordance with the "No Net Loss" provisions of Senate Bill 166, enacted in 2018. In Calendar Year 2019, no sites in the City were rezoned to accommodate shortfall housing need.
- Table D, Program Implementation Status provides the status of Housing Element program implementation. Each of the 17 programs listed in the adopted Housing Element is identified by name, objective, and timeframe for implementation. Staff has provided a brief response on the implementation of each program in the table.
- Table E, Commercial Development Bonus Approved pursuant to Government Code section 65915.7. This table tracks commercial development bonuses granted to a development that includes an agreement to provide affordable housing constructed

on the site of the commercial development or alternative adequate site. The City did not issue any commercial development bonuses for affordable housing in Calendar Year 2019.

- Table F, Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites. This table is used to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved. In 2019, no developments were converted from non-affordable to affordable.

D. STAFF RECOMMENDATION

Adopt the Resolution authorizing the Director of Development Services to send the Annual Housing Element Progress Report on Housing Element Implementation for Calendar Year 2019 to the State of California Office of Planning and Research and the State of California Department of Housing and Community Development.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AUTHORIZING SUBMISSION OF THE ANNUAL HOUSING ELEMENT PROGRESS
REPORT FOR CALENDAR YEAR 2019 TO THE STATE OF CALIFORNIA OFFICE
OF PLANNING AND RESEARCH AND THE STATE OF CALIFORNIA DEPARTMENT
OF HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, pursuant to California Government Code Section 65400, the Department of Development Services must report annually to the City Council on the implementation of the General Plan Housing Element; and

WHEREAS, the California Department of Housing and Community Development has adopted regulations that require the Department of Development Services to use standardized forms when preparing the annual Housing Element report pursuant to California Government Code Section 65400; and

WHEREAS, pursuant to California Government Code Section 65400 the annual report attached hereto as "Exhibit A" must be submitted to the California Office of Planning and Research and the California Department of Housing and Community Development by April 1st of each year; and

WHEREAS, the current 2013-2021 City of Santee Housing Element has been certified by the California Department of Housing and Community Development and was prepared in accordance with the State General Plan Guidelines; and

WHEREAS, a public meeting on the annual report was held on March 11, 2020 as required by Government Code section 65400; and

WHEREAS, this project is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3); the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

WHEREAS, the City Council considered the Annual Housing Element Progress Report for Calendar Year 2019.

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

SECTION 1: The City Council authorizes the Director of Development Services to submit the Annual Housing Element Progress Report on Housing Element Implementation for Calendar Year 2019 to the California Office of Planning and Research and the California Department of Housing and Community Development by April 1, 2020.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of March, 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment:

Exhibit A – CY2019 Annual Progress Report on Housing Element Implementation

Please Start Here

General Information	
Jurisdiction Name	Santee
Reporting Calendar Year	2019
Contact Information	
First Name	Michael
Last Name	Coyne
Title	Associate Planner
Email	mcoyne@cityofsanteeca.gov
Phone	
Mailing Address	
Street Address	10601 Magnolia Ave.
City	Santee
Zipcode	92071

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_23_19

Jurisdiction	Santee	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

**Table
A2**

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement									
1				2	3	4							5	6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	4	47		51
384-420-35	384-420-35	8685 Atlas View Dr	Comfort ADU	DR2019-4	ADU	O						1		12/19/19	1
383-244-04	383-244-04	9316 Pebble Beach Drive	Coyne ADU	DR2019-6	ADU	O						1		10/15/19	1
385-433-27	385-433-27	8720 Ruocco Drive	Sutton ADU	DR2019-7	ADU	O						1		10/28/19	1
386-350-19	386-350-19	8615 Placid View Dr	Ray ADU	DR2019-9	ADU	O						1		11/25/19	1
383-112-55	383-112-55	Prospect Ave	Prospect Estates II	DR2016-4	5+	O							47	3/13/19	47

Jurisdiction	Santee	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Project Identifier				Unit Types			Affordability by Household Incomes - Building Permits								
1				2		3	7						8	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below															
385-120-41	385-120-41	8343 O CONNELL RD	Carlin Residence	19STE-00042	SFD	O	0	0	0	0	0	0	1	114	115
383-244-04	383-244-04	9316 PEBBLE BEACH DR.	Coyne ADU	19STE-00794	ADU	O						1		7/8/2019	1
383-260-98	383-260-98	7847 MISSION GORGE RD	Mission Gorge Multi-Family	18STE-00195	5+	R							113	10/8/2019	113

Jurisdiction	Santee
Reporting Year	2019 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

**Table
A2**

Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy							11	12
1					2	3	10							11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
Summary Row: Start Data Entry Below							0	0	0	0	0	0	1	40	41
378-273-28	378-273-28	10148 SHAGGYBARK DR #2	Scheck ADU	18-655	ADU	O							1	1/2/2019	1
384-223-02	384-223-02	8531 EVEN SETH CIRCLE	E County Estates	17-925	SFD	O							1	1/18/2019	1
384-223-09	384-223-09	8520 EVEN SETH CIRCLE	E County Estates	17-932	SFD	O							1	1/18/2019	1
384-223-08	384-223-08	8517 EVEN SETH CIRCLE	E County Estates	17-931	SFD	O							1	1/18/2019	1
384-223-06	384-223-06	8528 EVEN SETH CIRCLE	E County Estates	17-929	SFD	O							1	1/18/2019	1
384-223-10	384-223-10	8516 EVEN SETH CIRCLE	E County Estates	17-933	SFD	O							1	3/7/2019	1
384-223-03	384-223-03	8540 EVEN SETH CIRCLE	E County Estates	17-926	SFD	O							1	3/7/2019	1
386-050-51	386-050-51	8637 FANITA DR	Magnolia Townhomes	17-1700	SFA	O							1	3/25/2019	1
386-050-52	386-050-52	8639 FANITA DR	Magnolia Townhomes	17-1701	SFA	O							1	3/25/2019	1
386-050-53	386-050-53	8641 FANITA DR	Magnolia Townhomes	17-1702	SFA	O							1	3/25/2019	1
386-050-54	386-050-54	8643 FANITA DR	Magnolia Townhomes	17-1699	SFA	O							1	3/25/2019	1
384-223-12	384-223-12	9438 SLOPE ST	E County Estates	17-935	SFD	O							1	4/3/2019	1
384-223-14	384-223-14	9458 VIDOVIK ST	Vidovich	18-445	SFD	O							1	4/9/2019	1
284-330-08	284-330-08	8850 OLIVE LN #15	Montivo	18-074	SFA	O							1	4/10/2019	1
284-330-08	284-330-08	8850 OLIVE LN #14	Montivo	18-073	SFA	O							1	4/10/2019	1
284-330-08	284-330-08	8850 OLIVE LN #13	Montivo	18-072	SFA	O							1	4/10/2019	1
284-330-08	284-330-08	8850 OLIVE LN #12	Montivo	18-071	SFA	O							1	4/10/2019	1
284-330-08	284-330-08	8850 OLIVE LN # 10	Montivo	18-069	SFA	O							1	4/10/2019	1
284-330-08	284-330-08	8850 OLIVE LN #1	Montivo	18-600	SFA	O							1	4/10/2019	1
384-500-03	384-500-03	8943 MAGNOLIA AVE	Vidovich	16-1525	SFA	O							1	4/11/2019	1
384-500-01	384-500-01	8937 MAGNOLIA AVE	Vidovich	16-1530	SFA	O							1	4/11/2019	1
384-500-05	384-500-05	8949 MAGNOLIA AVE	Vidovich	16-1528	SFA	O							1	4/11/2019	1
384-500-10	384-500-10	8935 MAGNOLIA AVE	Vidovich	16-1529	SFA	O							1	4/11/2019	1
384-330-08	384-330-08	8850 OLIVE LN #2	Montivo	18-061	SFA	O							1	4/11/2019	1
384-330-08	384-330-08	8850 OLIVE LN #3	Montivo	18-062	SFA	O							1	4/11/2019	1
384-330-08	384-330-08	8850 OLIVE LN #17	Montivo	18-076	SFA	O							1	4/11/2019	1
384-330-08	384-330-08	8850 OLIVE LN # 16	Montivo	18-015	SFA	O							1	4/11/2019	1
284-330-08	284-330-08	8850 OLIVE LN # 8	Montivo	18-067	SFA	O							1	4/11/2019	1
284-330-08	284-330-08	8850 OLIVE LN # 6	Montivo	18-065	SFA	O							1	4/11/2019	1
284-330-08	284-330-08	8850 OLIVE LN #7	Montivo	18-066	SFA	O							1	4/11/2019	1
284-330-08	284-330-08	8850 OLIVE LN #4	Montivo	18-063	SFA	O							1	4/11/2019	1
384-223-01	384-223-01	8535 EVEN SETH CIRCLE	E County Estates	17-924	SFD	O							1	4/25/2019	1
384-223-07	384-223-07	8524 EVEN SETH CIRCLE	E County Estates	17-930	SFD	O							1	5/3/2019	1
384-330-08	384-330-08	8850 OLIVE LANE UNIT 9	Montivo	18-068	SFD	O							1	5/17/2019	1
384-330-08	384-330-08	8850 OLIVE LANE UNIT 11	Montivo	18-070	SFD	O							1	5/17/2019	1
384-223-11	384-223-11	9446 SLOPE ST	E County Estates	17-934	SFD	O							1	6/14/2019	1
381-260-64	381-260-64	9909 CONEJO ROAD	Conejo Rd	15-1137	SFD	O							1	6/24/2019	1
384-330-08	384-330-08	8850 OLIVE LANE #18	Montivo	18-077	SFD	O							1	6/26/2019	1
384-330-08	384-330-08	8850 OLIVE LANE #5	Montivo	18-064	SFD	O							1	6/26/2019	1
384-223-13	384-223-13	9436 SLOPE ST	E County Estates	17-936	SFD	O							1	7/25/2019	1
384-430-19	384-430-19	8629 WILLOW TERRACE	Willow Terrace	19-STE-00027	SFD	O							1	10/1/2019	1

Jurisdiction	Santee	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	914	10									10	904
	Non-Deed Restricted												
Low	Deed Restricted	694	37									43	651
	Non-Deed Restricted		4		2								
Moderate	Deed Restricted	642										97	545
	Non-Deed Restricted		80			16		1					
Above Moderate		1410	368	175	5	50	128	157	114			997	413
Total RHNA		3660											
Total Units			499	175	5	52	144	157	115			1147	2513

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Santee	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Code Enforcement	Continue to implement Municipal Codes (Titles 15 and 17), the 2016 California Building Code and Uniform Housing Code.	Ongoing	The Department of Development Services and Code Enforcement implemented the Municipal Code, the California Building Code and the Uniform Housing Code by issuing notices of violations and fines for all violations reported to the City. In 2019, Code Enforcement opened 300 cases, closed 288 cases and refereed 2 to the City Attorney.
Program 2: Mobile Home Conversion Regulations	Protect the residents of mobilehome parks from the loss of affordable housing opportunities.	Ongoing	No mobile home conversions occurred in 2019.
Program 3: Minor Home Improvement Loans	Assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.	Ongoing	The City has contracted with Lutheran Social Services' Caring Neighbors program to provide this service to Santee seniors. A total of 74 seniors were assisted in 2019.
Program 4: Conservation of Existing and Future Affordable Units	Monitor the status of the 309 at-risk units at Carlton Country Club Villas and Woodglen Vista. The City of Santee will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock.	Ongoing	The City did not receive notice of intent to convert in 2019. The Carlton Country Club Villas were refinanced and the affordability period extended.

Program 5: Housing Choice Voucher Program	Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and support the County Housing Authority's applications for additional voucher allocations. Continue to support the County's efforts to maintain and expand voucher use in the City.	Ongoing	Santee is among 12 cities served by the Housing Authority of the County of San Diego. The County has developed a Consortium Consolidated Plan which contains a comprehensive affordable housing strategy that covers the City of Santee. According to the County Housing Authority, as of December 31, 2019, 285 households were using a Housing Choice Voucher to help pay for rent in the City of Santee and 1,745 applications submitted by Santee residents were recorded on a waiting list.
Program 6: Mobile Home Park Assistance Program	Provide financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership.	Ongoing	No parks were at risk of converting in 2019.
Program 7: First Time Homebuyer Program	Continue the program in providing home buying assistance to 5 first time home buyers annually.	Ongoing	Two loans were made during calendar year 2019. The reduction in first-time homebuyer assistance may be due to higher home prices. At higher home prices, low-income buyers have difficulty staying below the maximum housing debt ratio of 38%.
Program 8: San Diego County Regional Mortgage Credit Certificate Program	Facilitate the provision of 24 MCCs during the planning period (eight at <80 percent AMI and 16 at 80-120 percent AMI). Continue to promote the MCC program by notifying eligible applicants to other City programs and providing information on the City's website.	Ongoing	The California Housing Finance Agency (CalHFA) administers the MCC program in the County of San Diego for all cities except for the City of San Diego. Five MCCs were issued in Santee for CY 2019.
Program 9: Manufactured Home Fair Practices Program	Assist approximately 1,200 mobile home owners. The City regulates space rents in mobile home parks and provides staff support to the Manufactured Fair Practices Commission, which holds quarterly meetings. The program requires significant financial resources in administration and legal defense of the Ordinance.	Ongoing	The Manufactured Home Fair Practices Commission met during 2019 to hear comments from park residents and owners and provide direction to staff.
Program 10: Facilitate Affordable Housing Development	Collaborate with nonprofits to provide additional affordable housing opportunities.	Ongoing	No requests were received.

Jurisdiction	Santee	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Santee	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		114
Total Units		115

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	429
Total Housing Units Approved:	6
Total Housing Units Disapproved:	423

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

City of Santee
COUNCIL AGENDA STATEMENT

Item 7

MEETING DATE

March 11, 2020

AGENDA ITEM NO.

ITEM TITLE **PUBLIC HEARING FOR THE VACATING OF EXCESS RIGHT-OF-WAY ALONG MISSION GORGE ROAD (VAC 2019-01) LOCATION: 8801 MISSION GORGE ROAD**

DIRECTOR/DEPARTMENT

Melanie Kush, Development Services



SUMMARY

Dedication of right-of-way required for Mission Gorge Road was conveyed to Caltrans by final order of condemnation, Document 1995-0149755, recorded April 10, 1995 associated with the state route 52 project. Caltrans relinquished the right-of-way to the City of Santee per Document 2001-0209017. The area dedicated and accepted by the City is larger than required for Mission Gorge Road. Gold Coast Properties CA 4, LLC has requested that the City vacate a portion of this excess right-of-way adjacent to the Woodspring Suites Hotel, P 2019-01 (Refer to the Vacation Exhibit).

If the vacation is approved, Gold Coast Properties CA 4, LLC intends to merge the vacated portion of property with the adjoining property as part of the proposed development, P 2019-01. The area would allow for a better drainage design and water quality features supporting the site. This excess area would be owned and maintained by the project owner in perpetuity.

Division 9, Part 3, Chapter 3, Section 8320 of the Streets and Highways Code of the State of California provides the City Council may vacate a public street by holding a public hearing and adopting a resolution of vacation. Staff recommends vacating the excess right-of-way as indicated on the enclosed Exhibit "B".

ENVIRONMENTAL REVIEW

Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, "In-fill Development Projects" as the project is consistent with the conditions for such an exemption.

FINANCIAL STATEMENT

HT for TM

Fees for processing the vacation have been paid by the applicant Gold Coast Properties CA 4, LLC.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION

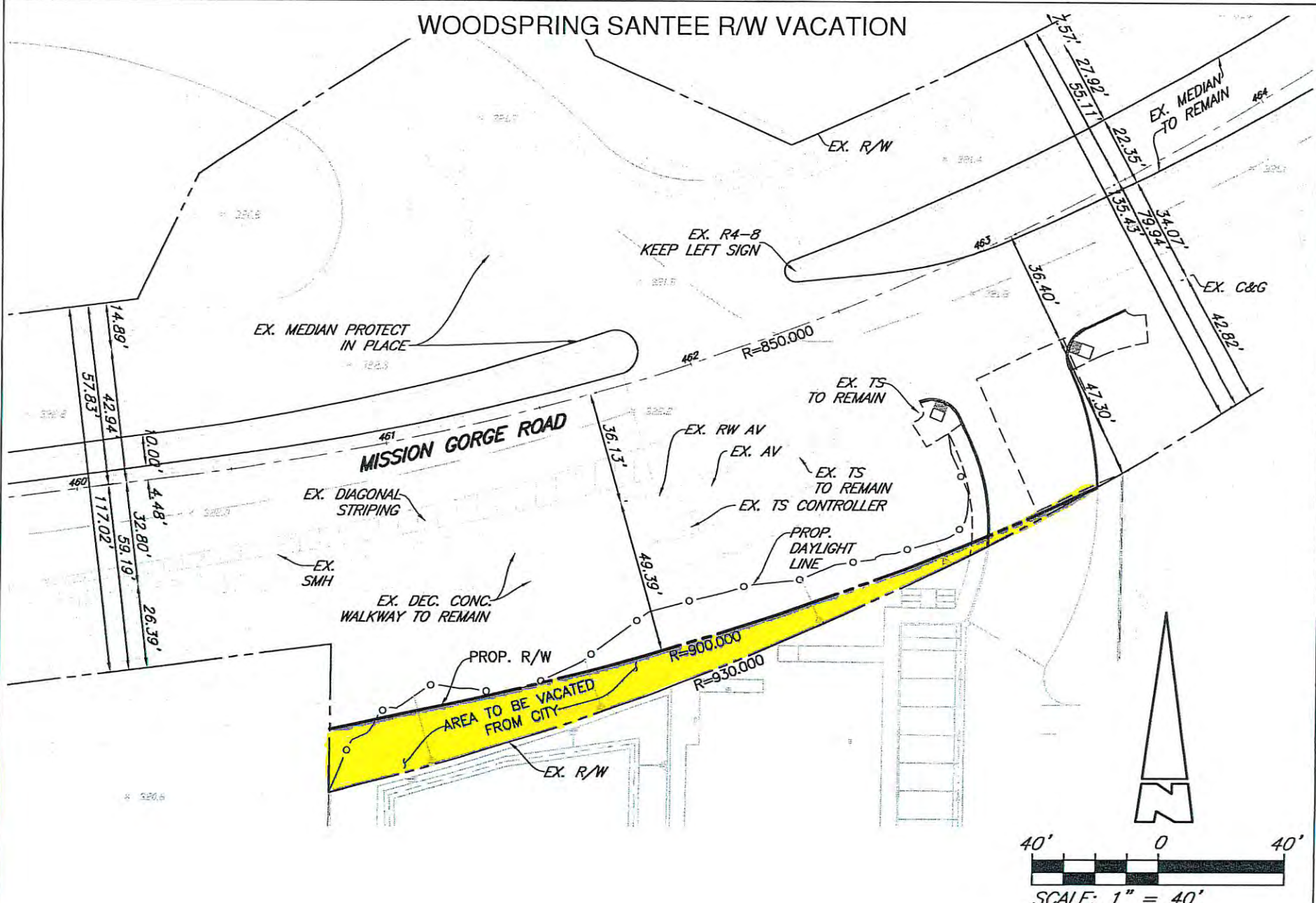
MRB

1. Conduct and close the public hearing; and
2. Adopt the attached Resolution vacating excess right-of-way.

ATTACHMENTS

- Vacation Exhibit
- Resolution
- Exhibit "A" - Legal Description
- Exhibit "B" - Plat

WOODSPRING SANTEE R/W VACATION



KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, PUBLIC HEARING FOR THE VACATING OF EXCESS
RIGHT-OF-WAY ALONG MISSION GORGE ROAD (VAC 2019-01)
LOCATION: 8801 MISSION GORGE ROAD

WHEREAS, Mission Gorge Road is classified as a major arterial per the Mobility Element of the General Plan and requires 51 feet of right-of-way to the centerline of the street; and

WHEREAS, a portion of Mission Gorge Road has right-of-way widths greater than 51 feet and a portion of such excess right-of-way is not required for street or highway purposes; and

WHEREAS, the owner of an abutting property, Gold Coast Properties CA4, LLC has requested a vacation of excess right-of-way abutting their site frontage; and

WHEREAS, Chapter 3, Section 8320 of the Streets and Highways Code of the State of California provides that the City Council may vacate a street, highway, or public service easement pursuant to the authority provided in that chapter by holding a public hearing to consider all evidence presented by any interested persons and thereafter adopting a resolution vacating the street, highway, or easement; and

WHEREAS, the City Council considered all recommendations by staff and public testimony at the public hearing held on March 11, 2020 at 6:30 pm at 10601 Magnolia Avenue in the Council Chambers; and

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

Section 1. A portion of the public street, Mission Gorge Road, as described and shown on Exhibits "A" and "B" is hereby vacated. The Council directs the City Clerk to record with the San Diego County Recorder this Resolution together with Exhibits "A" and "B" attached hereto.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 11th day of March, 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachments: Exhibits "A" – Legal Description
Exhibits "B" – Plat

EXHIBIT "A"
LEGAL DESCRIPTION
OF
CITY OF SANTEE TO
GOLD COAST PROPERTIES CA4, LLC.

Being a portion of Mission Gorge Road, in the City of Santee, County of San Diego, State of California, as shown in Final Order of Condemnation, recorded April 10, 1995 as Instrument No. 1995-0149755, of Official Records in the Office of the county Recorder of Said County, being more particularly described as follows:

COMMENCING at the southwest corner of Lot 5 in Block "C", of Fanita Rancho, according to the Map thereof No. 688, of said County, as shown on a Record of Survey on file on Page 5830, of Record of Surveys, records of said County;

Thence northerly along the west line of said Lot 5, North $00^{\circ}26'48''$ East, a distance of 174.42 feet to a point lying on the southerly line of Mission Gorge Road, as described in said Final Order of Condemnation, said point also being the **TRUE POINT OF BEGINNING**;

Thence northerly continuing along said west line, North $00^{\circ}26'48''$ East, a distance of 20.37 feet, to a point lying on the southerly line of Mission Gorge Road, as shown on a Record of Survey on file on Page 16019, recorded on January 8, 1999 in File No. 1999-0012495, of Record of Surveys, records of said County;

Thence easterly, leaving said west line, along said southerly line, North $78^{\circ}15'18''$ East, a distance of 38.19 feet to the beginning of a tangent curve, concave northerly and having a radius of 900.00 feet;


Thence easterly along said curve, through a central angle $13^{\circ}50'37''$, an arc distance of 217.46 feet to a point of cusp of a non-tangent curve, concave northerly and having a radius of 930.00 feet, a radial bearing to said point bears South $29^{\circ}57'59''$ East;

Thence westerly along said curve, through a central angle 16°11'24" West, a distance of 262.79 feet to said **TRUE POINT OF BEGINNING**.
Containing 2639 square feet, more or less.

As shown on Exhibit "B" attached hereto and made a part hereof.



KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS

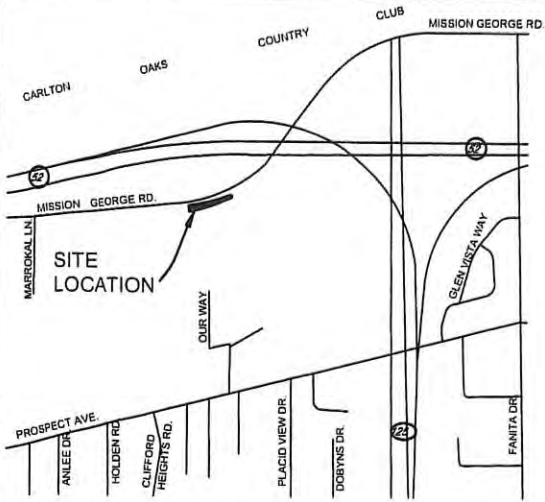


Brandon M. Barnett 12/23/2019 Date
P.L.S. 9040

December 23, 2019
R:\18\1831\SURVEY\LEGALS\ROW1831 ROW VACATION.docx

EXHIBIT "B"
RIGHT-OF-WAY VACATION

SHEET 1 OF 1 SHEETS



MISSION GORGE ROAD

S'LY LINE OF MISSION GORGE ROAD PER ROS 16019

S29°57'59"E
R = 930.00'
S29°35'19"E
R = 900.00'

N00°26'48"E
20.37'

T.P.O.B.

AREA TO BE VACATED = 2639 SF

S'LY LINE OF FINAL ORDER OF CONDEMNATION RECORDED APRIL 10, 1995 AS DOCUMENT NO. 1995-0149755

WEST LINE OF LOT 5, BLK. "C", MAP 688

POR. LOT 5
BLK. "C", MAP 688

POR. LOT 5
BLK. "C", MAP 688



N00°26'48"E 174.42'

S'LY LINE LOT 5
POR. LOT 12

P.O.C.

