

# CITY OF SANTEE



## CONSOLIDATED PLAN

PROGRAM YEARS 2025-2029

APRIL 2025

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## Executive Summary

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

#### 1. Introduction

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City of Santee (“City”) receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan (Con Plan) every five years to HUD. This document is the City’s Con Plan for 2025-2029.

The Con Plan 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. Jurisdictions participating in any of the following HUD funding programs must submit a Consolidated Plan every five years

- 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 Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.) This Con Plan covers CDBG and non-federal housing and community development resources. The City anticipates receiving approximately \$350,916 in CDBG funds annually over the next five program years, or \$1,754,580 total. This estimate is based on the annual average allocation over the course of the past 3 years.

This Con Plan is divided into five major parts:

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

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

The City determined its priorities for the 2025-2029 Consolidated Plan based on community and stakeholder feedback, localized housing and market data, and information from 2-1-1 San Diego, the region's Community Information Exchange (CIE). These priorities are as follows:

- **Goal 1:** Improve community infrastructure to address current deficiencies, ensuring that sidewalks, streets, and parks are accessible, safe, and enjoyable for residents.
- **Goal 2:** Provide public services and activities to address the needs of vulnerable populations, including seniors, residents experiencing food insecurity, individuals with special needs, and those experiencing homelessness.
- **Goal 3:** Support affordable housing opportunities and services for residents with low to moderate incomes.

These priorities represent the varied needs that emerged during the Consolidated Plan development process. Note that fair housing services also falls within Goal 3.

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

As part of the Consolidated Plan process, the City is required to submit an annual Consolidated Annual Performance and Evaluation Report (CAPER), which reports on how funds were spent, the households that benefitted from the funds, and the progress toward meeting its annual goals for housing and community development activities. These reports are reviewed by the City of Santee City Council (City Council) and posted on the City's website.

The City has successfully implemented housing and community development activities in the previous Consolidated Plan cycle, impacting the lives of residents with low to moderate incomes. It is anticipated that the City and its partners will continue to positively impact residents through collaborative efforts. Below is a summary of some of the outcomes achieved during the first four years of the previous five-year Consolidated Plan cycle. Final outcome data for the previous Consolidated Plan cycle will be presented to HUD with the submittal of the Program Year 2024-25 CAPER.

- Fair housing services offered to 140 residents through the Center for Social Advocates (CSA) San Diego County
- Services and shelter provided to 1,039 homeless and at-risk residents through Crisis House
- Over 69,000 Santee residents experiencing food insecurity served by the Santee Food Bank
- Nutritious meals delivered to 404 senior residents through Meals on Wheels
- Community services through Cameron Family YMCA offered to 123 LMI Santee children
- ElderHelp provided services to 378 senior residents
- The Santee Santos Foundation provided meals services to 2,779 LMI persons experiencing food insecurity over the two-week holiday season
- The first phase of the Citywide ADA Pedestrian Ramp project served 3,443 disabled and elderly persons by the installation of 46 new pedestrian ramps.

## **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 community meeting on September 26, 2024, and distributed both a Community Needs Assessment Survey and a Stakeholder Survey to gather input.

Community members were also invited to provide input on the Consolidated Plan during a 30-day public comment period held from March 13, 2025, to April 12, 2025, and at public hearings on March 12, 2025, and April 23, 2025. All community engagement efforts are detailed further in the Process section of this plan.

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

At the first public hearing, the City received public testimony from one member of the public. The City did not receive any further comments at the second public hearing. The public comment is summarized as follows:

- Expressed that the median single family home price of \$850,000 is unaffordable
- Noted that the categorization of job types by business sector lacks information on job locations, specifically whether employment is within the city or outside of it.
- Questioned commuting patterns, particularly the claim that 55% of workers have a commute of 30 minutes or less, citing traffic variability.
- Raised questions about the relevance of the 2021 Regional Plan, specifically, the "5 Big Moves," including mobility hubs, Next OS, and transit leaps.
- Suggested the removal of the Sustainable Santee Plan from the report
- Commented that while the Plan mentions funding a homeless shelter and services, the City currently does not have a shelter.
- Identified a typographical error on page 64 concerning the term "East County."
- Noted that community survey respondents did not prioritize electric vehicle (EV) charging infrastructure and did not favor transportation-related initiatives.

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

All public comments provided were accepted by the City and incorporated into the ConPlan.

## **7. Summary**

The five-year Con Plan articulates the housing and community development needs in Santee. The plan also incorporates a comprehensive and coordinated strategy for the 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 Con Plan process and expanding opportunities for its LMI populations to thrive. This Con Plan 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-05.01: Responsible Agencies**

Agency Role	Name	Department/Agency
CDBG Administrator	City of Santee	Planning & Building Department

### Narrative

The City's Department of Planning & Building is the lead agency responsible for the preparation and administration of the Con Plan, corresponding Annual Action Plans, CAPERs, 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 of San Diego's HOME Consortium. The implementation of programs funded by CDBG and HOME may be done in conjunction with other City departments such as the Engineering Department.

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

### **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(l)).**

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 participates in its own Homeless Working Group, which includes four different non-profit homeless services providers and works closely with the County of San Diego Health and Human Services Agency.

Other non-governmental agencies the City works closely with include, but are not limited to: Santee Santos, Meals on Wheels, , PATH San Diego, the East County Transitional Living Center, Crisis House, Meals on Wheels, Voices for Children 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) as they participate in the City's Homeless Working Group, which meets monthly. The RTFH organizes the annual Point-in-Time Count (PIT), in which the community engages and surveys those experiencing homelessness countywide to provide a count of the region's sheltered and unsheltered homeless community. During the 2024 PIT, 73 unsheltered individuals and 0 sheltered individuals in Santee were counted. Table PR-10.01 below provides demographic information of the unsheltered individuals experiencing homelessness in Santee.

**Table PR-10.01: Santee Homeless Profile**

Homeless Profile	% of Unsheltered Persons	# of Unsheltered Persons [1]	% of Sheltered Persons	# of Sheltered Persons
Veteran	11%	8	0%	0
Female	29%	11	0%	0
Families	0%	0	0%	0
Youth	3%	2	0%	0

[1] RTFH noted 73 unsheltered individuals in the City of Santee in 2024. However, only 21 individuals provided responses to the survey identifying the characteristics noted in this table.

Source: RTFH 2024 Point-In-Time Count, 2024

**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 receive or administer ESG funds.

**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**

The City invited various community organizations, government entities, service providers, and stakeholders to participate in the community meeting regarding the Consolidated Plan. In addition to attending the meeting, stakeholders were invited to complete a survey unique to stakeholders to provide further input. A total of nine (9) individuals responded to the Stakeholder Survey. A copy of the survey and the responses can be found in Appendix D – Stakeholder Survey Responses.



**Table PR-10.02: Agencies, Groups, Organizations Who Participated**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
2-1-1 San Diego	Community Information Exchange (CIE)	Housing Needs Assessment, Market Analysis	Provided localized data to inform the Consolidated Plan.
Alzheimer's Association, San Diego/Imperial Chapter	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
County of San Diego	Other government – County	Housing Needs Assessment, Market Analysis	Consulted with various agencies at the County government to inform development of the Consolidated Plan.
El Cajon Collaborative	Community collaborative	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
Elev8 Arts Foundation	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
Fred Finch Youth & Family Services	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
Meals on Wheels	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
PATH San Diego	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
Regional Task Force on Homelessness (RTFH)	Continuum of Care	Housing Needs Assessment, Market Analysis	Provided localized data to inform the Consolidated Plan.
Santee Collaborative – Santee School District	Community collaborative	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Santee Santas Foundation	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
West Hills High School	Local educational institution	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.

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

No 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-10.03: Other Local / Regional / Federal Planning Efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
City of Santee Housing Element 2021-2029	City of Santee	The Consolidated Plan conforms with the City of Santee Housing Element, 2021-2029.

**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, including services to persons experiencing homelessness. Starting in Program Year 2025, the City plans to utilize SB 2 funds (Permanent Local Housing Allocation (PLHA) funds for homeless outreach and housing navigation services. It is important that the City coordinates with local partners and stakeholders to best leverage potential new funding and resources.

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

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

During the Consolidated Plan development, the City held a community meeting at City Hall on September 26, 2024. Seven (7) people attended and provided feedback on what they identified as the City's most pressing community needs. At the meeting, attendees received extensive information about the Consolidated Plan, the citizen participation process, HUD requirements for an entitlement city, the amount of funding that the City anticipates receiving, and how those funds can be used by the City. The City and its consultants facilitated small group discussions during which the attendees' feedback on community needs was recorded on worksheets.

Additionally, a Community Needs Assessment Survey was offered online and via hard copy. A total of 199 individuals responded to the survey. A copy of the survey and a summary of the responses are provided in Appendix C. A public notice was posted on the City's website and printed in the *East County Californian* at least 10 days prior to the City Council public hearing on March 12, 2025, at which the draft Consolidated Plan was presented, and the 30-day public comment period was opened. Notice of the public review and comment period was advertised through a publication in *East County Californian* and on the City's website. The draft Consolidated Plan was available on the City website and at City Hall during the 30-day public comment period from March 14, 2025, to April 13, 2025. One public comment was received during the 30-day public review period. A second public notice was posted on the City's website and printed in the *East County Californian* at least 10 days prior to the City Council public hearing on April 23, 2025, at which the Consolidated Plan was approved. No further public comments were received at the second public hearing. All public comments received during both public hearings are included in Appendix E of the Consolidated Plan.

## Citizen Participation Outreach

**Table PR-15.01: 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)
In-person community meeting on September 26, 2024	Non-targeted/ broad community	7 participants	Senior services, youth services/ services for children in foster care, and infrastructure were identified as the top needs among participants.	All comments were accepted	Presentation slides provided in Appendix B
Online Survey	Non-targeted/ broad community	199 responses	Affordable housing, community services, infrastructure, and community facilities were identified as top needs by survey respondents.	All comments were accepted	URL closed; survey provided in Appendix C
Online Survey	Key Stakeholders	9 responses	Senior services, affordable housing, mental health services, and services for individuals experiencing food insecurity were identified as top needs by survey respondents	All comments were accepted	URL closed; survey provided in Appendix D
Public Hearing on March 12, 2025	Non-targeted/ broad community	1 public comments was received.	Affordable housing, economic opportunities sited in the Plan, and no homeless shelter in the City were highlighted in the public comment	All comments were accepted	N/A
Public Hearing on April 23, 2025	Non-targeted/ broad community	No public comments were received.	No comments received	N/A - no comments received.	N/A

## 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) tabulations, which are based on the U.S Census Bureau’s American Community Survey (ACS) data and incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits, and household types. This Needs Assessment predominantly uses data drawn from CHAS’s most recent data set (2017-2021). The information contained in this section informs the preparation of Santee’s housing and community development priorities and both five- and one-year investment strategies.