LEGEND:

- R/W VACATION
- CENTERLINE
- LOT LINE

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING

Brandon M. Barnett
BRANDON M. BARNETT
L.S. 9040
10/23/2019
DATE



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

Prepared by City Staff &



DRAFT

ATTACHMENT 1

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ATTACHMENT 1

Appendix A- Alternative Data Sources

Appendix B- Survey

Appendix C- Public Comment

DRAFT

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;

ATTACHMENT 1

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

ATTACHMENT 1

- 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 meetings on March 11, 2020 and April 22, 2020. Across all events, input was received from XXX 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. Formal public comments were received at meetings of City Council on March 11, 2020 and 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

TBD

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.

Table PR-05.1: Responsible Agencies

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

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.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(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 non-governmental 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.

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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 PR-10.1: Participating Agencies, Groups, and Organizations

Organization	Agency/Group/Organization	What Section of the Plan was addressed by consultation?	Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination?
2-1-1 San Diego	Community Information Exchange (CIE)	Needs Assessment Housing Market Analysis	Provided localized data to inform the ConPlan.
County of San Diego	County government – Health and Human Services Agency, Housing and Community Development Services, Office of Emergency Services	Needs Assessment Housing Market Analysis	Consulted with various agencies at the county government to inform development of ConPlan.
Legal Aid Society of San Diego	Fair housing legal service provider	Needs Assessment Housing Market Analysis	Interviewed staff about fair housing needs and challenges in San Diego.
Regional Task Force on the Homeless	Continuum of Care	Needs Assessment Market Analysis	Interviewed staff about homelessness 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

Table PR-10.2: Other local/regional/federal planning efforts

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

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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(I))

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 - 91.401, 91.105, 91.200(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, at the Department of Development Services and the Santee Branch Library. 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.

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Citizen Participation Outreach

Table PR-15.1: Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
Community meeting	Non-targeted/broad community	5 attendees		N/A	
Survey	Non-targeted/broad community	527 responses		N/A	URL closed – survey in Appendix B-Survey
Consultations	Key stakeholders	See Table PR-10.1.	Interviewees provided input on community needs and challenges in Santee and the region.	N/A	
Public comment period	Non-targeted/broad community				
Public hearing	Non-targeted/broad community				

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:

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Figure NA-05.1: Area Median Income

www.hudexchange.info/resource/5334/cdbg-income-limits/

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

Source: US Department of Housing and Community Development, 2019

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	Owner	Renter	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%
Total	13,660	5,860	19,520	100 %	100 %

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).

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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

The next series of tables provides data on housing problems, by tenure and income category.

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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%
Total	7,405	11,910	200	19,515		

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%
Total	2,925	2,850	90	5,865	100%	

Source: ACS 2012-2016

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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%
Total	4,480	9,060	110	13,650	100%	

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.

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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 Households 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

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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%
Total	4,380	1,620	6,000	100%	100%		

Source: ACS 2012-2016

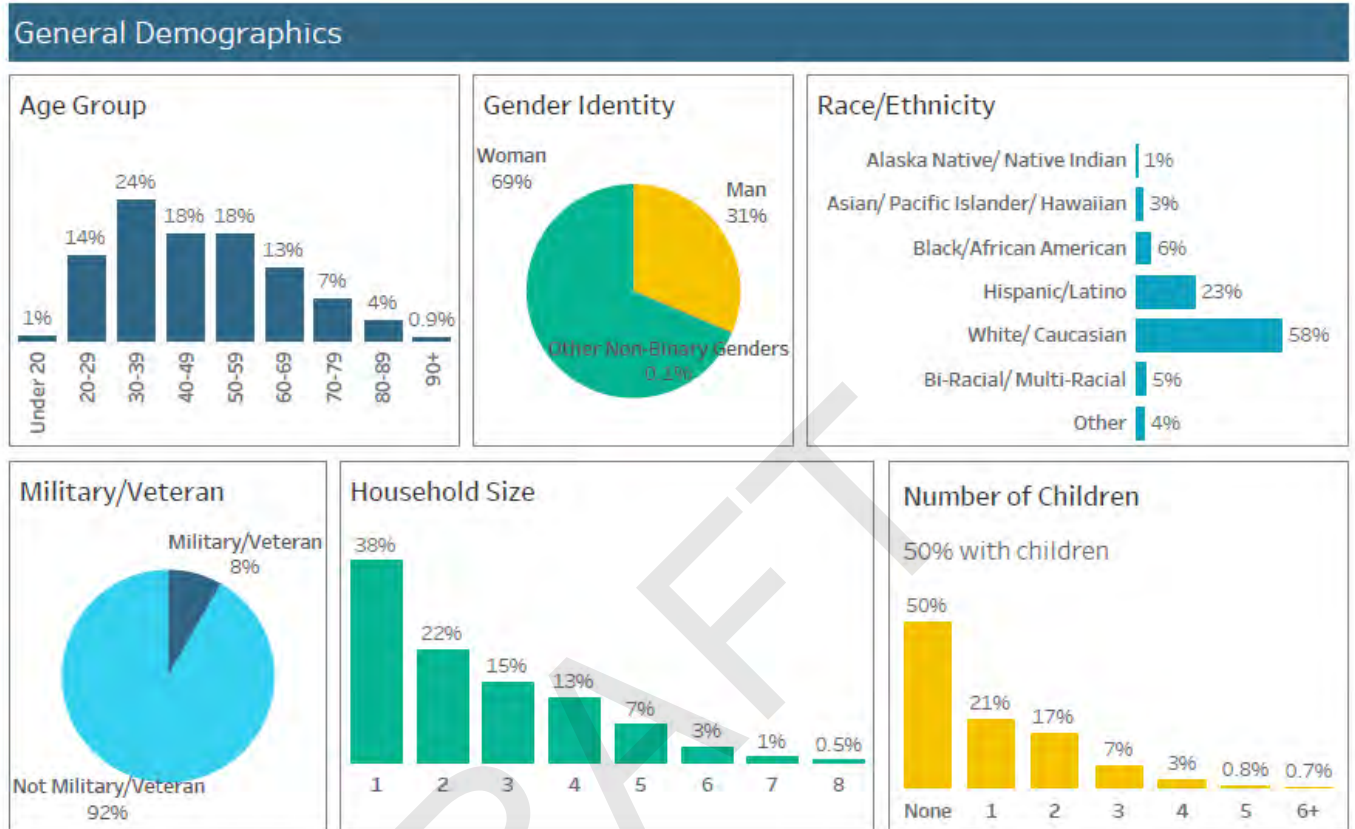
The three tables above show the total number of households with either a cost burden above 30 percent of income or above 50 percent of income (severe cost burden) by income level. According to the Table NA-05.8, of households with a cost burden above 30 percent, 70 percent are in the lower income category (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.

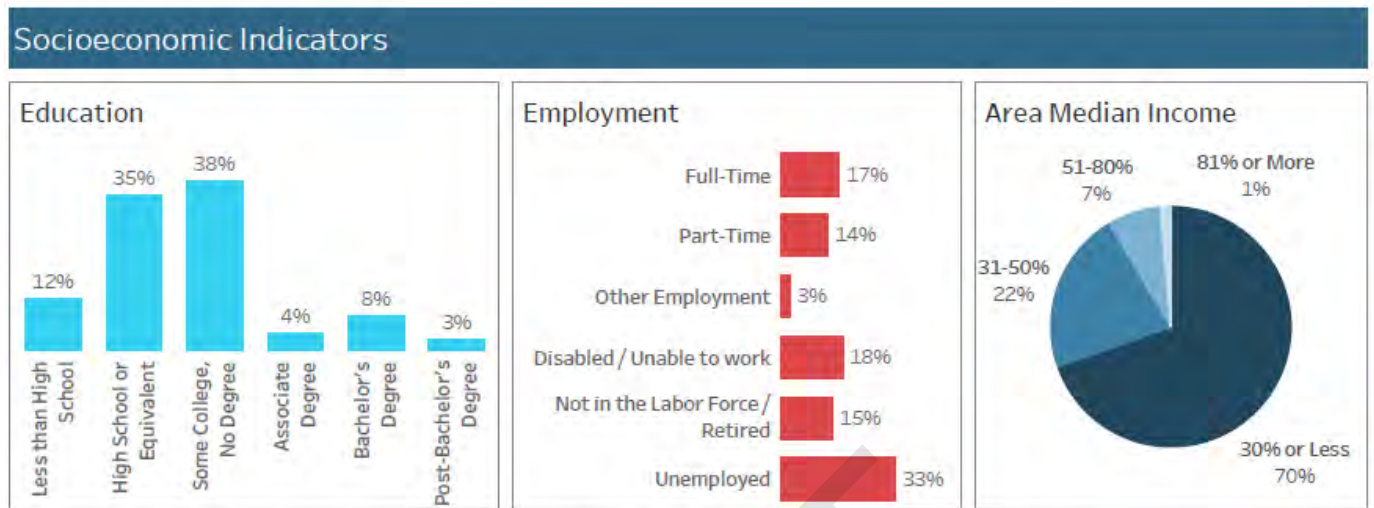
Figure NA-05.2: Demographics



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.

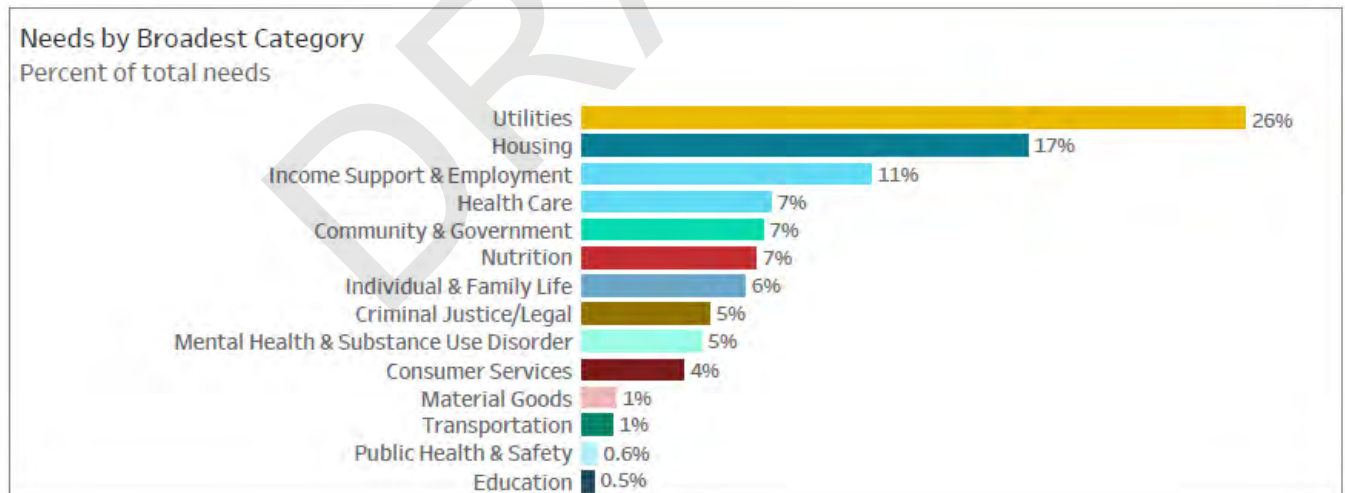
Figure NA-05.3: Socioeconomic Indicators



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

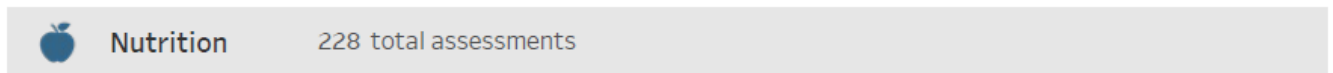


Source: 2-1-1 San Diego

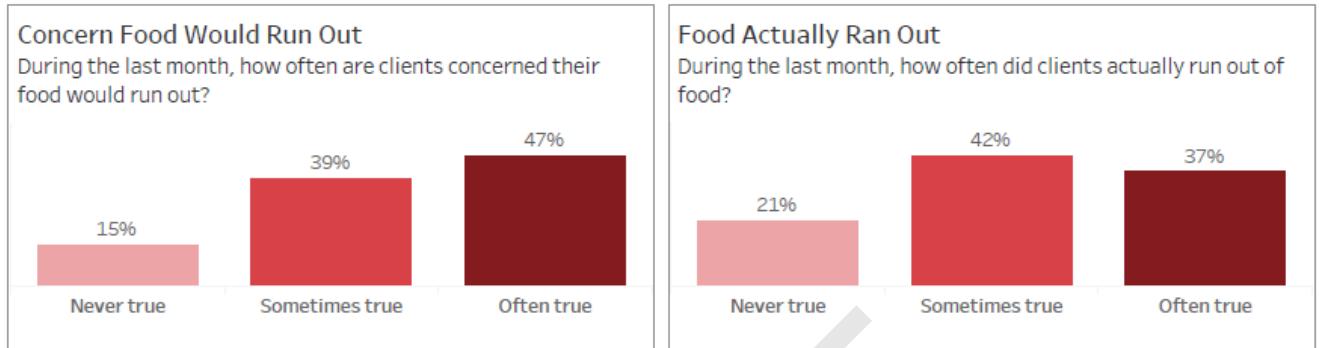
Of the total 5,511 reported needs, the top two were housing-related, totaling 43 percent of reported needs. Following this category, income support and employment was the next highest need. Food insecurity is also a concern, with 228 clients assessed to need some form of nutritional support:

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Figure NA-05.5: Nutrition Referrals



74% of clients with a nutrition need had to meet other basic needs before they could pay for nutrition needs



Source: 2-1-1 San Diego

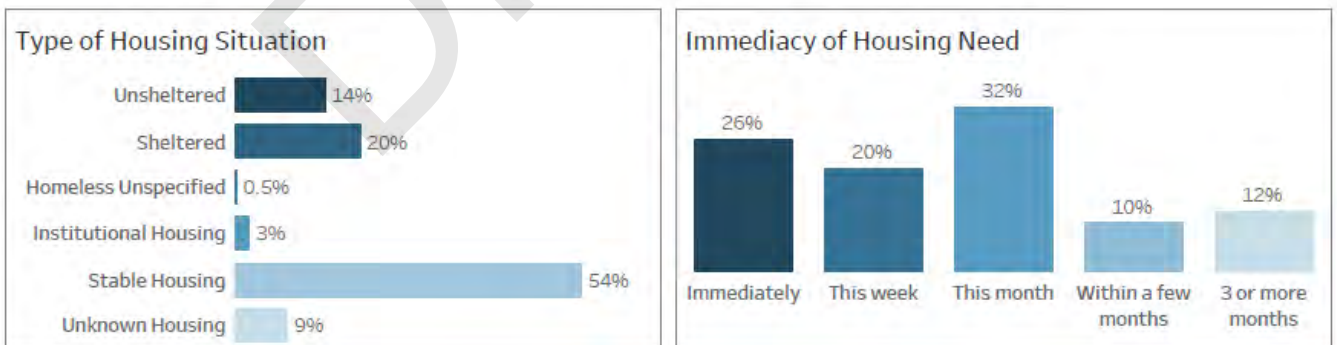
Of the 228 nutrition assessments, 47 percent indicated they were often concerned food would run out, and 37 percent said they often actually ran out of food.

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



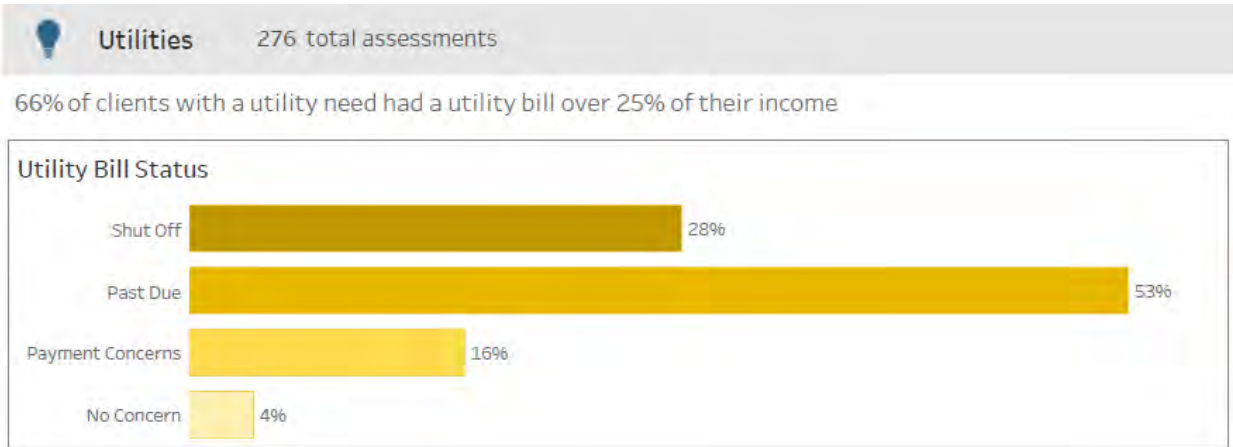
68 clients identified as homeless (sheltered, unsheltered, unspecified homeless)



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

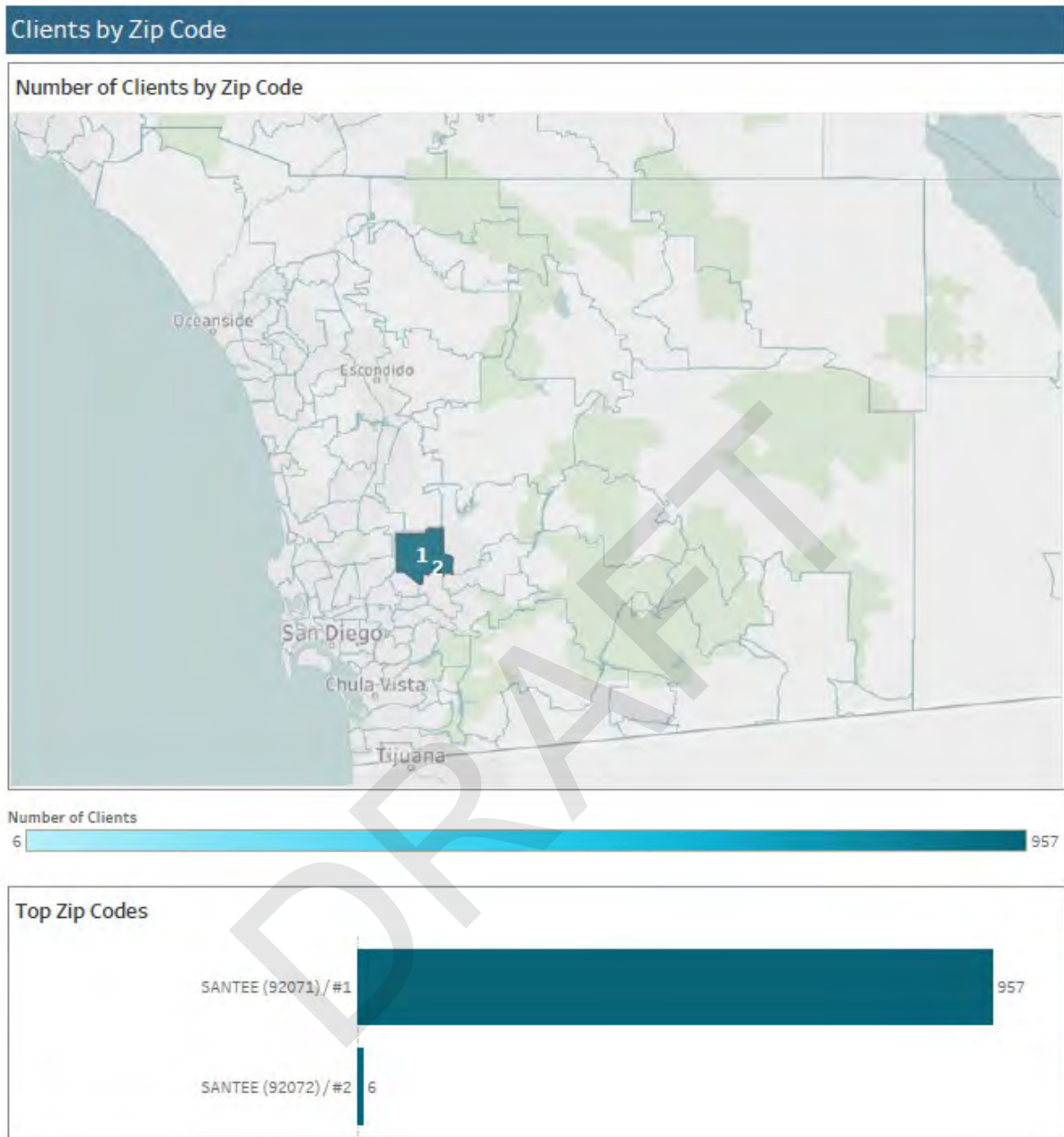


Source: 2-1-1 San Diego

The map below shows the zip codes of the clients accessing 2-1-1 in Santee:

DRAFT

Figure NA-05.8: Referrals by Zip Code



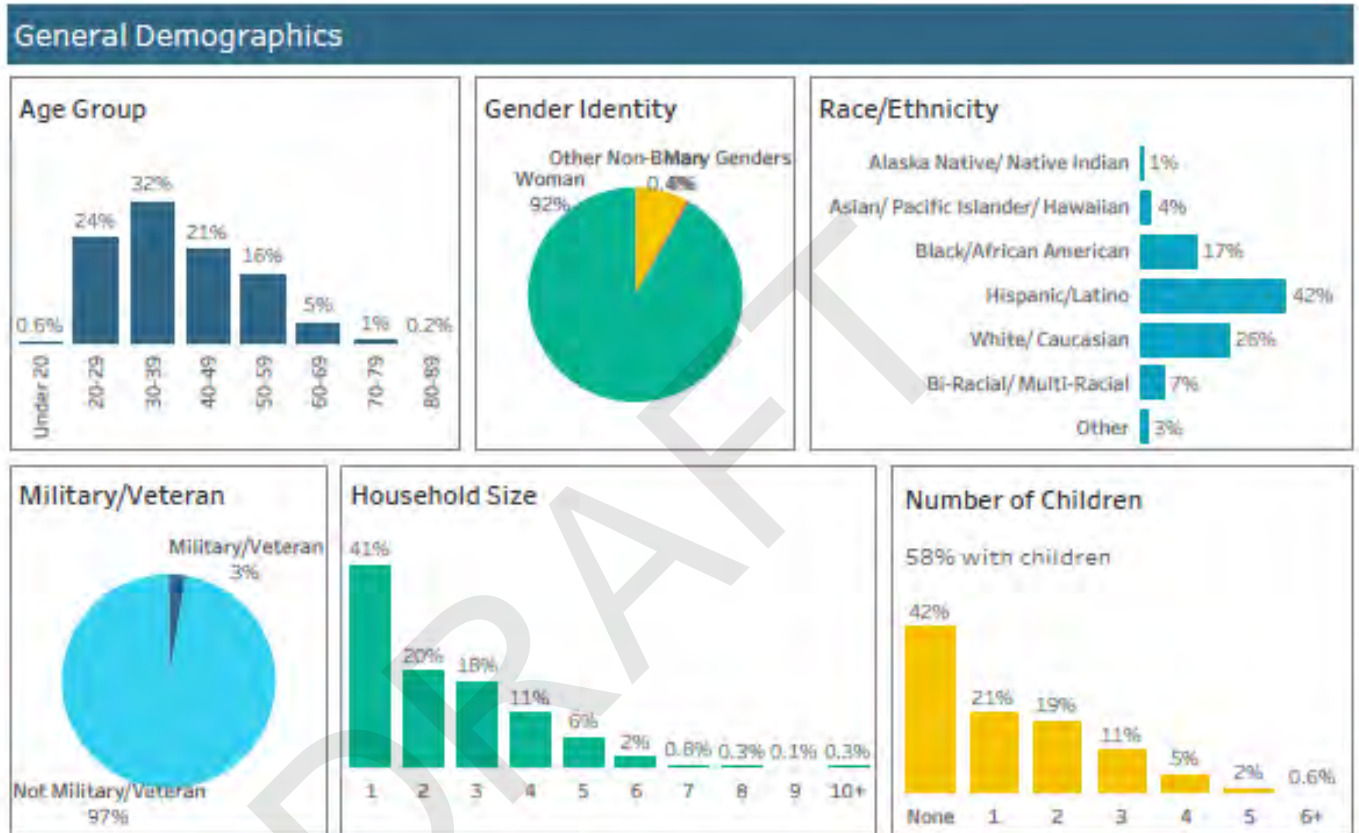
Source: 2-1-1 San Diego

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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

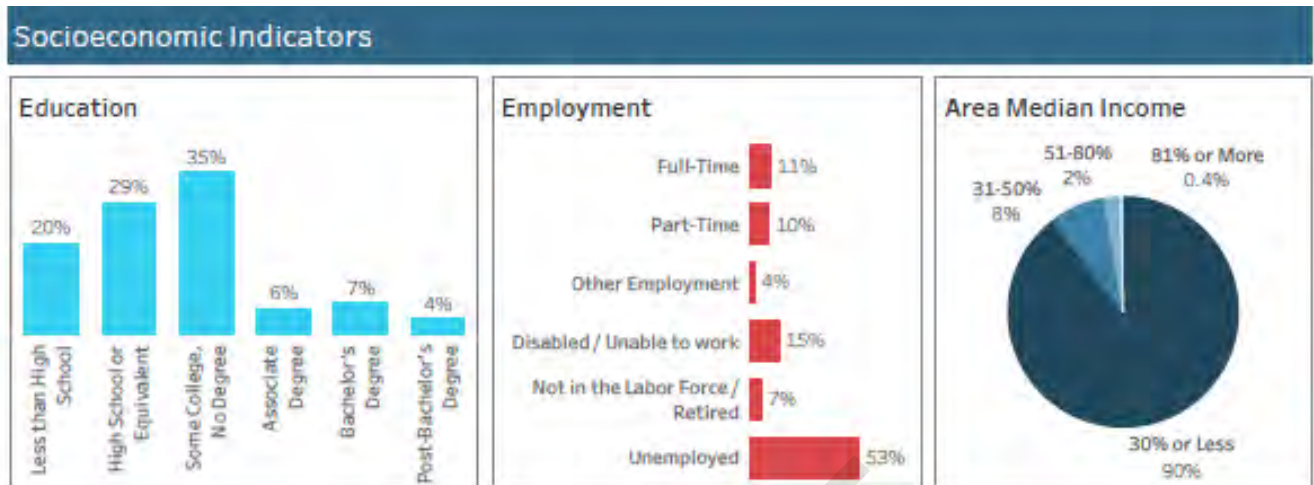


Source: 2-1-1 San Diego

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.