Both Area Median Income (AMI) and HUD Adjusted Median Family Incomes (HAMFI) are represented in this Consolidated Plan and are essentially equivalent when discussing populations and households with lower incomes. HAMFI is the HUD-specific term for what is broadly referred to as AMI. Where the term AMI is used in this Consolidated Plan, it refers to HAMFI. Table NA-05.01 represents the 2024 HUD Income Limits for the San Diego-Carlsbad, CA MSA in which Santee is included.

The HUD Area Median Family Income (HAMFI) categories used in this report are as follows:

- Extremely low income: 0 to 30 percent of HAMFI
- Very low income: 30 to 50 percent of HAMFI
- Low income: 50 to 80 percent of HAMFI
- Moderate income: 80 to 100 percent of HAMFI
- Upper income: 100 percent of HAMFI and above

**Table NA-05.01: 2024 Area Median Income and Income Limits**

	Income Level	Number of Persons in Households							
		1	2	3	4	5	6	7	8
<b>County Area Median Income: \$119,500</b>	Extremely Low	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
	Very Low	\$53,050	\$60,600	\$68,200	\$75,750	\$81,850	\$87,900	\$93,950	\$100,000
	Low	\$84,900	\$97,000	\$109,150	\$121,250	\$130,950	\$140,650	\$150,350	\$160,050
	Median	\$83,650	\$95,600	\$107,550	<b>\$119,500</b>	\$129,050	\$138,600	\$148,200	\$157,750
	Moderate	\$100,400	\$114,700	\$129,050	\$143,400	\$154,850	\$166,350	\$177,800	\$189,300

Source: U.S. Department of Housing and Urban Development, 2024

## Housing Needs

According to 2021 CHAS data, 20,620 households reside in Santee, of which 72 percent are owner households (14,905 households) and 28 percent are renter households (5,715 households). However, these figures vary according to income category, as shown in Table NA-05.02 below.

Table NA-05.02 shows that 62 percent of renter households earn low incomes up to 80 percent HAMFI (3,520 of 5,715 households), compared to 38 percent of owner households (5,700 of 14,905 households). Collectively, 45 percent of all households in Santee are lower income (9,220 of 20,620 households).

**Table NA-05.02: Household Income Distribution**

Income Category	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
Household Income <= 30% HAMFI	1,495	1,380	2,875	10%	24%
Household Income >30% to <=50% HAMFI	1,470	895	2,365	10%	16%
Household Income >50% to <=80% HAMFI	2,735	1,245	3,980	18%	22%
Household Income >80% to <=100% HAMFI	1,685	665	2,350	11%	12%
Household Income >100% HAMFI	7,520	1,525	9,045	50%	27%
Total Number of Households	14,905 (72% of total)	5,715 (28% of total)	20,620	100%	100%

Source: CHAS, 2017-2021

The data in Table NA-05.03 highlights the prevalence of housing problems among households in Santee. The four housing problems outlined in the HUD CHAS data are defined in narrow terms as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities. A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
- Cost Burdened Household: Monthly housing costs exceed 30 percent of monthly income. A household is severely cost burdened if their monthly housing costs exceed 50 percent of their monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.

- Overcrowded Household: More than one person per room. Severe overcrowding is more than 1.5 persons per room.

As shown in Table NA-05.03, 41 percent of all households in the city experience one of the four defined housing problems (8,420 of 20,620 households). However, when broken down by tenure, renters face a significantly higher rate of housing problems compared to homeowners, with 56 percent of renter households affected versus 35 percent of homeowner households.

**Table NA-05.03: Housing Problems**

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
<b>Household has at least 1 of 4 Housing Problems</b>	5,225	3,195	8,420	35%	56%
<b>Household has none of 4 Housing Problems OR cost burden not available no other problems</b>	9,680	2,520	12,200	65%	44%
<b>Total Number of Households</b>	<b>14,905</b>	<b>5,715</b>	<b>20,620</b>	<b>100%</b>	<b>100%</b>

Source: CHAS, 2017-2021

The data in Table NA-05.04 highlights the prevalence of Severe Housing Problems among households in Santee. As noted above, Severe Housing Problems as defined by HUD include severely inadequate and/or incomplete kitchen and plumbing, spending over 50% percent of income on housing costs (severely cost burdened), and extreme overcrowding (more than 1.5 persons per room). HUD considers a household to have a Severe Housing Problem if they have one or more of these four problems.

As shown in Table NA-05.04, 21 percent of all households in Santee experience at least one of the four Severe Housing Problems (4,305 of 20,620 households). Notably, renters are disproportionately affected, with 32 percent experiencing severe housing problems compared to 17 percent of homeowners.



**Table NA-05.04: Severe Housing Problems Overview**

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
<b>Household has at least 1 of 4 Housing Problems</b>	2,460	1,845	4,305	17%	32%
<b>Household has none of 4 Housing Problems OR cost burden not available no other problems</b>	12,445	3,870	16,315	83%	68%
<b>Total Number of Households</b>	<b>14,905</b>	<b>5,715</b>	<b>20,620</b>	<b>100%</b>	<b>100%</b>

Source: CHAS, 2017-2021

Table NA-05.05 below shows the various levels of cost burden experienced by homeowners and renters in Santee. Overall, it shows that 37 percent of all households are housing cost burdened (7,700 of 20,620 households). However, cost burden is a greater problem for renters – 51 percent of renters are cost burdened, while 32 percent of homeowners are cost burdened.

**Table NA-05.05: Housing Cost Burden**

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
<b>Cost Burden &lt;=30%</b>	10,035	2,735	12,770	67%	48%
<b>Cost Burden &gt;30% to &lt;=50%</b>	2,785	1,560	4,345	19%	27%
<b>Cost Burden &gt;50%</b>	1,995	1,360	3,355	13%	24%
<b>Cost Burden not available</b>	90	65	155	1%	1%
<b>Total Number of Households</b>	<b>14,905</b>	<b>5,715</b>	<b>20,620</b>	<b>100%</b>	<b>100%</b>

Source: CHAS, 2017-2021

The following three tables collectively illustrate the total number of households experiencing housing problems, categorized by income level and tenure (owners vs. renters). The data reveals that most households earning low incomes (up to 80 percent HAMFI), regardless of tenure, are affected by at least one of the four housing problems. Overall, 68 percent of households with low incomes face at least one of the four identified housing problems (6,285 of 9,220 households). Renters are more likely than homeowners to encounter housing challenges. Specifically, 78 percent of renter households with low incomes experience at least one of these issues, compared to approximately 62 percent of homeowner households with low incomes.

**Table NA-05.06: Housing Problems by Income Level, All Households**

<b>Income Category</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems OR cost burden not available, no other housing problems</b>	<b>Total</b>	<b>Distribution of Households with at least 1 of 4 Housing Problems</b>	<b>% of Households in Income Category with at least 1 of 4 Housing Problems</b>
<b>&lt;= 30% HAMFI</b>	2,320	555	2,875	28%	81%
<b>&gt;30% to &lt;=50% HAMFI</b>	1,690	675	2,365	20%	71%
<b>&gt;50% to &lt;=80% HAMFI</b>	2,275	1,705	3,980	27%	57%
<b>&gt;80% to &lt;=100% HAMFI</b>	950	1,400	2,350	11%	40%
<b>&gt;100% HAMFI</b>	1,175	7,865	9,045	14%	13%
<b>Total Number of Households</b>	<b>8,420</b>	<b>12,200</b>	<b>20,620</b>	<b>100%</b>	

Source: CHAS, 2017-2021

**Table NA-05.07: Housing Problems, Renters**

<b>Income Category</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems OR cost burden not available, no other problems</b>	<b>Total</b>	<b>Distribution of Households with at least 1 of 4 Housing Problems</b>	<b>% of Households in Income Category with at least 1 of 4 Housing Problems</b>
<b>&lt;= 30% HAMFI</b>	1,145	235	1,380	36%	83%
<b>&gt;30% to &lt;=50% HAMFI</b>	740	155	895	23%	83%
<b>&gt;50% to &lt;=80% HAMFI</b>	860	385	1,245	27%	69%
<b>&gt;80% to &lt;=100% HAMFI</b>	260	405	665	8%	39%
<b>&gt;100% HAMFI</b>	185	1,340	1,525	6%	12%
<b>Total Number of Households</b>	<b>3,195</b>	<b>2,520</b>	<b>5,715</b>	<b>100%</b>	

Source: CHAS, 2017-2021

**Table NA-05.08: Housing Problems, Owners**

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<b>&lt;= 30% HAMFI</b>	1,175	320	1,495	22%	79%
<b>&gt;30% to &lt;=50% HAMFI</b>	950	520	1,470	18%	65%
<b>&gt;50% to &lt;=80% HAMFI</b>	1,415	1,320	2,735	27%	52%
<b>&gt;80% to &lt;=100% HAMFI</b>	690	995	1,685	13%	41%
<b>&gt;100% HAMFI</b>	990	6,525	7,520	19%	13%
<b>Total Number of Households</b>	<b>5,225</b>	<b>9,680</b>	<b>14,905</b>	<b>100%</b>	

Source: CHAS, 2017-2021

The following three tables provide an overview of households who are cost burdened, categorized by income level. Again, a household is considered cost burdened if their housing costs exceed 30 percent of their income and considered severely cost burdened if their housing costs exceed 50 percent of their income. As shown in Table NA-05.09, 37 percent of households in Santee are cost burdened (7,695 households). Of the cost-burdened households, 79 percent earn a low income of up to 80 percent of HAMFI (6,075 households). Furthermore, 16 percent of households are severely cost burdened (3,355 households). Of the severely cost-burdened households, 99 percent earn a low income (3,315 households).

**Table NA-05.09: Cost Burden by Income Level, All Households**

Income Category	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%
<b>&lt;= 30% HAMFI</b>	2,290	1,820	2,875	30%	54%	80%	63%
<b>&gt;30% to &lt;=50% HAMFI</b>	1,675	910	2,365	22%	27%	71%	38%
<b>&gt;50% to &lt;=80% HAMFI</b>	2,110	585	3,980	27%	17%	53%	15%
<b>&gt;80% to &lt;=100% HAMFI</b>	835	40	2,350	11%	1%	36%	2%

<b>&gt;100% HAMFI</b>	785	0	9,045	10%	0%	9%	0%
<b>Total Number of Households</b>	<b>7,695</b>	<b>3,355</b>	<b>20,620</b>	<b>100%</b>	<b>100%</b>		

Source: CHAS, 2017-2021

Table NA-05.10 shows cost burden for renters by income category. Of the 5,715 renter households in Santee, 51 percent are cost burdened (2,920 households) and 24 percent are severely cost burdened (1,360 households). Additionally, renters with low incomes up to 80 percent HAMFI represent 90 percent of cost burdened renter households (2,615 households), and 100 percent of severely cost burdened renter households (1,360 households).

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

<b>Income Category</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>	<b>Of Households w/ Cost Burden &gt;30%</b>	<b>Of Households w/ Cost Burden &gt;50%</b>	<b>Of Income Category &gt;30%</b>	<b>Of Income Category &gt;50%</b>
<b>&lt;= 30% HAMFI</b>	1,115	835	1,380	38%	61%	81%	61%
<b>&gt;30% to &lt;=50% HAMFI</b>	740	400	895	25%	29%	83%	45%
<b>&gt;50% to &lt;=80% HAMFI</b>	760	125	1,245	26%	9%	61%	10%
<b>&gt;80% to &lt;=100% HAMFI</b>	230	0	665	8%	0%	35%	0%
<b>&gt;100% HAMFI</b>	75	0	1,525	3%	0%	5%	0%
<b>Total Number of Households</b>	<b>2,920</b>	<b>1,360</b>	<b>5,715</b>	<b>100%</b>	<b>100%</b>		

Source: CHAS, 2017-2021

Table NA-05.11 shows cost burden for homeowners by income category. Of the 14,905 homeowner households in Santee, 32 percent are cost burdened (4,780 households) and 13 percent are severely cost burdened (1,995 households). Additionally, homeowners with low incomes up to 80 percent HAMFI represent 72 percent of cost burdened homeowner households (3,460 households), and 98 percent of severely cost burdened homeowner households (1,955 households).

**Table NA-05.11: Cost Burden by Income Level, Owners**

<b>Income Category</b>	<b>Cost burden &gt; 30%</b>	<b>Severe Cost burden &gt; 50%</b>	<b>Total</b>	<b>Of Households w/ Cost Burden &gt;30%</b>	<b>Of Households w/ Severe Cost Burden &gt;50%</b>	<b>Of Income Category &gt;30%</b>	<b>Of Income Category &gt;50%</b>
<b>&lt;= 30% HAMFI</b>	1,175	985	1,495	25%	49%	79%	66%
<b>&gt;30% to &lt;=50% HAMFI</b>	935	510	1,470	20%	26%	64%	35%
<b>&gt;50% to &lt;=80% HAMFI</b>	1,350	460	2,735	28%	23%	49%	17%
<b>&gt;80% to &lt;=100% HAMFI</b>	610	40	1,685	13%	2%	36%	2%
<b>&gt;100% HAMFI</b>	710	0	7,520	15%	0%	9%	0%
<b>Total Number of Households</b>	<b>4,780</b>	<b>1,995</b>	<b>14,905</b>	<b>100%</b>	<b>100%</b>		

Source: CHAS, 2017-2021

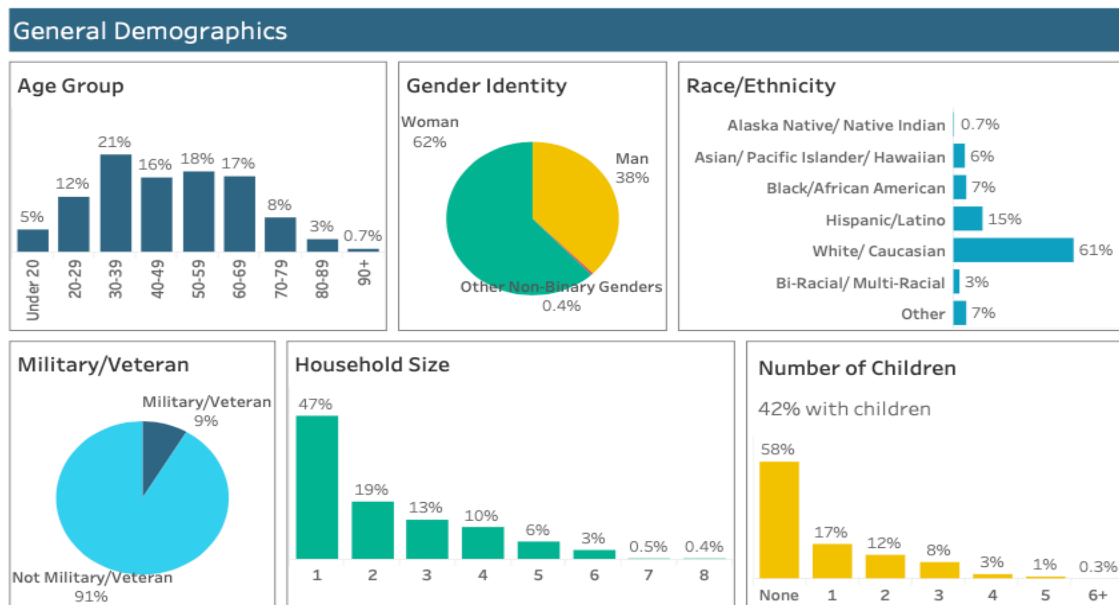
### **2-1-1 Data for Clients Living in Santee**

2-1-1 San Diego is a free, confidential, 24/7 service connecting San Diego County residents to community, health, and disaster resources. By dialing 211 or visiting their website, individuals can access help with housing, food, healthcare, utility assistance, and more. This Consolidated Plan incorporates data collected from Santee residents who utilized 2-1-1 services between July 2023 and June 2024 (FY 2023-24). The inclusion of this data enhances the City's understanding of community needs and gaps in services, especially those that may not have been fully captured through traditional community engagement efforts. The information gathered includes demographic and socioeconomic indicators, as well as details on the referral types and associated services.

Between July 2023 and June 2024, a total of 2,486 Santee residents accessed services through 2-1-1, resulting in 3,639 referrals to various providers. As shown in Figure NA-05.2, the largest age group utilizing 2-1-1 were individuals aged 30 to 39, representing 21 percent of clients. Most clients identified as women (62 percent), and 42 percent of households included children. While non-Hispanic White/Caucasian individuals make up 66 percent of Santee's population, they accounted for only 61 percent of clients. Similarly, individuals identifying as Hispanic or

Latino are 20 percent of the city’s population but represented 15 percent of clients. In contrast, Black/African American residents, who represent 1 percent of the city’s population, made up 7 percent of the inquiries.

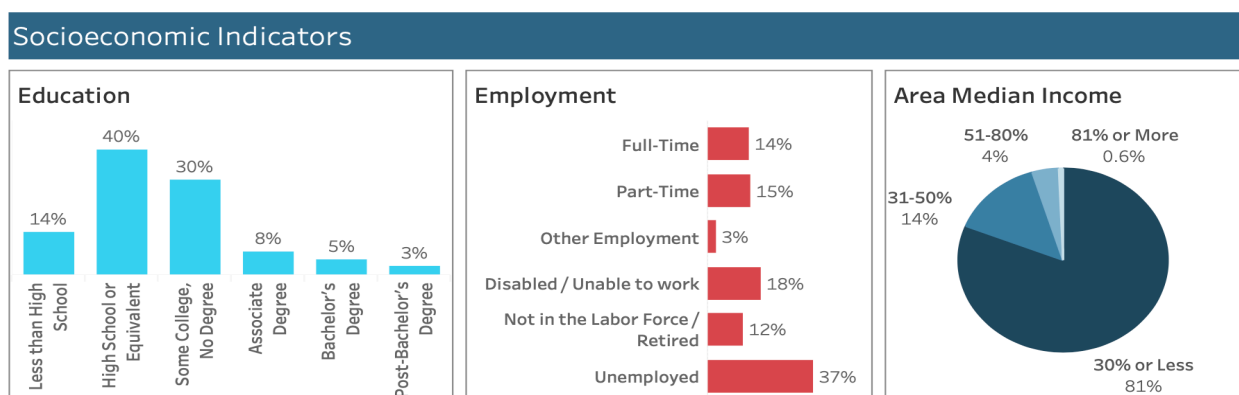
**Figure NA-05.2: 2-1-1 Referral Demographics**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.3 indicates that 46 percent of 2-1-1 clients had at least some college education, however, 37 percent reported being unemployed and an additional 18 percent reported being disabled and/or unable to work. More than 80 percent of callers seeking assistance reported being extremely low income, earning less than 30 percent of AMI.

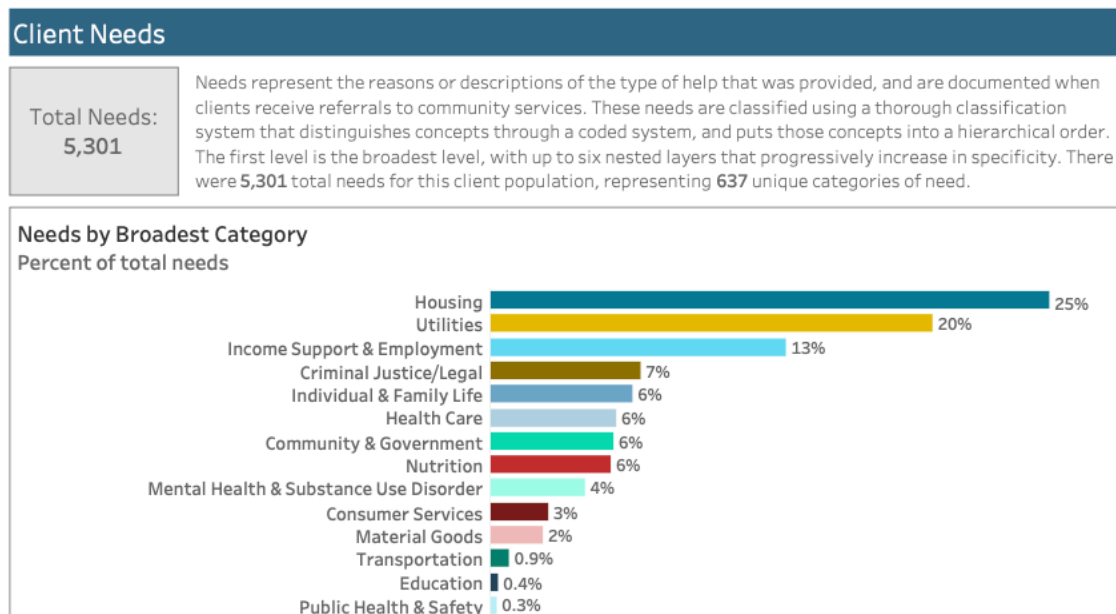
**Figure NA-05.3: 2-1-1 Socioeconomic Indicators**



Source: 2-1-1 San Diego, FY 2023-24

In FY 2023-24, the 2,486 Santee residents who utilized 2-1-1 services reported a total of 5,301 needs. As shown in Figure NA-05.4 below, needs related to housing and utilities accounted for the largest share of these needs (45 percent). The next commonly identified need was income support and employment (13 percent).