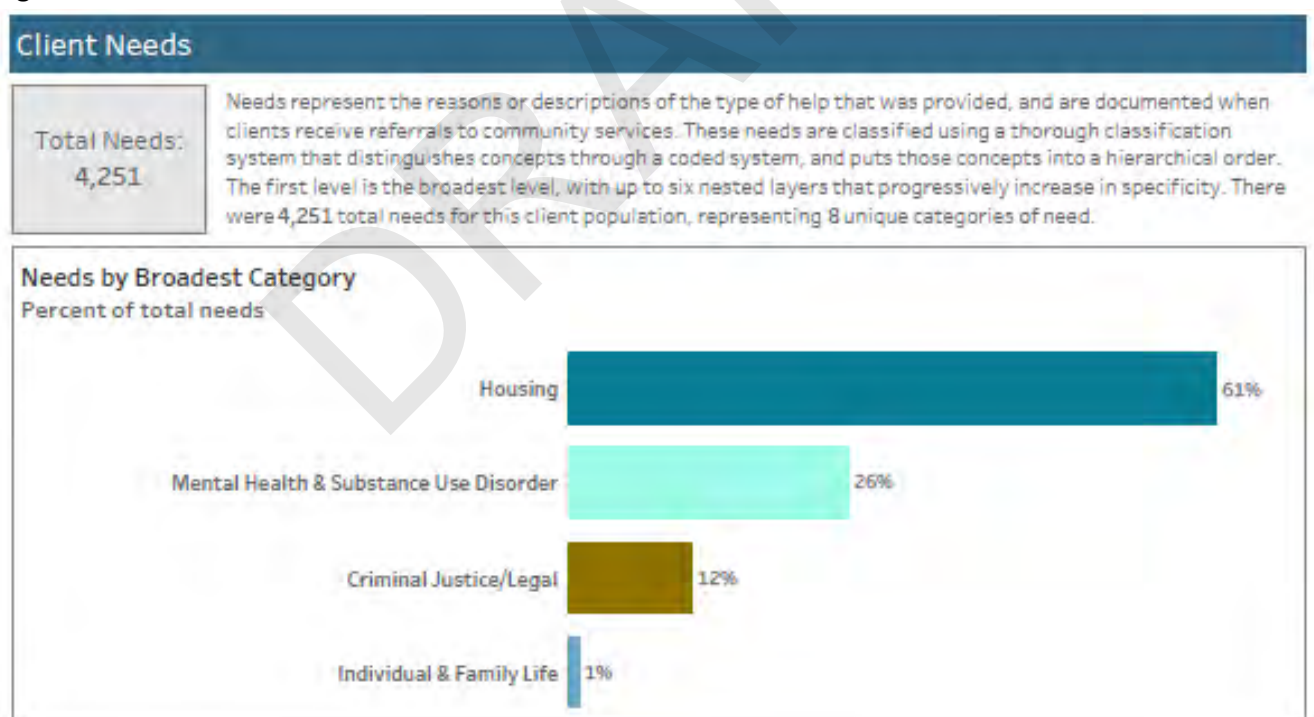
Figure NA-05.10: Domestic Violence Referrals – Socioeconomic Indicators



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.

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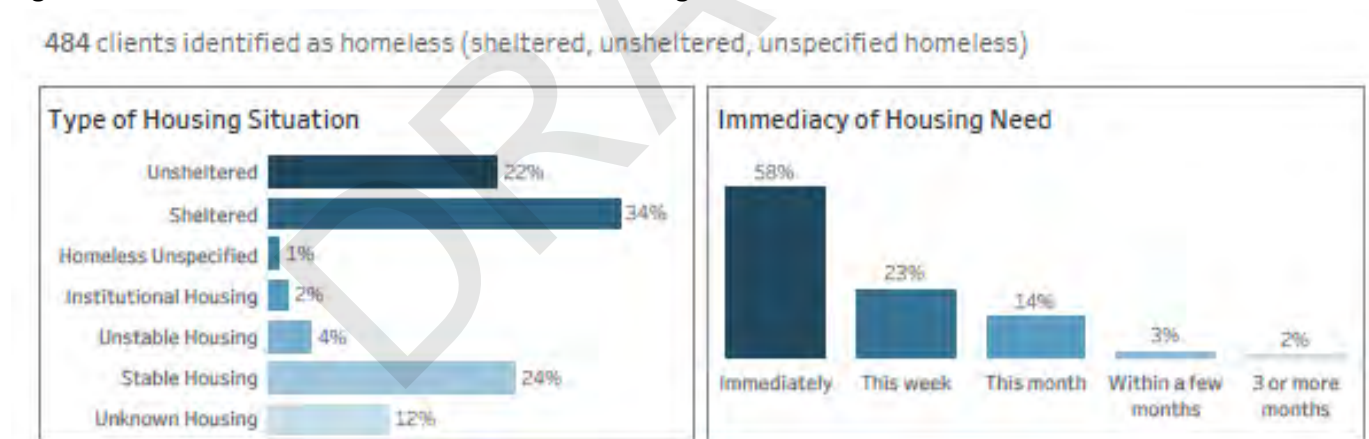
Figure NA-05.12: Domestic Violence Referrals – Nutrition Needs



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.

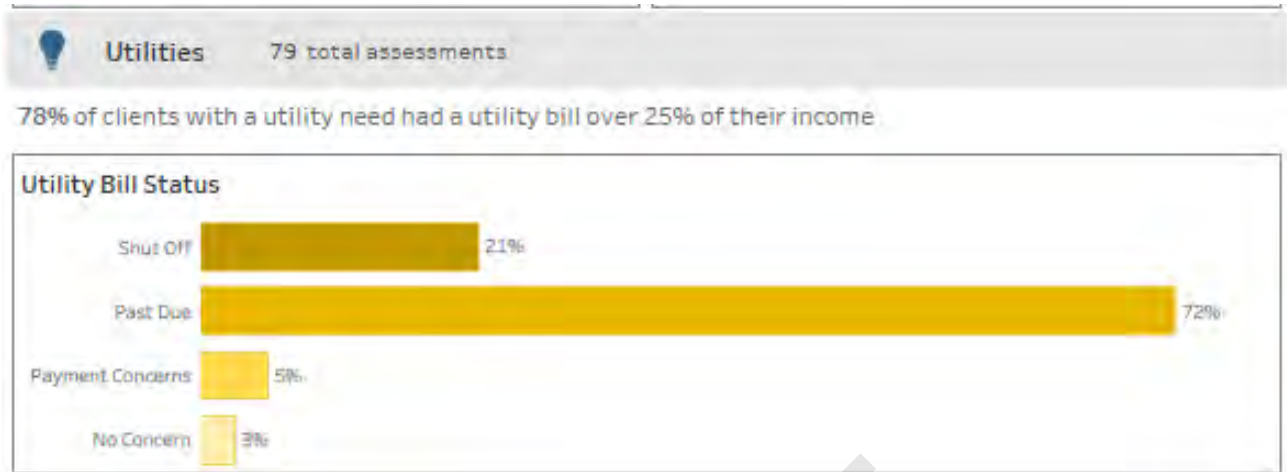
Figure NA-05.13: Domestic Violence Referrals – Housing Needs



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

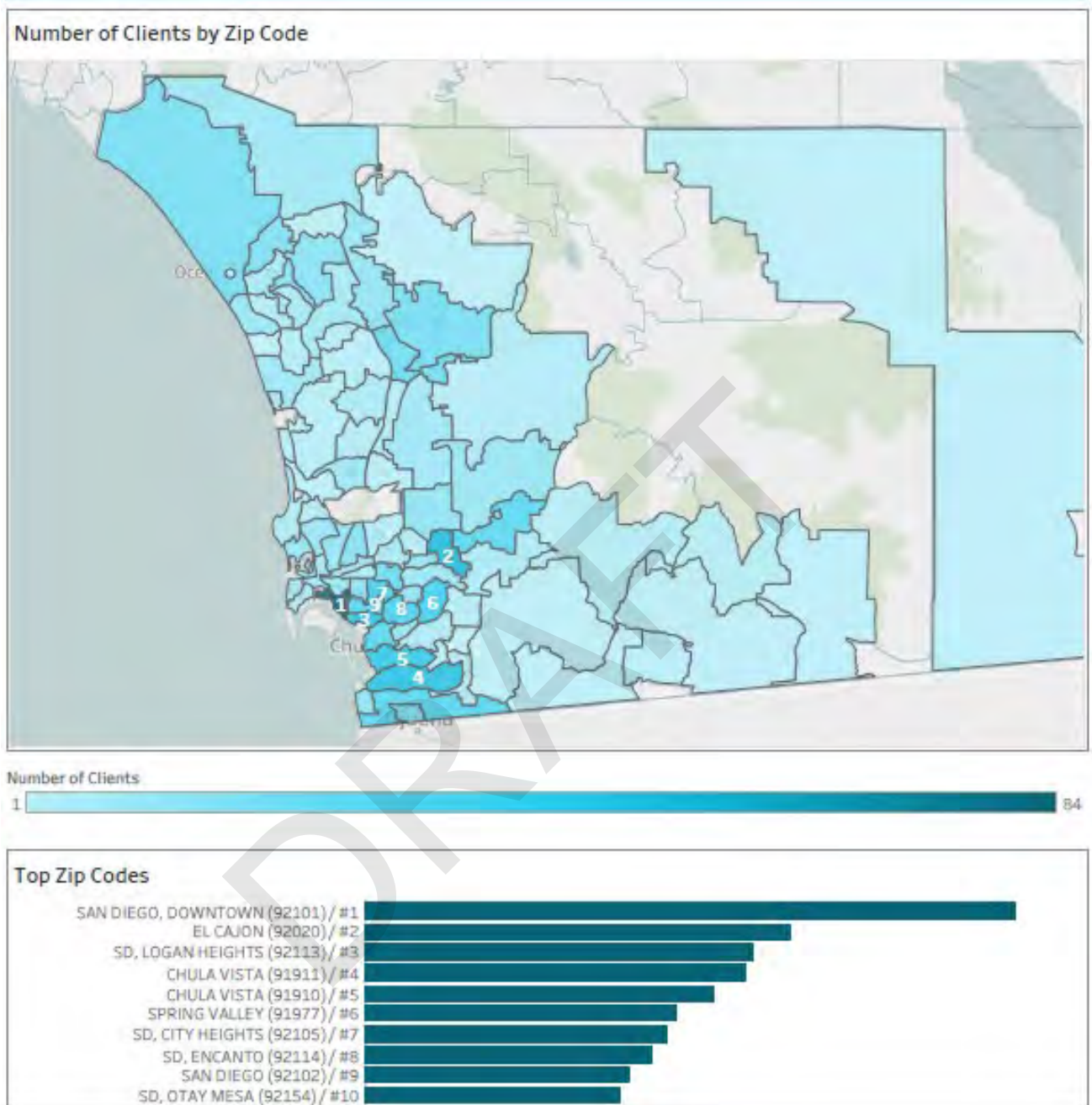


Source: 2-1-1 San Diego

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

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Figure NA-05.14: Domestic Violence Referrals by Zip Code



Source: 2-1-1 San Diego

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.

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

Not applicable.

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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

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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.

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Table MA-05.3: Housing Opportunity Index

Housing Opportunity Index: 3rd Quarter 2019					
By Affordability Rank					
Metro Area	HOI 3rd Qtr 2019	2019	3rd Qtr 2019	3rd Qtr 2019	
	Share of Homes Affordable for Median Income	Median Family Income (000s)	Median Sales Price (000s)	Affordability Rank	
				National	Regional
San Francisco-Redwood City-South San Francisco, CA ^^^	8.4	133.8	1350	237	72
Los Angeles-Long Beach-Glendale, CA ^^^	11.5	73.1	635	236	71
Salinas, CA	13.4	74.1	590	235	70
Anaheim-Santa Ana-Irvine, CA ^^^	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

^^^ 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****Table MA-45.1: 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	17	9	-8
Finance, Insurance, and Real Estate	1,285	391	6	3	-3
Information	490	101	2	1	-2
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	--	--	--

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

Labor Force**Table MA-45.2: 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

Data Source: 2011-2015 ACS

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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

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%
Total	25,500	100%

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

Data Source: 2011-2015 ACS

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Table MA-45.6: Educational Attainment by Age

	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
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

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

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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 time¹

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

¹ San Diego Forward

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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.

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

Yes. 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.

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 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

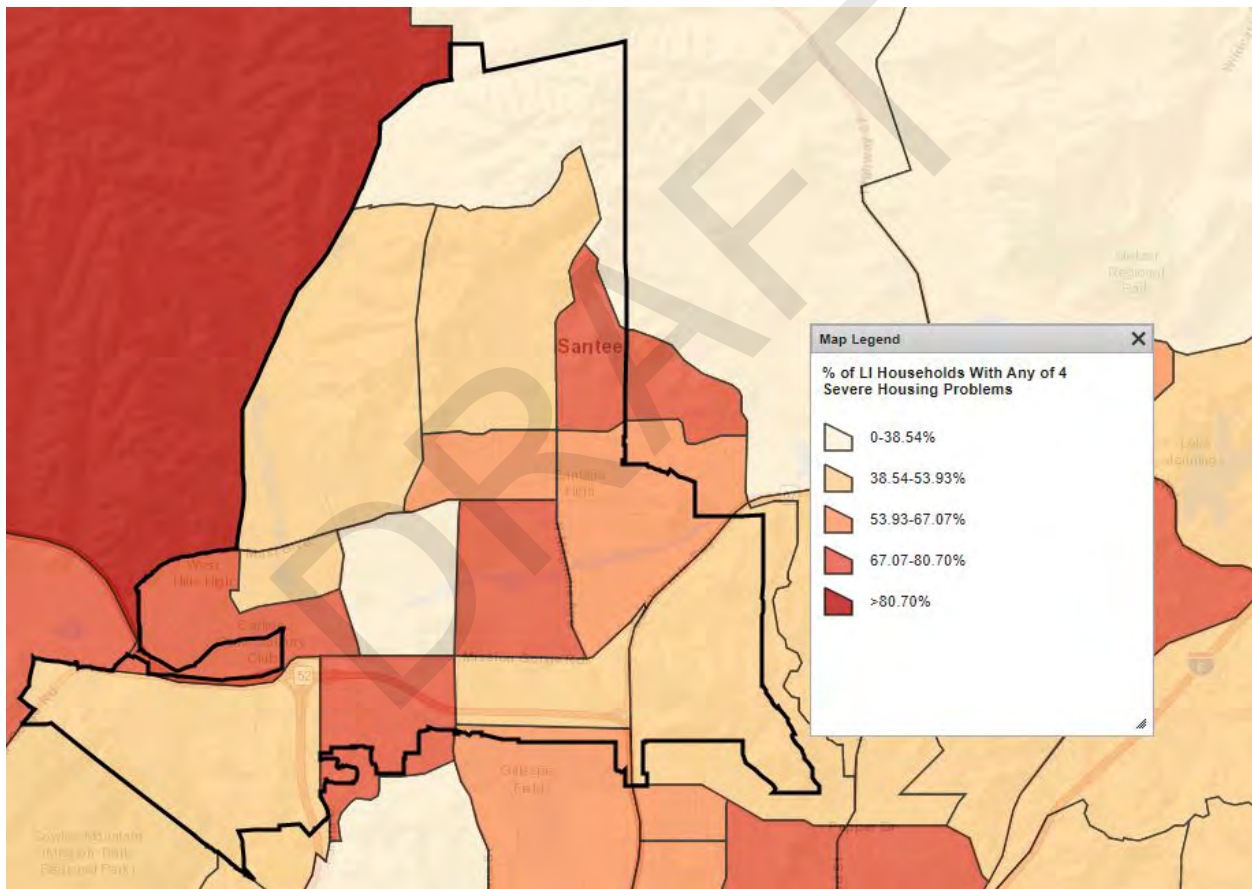
See above.

MA-50 Needs and Market Analysis Discussion

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

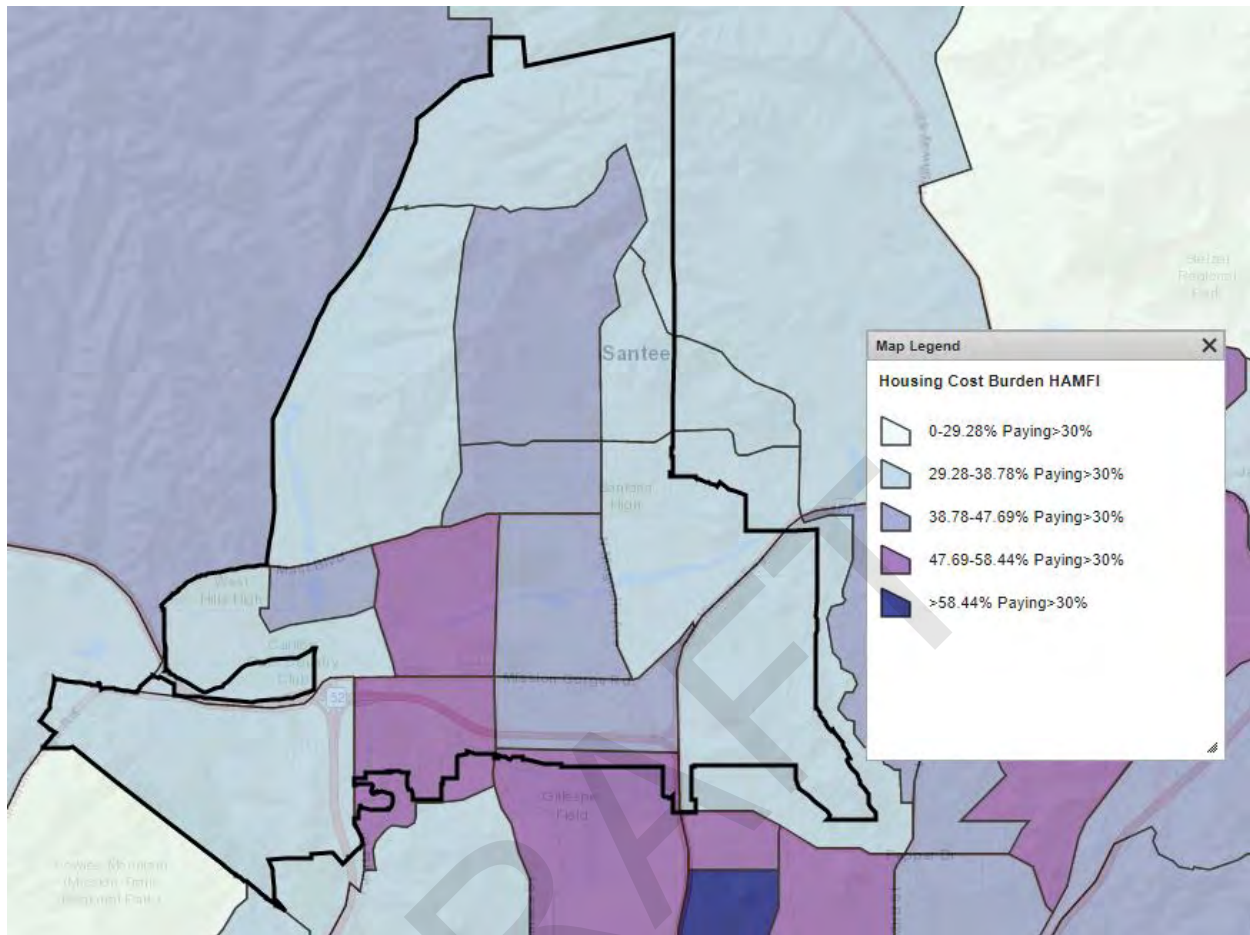
The four major housing problems recognized by HUD are a lack of complete kitchen facilities, a lack complete plumbing facility, more than one occupant per room (overcrowding), and cost burden greater than 30 percent. Severe housing problems include more than 1.5 occupants per room and a cost burden greater 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

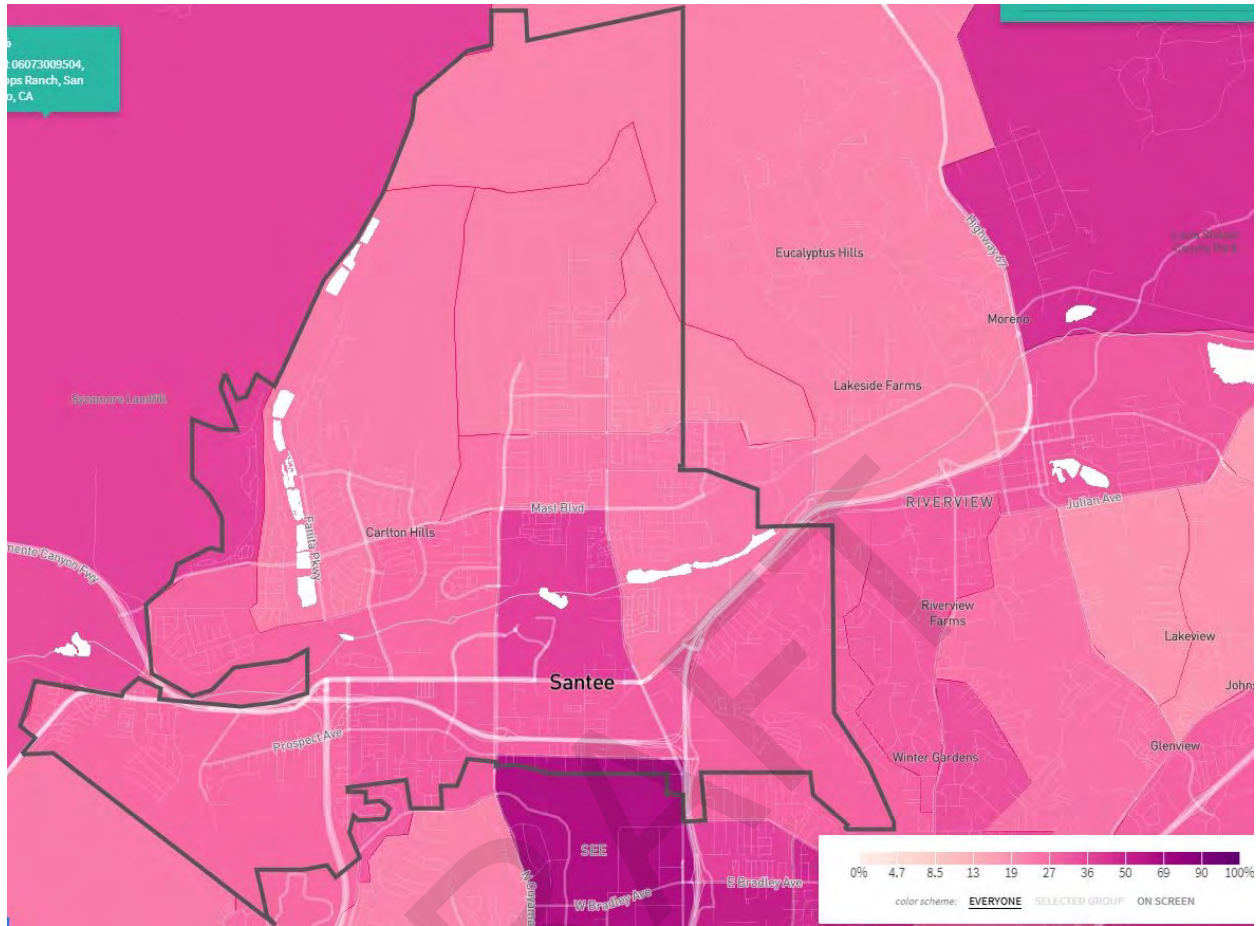
The maps above show a correlation between census tracts that have a concentration of household with any four severe housing problems and housing cost burden.