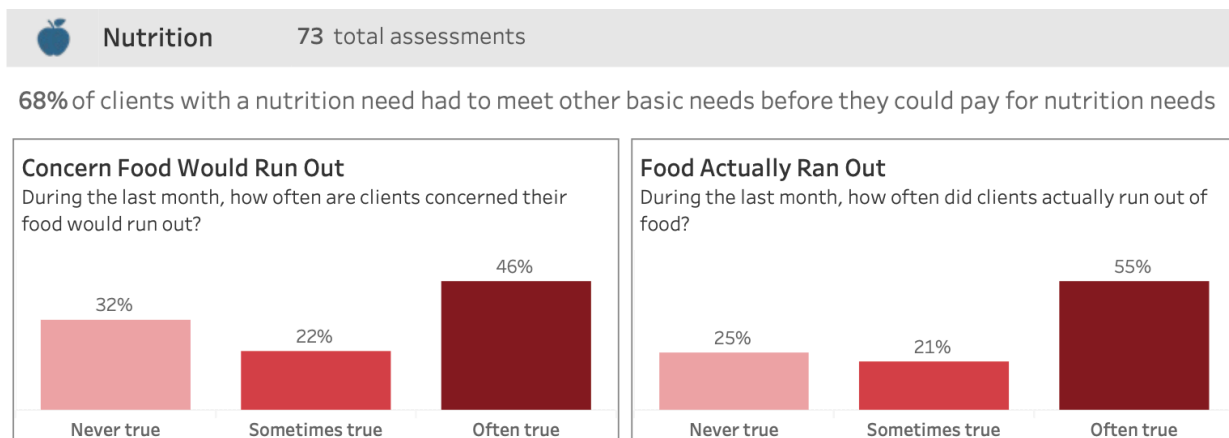
**Figure NA-05.4: 2-1-1 Client Needs**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.5 below shows that, of the 73 assessments conducted for Santee clients with nutrition needs in FY 2023-24, 46 percent reported being often concerned that their food supply would run out, and 55 percent indicated that they often experienced running out of food. Additionally, 68 percent reported having to meet other basic needs before they could pay for nutritional needs.

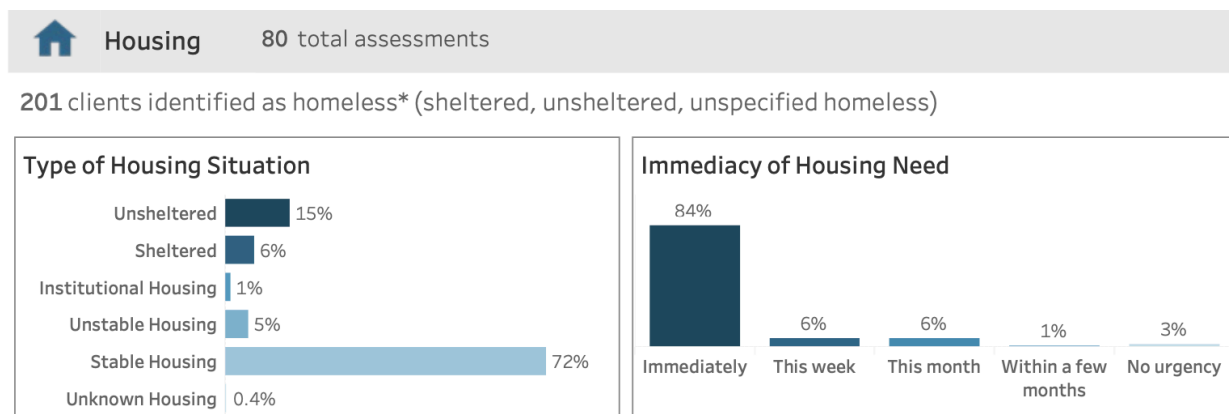
**Figure NA-05.5: 2-1-1 Nutrition Referrals**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.6 shows that, of the 80 assessments conducted for Santee clients with housing needs in FY 2023-24, 84 percent of the clients reported an immediate housing need. Additionally, 201 clients identified as experiencing some form of homelessness.

**Figure NA-05.6 2-1-1 Housing Referrals**



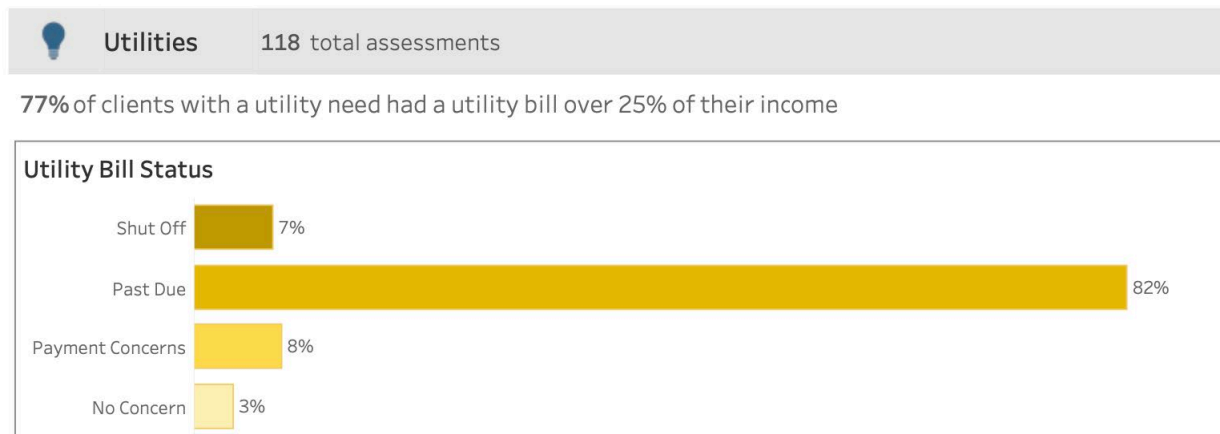
\*Data collected for clients with and without housing assessment

Source: 2-1-1 San Diego, FY 2023-24



Figure NA-05.7 shows that, of the 118 assessments conducted for Santee clients with utility-related needs in FY 2023-24, 77 percent of clients noted that their utility bill represented more than 25 percent of their income and 7 percent reported having their utilities shut off. Additionally, 82 percent reported that at least one of their utility bills were past due.

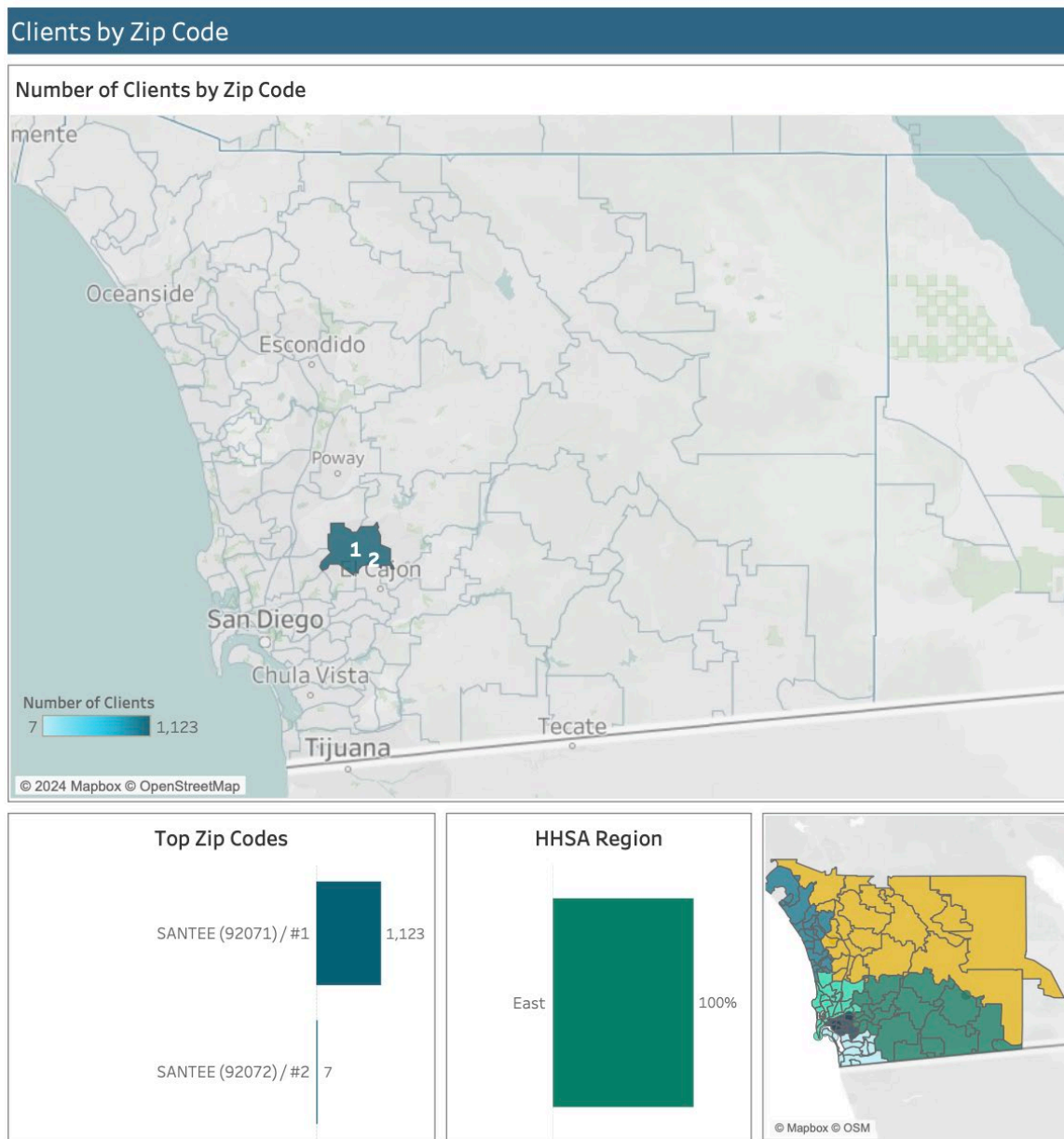
**Figure NA-05.7: 2-1-1 Utilities Referrals**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.8 below provides a map of the zip codes of Santee residents utilizing 2-1-1 services in FY 2023-24.