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.

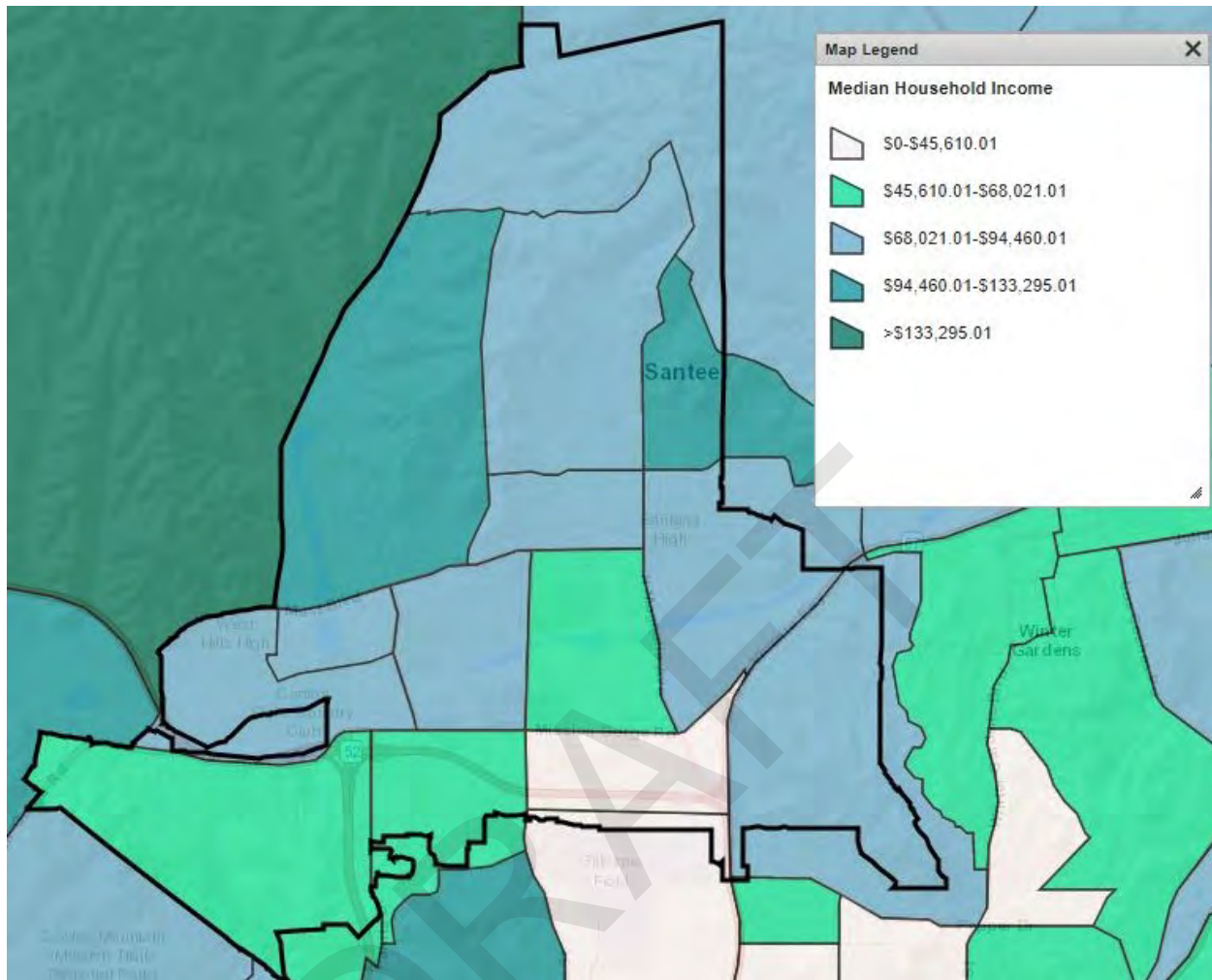
Figure MA-50.3: Census Tract – Non-white Population



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.

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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.

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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 receive 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.

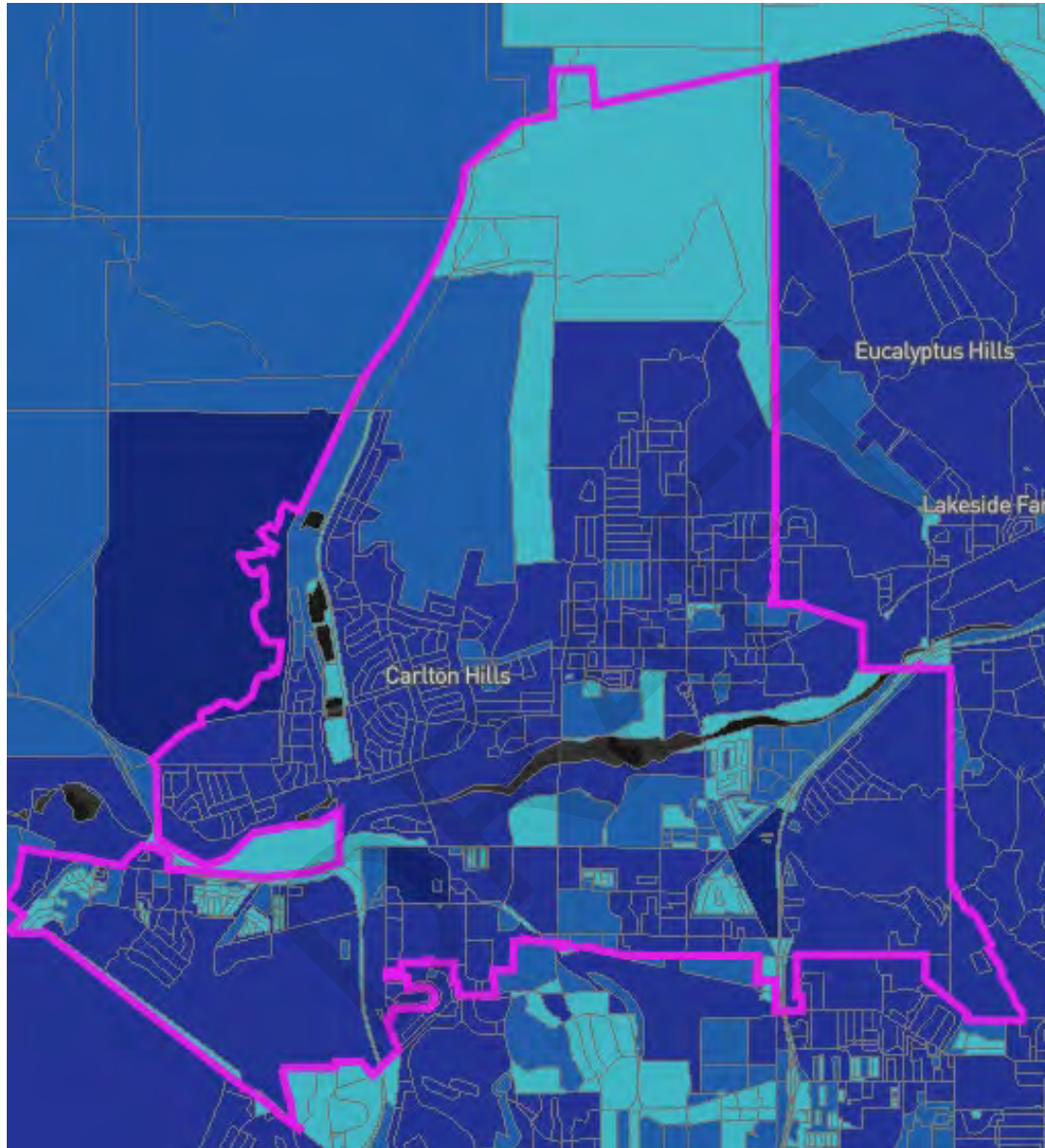
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

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.

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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



Number of Fixed Residential Broadband Providers



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

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

	San Diego County	Santee	La Mesa	Lakeside	California	Nation-wide
No providers	0%	0%	0%	0%	0%	.06%
1+ providers	100%	100%	100%	100%	100%	99.9%
2+ providers	100%	100%	100%	100%	100%	99.7%
3+ providers	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.

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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)

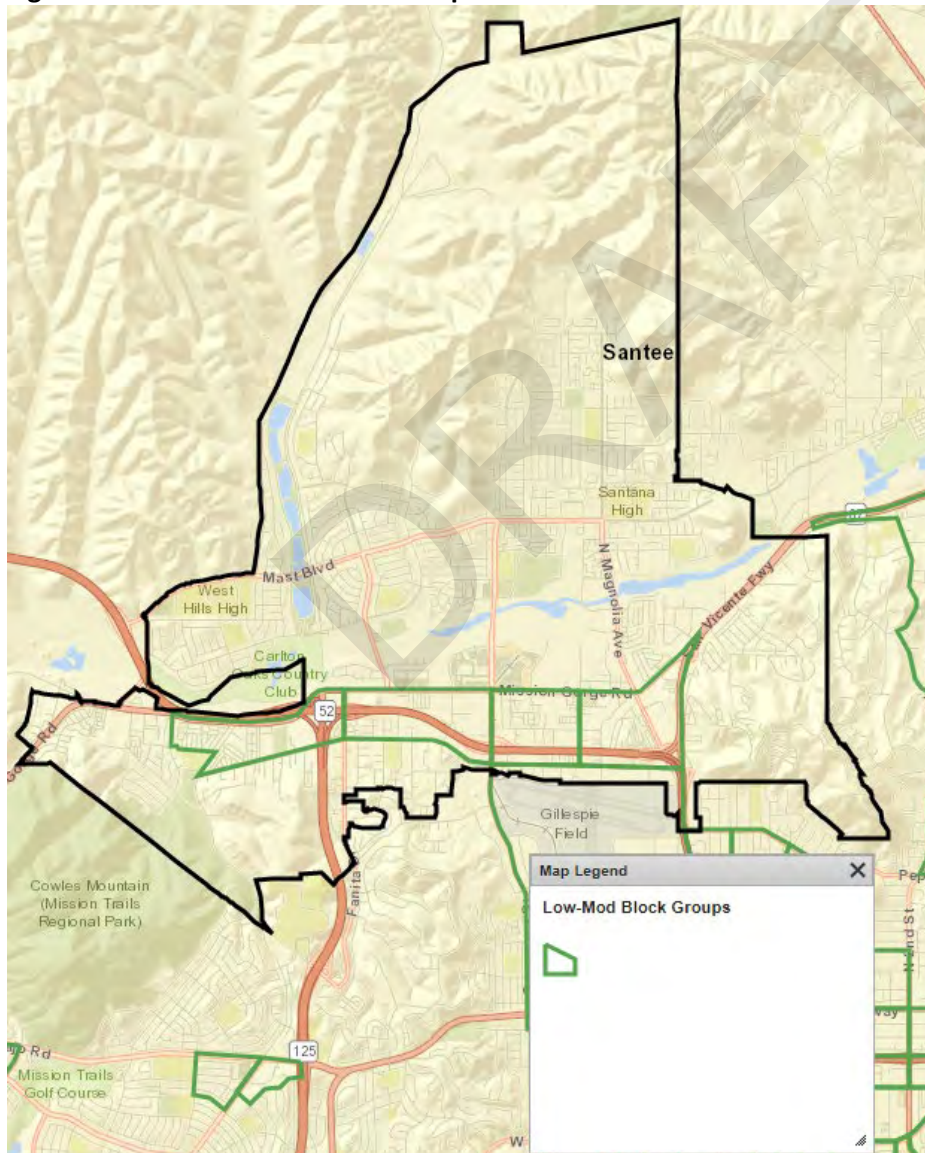
Geographic Area

Table 1 - Geographic Priority Areas
Not applicable.

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



Source: U.S Department of Housing and Urban Development

ATTACHMENT 1

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

Priority Needs

Table SP-25.1: Priority Needs Summary

1	Name	Improve community infrastructure and facilities to crease an accessible and safe community.
	Priority Level	High
	Description	Maintain and improve the infrastructure of the City's low- and moderate- income neighborhoods.
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Target Area	Citywide
	Associated Goals	Public Infrastructure
	Basis for Relative Priority	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	Name	Public Services for LMI residents, including those with special needs and experiencing homelessness.
	Priority Level	High
	Description	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions

ATTACHMENT 1

		Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Target Area	Citywide
	Associated Goals	Affordable Housing Production & Maintenance Homeless Prevention Services Public Facilities/Infrastructure Support Public Services Support.
	Basis for Relative Priority	During the development of the ConPlan, residents were asked to rank the relative importance of housing and community development needs in a survey.

3	Name	Fair Housing
	Priority Level	High
	Description	Provide fair housing services to foster equal housing opportunity.
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Target Area	Citywide
	Associated Goals	Affordable Housing Fair Housing Services
	Basis for Relative Priority	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.

4	Name	Support affordable housing opportunities for LMI residents.
	Priority Level	Low
	Description	Assist residents by helping them acquire and/or maintain affordable housing in the City of Santee.

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Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly
Target Area	Citywide
Associated Goals	Affordable Housing
Basis for Relative Priority	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.

ATTACHMENT 1

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

Introduction

Anticipated Resources

Table SP-35.1: 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	Federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	\$275,261	\$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.

ATTACHMENT 1

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 publically 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.

ATTACHMENT 1

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.

Table SP-40.1: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Santee	Government	Lead Agency CDBG Administrator	Jurisdiction
County of San Diego Housing and Community Development	Public Housing Authority	HOME Lead Agency; PHA	Region
Regional Task Force on the Homeless	Continuum of Care	CoC	Region
Caring Neighbors – Minor Home Repairs	Non-profit organization	Home Ownership	Santee
Cameron Family YMCA	Non-profit organization	Non-homeless special needs	Santee
Crisis House / Homeless Prevention and Intervention	Non-profit organization	Homelessness and non-homeless special needs	Santee
Meals on Wheels	Non-profit organization	Non-homeless special needs	Santee
Santee Food Bank	Non-profit organization	Homelessness and non-homeless special needs	Santee
Santee Santa’s Foundation	Non-profit organization	Homelessness and non-homeless special needs	Santee
Elderhelp of San Diego	Non-profit organization	Non-homeless special needs	Santee

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.

ATTACHMENT 1

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

Table SP-40.2: Homelessness Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance		X	
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
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		
Other			
Other			

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

ATTACHMENT 1

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 Santas, 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.

ATTACHMENT 1

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

Goals Summary Information

Table SP-45.1: Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities to create an accessible and safe community.	2020	2024	Infrastructure	Citywide	Infrastructure Maintenance & Support Services For Special Needs Clients	CDBG: \$849,565	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted.
2	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.	2020	2024	Public Services	Citywide	Homeless Prevention & Services. Support Services For Special Needs Clients	CDBG	Public Services Support: 61,000 persons assisted Homeless Prevention Services: 4,000 persons assisted
3	Support affordable housing opportunities for low-to moderate-income residents.	2020	2024	Affordable Housing	Citywide	Acquisition & Maintenance of Affordable Housing Support Services For Special Needs Clients. Provision of Fair Housing.	CDBG	Maintenance of Affordable Housing: 300 persons assisted
4	Fair Housing	2020	2024	Affordable Housing	Citywide	Acquisition & Maintenance of Affordable Housing Support Services For Special Needs Clients. Provision of Fair Housing.	CDBG	Fair Housing Services: 240 persons assisted.

ATTACHMENT 1

Goal Descriptions

1	Goal Name	Improve community infrastructure and facilities to crease an accessible and safe community.
	Goal Description	Provision of public facilities/infrastructure maintenance and support via CDBG resources, of which part are comprised of Section 108.
2	Goal Name	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
	Goal Description	Provision of housing and/or support services to clients of which many are comprised of special needs populations, to include those experiencing homelessness.
3	Goal Name	Support affordable housing opportunities for low-to moderate-income residents.
	Goal Description	Assist in facilitation the creation of new affordable rental and homeownership housing through acquisition, preservation, and rehabilitation. Additionally, retain the services of a Fair Housing provider, promote fair housing education, and outreach within Santee.
4	Goal Name	Fair Housing
	Goal Description	Retain the services 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.

ATTACHMENT 1

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 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

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.

ATTACHMENT 1

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.

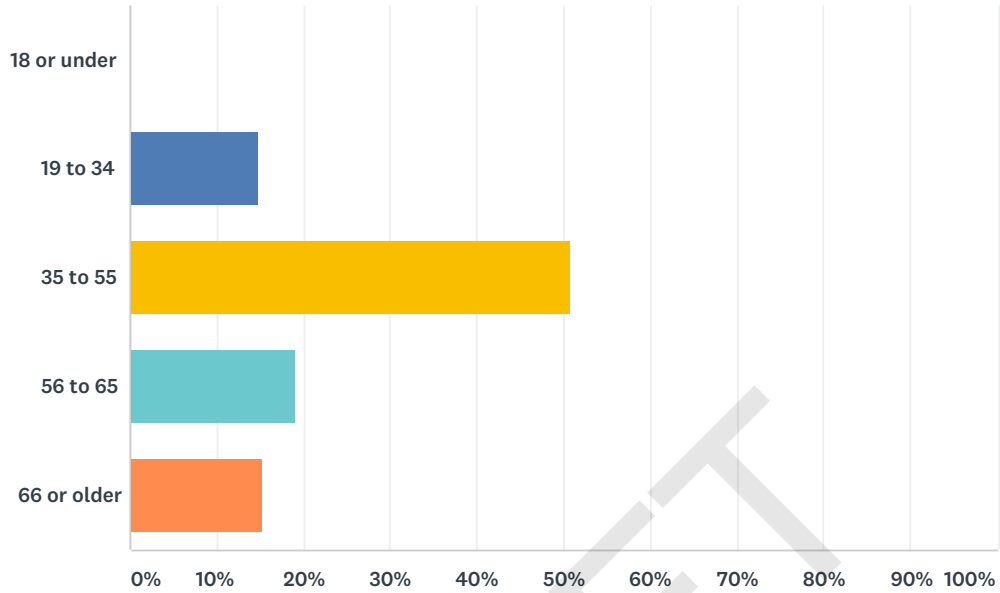
To assist our partners by providing additional suggestions and guidance, the City may contract with outside professionals/consultants to accompany staff, while conducting comprehensive business audits/monitoring. Public facility and infrastructure projects with overlay statutory requirements such as 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.

Appendix A- Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Santee Internet Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>LeSar Development Consultants in collaboration with the City of Santee.</p>
	<p>Provide a brief summary of the data set.</p> <p>Santee internet survey designed to secure insight into community needs and priorities related to the Consolidated Plan and Annual Action Plan.</p>
	<p>What was the purpose for developing this data set?</p> <p>Santee internet survey designed to secure insight into community needs and priorities related to the Consolidated Plan and Annual Action Plan.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2019</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Survey sent 'to stakeholders, hosted on Santee website and solicited via the social media in other ways.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Santee stakeholders and the general public.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>A total of 527 responses secured.</p>

Q1 How old are you?

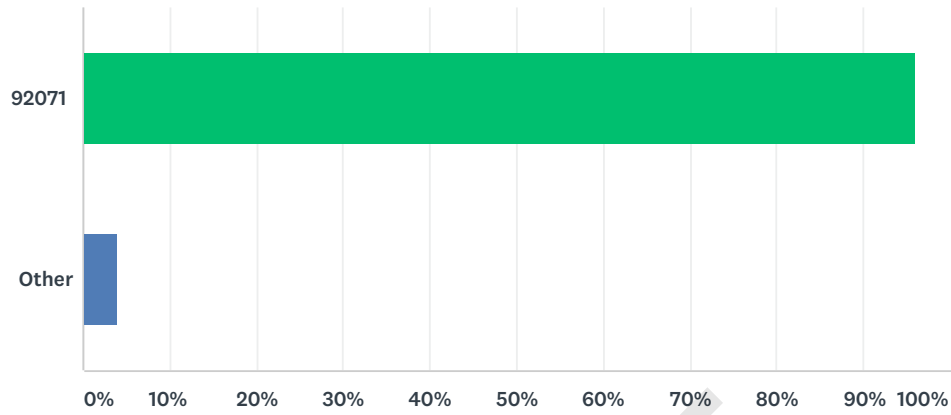
Answered: 419 Skipped: 0



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
TOTAL		419

Q2 What zip code do you reside in?

Answered: 419 Skipped: 0

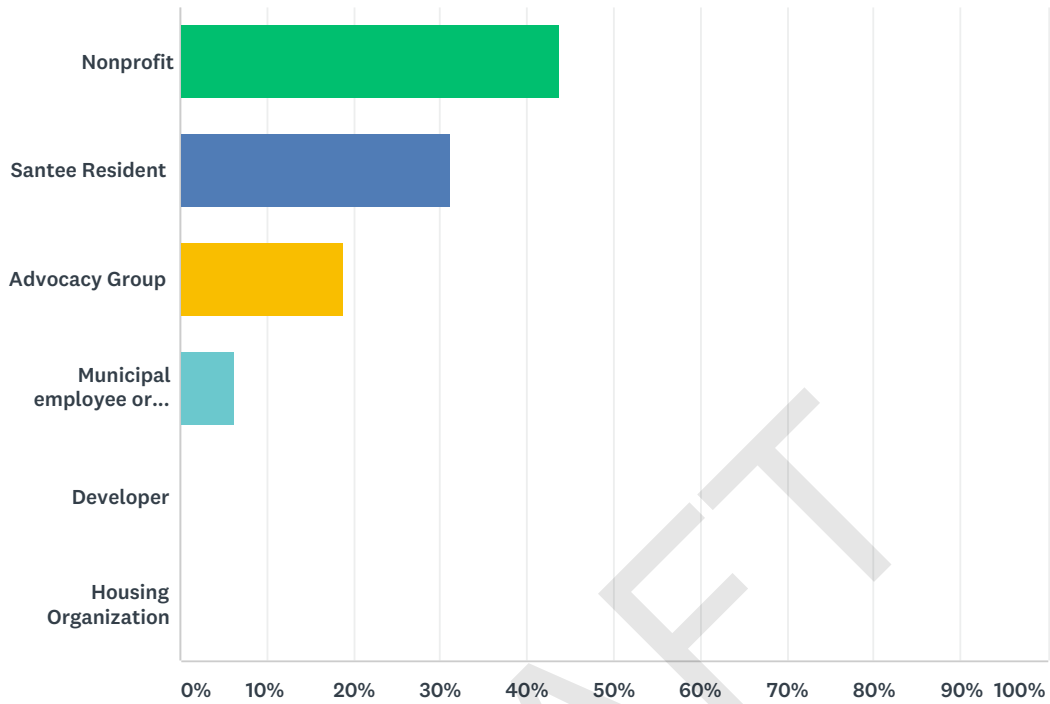


ANSWER CHOICES	RESPONSES	
92071	95.94%	402
Other	4.06%	17
TOTAL		419

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Q3 Please indicate who you represent:

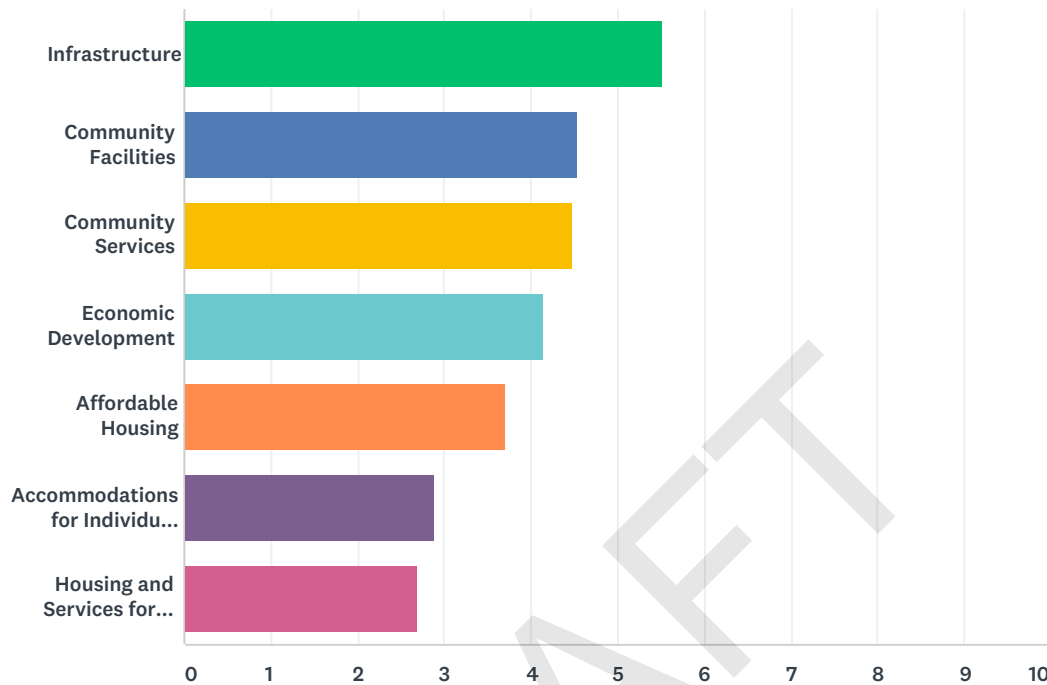
Answered: 16 Skipped: 403



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
TOTAL		16

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

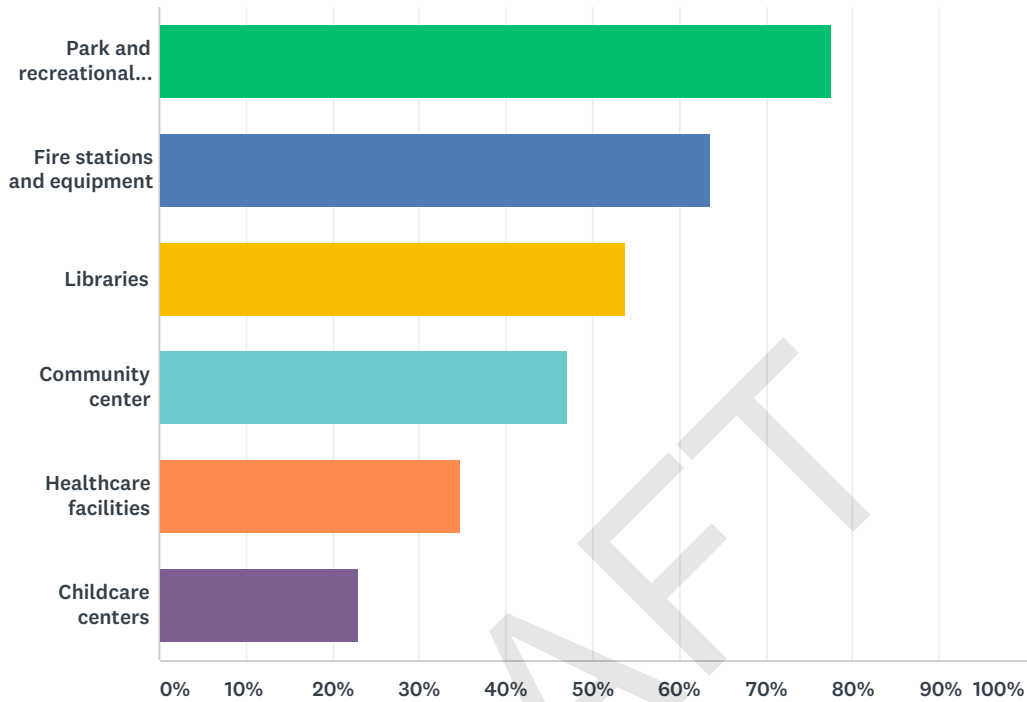
Answered: 336 Skipped: 83



	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.

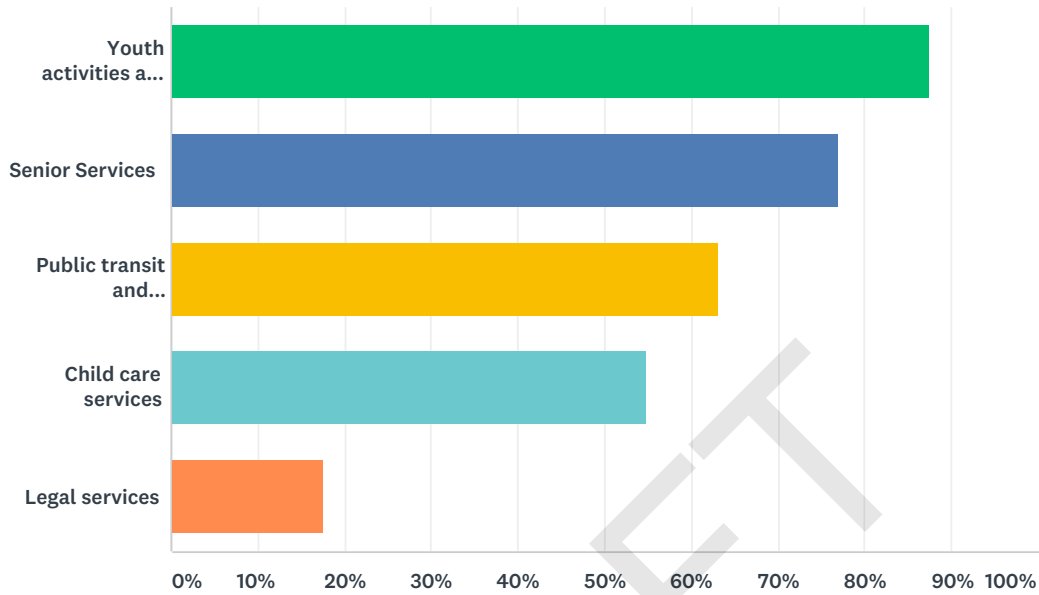
Answered: 336 Skipped: 83



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.

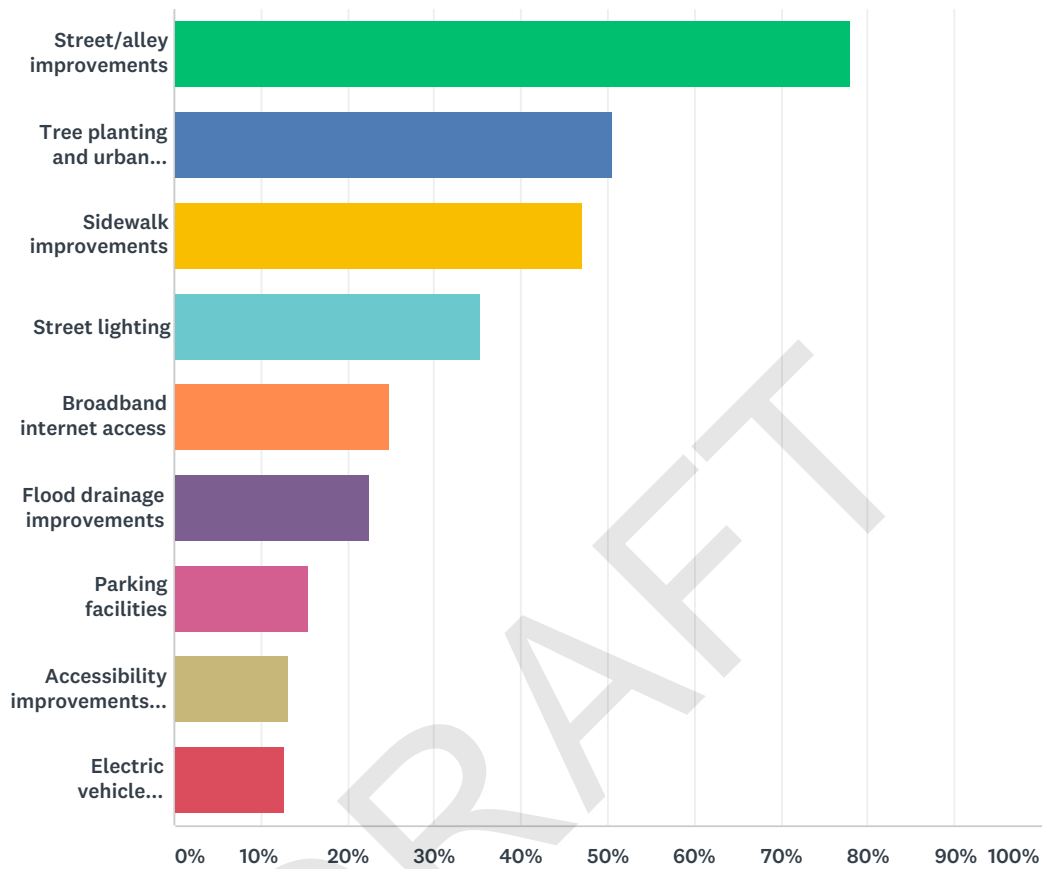
Answered: 336 Skipped: 83



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.

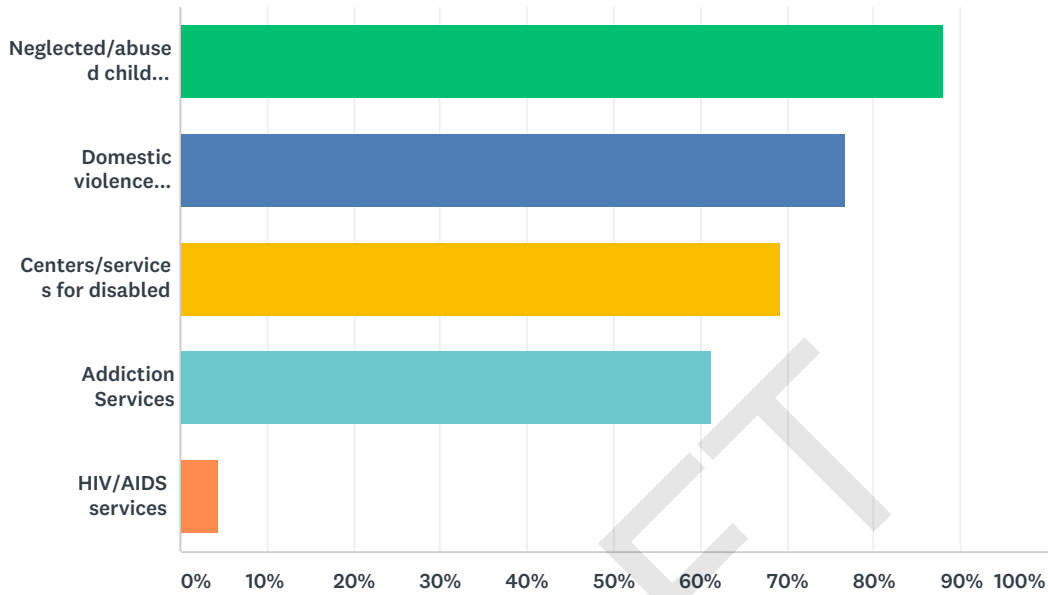
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ANSWER CHOICES	RESPONSES	
Street/alley improvements	77.98%	262
Tree planting and urban greenery	50.60%	170
Sidewalk improvements	47.02%	158
Street lighting	35.42%	119
Broadband internet access	25.00%	84
Flood drainage improvements	22.62%	76
Parking 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.

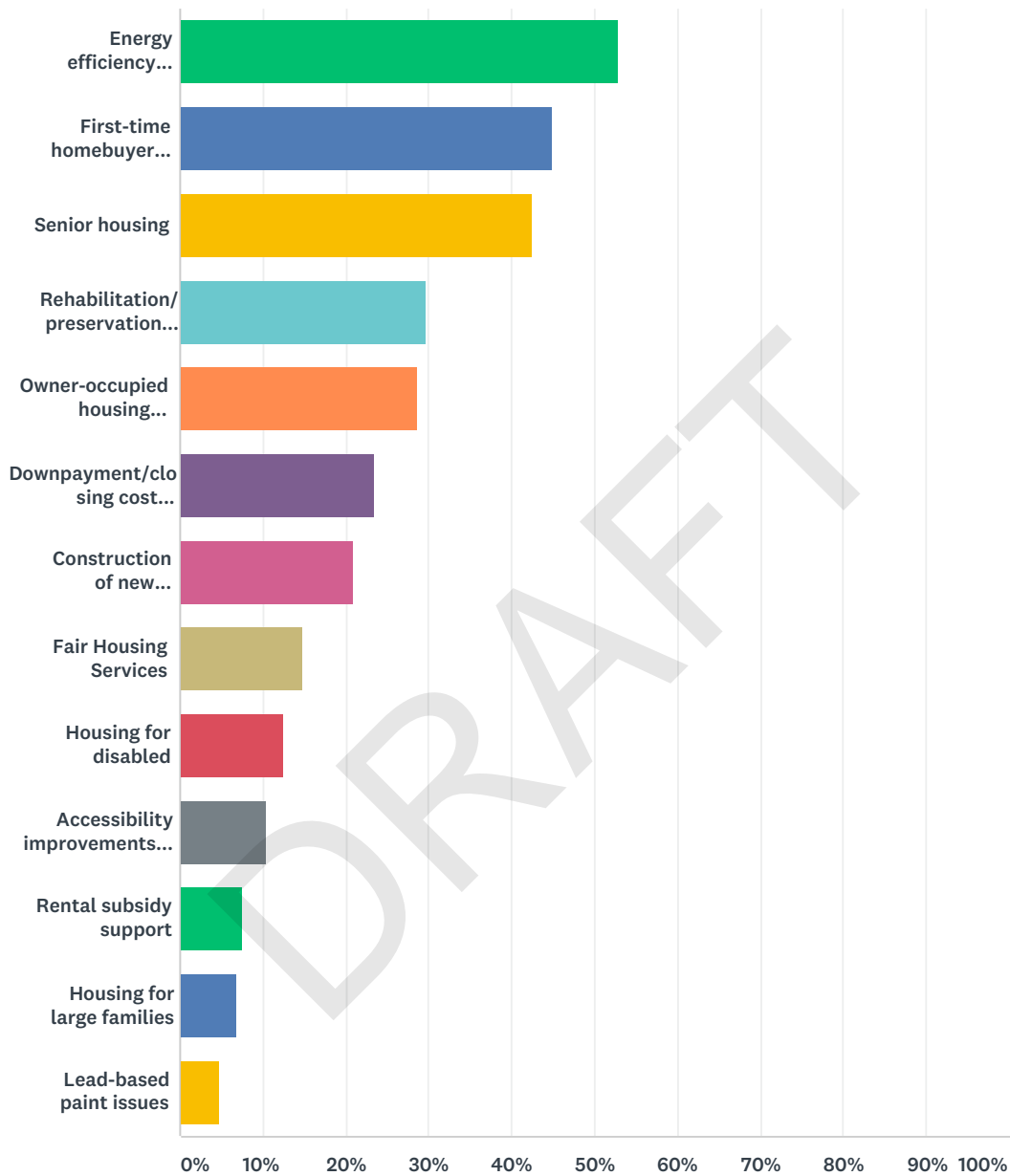
Answered: 336 Skipped: 83



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



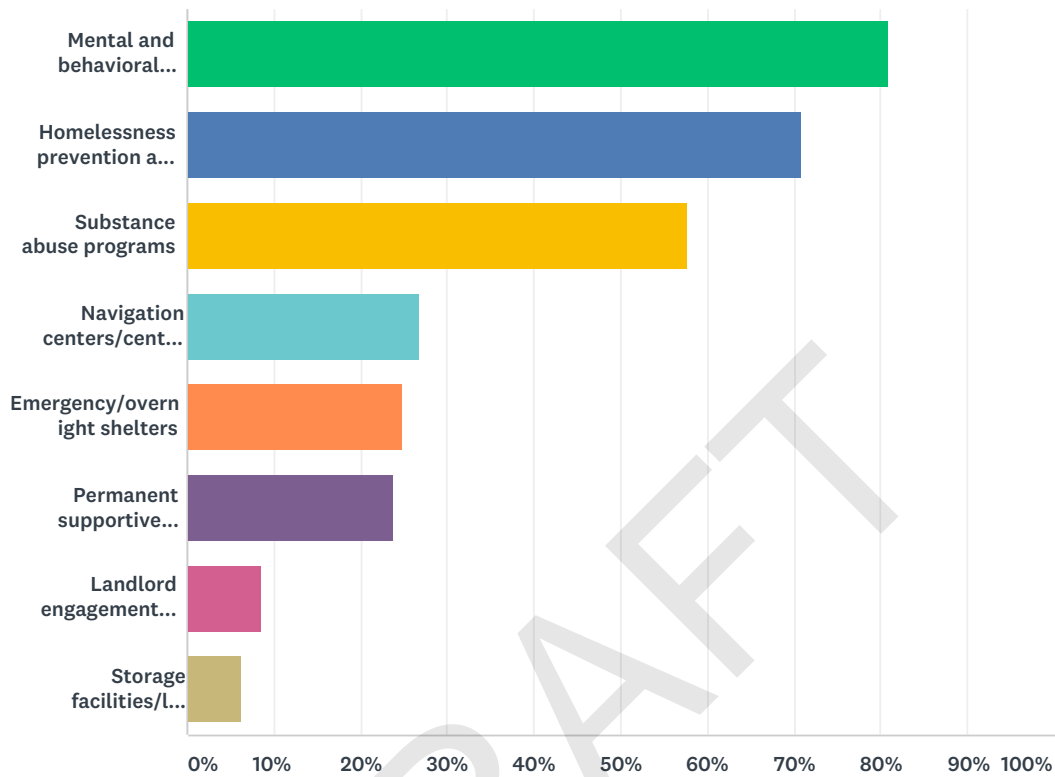
ANSWER CHOICES	RESPONSES
Energy efficiency improvements	52.98% 178
First-time homebuyer assistance	44.94% 151
Senior housing	42.56% 143
Rehabilitation/preservation of affordable apartments	29.76% 100
Owner-occupied housing rehabilitation	28.57% 96

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		

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

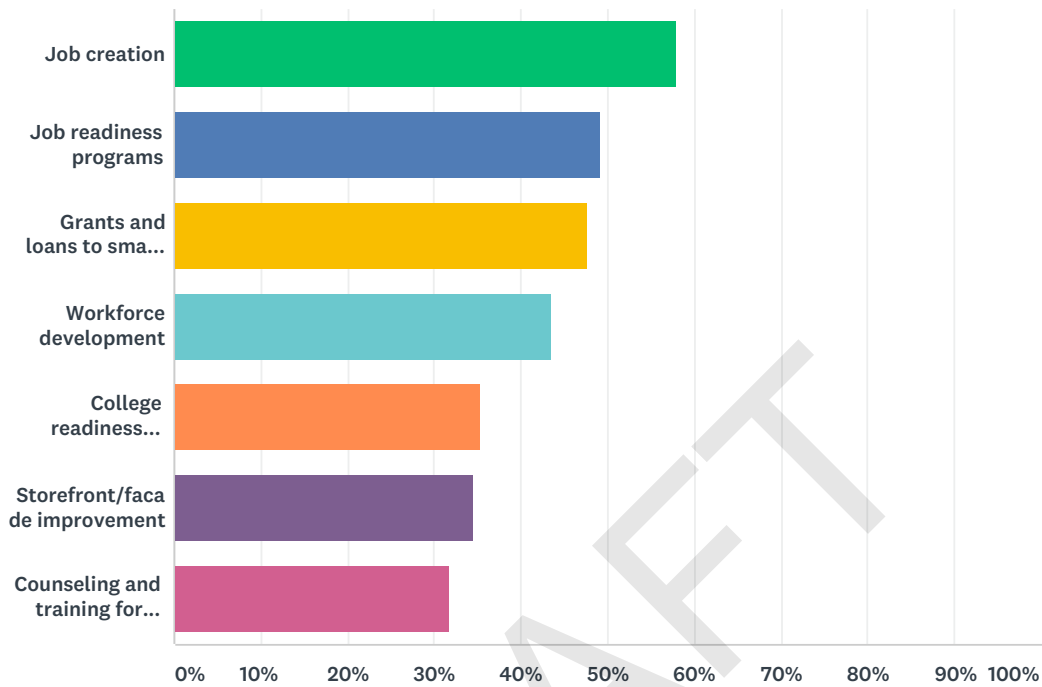
Answered: 336 Skipped: 83



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		



First Program Year Action Plan, City of Santee

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Santee's (City) 2020-2024 Consolidated Plan outlines the community's strategies for meeting its identified housing and community development needs, developed through a citizen participation process as detailed in the 2015-2019 Citizen Participation Plan. The five-year Consolidated Plan includes a needs assessment, market analysis, and identification of priority needs and long-term strategies.

An Annual Action Plan implements the strategies and provides a basis for allocating federal Community Development Block Grant resources. This document represents the City of Santee's Program Year 2020 CDBG Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the first year of the five-year Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In Program Year 2020, the Santee Annual Action Plan will generate the following estimated results:

- Assist up to 14,000 persons with special needs via CDBG funded public services;
- Render homeless prevention support and services for up to 160 persons;
- Minor rehabilitation of at least 25 dwelling units for 23 Santee seniors with CDBG resources;
- Assist about 885 low- and moderate- income households in census tract 166.17 with the CDBG financed Section 108 project;
- Assist up to 150 persons with fair housing issues funded with CDBG public services.

ATTACHMENT 2

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each program year of the Consolidated Plan period, the City must submit to HUD a Consolidated Annual Performance and Review Report (CAPER) with detailed information on progress towards the priorities, goals and objectives outlined in the Consolidated Plan.

In its most recent review of Consolidated Plan program funds, HUD has determined that the overall performance of the City's CDBG program was satisfactory.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Santee conducted two public hearings to solicit public participation in the allocation of federal block grant resources. The first was held on February 12, 2020 during which public input on community needs and priorities was invited and received. The second hearing was conducted on February 26, 2020 during which the allocation of Program Year 2020 Community Planning and Development (CPD) funding was determined based on the PY 2020 City of Santee allocation. A 30-day public review and comment period for the City of Santee Program Year 2020 Annual Action Plan began on March 13, 2020 and extended through April 13, 2020. A public hearing was held on April 22, 2020 by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2020 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

N/A – To be included in final version of Annual Action Plan

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

N/A – To be included in final version of Annual Action Plan

7. Summary

This document represents the City Santee's Program Year 2020 CDBG Annual Action Plan.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

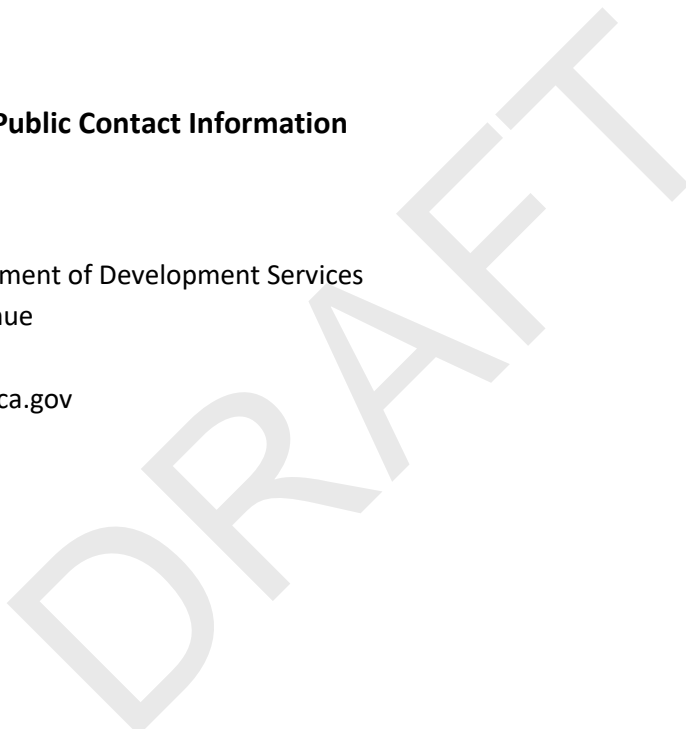
Agency Role	Name	Department/Agency
CDBG Administrator	SANTEE	Department of Development Services

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Melanie Kush
 Director
 City of Santee Department of Development Services
 10601 Magnolia Avenue
 619-258-4100
 mkush@cityofsanteeca.gov



AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Santee conducted two public hearings to solicit public participation in the allocation of federal block grant resources. The first was held on February 12, 2020 during which public input on community needs and priorities was invited. The second hearing was conducted on February 26, 2020 during which the allocation of Program Year 2020 Community Planning and Development (CPD) funding was determined. A 30-day public review and comment period for the City of Santee Program Year 2020 Annual Action Plan began on March 13, 2020 and extended through April 13, 2020. A public hearing was held on April 22, 2020 by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2020 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

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 allocates CDBG resources to expand social services, prevent homelessness, provide emergency shelter, transitional housing, and other support services for homeless and special needs clients throughout the region. The City of Santee participates in the Regional Task Force on the Homeless (RTFH), an integrated array of stakeholders tasked with strategic planning and coordination of resources to strengthen its collective impact with the goal of ending homelessness in the San Diego region.

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.

Santee is committed to addressing the needs of persons experiencing homelessness in relation to both physical and mental/behavioral health needs. The City of Santee participates in a regional Continuum of Care (Regional Task Force on the Homeless). The Regional Task Force on the Homeless provides direction on planning and policy issues that impact the homeless population within the County of San Diego by making updates to the Regional Plan to End Homelessness and a consolidated application to the U.S. Department of Housing and Urban Development in support of programming that assists the Santee's homeless and 'at-risk' population.

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

The City of Santee consulted with the Regional Task Force on the Homeless, however, the City does not directly receive HUD Emergency Solutions Grant (ESG) resources.

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

(see Table 2)

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

1	Agency/Group/Organization	CRISIS HOUSE, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
2	Agency/Group/Organization	LUTHERAN SOCIAL SERVICES CARING NEIGHBORS
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.