**Figure NA-05.8: 2-1-1 Referrals by Zip Code**



Note: map includes only clients with a documented need.

Source:

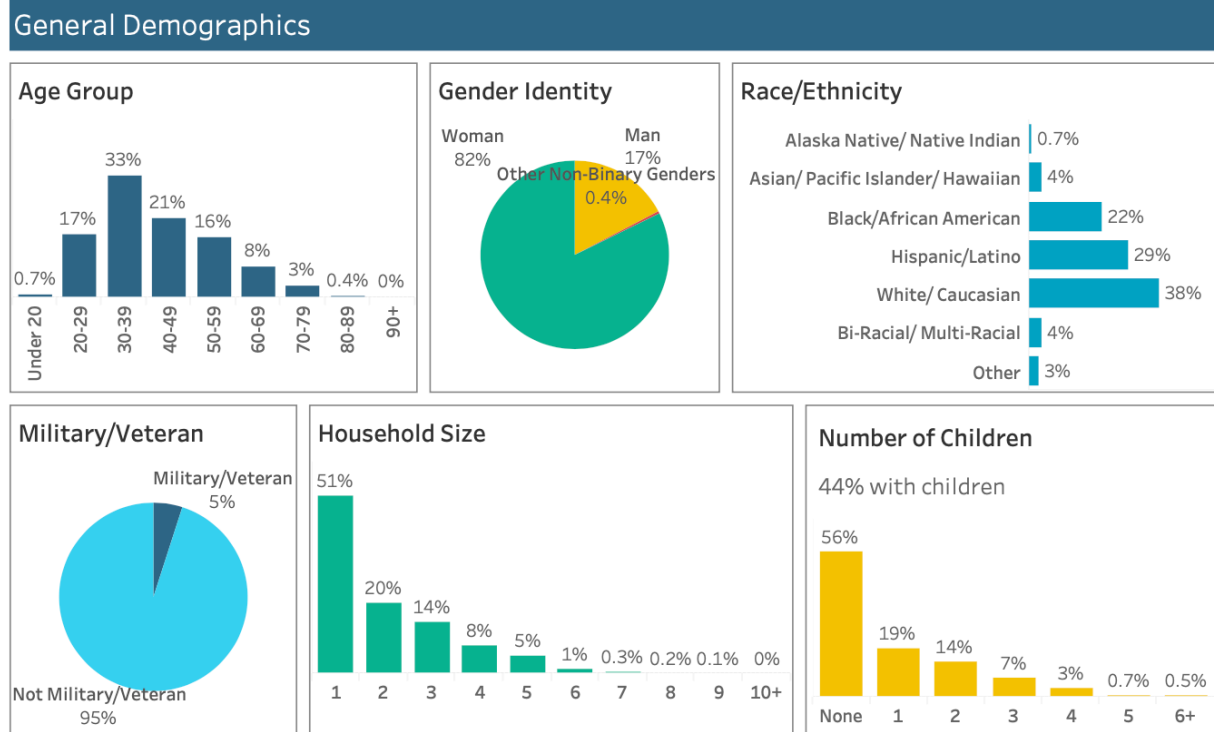
2-1-1 San Diego, FY 2023-24

### **2-1-1 Data for Clients with Domestic Violence-Related Needs Living in San Diego County**

To protect the confidentiality of the small number of 2-1-1 San Diego clients with domestic violence-related needs, specific data, demographics, and statistics regarding these clients is only available at the countywide level and cannot be disaggregated for individual cities, including Santee. For the purposes of this Consolidated Plan, this countywide data is included to provide a broader understanding of domestic violence-related needs within the region. While this data does not offer city-specific insights, it serves as an important indicator of the prevalence and nature of domestic violence challenges across San Diego County and helps inform strategies to address these issues at both the regional and local levels.

Between July 2023 and June 2024, 2-1-1 San Diego reported receiving calls from 3,668 clients in San Diego County who shared that they were experiencing domestic violence. Of these clients, 82 percent were female, and they were most commonly between the ages of 30 to 39 (33 percent). The following figure shows that 44 percent of the 3,668 clients experiencing domestic violence had children. In terms of racial demographics, 38 percent of the clients were White, which is less than their share of the population in San Diego County (43 percent according to 2023 5-Year ACS Data). Similarly, persons who identify as Hispanic represent 29 percent of clients, which is less than their share of the population (34 percent). In contrast, while Black/African Americans constitute only 4 percent of the population, they represent 22 percent of the clients.

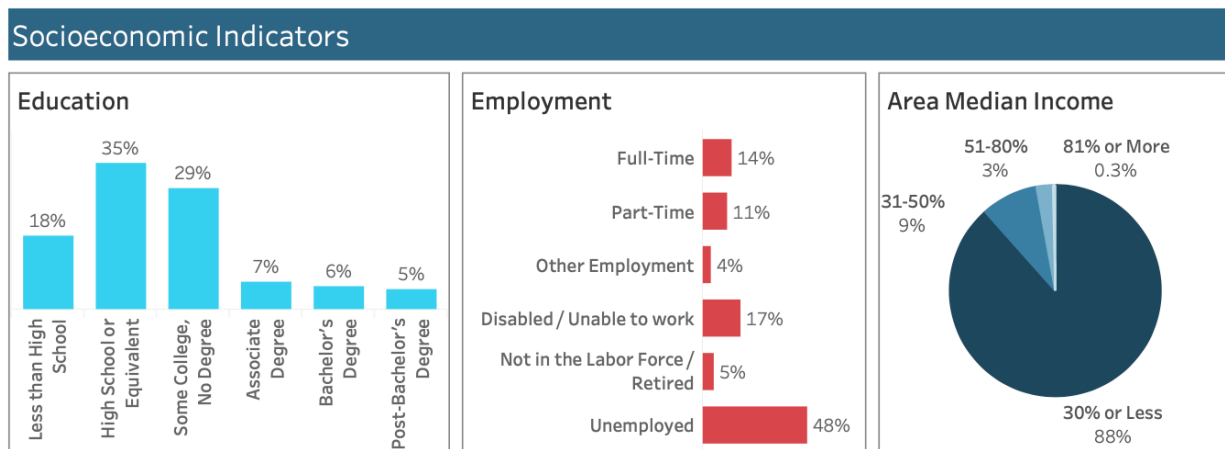
**Figure NA-05.9: Countywide 2-1-1 Domestic Violence Referrals – Demographics**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.10 below indicates that approximately 47 percent of clients reported having some college education, while 48 percent identified as unemployed. An additional 17 percent reported being unable to work or having a disability. Furthermore, 88 percent of clients reported earning an extremely low income, underscoring the significant economic challenges often faced by survivors of domestic violence.

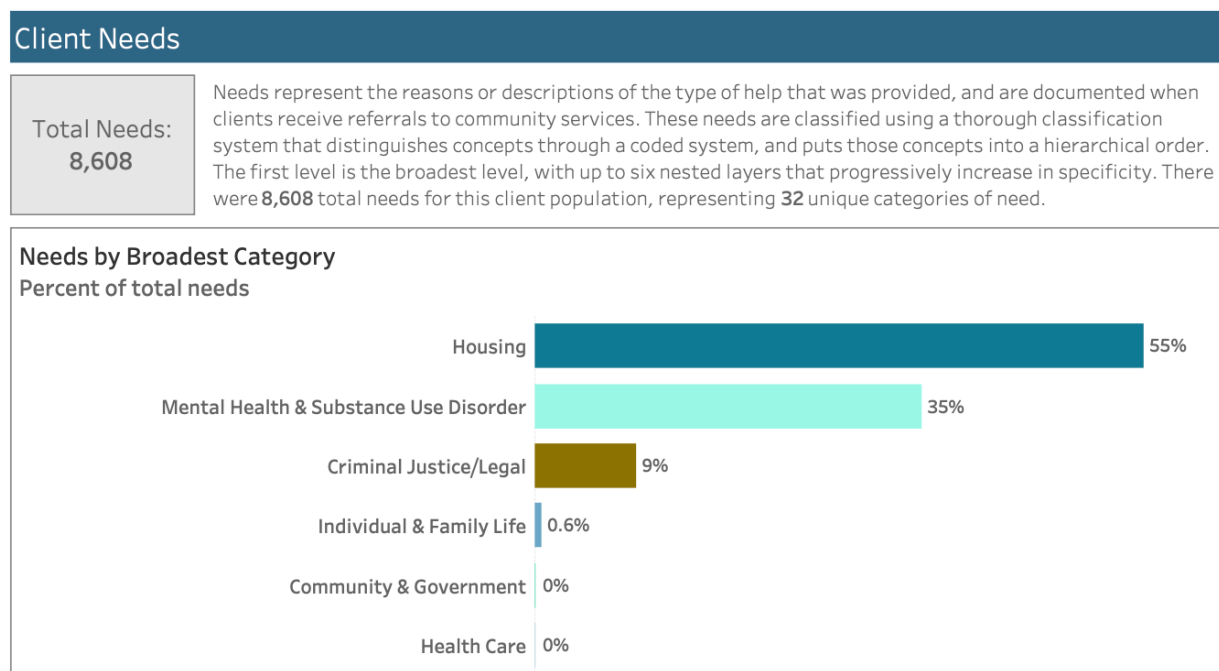
**Figure NA-05.10: 2-1-1 Countywide Domestic Violence Referrals – Socioeconomic Indicators**



Source: 2-1-1 San Diego, FY 2023-24

In FY 2023-24, the 3,668 County residents with domestic violence-related needs who utilized 2-1-1 services reported a total of 8,608 needs, of which 55 percent were related to housing needs. More specifically, 45 percent of the needs were related to seeking domestic violence shelters. These calls resulted in 7,135 total referrals, most commonly to the YWCA of San Diego County (Becky's House Emergency Shelter), Shaback Altruistic, and Community Resource Center (Carol's House).