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3	Agency/Group/Organization	SANTEE MINISTERIAL COUNCIL- SANTEE FOOD BANK
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
4	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.

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5	Agency/Group/Organization	ELDERHELP OF SAN DIEGO
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
6	Agency/Group/Organization	SANTEE SANTAS FOUNDATION
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
7	Agency/Group/Organization	VOICES FOR CHILDREN
	Agency/Group/Organization Type	Services-Children Services-Abused and Neglected Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

ATTACHMENT 2

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing. City staff visit to offices during application process.
8	Agency/Group/Organization	CSA SAN DIEGO COUNTY
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.

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ATTACHMENT 2

Table 2 – Agencies, groups, organizations who participated

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

The resident and agency input process associated with the preparation of the Program Year 2020 Annual Action Plan was inclusive and involved all possible organizations, entities and persons. No single agency or organization was purposely excluded from providing input

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?
Regional Task Force on the Homeless	San Diego Regional Continuum of Care	Seek to further the efforts of the Regional Task Force on the Homeless.
City of Santee Housing Element, 2013-2021	City of Santee	The 2020-2024 City of Santee Consolidated Plan conforms with the adopted City of Santee Housing Element, 2013-2021 and will conform with the pending Housing Element.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

All of the Program Year 2020 CDBG applicants addressed the Mayor, City Council and members of the public present during the February 12, 2020 City Council Meeting. The applicants provided information on the programs that would be funded by CDBG and the various needs and persons their programs serve.

AP-12 Participation – 91.105, 91.200(c)

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

Information regarding the CDBG program, resources, and local program contact information were all posted on the City website. Public notices were published in a local newspaper to inform the public of public meetings, public hearings and document public review periods, including the Program Year 2020 Annual Action Plan containing the proposed activities for the program year. Additionally, an online survey addressing the Consolidated Plan 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. All survey data is included in Appendix B- Survey.

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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	Newspaper Advertisement	Non-targeted/broad community	Notice of two Public Meetings (1/30/2020) in East County Californian	N/A.	N/A.	
2	Newspaper Advertisement	Non-targeted/broad community	Notice of Public Hearing and Draft Consolidated Plan & 2020 AAP Available for Public Review (2/27/2020) in East County Californian	N/A.	N/A.	
3	Public Hearing	Non-targeted/broad community	Public Meetings on 2/12/2020, 2/26/2020, 3/11/2020 and 4/24/2019 to solicit public input.	Speakers are the public meeting addressed the needs of the community, including elderly persons, homeless, youth, low-income and disabled.	All comments were considered.	ityofsante eca.gov

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Santee is a CDBG Entitlement jurisdiction. The City was allocated \$275,561 in CDBG funds for Program Year 2020. The City of Santee is a member of the San Diego County HOME Consortium (Consortium). The County of San Diego is recognized by HUD as a Participating Jurisdiction on behalf of the Consortium and includes HOME Program goals, activities and accomplishments in its Consolidated Plan and Annual Action Plans. The City of Santee does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Solutions Grant (ESG) program funding. Please refer to the County of San Diego (www.sdhcd.com) and City of San Diego (www.sandiego.gov) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.

The City does not anticipate a regular stream of Program Income over the course of this Consolidated Plan. Program income received from the repayment of home rehabilitation loans (CDBG and HOME) and First Time Homebuyer loans will be applied to approved current year activities.

ATTACHMENT 2

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 5 - 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

All subrecipients rely on a variety of funding sources and several (e.g. Santee Food Bank and Santee Santas) are staffed entirely by volunteers. The City of Santee's Section 108 Loan project leveraged additional resources for drainage and roadway improvements to Buena Vista and Railroad Avenues.

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

No publicly owned property is expected to be used.

Discussion

The City of Santee will receive \$275,561 in CDBG funds in Program Year 2020. Prior year resources in the amount of \$88,582 are available for distribution. The allocation of grant funding among program year activities will comply with the 20% cap on administrative activities and the 15% cap on public services activities.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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 to create an accessible and safe community.	2020	2024	Infrastructure	Citywide	Infrastructure Maintenance & Support Support Services for Special Needs Clients	CDBG: \$267,779	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 885 Persons Assisted
2	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.	2020	2024	Public Services	Citywide	Homeless Prevention & Services. Support Services for Special Needs Clients	CDBG \$37,582	Public Services Support: 13,000 persons assisted Homeless Prevention Services: 750 persons assisted
3	Support affordable housing opportunities for low-to moderate-income residents.	2020	2024	Affordable Housing	Citywide	Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients. Provision of Fair Housing.	CDBG \$3,500	Maintenance of Affordable Housing: 23 persons assisted
4	Fair Housing	2020	2024	Affordable Housing	Citywide	Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients. Provision of Fair Housing.	CDBG \$15,500	Fair Housing Services: 150 persons assisted

Table 6 – Goals Summary

ATTACHMENT 2

Goal Descriptions

1	Goal Name	Improve community infrastructure and facilities to create an accessible and safe community.
	Goal Description	Provision of public facilities/infrastructure maintenance and support via CDBG resources, of which part are comprised of Section 108.
2	Goal Name	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.
	Goal Description	Provision of housing and/or support services to clients of which many are comprised of special needs populations, to include those experiencing homelessness.
3	Goal Name	Support affordable housing opportunities for low-to moderate-income residents.
	Goal Description	Assist in facilitation the creation of new affordable rental and homeownership housing through acquisition, preservation, and rehabilitation. Additionally, retain the services of a Fair Housing provider, promote fair housing education, and outreach within Santee.
4	Goal Name	Fair Housing
	Goal Description	Retain the services of a Fair Housing provider, promote fair housing education, and outreach within Santee.

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Projects

AP-35 Projects – 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.

Projects

#	Project Name
1	Program Administration
2	Program Administration - Fair Housing
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 Loan Debt Service
11	Public Facilities - Section 108 Loan Debt Service Reserve

Table 7 - Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Public Facilities/Infrastructure Support Affordable Housing Production & Maintenance Public Services Support. Homeless Prevention Services Fair Housing Services
	Needs Addressed	Infrastructure Maintenance & Support Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients Homeless Prevention & Services. Fair Housing Support
	Funding	CDBG: \$39,636
	Description	General program administration.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	City of Santee administrative resources for the FY 2020/2021 CDBG Program.
2	Project Name	Program Administration - Fair Housing – CSA San Diego
	Target Area	Citywide
	Goals Supported	Public Services Support. Fair Housing Services
	Needs Addressed	Support Services for Special Needs Clients Fair Housing Support
	Funding	CDBG: \$15,500

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	Description	Provide fair housing counseling and referral services. Conduct fair housing testing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Up to 150 residents will receive assistance with fair housing issues and landlord/tenant disputes.
	Location Description	Citywide
	Planned Activities	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.
3	Project Name	Public Services - Crisis House
	Target Area	Citywide
	Goals Supported	Public Services Support. Homeless Prevention Services
	Needs Addressed	Support Services for Special Needs Clients Homeless Prevention & Services.
	Funding	CDBG: \$6,852
	Description	Homelessness prevention/resolution through case management, food, shelter and referrals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Crisis House anticipates servicing approximately 160 City of Santee residents. All will be at or below low- to moderate-income levels.
	Location Description	Citywide
	Planned Activities	Address homeless issues through case management. Provide food, shelter vouchers and referrals.
4	Project Name	Public Services - ElderHelp San Diego
	Target Area	Citywide
	Goals Supported	Affordable Housing Production & Maintenance Public Services Support.

ATTACHMENT 2

	Needs Addressed	Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients
	Funding	CDBG: \$3,000
	Description	Independent living support through case management and referrals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Citywide
	Planned Activities	Provide case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information.
5	Project Name	Public Services - LSS Caring Neighbors Project
	Target Area	Citywide
	Goals Supported	Affordable Housing Production & Maintenance Public Services Support.
	Needs Addressed	Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients
	Funding	CDBG: \$3,500
	Description	Support decent living conditions for low-income older adults through minor home repairs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Lutheran Social Service - Caring Neighbors program estimates serving 23 eligible City of Santee residents.
	Location Description	Citywide
Planned Activities	Provide minor home repairs to low-income senior homeowners and referrals to community-based resources and services. .	
6	Project Name	Public Services - Meals on Wheels Greater San Diego
	Target Area	Citywide
	Goals Supported	Public Services Support.

ATTACHMENT 2

	Needs Addressed	Support Services for Special Needs Clients
	Funding	CDBG: \$4,500
	Description	Administer home delivered meals to elder adults, most of whom are low- to extremely-low income.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Meals on Wheels anticipates serving 56 unduplicated homebound low-income seniors in the city of Santee.
	Location Description	Citywide
	Planned Activities	Provide meals to homebound Santee residents, including seniors and persons with special needs.
7	Project Name	Public Services - Santee Food Bank
	Target Area	Citywide
	Goals Supported	Public Services Support. Homeless Prevention Services
	Needs Addressed	Support Services for Special Needs Clients Homeless Prevention & Services.
	Funding	CDBG: \$14,000
	Description	Provide emergency food assistance to community residents.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Santee Food Bank anticipates serving 13,350 Santee residents in Program Year 2020.
	Location Description	The Santee Food Bank is located at 9715 Halberns Boulevard in the city of Santee.
Planned Activities	Provide an emergency food assistance.	
8	Project Name	Public Services - Santee Santas
	Target Area	Citywide
	Goals Supported	Public Services Support.
	Needs Addressed	Support Services for Special Needs Clients
	Funding	CDBG: \$5,500

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	Description	Provide meals, non-perishable food and school supplies to needy families and seniors.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Citywide
	Planned Activities	Assist families and individuals with nutritional assistance.
9	Project Name	Public Services – Voices for Children
	Target Area	Citywide
	Goals Supported	Public Services Support.
	Needs Addressed	Support Services-Abused and Neglected Children
	Funding	CDBG: \$4,000
	Description	Provide Court Appointed Special Advocates (CASAs) for foster children in Santee
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Citywide
	Planned Activities	Provide CASAs for foster children in Santee.
10	Project Name	Public Facilities - Section 108 Loan Debt Service
	Target Area	Citywide
	Goals Supported	Public Facilities/Infrastructure Support
	Needs Addressed	Infrastructure Maintenance & Support
	Funding	CDBG: \$143,584
	Description	Repayment of Section 108 loan. Loan proceeds were dedicated to improvement of Buena Vista Avenue and Railroad Avenue.
	Target Date	6/30/2021
	Estimate the number and type of families that will	885 persons assisted by these public facilities improvements.

ATTACHMENT 2

	benefit from the proposed activities	
	Location Description	Buena Vista and Railroad Avenues.
	Planned Activities	Funds allocated to principal and interest payments associated with Section 108 loan obtained to fund Buena Vista Avenue/Railroad Avenue public improvements.
11	Project Name	Public Facilities - Section 108 Loan Debt Service Reserve
	Target Area	Citywide
	Goals Supported	Public Facilities/Infrastructure Support
	Needs Addressed	Infrastructure Maintenance & Support
	Funding	CDBG: \$124,195
	Description	Reserve fund to partially off-set insufficient future CDBG allocations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	885 persons assisted by these public facilities improvements.
	Location Description	Buena Vista and Railroad Avenues.
	Planned Activities	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 – 91.220(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

Target Area	Percentage of Funds
Citywide	26

Table 8 - 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-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Santee has a strong record of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including flexible development standards, density bonus provisions, and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable housing projects. The loss of Redevelopment Housing Funds after the dissolution of redevelopment in California in 2012, combined with reductions in federal HOME funds, has impaired the City's ability to provide direct financial for future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in the City of Santee is the lack of vacant land suitable for residential development. Private lands owners hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City firmly believes that its policies and current practices do not create barriers to affordable housing. The City is currently updating its Analysis of Impediments to Fair Housing Choice, which will be available for Public Review in April 2020. The completion on the Analysis of Impediments will provide guidance to the City on how successful it has been in furthering Fair Housing Choice.

Discussion:

The City will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

AP-85 Other Actions – 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

paint danger.

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 – 91.220(I)(1,2,4)

Introduction:

The following identifies additional resources available for allocation to Program Year 2020 activities. Also identified are the amount of urgent need and percentage expended on activities that benefit persons of low- and moderate- income are provided.

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
Total Program Income:	0

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.


City of Santee
COUNCIL AGENDA STATEMENT

Item 9

MEETING DATE March 11, 2020

AGENDA ITEM NO.

ITEM TITLE **HOUSING ELEMENT UPDATE WORKSHOP I – CONSIDERATION OF POTENTIAL SITES FOR THE SIXTH CYCLE HOUSING ELEMENT RESIDENTIAL SITES INVENTORY**


DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY On October 9, 2019 the City Council authorized staff to initiate an update to the Housing Element with the selection of Veronica Tam and Associates as the City’s Housing Element consultant. The upcoming Housing Element cycle (the Sixth Cycle) is for the period from April 15, 2021 through April 15, 2029, and the City must adopt an updated Housing Element by April 15, 2021. As part of the update, jurisdictions are required to develop a Residential Sites Inventory that identifies sites throughout the respective jurisdiction that provide enough land at various densities to accommodate affordable housing for a range of household incomes including: very low, low, moderate and above moderate. The Department of Housing and Community Development and the San Diego Association of Governments undergo a process by which the regional share of housing is divided among the County and other jurisdictions (the Regional Housing Needs Allocation or RHNA). Santee’s Fifth Cycle share is currently 3,660 dwelling units; the Sixth Cycle share is 1,219 residential units (406 very low, 200 low, 188 moderate, and 425 above moderate).

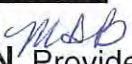
Staff has identified 37 sites throughout the City that may be suitable for inclusion on the Housing Element Residential Sites Inventory (Attachments A-C). This Housing Element cycle must identify sufficient housing capacity that not only meets the City’s RHNA obligation, but accounts for the viability of development on the identified sites in light of new state housing laws such as Senate Bill 166 (No Net Loss).

This first public workshop provides the City Council with the opportunity to either maintain or eliminate sites from consideration as part of the Residential Sites Inventory. All property owners of the 37 potential sites and housing-related organizations were provided notice of the workshop.

ENVIRONMENTAL REVIEW This is a workshop, not subject to CEQA pursuant to Section 15306, titled “Information Collection”. Compliance with the Environmental Quality Act (CEQA) would be required for the adoption of the Housing Element and land use/zone amendments.

FINANCIAL STATEMENT Not applicable 

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION  Provide direction to staff as to which sites should be further considered for the Sixth Cycle Housing Element Residential Sites Inventory.

ATTACHMENTS

- Staff Report
- Summary of Sites (Attachment A)
- Map of Preliminary Residential Sites (Attachment B)
- Preliminary Residential Sites Inventory (Attachment C)

STAFF REPORT

HOUSING ELEMENT UPDATE WORKSHOP I – CONSIDERATION OF POTENTIAL SITES FOR THE SIXTH CYCLE HOUSING ELEMENT RESIDENTIAL SITES INVENTORY

APPLICANT: CITY OF SANTEE

CITY COUNCIL MEETING
March 11, 2020

A. INTRODUCTION

The current General Plan Housing Element, adopted on April 10, 2013, is designed to promote the production of safe, decent, and affordable housing within the community. Per State law, the Housing Element has two main purposes:

- (1) To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- (2) To provide a strategy that establishes housing goals, policies and programs.

The Housing Element is an eight-year plan providing an analysis of Santee's housing needs and strategies to provide for those housing needs. The focus of this first City Council Housing Element Workshop for the next eight-year plan cycle is to consider the existing housing sites inventory and recommend new sites to be included in the next inventory of housing sites.

B. BACKGROUND

State law requires housing elements to be updated periodically to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its share of the regional housing needs, referred to as the Regional Housing Needs Allocation (RHNA). For the San Diego region, the regional growth projected by the State for the current Housing Element was for the period between January 1, 2010 and December 31, 2020. The next cycle of regional growth is for the period between April 15, 2021 and April 15, 2029. The City must adopt an update to the General Plan Housing Element by April 15, 2021.

The State Department of Housing and Community Development (HCD) requires jurisdictions to make a diligent effort to achieve public participation of all economic populations during the Housing Element update. As part of the Housing Element update process, this first City Council Housing Element Workshop represents an opportunity for the interested public to voice their views on proposed sites for the housing inventory. Public notices were mailed to known interested parties including developers, service providers, housing advocates, and community stakeholders. In addition, notice of the workshop was posted on the City's website and included in the East County Californian newspaper. Comments received in response to the outreach efforts will be used to help

establish goals, objectives, policies and programs for the Housing Element update. Further, the City has hired a reputable long-time housing consultant, Veronica Tam and Associates, to assist in the update process. Ultimately, a noticed public hearing will be held before the City Council prior to adoption of the updated Housing Element.

C. DISCUSSION

Most of the City's residentially zoned land has already been developed with a diversity of housing types, including single-family homes, mobile homes parks, townhomes, condominiums, and apartments. Under the 2013 Housing Element, approximately 64 percent of the City's housing stock was comprised of single-family units, while approximately 24 percent consisted of multi-unit developments such as condominiums or apartments. SANDAG projects that most of the new housing constructed in the region will be comprised of multiple-unit developments.

Overall, the region needs to plan for an additional 171,685 units. The next (2021-2029) RHNA period is allocated to jurisdictions by SANDAG based upon several factors, including recent access to transit and jobs, as well as equity considerations such as household incomes by jurisdiction. Santee has been assigned 1,219 units for the sixth RHNA cycle, representing 0.71 percent of the total regional housing need. Of the 1,219 units allocated to Santee, the City must plan for units affordable to all income levels, specifically: 406 very low income, 200 low income, 188 moderate income, and 425 above moderate income households.

A jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or underutilized sites within the community. A jurisdiction must document how zoning and development standards on the sites facilitate housing production. Most residential zone districts in the City establish a range of allowable density. For example, density within the "High-Density" R-22 zone is between 22 and 30 dwelling units per acre (du/acre) and 30 du/acre in the "Urban Residential" zone. For purposes of calculating residential capacity of sites in the existing (2013) inventory, the midpoint of allowable density was used. The proposed approach with the Sixth Cycle is to assume the low end of the range for more certainty in reporting residential capacity.

Also considered are the airport safety zones depicted in the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). Flight safety zones seek to limit land use to specific "compatible" uses and cap residential densities. As such, affected sites are not being considered for inclusion in the updated inventory.

The State will now only accept sites that are a minimum of a half-acre and a maximum of ten acres in size. As such, sites in the Park Avenue neighborhood are not being considered for inclusion in the updated inventory.

Preliminary Sixth Cycle Residential Sites Inventory

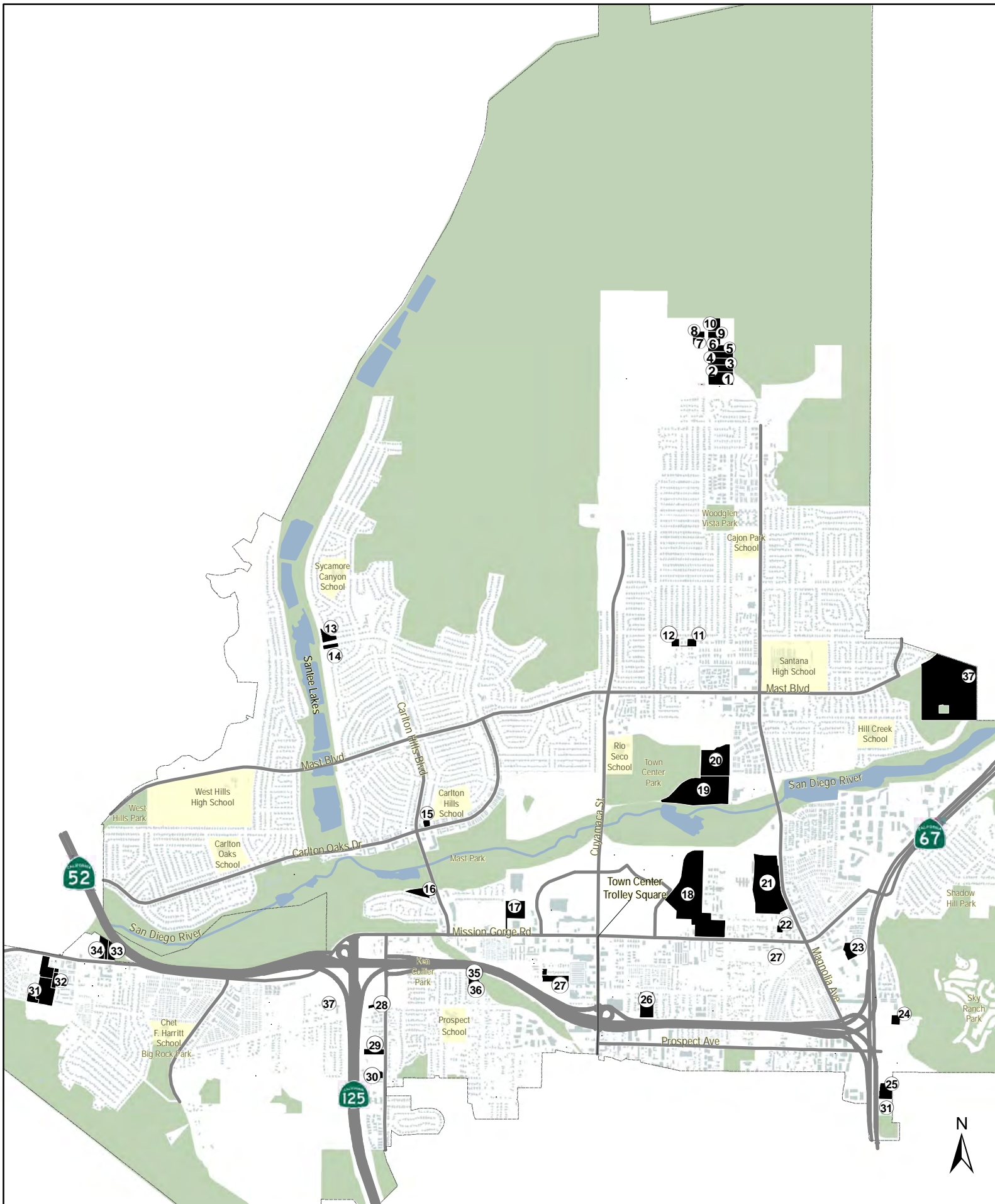
The overall approach for the new inventory is to look at potential lots dispersed throughout the community but not within safety zones that preclude residential development. Staff

has identified potential residential sites for inclusion in the Sixth Cycle inventory listed on **Attachment A**, and depicted on **Attachments B and C**. Key characteristics are detailed for all of the sites on Attachment C.

D. STAFF RECOMMENDATION

Provide direction to staff as to which sites should be further considered for the Sixth Cycle Housing Element Residential Sites Inventory.