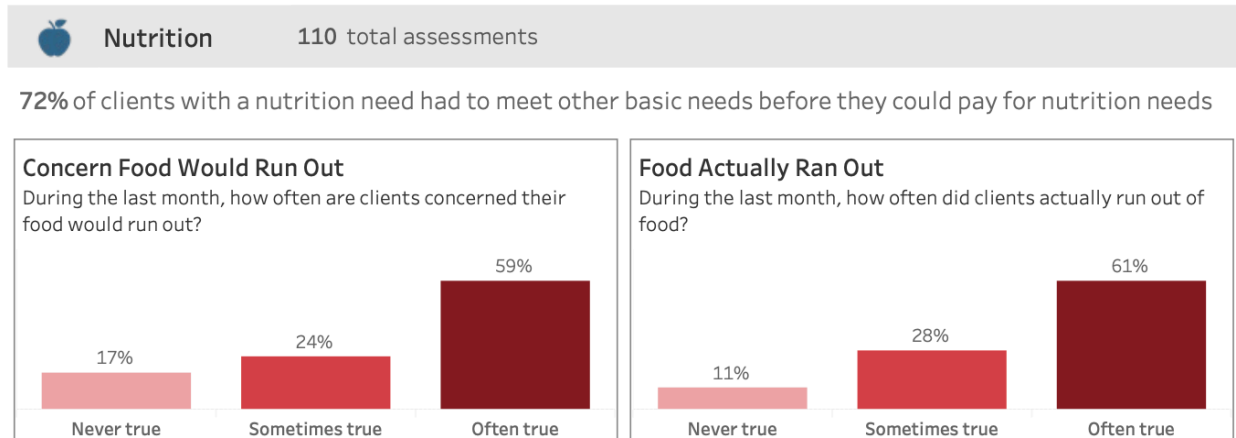
**Figure NA-05.11: Countywide 2-1-1 Domestic Violence Referrals – Client Needs**



Source: 2-1-1 San Diego, 2023-24

Figure NA-05.12 shows that, of the 110 assessments conducted for County clients with both domestic violence-related needs and nutrition needs in FY 2023-24, 59 percent reported being often concerned that their food supply would run out, and 61 percent indicated that they often experienced running out of food. Additionally, 72 percent reported having to meet other basic needs before they could pay for nutrition needs.

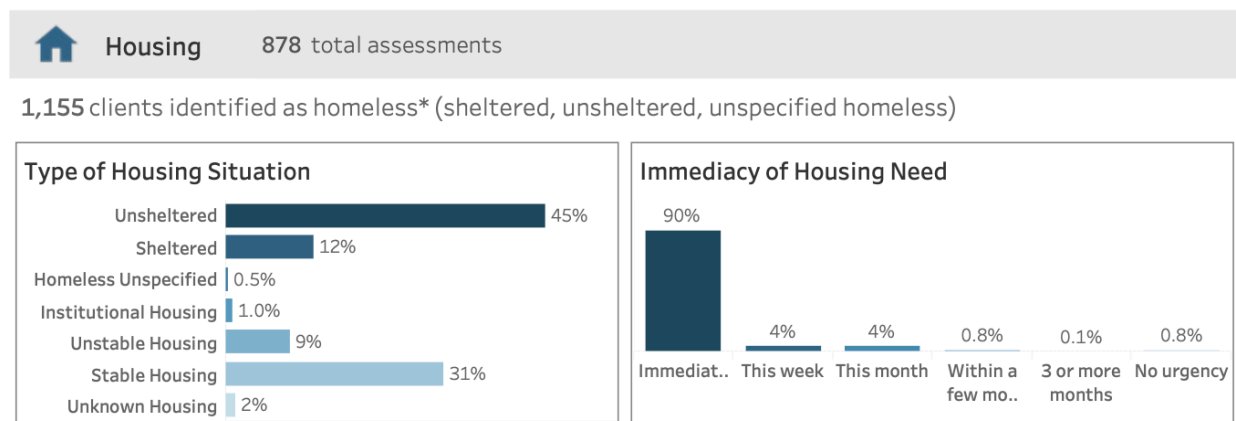
**Figure NA-05.12: Countywide 2-1-1 Domestic Violence Referrals – Nutrition Needs**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.13 shows that, of the 878 assessments conducted for County clients with both domestic violence-related needs and housing needs in FY 2023-24, 90 percent of the clients reported an immediate housing need. Additionally, 1,155 individuals identified as experiencing some form of homelessness.

**Figure NA-05.13: Countywide 2-1-1 Domestic Violence Referrals – Housing Needs**

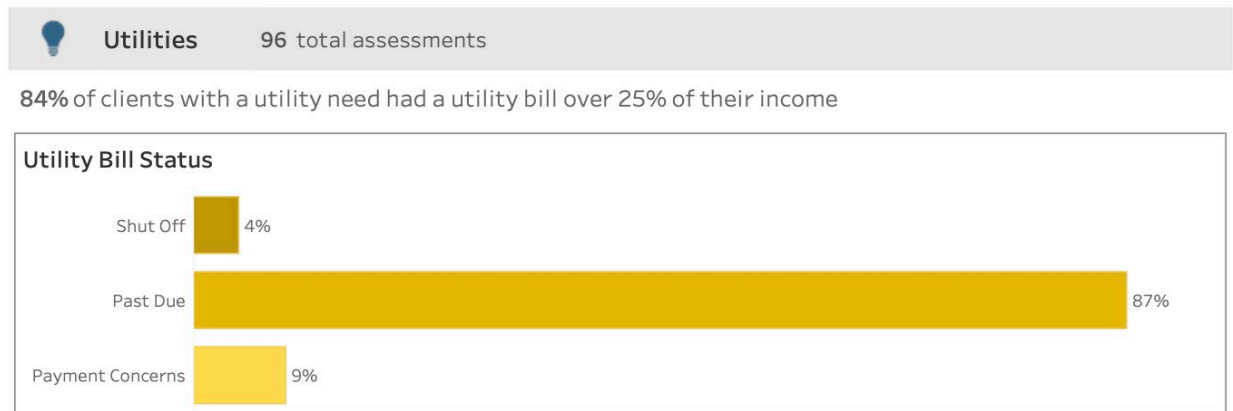


\*Data collected for clients with and without housing assessment

Source: 2-1-1 San Diego, 2023-24

Figure NA-05.14 shows that, of the 96 assessments conducted for County clients with both domestic violence-related needs and utility-related needs in FY 2023-24, 84 percent of clients noted that their utility bill represented more than 25 percent of their income and 4 percent reported having their utilities shut off. Additionally, 87 percent reported that at least one of their utility bills were past due.

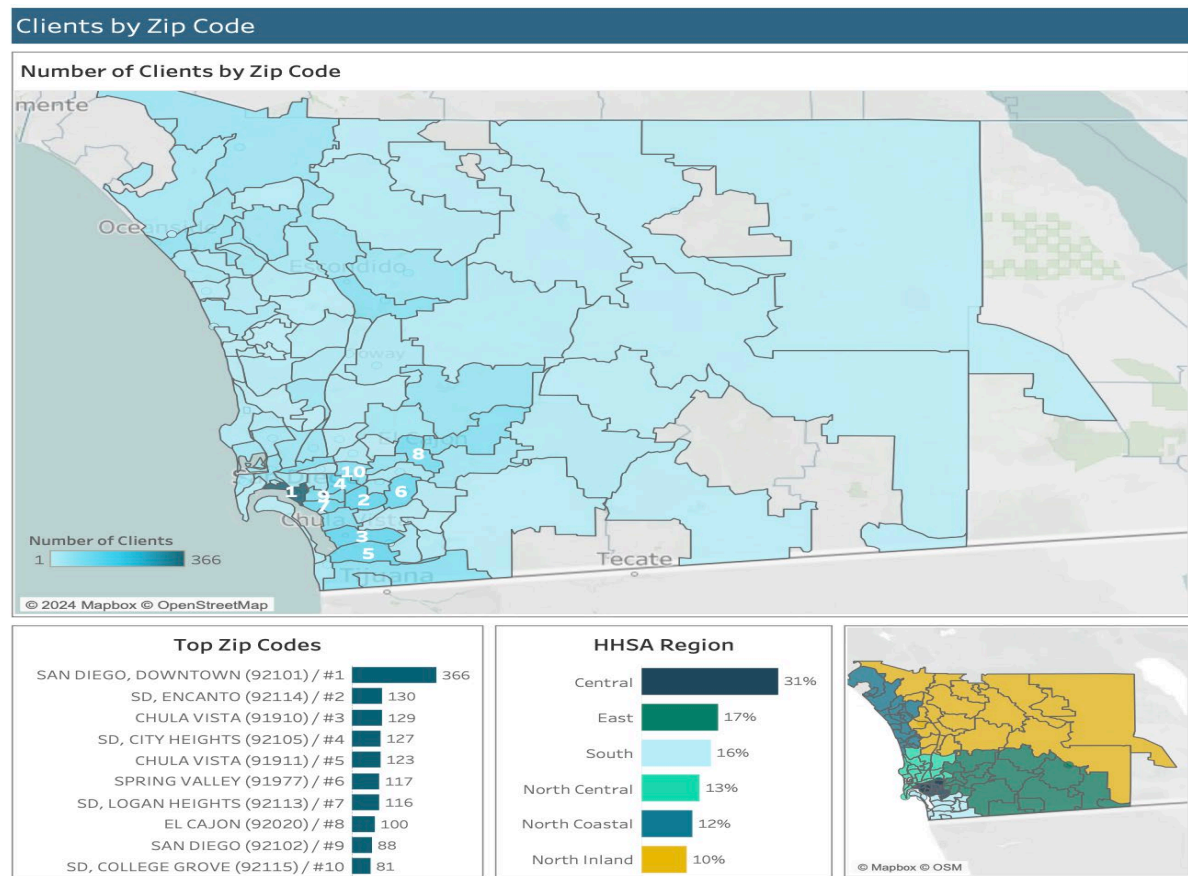
**Figure NA-05.14: Countywide 2-1-1 Domestic Violence Referrals – Utility Needs**



Source: 2-1-1 San Diego, 2023-24

Figure NA-05.15 below provides a map of the zip codes of San Diego County residents experiencing domestic violence who utilized 2-1-1 services in FY 2023-24.

**Figure NA-05.15: Countywide 2-1-1 Domestic Violence Referrals by Zip Code**



Note: map includes only clients with a documented need.

Source: 2-1-1 San Diego, FY 2023-24

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

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

Based on the Community Needs Assessment Survey (CNAS), fire stations and equipment were identified as the top priority among critical community facility needs, with 40 percent of respondents ranking them as the top critical need. Other key public facility priorities identified included childcare centers, park and recreation facilities, and community centers, highlighting the importance of facilities that support families and youth in Santee.

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

Public facilities needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders. These needs may be further analyzed by looking at existing public facilities, usage rates, and the demand for a given facility. The exception is public safety facility needs, which are determined by an analysis of response times, the physical constraints of existing public safety facilities, and changes in population.

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

As the Americans with Disabilities (ADA) guidelines change over the years, there is a need to upgrade facilities and infrastructure to meet current mandates. The City's aging stormwater, sewer, and roads also require ongoing improvements to address wear and tear and meet the needs of current usage rates.

Based on the CNAS, public safety improvements were identified as the top priority among critical infrastructure needs, with 26 percent of respondents ranking them as the top critical need. Other key public service priorities included drainage improvements, street/alley improvements, and accessibility improvements (removal of architectural barriers).

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

Public improvement needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders. Additionally, the City's Capital Improvement Projects (CIP) program documents infrastructure and facility improvement needs throughout the City. These projects are prioritized by need and available funding through an annual budget and planning process. Sidewalk, street, and bicycle route improvements have been identified through staff



analysis as a high need, which has been confirmed by community input at meetings and through surveys.

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

The CNAS, identified anti-crime programs as the top priority among critical community service needs, with 46 percent of respondents ranking them as the top critical need. Other key public service priorities included childcare centers, emergency preparedness, and food banks. These services are critical to improving safety, stability, and overall well-being for residents, particularly those in households with low to moderate incomes.

**How were these needs determined?**

Public service needs were identified through multiple sources, including input gathered during community meetings, results from the CNAS and Stakeholder Survey, and an analysis of 2-1-1 San Diego data. As discussed in the Needs Assessment Overview (NA-05), housing-related needs emerged as the most frequent reason for calls to 2-1-1, reflecting the ongoing demand for housing assistance and supportive services in the community.

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

Not applicable.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

As of 2023, the San Diego Association of Governments (SANDAG) estimates that Santee has a total of 21,447 housing units, representing a 4.8 percent increase since 2018. A detailed breakdown by unit type is shown in Table MA-05.01 below.

**Table MA-05.01: Total Units**

Housing Type	2018	2023	Percentage Increase
Single Family – Detached	10,756	11,382	+5.8%
Single Family – Multiple Units	2,102	2,143	+2.0%
Multifamily	5,351	5,654	+5.7%
Mobile Home	2,252	2,268	+0.7%
<b>Total</b>	<b>20,461</b>	<b>21,447</b>	<b>4.8%</b>

Source: SANDAG, 2018 and 2023

As shown in Table MA-05.02 below, median single-family home sales prices increased significantly throughout San Diego County between 2019 and 2024. As of July 2024, the median home sales price in Santee was \$850,000, reflecting a 57 percent increase since July 2019.

**Table MA-05.02: Median Single-Family Home Sales Prices**

<b>Urban County</b>	<b>July 2019 Year to Date</b>	<b>July 2024 Year to Date</b>	<b>% Change</b>
<b>Coronado</b>	\$2,050,000	\$3,002,500	+46%
<b>Del Mar</b>	\$2,000,000	\$3,447,500	+72%
<b>Imperial Beach</b>	\$615,000	\$925,000	+50%
<b>Lemon Grove</b>	\$473,000	\$763,000	+61%
<b>Poway</b>	\$785,000	\$1,396,000	+78%
<b>Solana Beach</b>	\$1,475,600	\$2,850,500	+93%

<b>HOME Cities</b>	<b>July 2019 Year to Date</b>	<b>July 2024 Year to Date</b>	<b>% Change</b>
<b>Carlsbad</b>	\$979,500	\$1,804,400	+84%
<b>Encinitas</b>	\$1,415,000	\$2,199,800	+55%
<b>La Mesa</b>	\$608,800	\$997,500	+64%
<b>San Marcos</b>	\$689,800	\$1,115,000	+62%
<b>Santee</b>	\$540,000	\$850,000	+57%
<b>Vista</b>	\$548,200	\$944,000	+72%

<b>San Diego Region</b>	<b>July 2019 Year to Date</b>	<b>July 2024 Year to Date</b>	<b>% Change</b>
	\$647,000	\$1,058,000	+64%

Source: Greater San Diego Association of Realtors, 2019 and 2024

In previous Consolidated Plans, the City utilized the Housing Opportunity Index (HOI) to measure the percentage of homes affordable to households earning the median income. However, the HOI has since retired, with the final report published in the fourth quarter of 2023. The National Association of Home Builders has replaced the HOI with the Cost of Housing Index (CHI), which provides a clearer representation of the housing cost burden on families with low and moderate incomes in local markets. Both the HOI and CHI are provided below in Tables MA-05.03a and MA-05.03b, respectively.

As shown in Table MA-05.03a, the HOI indicates that only about 4 percent of homes in the San Diego region are affordable to a household earning a median income. The CHI introduces two new metrics: the percentage of a typical family's income required for a mortgage payment and the percentage of a low-income household's income needed for a mortgage payment. As shown in Table MA-05.03b, in the San Diego region, 70 percent of a typical family's income would be needed for a mortgage payment, and 141 percent of a low-income family's income would be needed.

**Table MA-05.03a: Housing Opportunity Index by Affordability Rank, 4<sup>th</sup> Quarter 2023**

California Metro Area	HOI 4th Qtr 2023 Share of Homes Affordable for Median Income	Median Family Income (000s)	4th Qtr 2023 Median Sales Price (000s)	4th Qtr 2023 Affordability Rank	
				National	Regional
Santa Cruz-Watsonville	11.6	132.8	950	222	55
Santa Rosa-Petaluma	11.2	128.1	760	224	56
San José-Sunnyvale-Santa Clara	7.1	181.3	1,400	232	63
Salinas	6.6	100.4	835	233	64
Napa	5.7	129.6	841	234	65
San Francisco-San Mateo-Redwood City*	5.7	173.2	1,446	234	65
San Luis Obispo-Paso Robles	5.5	113.1	812	236	67
<b>San Diego-Chula Vista-Carlsbad</b>	<b>4.0</b>	<b>116.8</b>	<b>828</b>	<b>239</b>	<b>70</b>
Anaheim-Santa Ana-Irvine*	2.9	127.8	1,085	240	71
Los Angeles-Long Beach-Glendale*	2.7	98.2	850	241	72

\*Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.

Source: National Association of Home Builders, 2024

**Table MA-05.03b: Cost of Housing Index by Affordability Rank, 3<sup>rd</sup> Quarter 2024**

Metropolitan Statistical Area	CHI	Low-Income CHI	Median Home Price (000's)	Median Family Income (000's)
San José-Sunnyvale-Santa Clara	85%	170%	1,900	184.3
San Francisco-Oakland-Berkeley	68%	137%	1,309	159.8
<b>San Diego-Chula Vista-Carlsbad</b>	<b>70%</b>	<b>141%</b>	<b>1,010</b>	<b>119.5</b>
Riverside-San Bernardino-Ontario	51%	102%	590	97.5
Fresno	43%	86%	430	84.3
Sacramento-Roseville-Folsom	42%	83%	560	113.3

Source: National Association of Home Builders, 2024

Table MA-05.04 shows rental housing costs in Santee per 2022 and 2023 five-year ACS data. According to 2023 five-year ACS data, the vacancy rate is 3.2 percent.

**Table MA-05.04: Average Rents**

	2022	2023	% Change
Studio	\$1,982	\$1,451	-27%
1 Bedroom	\$1,458	\$1,669	14%
2 Bedrooms	\$1,621	\$2,093	29%
3+ Bedrooms	\$2,585	\$2,800	8%

Source: ACS, 2018-2022 and 2019-2023 [Table B25031]

According to 2023 five-year ACS data, 55 percent of the City’s housing units were constructed before 1980. The age of the City’s housing stock indicates a potential need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. However, with reduced CDBG funds and the loss of redevelopment funds, the City has limited ability to provide rehabilitation assistance. The County no longer provides a specific HOME allocation to participating jurisdictions in the HOME Consortium, and the County is not using HOME funds to provide ownership residential rehabilitation activities.

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

### Introduction

This section provides an overview of Santee’s economic development landscape, examining employment trends, key industries, business sectors, and unemployment rates. It also evaluates commute times and educational attainment by job type to identify the economic needs of the City’s low- to moderate-income residents.

### Economic Development Market Analysis

The tables in this section provide U.S. Census Bureau and ACS data regarding the economic development market in Santee.

### Business Activity

**Table MA-45.01: Business Activity**

Business Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less Workers %
Administration & Support, Waste Management and Remediation	1,418	723	5.7%	4.7%	-1.0%
Agriculture, Mining, Oil & Gas Extraction	115	0	0.5%	0.0%	-0.5%
Arts, Entertainment, Accommodations	2,248	2,001	9.0%	13.1%	4.1%
Construction	2,218	3,475	8.9%	22.8%	13.9%
Education and Health Care Services	5,822	2,531	23.4%	16.6%	-6.8%
Finance, Insurance, and Real Estate	1,440	366	5.8%	2.4%	-3.4%
Information	442	67	1.8%	0.4%	-1.3%
Manufacturing	1,934	1,261	7.8%	8.3%	0.5%
Other Services	780	626	3.1%	4.1%	1.0%
Professional, Scientific, Management Services	2,935	833	11.8%	5.5%	-6.3%
Public Administration	1,330	188	5.3%	1.2%	-4.1%
Retail Trade	2,422	2,484	9.7%	16.3%	6.6%
Transportation and Warehousing	902	288	3.6%	1.9%	-1.7%
Wholesale Trade	859	392	3.5%	2.6%	-0.9%
<b>Total</b>	<b>24,865</b>	<b>15,235</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>

**Note:** In the “Jobs less workers %” column, a negative number reflects an oversupply of labor for the sector (more workers than jobs) and a positive number reflects an undersupply of labor (more jobs than workers).