Attachment B: Map of Preliminary Residential Sites



Attachment C: Preliminary Residential Sites Inventory

Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
1	37819001	10939 SUMMIT AVE	4.65	SFH	90%	R-1A	R-7	7	29.3



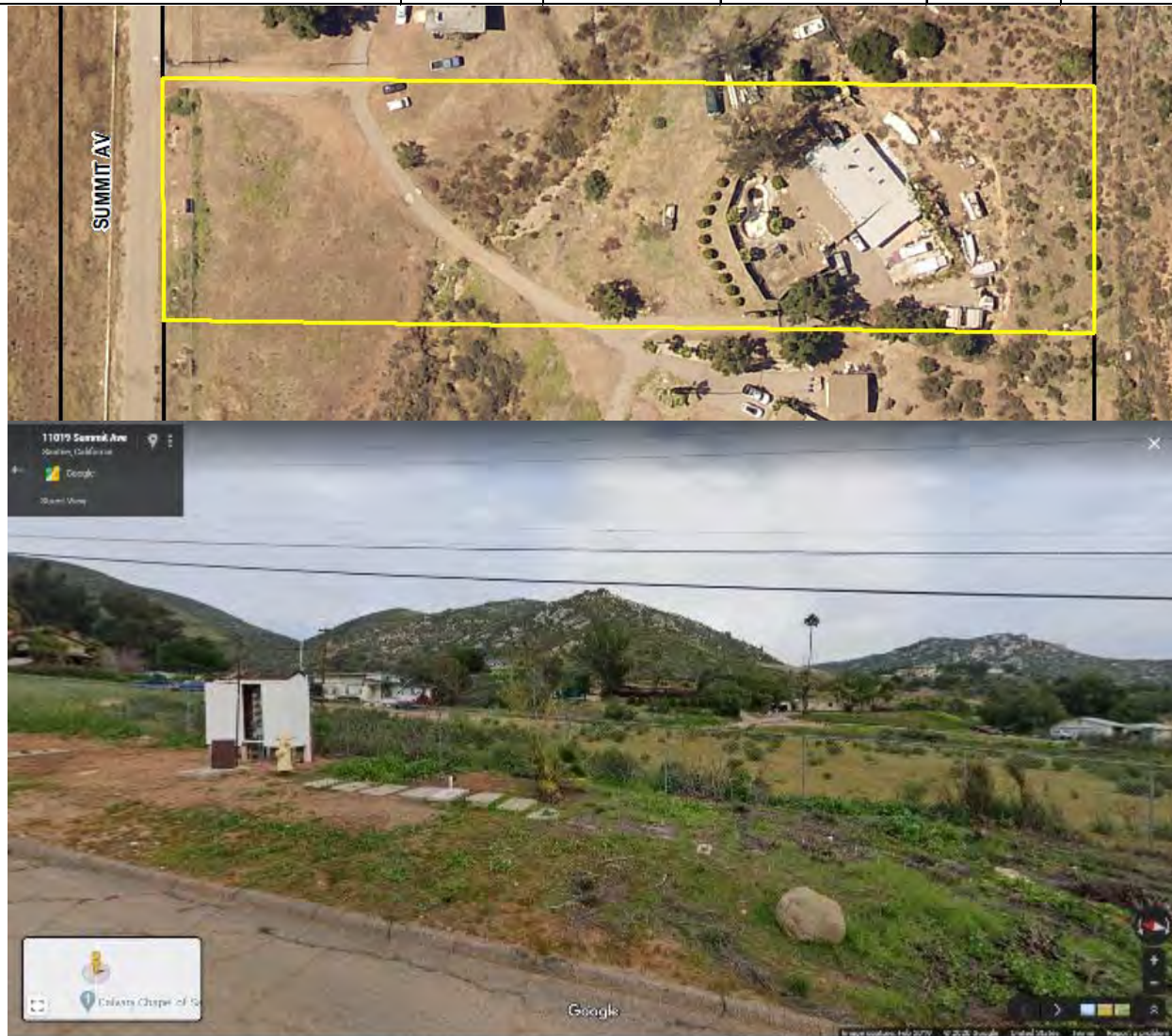
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
2	37818010	11009 SUMMIT AVE	2.32	SFH	90%	R-1A	R-7	7	14.62



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
3	37818009	11025 SUMMIT AVE	2.32	SFH	90%	R-1A	R-7	7	14.62



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
4	37818008	11041 SUMMIT AVE	2.32	SFH	90%	R-1A	R-7	7	14.62



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
5	37818007	11059 SUMMIT AVE	2.32	SFH	70%	R-1A	R-7	7	11.37



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
6	37818029	10215 SUMMIT CREST DR	1.16	SFH	100%	R-1	R-7	7	8.12



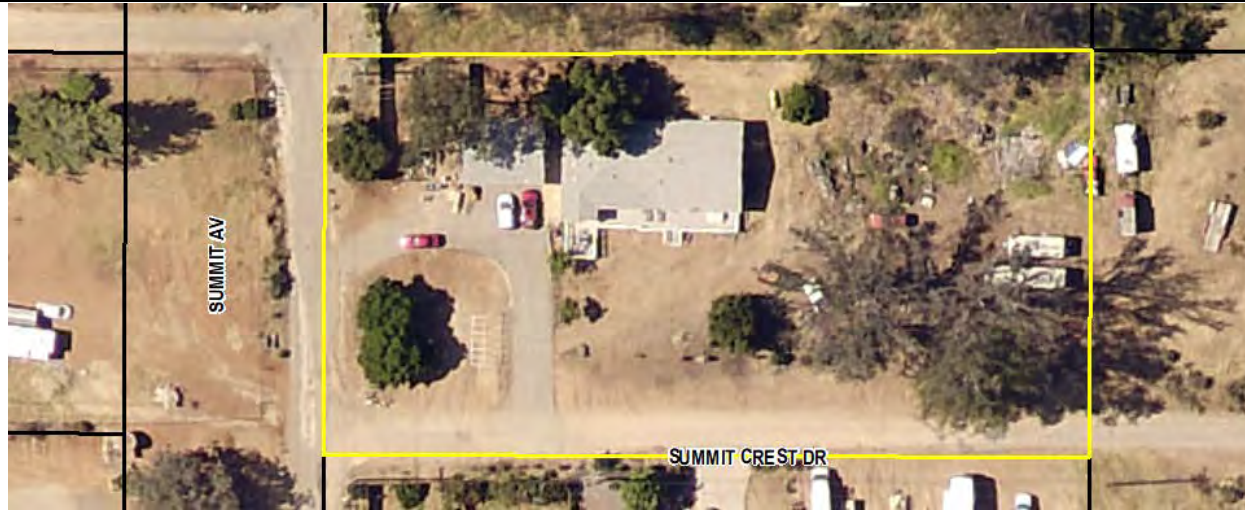
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
7	37821021	11010 SUMMIT AVE	1.15	SFH	100%	R-1	R-7	7	8.05



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
8	37821020	11020 SUMMIT AVE	1.02	SFH	100%	R-1	R-7	7	7.14



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
9	37818028	11115 SUMMIT AVE	1.16	SFH	100%	R-1	R-7	7	8.12



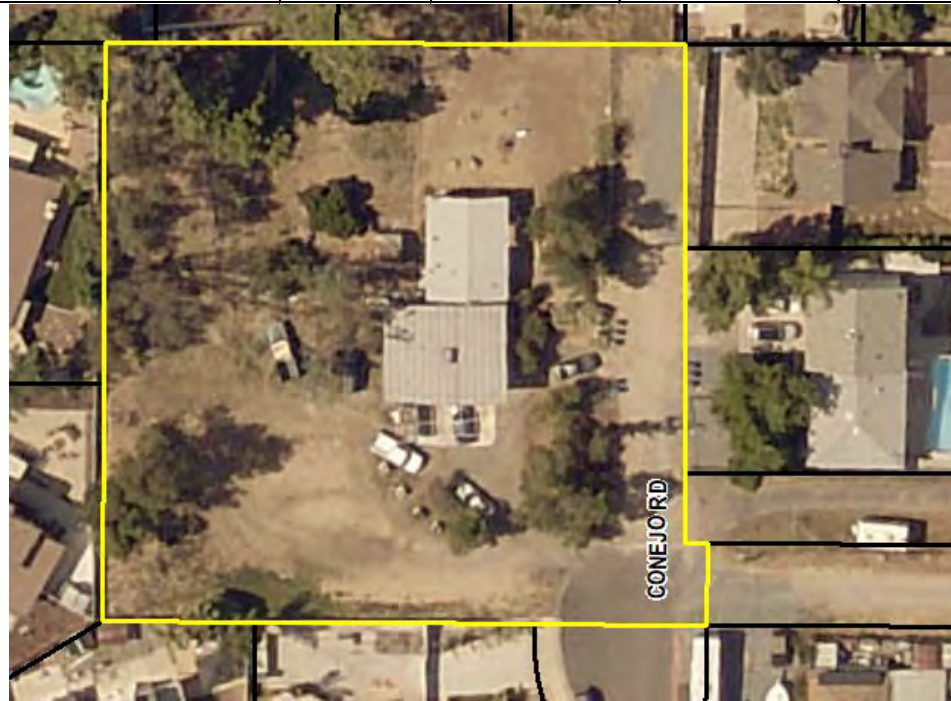
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
10	37818020	11129 SUMMIT AVE	2.32	SFH	70%	R-1	R-7	7	11.37



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
11	38103107	9945 CONEJO RD	1.19	SFH	100%	R-2	R-7	7	8.33



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
12	38169028	9960 CONEJO RD	0.86	SFH	100%	R-2	R-7	7	6.02



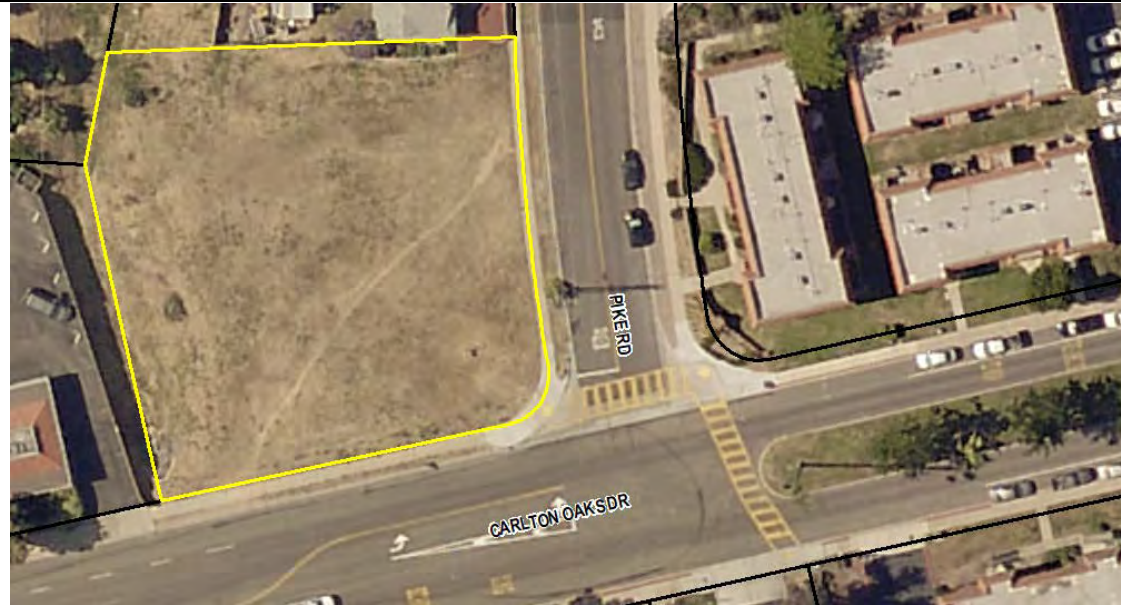
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
13	38003118	LAKE CANYON RD	1.67	Vacant	100%	R-2	R-7	7	11.69



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
14	38003118	LAKE CANYON RD	0.89	Vacant	100%	R-2	R-7	7	6.23



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
15	38011208	PIKE RD	0.61	Vacant	90%	NC	R-14	14	7.686



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
16	38307104	CARLTON HILLS BLVD	2.77	Vacant	80%	R-7	R-7	7	15.51



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
17	38104036	WALMART	5.26	Vacant	100%	TC-C	TC-R-22	22	115.7



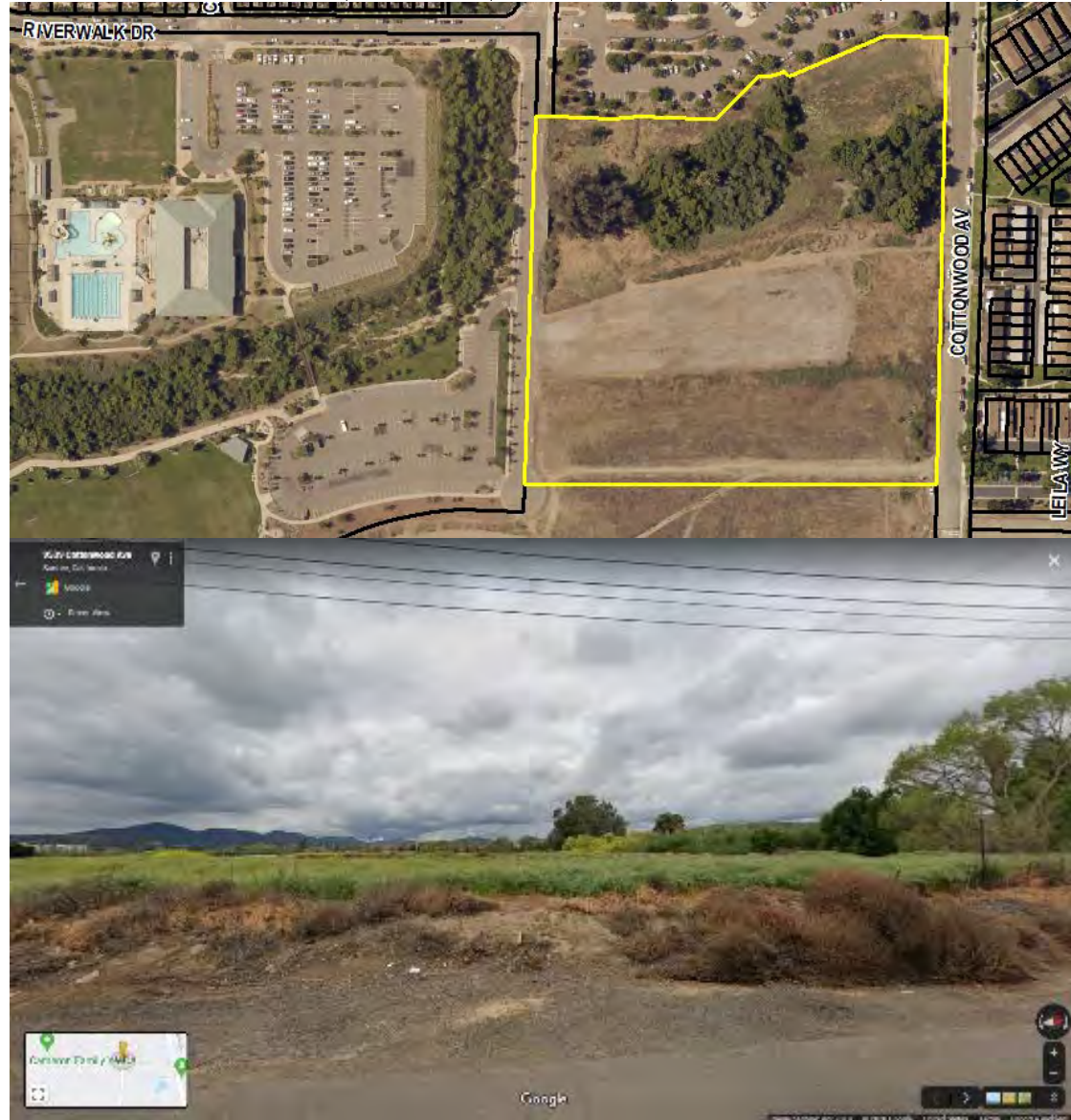
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
18	38105082	PARCEL 6 PORTION	6	Vacant	100%	TC-C	TC-R-22	22	132



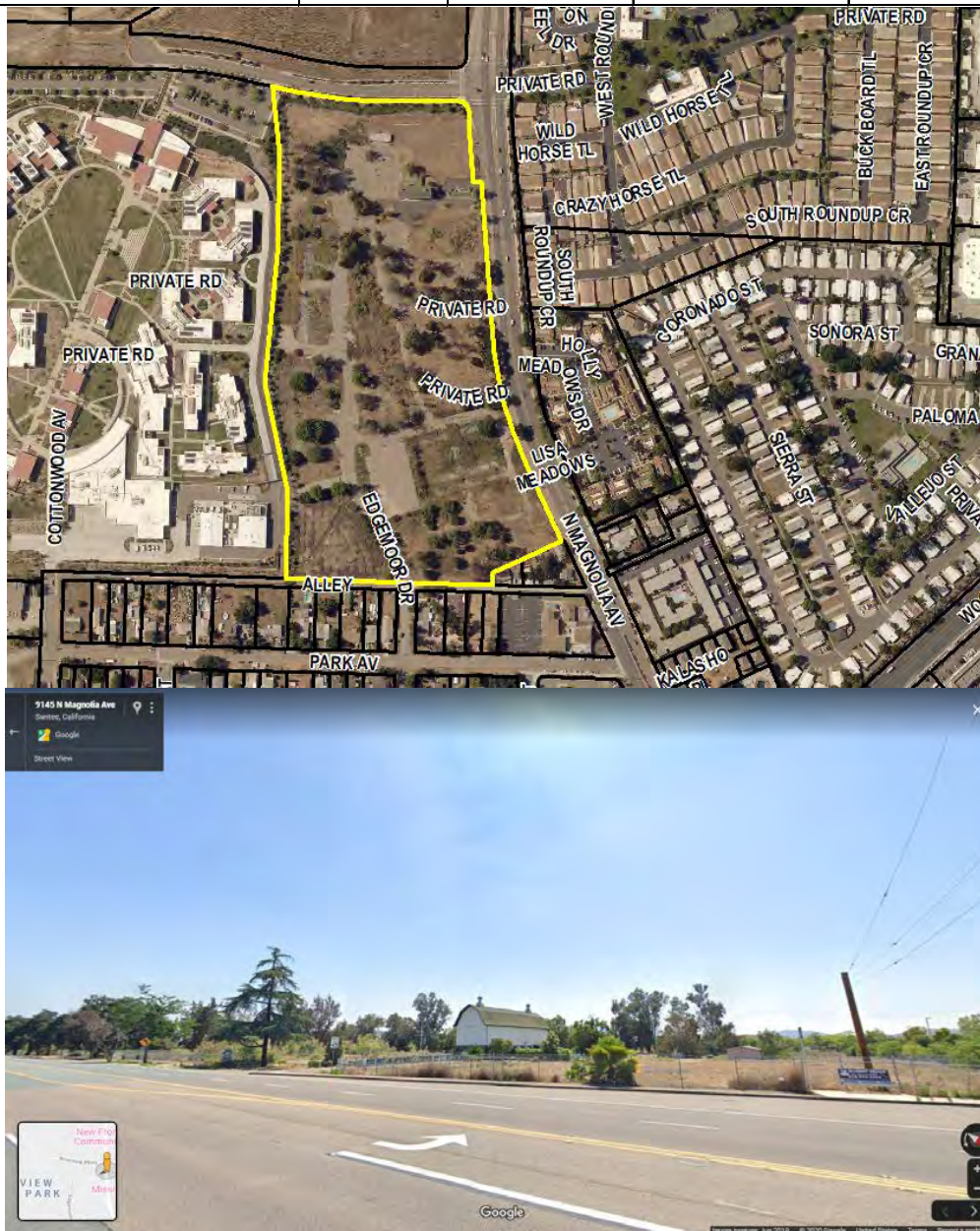
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
19	38105118	COTTONWOOD AVE	22.15	Vacant	90%	TC-R-30	TC-R-14	14	279.1



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
20	38105117	COTTONWOOD AVE	11.71	Vacant	60%	TC-R-22	TC-R-14	14	98.36



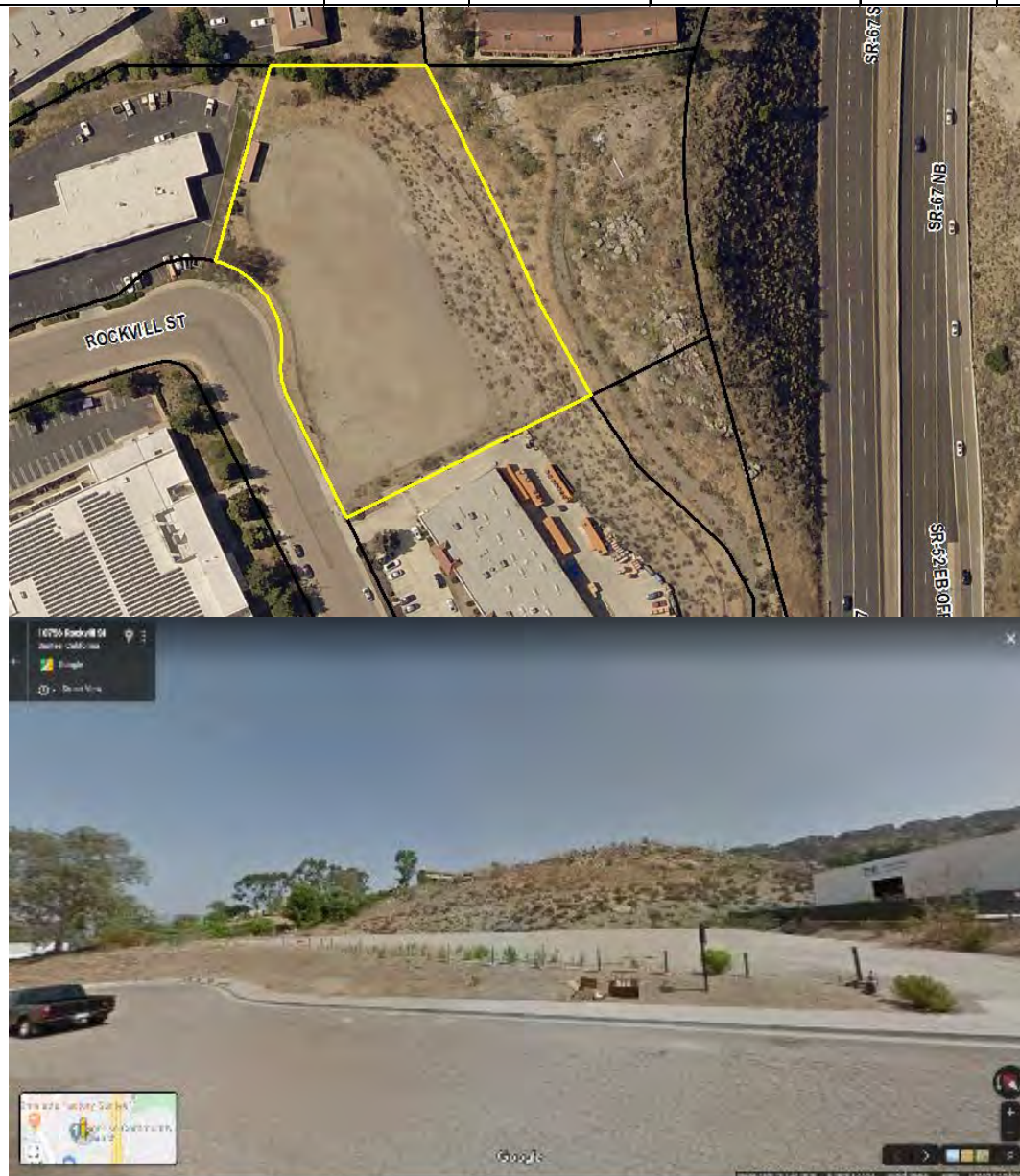
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
21	38105081	9200 MAGNOLIA AVE	21.23	Polo Barn	80%	TC-O/I	TC-R-22	22	373.6



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
22	38410616	8942 1ST ST	0.6	SFH	100%	TC-R-22	TC-R-22	22	13.2



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
23	38447009	ROCKVILL ST	1.96	Vacant	100%	GC/IL	R-22	22	43.12



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
24	38414211	10952 SUNSET TRL	1.24	2 SFH	100%	R-14	R-14	14	17.36



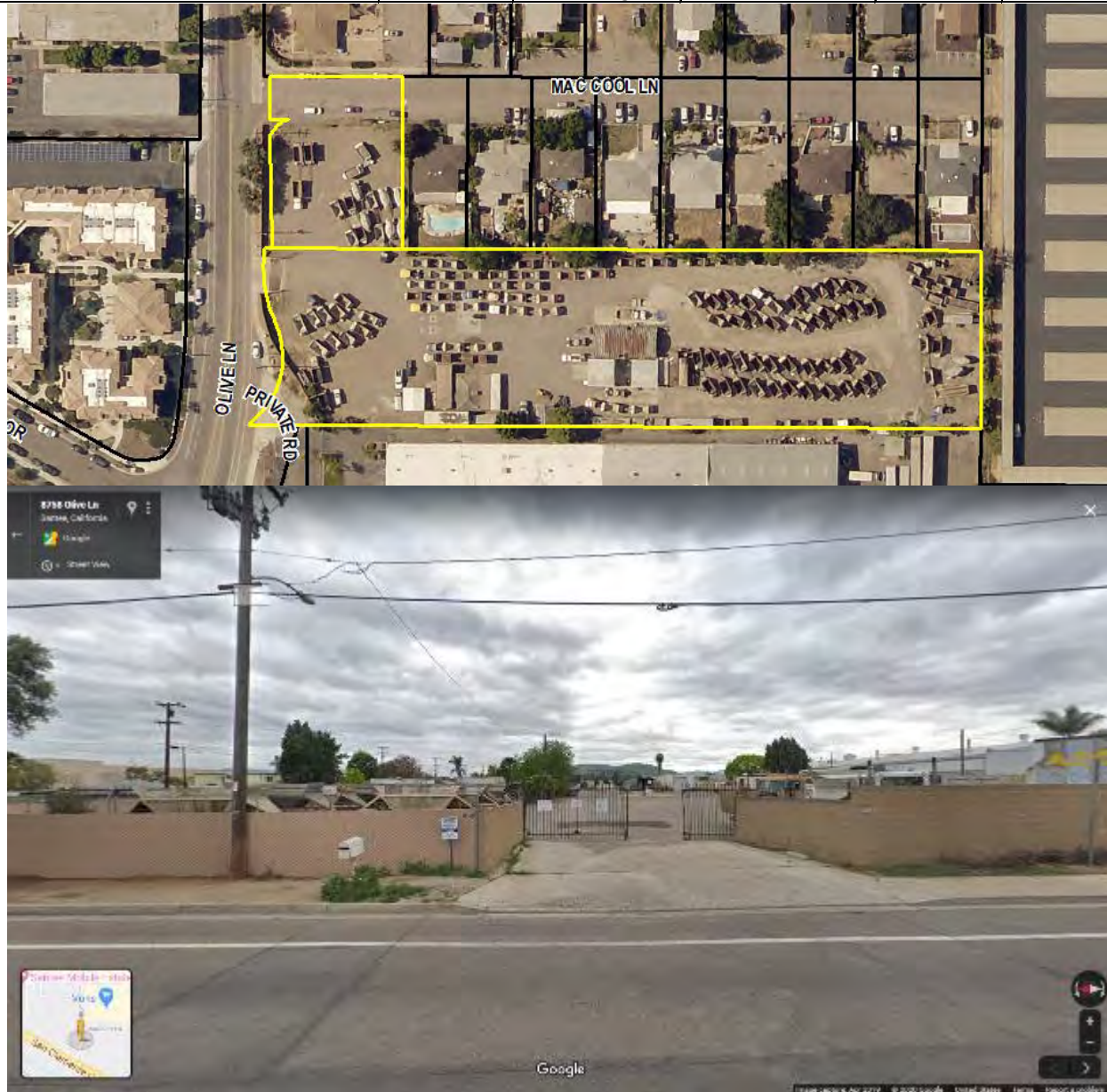
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
25	38706111	8355 GRAVES AVE	3.69	Vacant	100%	R-14	R-14	14	51.66



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
26	38416204	9953 BUENA VISTA AVE	4.8	SFH	100%	R-2	R-22	22	105.6



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
27	38402007	8801 OLIVE LN	2.93	Trucking	100%	IL	R-14	14	41.02



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
28	38349056	PROSPECT AVE	0.72	Vacant	90%	R-7	R-7	7	4.536



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
29	38619217	8572 FANITA DR	1.73	SFH	100%	R-7	R-7	7	12.11



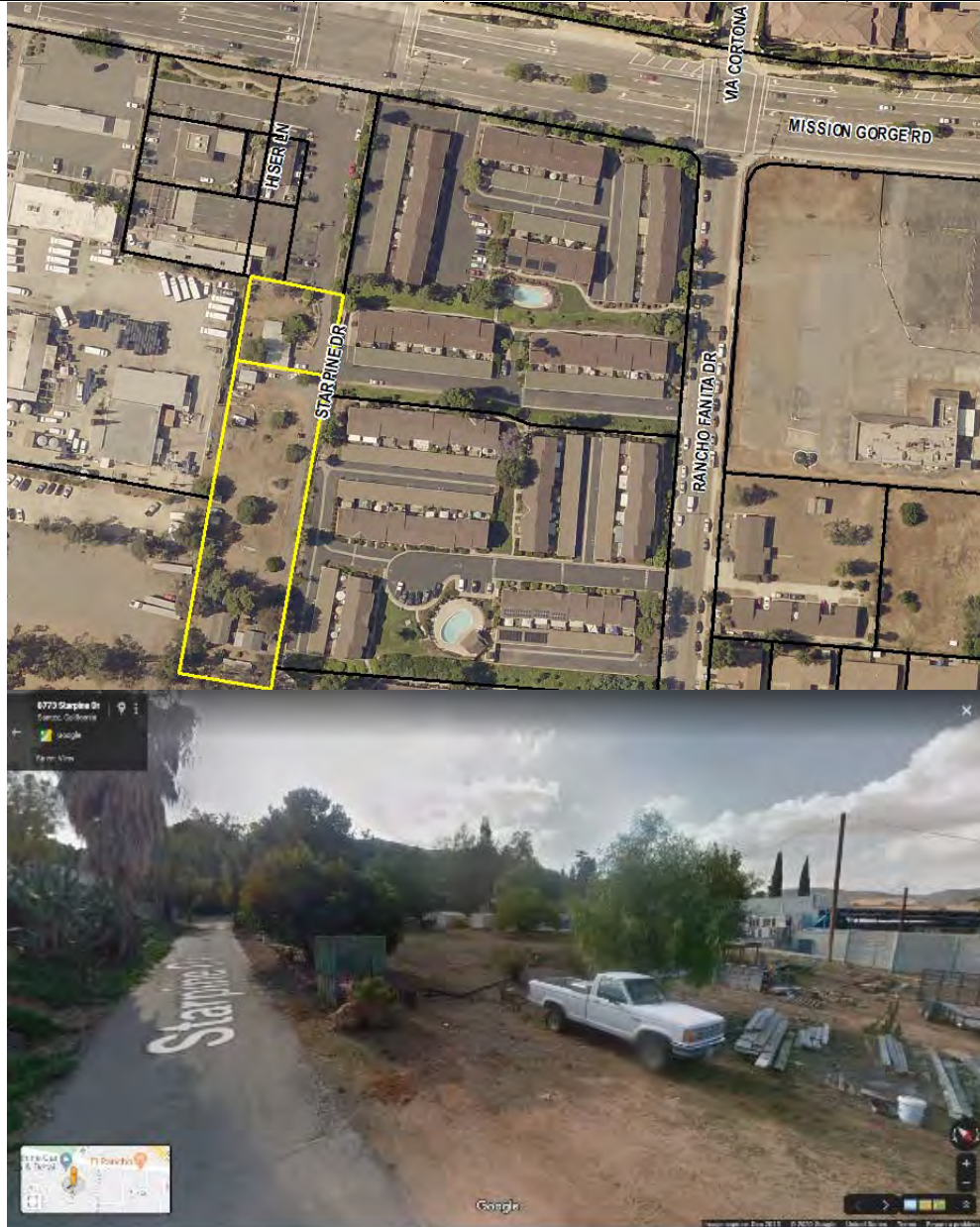
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
31	38669038	8504 FANITA DR	0.68	Vacant	100%	R-7	R-7	7	4.76



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
32	38630031	7737 MISSION GORGE RD	10.38	Commercial	90%	R-7/GC	R-22	22	205.5



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
32	38630009	8714 STARPINE DR	1.3	SFH	100%	R-7/GC	R-22	22	28.6



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
36	38306103	7980 MISSION GORGE RD	5.23	SFH	70%	R-22	R-22	22	80.54



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
35	38306101	7950 MISSION GORGE RD	0.95	SFH	100%	R-22	R-22	22	20.9



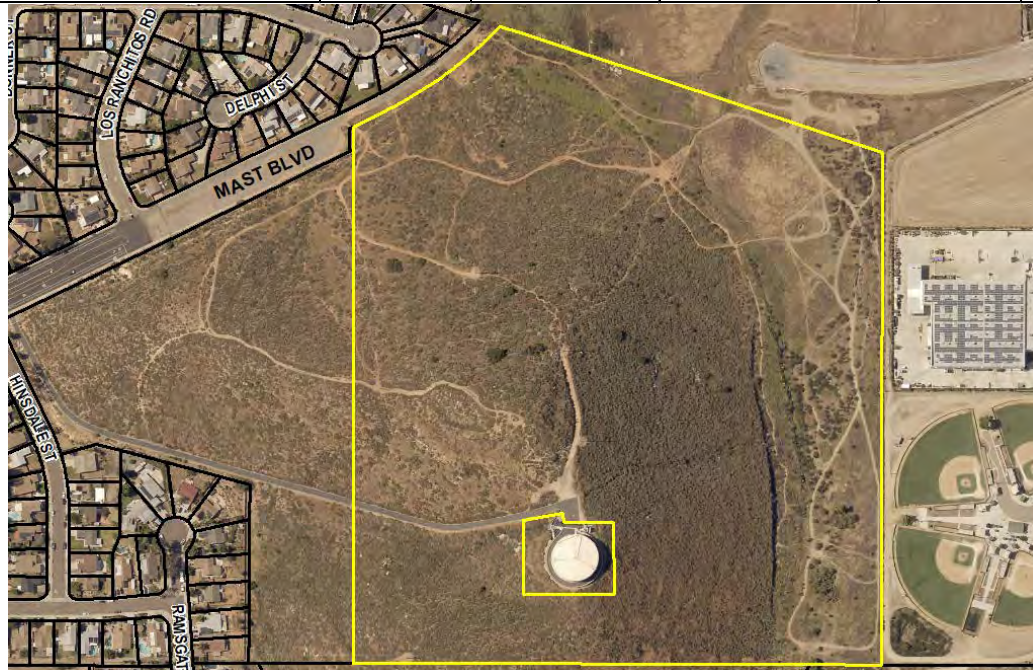
Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
36	38401115	8750 ATLAS VIEW DR	1.85	SFH	70%	R-7	R-7	7	9.065



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
37	38401255	8742 ATLAS VIEW DR	0.91	SFH	100%	R-7	R-7	7	6.37



Site No.	APN	Address	Acreage	Existing Use	Percent Developable	Current Zoning	Proposed Zoning	Density Factor	Unit Yield
37	37903031	MAST BLVD	47.45	Vacant	37%	POS/IL	POS/R-7	7	122.9



City of Santee
COUNCIL AGENDA STATEMENT

Item 10

MEETING DATE March 11, 2020

AGENDA ITEM NO.

ITEM TITLE CITY MANAGER UPDATE ON THE CITY'S PREPARATION AND PLANNING FOR NOVEL CORONAVIRUS (COVID-19) AND APPROPRIATION OF GENERAL FUND SUPPLEMENTAL RESERVE FUNDING

DIRECTOR/DEPARTMENT Marlene Best, City Manager

SUMMARY

City Manager will provide an update on the City's preparation and planning for novel coronavirus (COVID-19) and the use of the General Fund supplemental reserve funding for response efforts.

ENVIRONMENTAL REVIEW

This action is not a project and is exempt from the California Environmental Quality Act ("CEQA") as defined in Section 15378 of the CEQA Guidelines.

FINANCIAL STATEMENT *# for TM*

Funding will be provided by an appropriation of supplemental General Fund reserves in the amount of \$25,000.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Receive report and provide direction to staff.

ATTACHMENTS

None

City of Santee
COUNCIL AGENDA STATEMENT

Item 11

MEETING DATE March 11, 2020

AGENDA ITEM NO.

ITEM TITLE CONTINUED DISCUSSION OF GENERAL FUND SUPPLEMENTAL RESERVE FUNDING SPECIFIC TO PAVEMENT REPAIR RECOMMENDATIONS

DIRECTOR/DEPARTMENT *S Fol*
Melanie Kush, Development Services

SUMMARY On February 26, 2020 the City Council received an update on the FY 2019-20 Operating Budget wherein a General Fund supplemental reserve balance of \$1,501,040 was identified. The City Council discussed various opportunities as a result of the supplemental reserves which includes the City's 40th anniversary activities, State Route 52 CIP funding, the General Fund Reserve, smart signals and additional street repairs. The City Council narrowed the priorities to four, allocating \$25,000 for the City's 40th anniversary activities, with the remaining balance to be split equally between setting aside funding for State Route 52 improvements, leaving a portion in the General Fund reserve and providing for additional pavement repairs (\$492,013 each). Specific to street repairs, the City Council focused on two areas of concern: Cuyamaca Street and residential neighborhood repairs. The City Council directed staff to review the pavement needs and provide recommendations at the next City Council meeting for the use of these funds for pavement repairs.

Staff recommends the additional funding be directed toward pavement repairs in a residential neighborhood, as recommended by Santee's Pavement Management Analysis Report May 2017. The next recommended neighborhood is pavement zone EB which includes the Rancho Fanita area just west of Big Rock Park. Cuyamaca Street repairs are not recommended this summer due to ongoing and planned construction in the area. This includes; the addition of a right turn pocket on north bound Cuyamaca Street at Mission Gorge Road, AT&T trench restorations, and the construction of the Sharp Medical facility. These are all expected to be completed by the summer of 2021. Once completed staff would then recommend paving Cuyamaca Street from Buena Vista Avenue to Mission Gorge Road, utilizing funding currently programmed for Residential Zone EB in 2021 as part of the annual pavement program construction contract award.

ENVIRONMENTAL REVIEW

This action is not a project and is exempt from the California Environmental Quality Act ("CEQA") as defined in Section 15378 of the CEQA Guidelines.

FINANCIAL STATEMENT *HJ for TM*

Funding is provided by supplemental General Fund reserves in the amount of \$492,013.

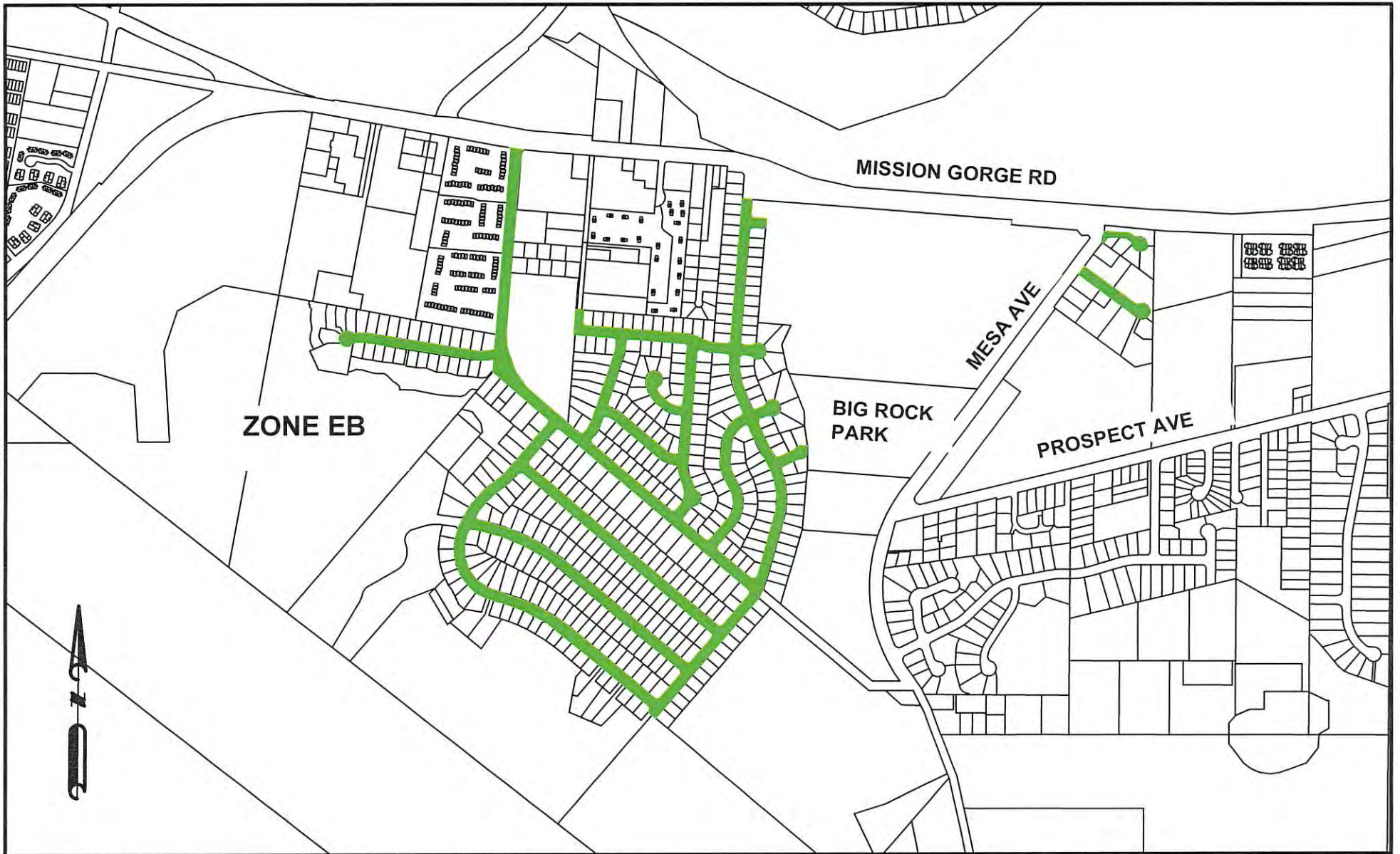
CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *M&B*

Approve the use of supplemental General Fund reserves in the amount of \$492,013 for paving repairs in paving zone EB as recommended in the Santee Pavement Management Analysis Report May 2017

ATTACHMENTS

Residential Zone EB Exhibit
Cuyamaca Street Exhibit



ZONE EB

MISSION GORGE RD

MESA AVE

BIG ROCK PARK

PROSPECT AVE



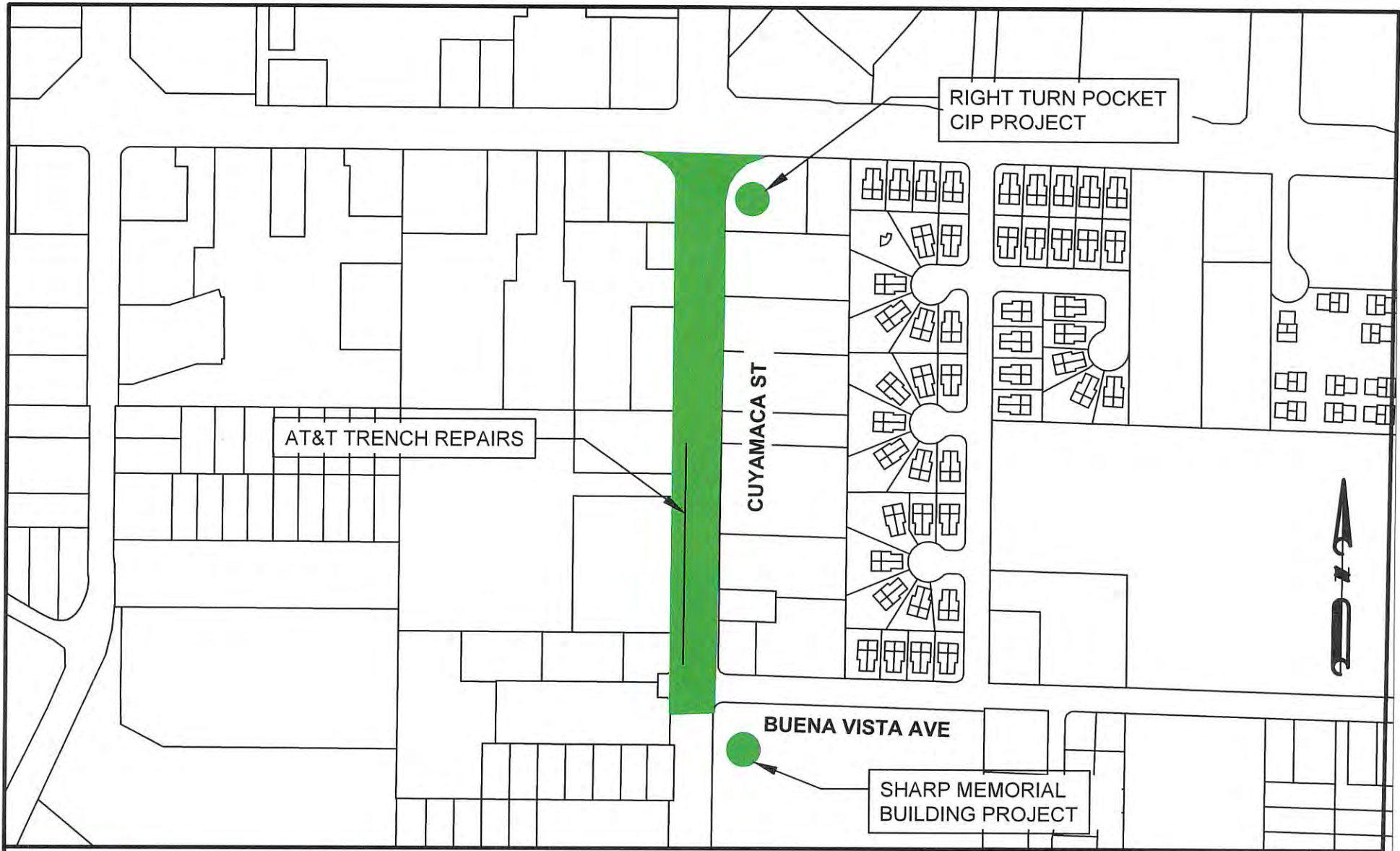
PROPOSED PAVING LOCATIONS



CURRENT PROJECTS

GENERAL FUND RESERVE SURPLUS OPTION

MARCH 2020



**PROPOSED PAVING
LOCATIONS**



CURRENT PROJECTS

GENERAL FUND RESERVE SURPLUS OPTION

Cuyamaca Street Exhibit

MARCH 2020

City of Santee
COUNCIL AGENDA STATEMENT

Item 12

MEETING DATE March 11, 2020

AGENDA ITEM NO.

ITEM TITLE **INTRODUCE AN ORDINANCE AMENDING SANTEE MUNICIPAL CODE SECTION 1.01.050 TO INCLUDE THE CITY LOGO AND ADD A PENALTY FOR UNLAWFUL USE**

DIRECTOR/DEPARTMENT Marlene Best, City Manager

SUMMARY

On December 11, 2019, North Star Destination Strategies and City staff unveiled the City's new logo and tagline, which was developed over eight months through an extensive branding process. On January 8, 2020, City staff sought direction from City Council on the best use of the City's new logo and Council supported using the logo to graphically represent the City. City Council now seeks to protect against the unauthorized use of the recently developed logo and add an enforcement provision to further protect against the unauthorized use of the logo. Further, City staff proposes that the use of the City seal or logo for purposes other than official business of the City, would require the prior authorization from the City Manager or the City Manager's designee.

Section 1.01.050 of the Santee Municipal Code, describes the City seal and prohibits its unauthorized use. The proposed Ordinance would extend the prohibition to the City logo and other indicia. Additionally, the Ordinance would require authorization from the City Manager, or the City Manager's designee, for use of the seal or the logo for purposes other than official business of the City. The proposed Ordinance adds an enforcement provision to Section 1.01.050 that makes the unlawful use of the seal, logo, or other indicia a misdemeanor (i.e. a fine of not more than \$500 or imprisonment for a period of not more than six months).

ENVIRONMENTAL REVIEW

This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by CEQA Guidelines section 15061(b)(3) because the action would clearly have no adverse effect on the environment.

FINANCIAL STATEMENT

None.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Conduct first reading of Ordinance. Direct notice of the Ordinance to be published with a 1/4 page advertisement pursuant to Government Code section 36933(c)(2).

ATTACHMENTS: Ordinance; Exhibit A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SANTEE MUNICIPAL CODE SECTION 1.01.050 TO INCLUDE THE CITY LOGO AND ADD A PENALTY FOR UNLAWFUL USE

WHEREAS, Pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and law of the State or the United States; and

WHEREAS, the City recently unveiled a new City logo and tagline, which was developed through an extensive branding process; and

WHEREAS, the City Council adopted the new logo and tagline, and supported using the logo to graphically represent the City; and

WHEREAS, the City Council desires to protect the City logo and other indicia from unauthorized use and imitation; and

WHEREAS, the City Council also desires to allow for an enforcement provision that makes any unlawful use of the City seal, City logo or other indicia a misdemeanor.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1. Recitals Incorporated. The Recitals set forth above are true and correct and incorporated into this Ordinance.

Section 2. Section 1.01.050 Amended. Section 1.01.050 of the Santee Municipal Code is hereby restated and amended as set forth in the attached Exhibit A, incorporated by this reference.

Section 3. CEQA. The City Council finds that this Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because this Resolution has no potential for resulting in physical change to the environment, directly or indirectly.

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof.

Section 5. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption.

ORDINANCE NO. _____

Section 6. Publication. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause a summary or ¼ page advertisement of the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 11th day of March 2020, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 25th day of March 2020, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN W. MINTO, MAYOR

ATTEST

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A

ORDINANCE NO. _____

EXHIBIT A

Section 1.01.050
CITY SEAL AND LOGO

The official City seal of the City or the City logo may be adopted by City resolution. The resolution describes the City seal in the following manner:

- A. Two concentric circles separated by a narrow black border. Contained within the outer circle are the words "City of Santee, California" at the top and "Incorporated 1980" at the bottom. The inner circle consists of an artistic rendering of a green, grassy area in the foreground, a brown tree with green leaves in the right foreground, a brown knoll or rock in the left foreground fronting a strip of blue water. The background representation consists of a green bank of bushes fronting a range of brown hills and mountains. The background sky is blue.
- B. For the purposes of this section, any black and white or single-color representation of the above described City seal is considered as the official City seal.
- C. City Logo Designated. The City logo is the same as heretofore used and shall appear substantially as follows:



- D. For the purposes of this section, any black and white or single-color representation of the City logo is considered as the official City logo.
- E. Unlawful Use of City Seal or City Logo. No person may use or allow to be used any reproduction or facsimile of the seal of the City, the City logo, or other indicia, for any purpose other than official business of the City, without prior authorization from the City Manager or the City Manager's designee.
- F. Unlawful Use of Imitation. No person may use, or allow to be used, any colorable imitation of the seal of the City, the City logo, or other indicia, when such use is likely to lead the ordinary observer to believe that the imitation is, in fact, the City seal, logo, or other indicia.
- G. Penalty for Violation. A violation of this chapter shall be a misdemeanor punishable in accordance with section 1.04.060 or as otherwise provided for in this Code.
- H. Penalty supplemental to other penalties and remedies. The penalties imposed by the provisions of this chapter shall be supplemental and in addition to any other penalties or remedies which may be imposed or provided by other laws or ordinances.