**Data Source:** U.S. Census Bureau 2021 Longitudinal Employer-Household Dynamics OnTheMap (number of workers are based on where workers live; number of jobs are based on where workers are employed; both analyses are based on primary jobs)

**Table MA-45.02: Labor Force**

Total Population in the Civilian Labor Force	29,994
Civilian Employed Population 16 years and over	27,808
Unemployment Rate	5.4%
Unemployment Rate for Ages 16-24	11.6%
Unemployment Rate for Ages 25-64	4.8%

Source : 2018-2022 ACS [Tables DP03 & B23001]

**Table MA-45.03: Occupations by Sector**

Occupations by Sector	Number of People
Management, business, science, and arts	12,234
Service	4,720
Sales and office	5,768
Natural resources, construction, and maintenance	2,099
Production, transportation and material moving	2,987
<b>Total</b>	<b>27,808</b>

Source: 2018-2022 ACS [Table S2401]

**Table MA-45.04: Travel Time**

Travel Time	Number of Commuters	Percentage
< 30 Minutes	13,381	55%
30-59 Minutes	8,953	37%
60 or More Minutes	1,902	8%
<b>Total</b>	<b>24,236</b>	<b>100%</b>

Source: 2018-2022 ACS [Table B08303]

**Table MA-45.05: Educational Attainment by Employment Status (Population 25 to 64 Years)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	874	150	778
High school graduate (includes equivalency)	4,412	289	1,915
Some college or Associate's degree	8,736	465	3,134
Bachelor's degree or higher	9,233	264	1,338

Source: 2018-2022 ACS [Table B23006]

**Table MA-45.06: Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	47	109	79	329	456
9th to 12th grade, no diploma	476	272	301	712	665
High school graduate, GED, or alternative	1,432	2,138	1,330	3,204	2,517
Some college, no degree	1,838	2,280	2,340	4,630	2,364
Associate’s degree	304	884	786	1,697	1,207
Bachelor’s degree	238	1,991	2,621	3,062	1,336
Graduate or professional degree	42	606	1,289	1,466	867

Source: 2018-2022 ACS [Table B15001]

**Table MA-45.07: Educational Attainment – Median Earnings in the Past 12 Months (Population 25 and Over)**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$30,335
High school graduate (includes equivalency)	\$40,122
Some college or Associate’s degree	\$55,436
Bachelor’s degree	\$78,771
Graduate or professional degree	\$86,162

Source: 2018-2022 ACS [Table B20004]

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

Based on the Business Activity Table (Table MA-45.01), the three sectors with the greatest number of jobs in Santee are Construction; Education and Health Care Services; and Retail Trade. In terms of the labor force, the three sectors with the greatest number of workers are Education and Health Care Services; Professional, Scientific, and Management Services; and Retail Trade.

In several sectors, the number of workers exceeds the number of jobs, meaning that residents employed in these sectors are commuting to other jurisdictions to work. For example, there are only 833 Professional, Scientific, and Management Services jobs in Santee, but 2,935 workers. At the other end of the spectrum, there are more jobs than workers in some sectors, such as the Construction sector (3,475 jobs vs. 2,218 workers), demonstrating that additional people are commuting into the city for work. Overall, there are about 24,865 workers in Santee, but just 15,235 jobs.

As shown in Table MA-45.02, the overall unemployment rate in Santee is 5.4 percent, according to 2022 5-Year ACS data. More current California Employment Development Department data from December 2024 suggests that the overall unemployment rate is 4.0 percent. The low unemployment rate reflects a



robust local economy. Unemployment is notably higher among younger workers, with a rate of 11.6 percent for those aged 16 to 24, compared to workers aged 25 to 64 (4.8 percent).

Table MA-45.04 highlights commuting patterns for Santee workers. Most workers commute less than 30 minutes (55 percent) from their primary residence in the City of Santee to their workplace location. Only 8 percent of workers travel more than an hour to work. Longer commute times are associated with higher transportation costs, increased greenhouse gas emissions, and a range of negative health impacts.

Educational attainment strongly correlates with labor force participation and employment rates. As shown in Table MA-45.05, of the population aged 25 to 64 years old with less than a high school diploma, 43 percent are not participating in the labor force. In contrast, only 12 percent of individuals with a bachelor's degree or higher are not in the labor force. This data indicates that higher education levels increase the likelihood of employment.

The relationship between education and earnings is clear. As shown in Table MA-45.07, median earnings for Santee residents aged 25 years old and above without a high school diploma total \$30,335, while high school graduates earn a median income of \$40,122, representing a 32 percent increase. Earnings continue to rise with higher education levels. Those with a bachelor's degree have median earnings of \$78,771, and individuals with a graduate or professional degree have median earnings of \$86,162. This data underscores the significant economic benefits of obtaining a high school diploma, college degree, or higher education credential.

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

To support workforce development needs, the City's Economic Development Division assists prospective businesses seeking 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. Regarding infrastructure needs, community members who completed the Community Needs Assessment Survey ranked public safety improvements, drainage improvements, and street/alley improvements as the top infrastructure improvements needed in Santee.

### **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 the 2025 Regional Plan. The release of the 2025 draft Regional Plan is anticipated for the Spring of 2025 and approval and

finalization of the Regional Plan is anticipated by the end of Calendar Year 2025. The Regional Plan aligns land use, housing, and transportation priorities with strategic public investments. Future projects and programs outlined in the Regional Plan are expected to generate economic opportunities across the region.

Additionally, the City of Santee anticipates economic growth through the expansion of various business ventures, including the regulation of cannabis retail businesses. This initiative was first enacted by the City Council on August 10, 2022, when they approved an amendment to Chapter 7.04 of the Santee Municipal Code. The ordinance (No. 602) took effect on September 9, 2022, allowing the City to regulate cannabis businesses. In September 2024, the City began accepting cannabis retail applications, resulting in 16 submissions. Up to 4 business licenses will be approved. The introduction of cannabis businesses is expected to drive economic growth by creating additional job opportunities, generating increased income, widening tax revenue, increasing other revenue sources for permit and application fees and providing new investment opportunities.

During the current planning period, the City anticipates other opportunities for economic growth including commercial, housing and land development. The construction of new projects within the region will result in increased job opportunities, sales and property tax revenues, and other forms of revenue like permit, building inspection and developer impact fees. Subsequently, increased housing developments may result in an increased population and visitors, which will stimulate the local economy businesses.

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

The sectors with the greatest number of jobs in Santee – Construction; Education and Health Care Services; and 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.

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

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

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

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

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

Yes

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

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

The South and East San Diego County Comprehensive Economic Development Strategy (CEDS) Committee is designed to bring together the public and private sectors, nonprofits and individuals in the

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

## **Discussion**

See above.

## **MA-50 Needs and Market Analysis Discussion**

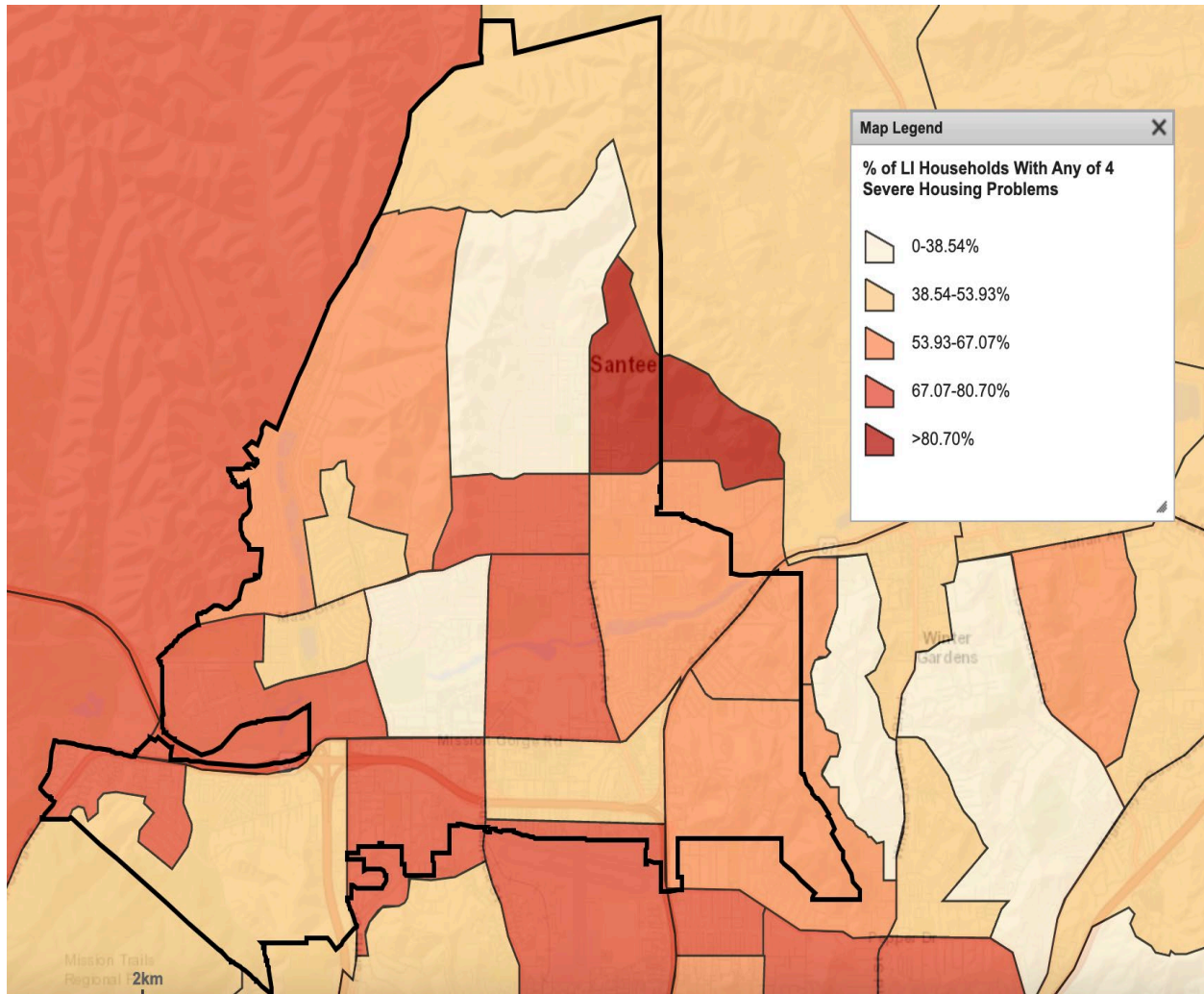
**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

As stated previously, the four major housing problems recognized by HUD are as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities. A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
- Cost Burdened Household: Monthly housing costs exceed 30 percent of monthly income. A household is severely cost burdened if their monthly housing costs exceed 50 percent of their monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.
- Overcrowded Household: More than one person per room. Severe overcrowding is more than 1.5 persons per room.

Figure MA-50.01 is a map indicating census tracts with a concentration of low-income households with any of the four severe housing problems.

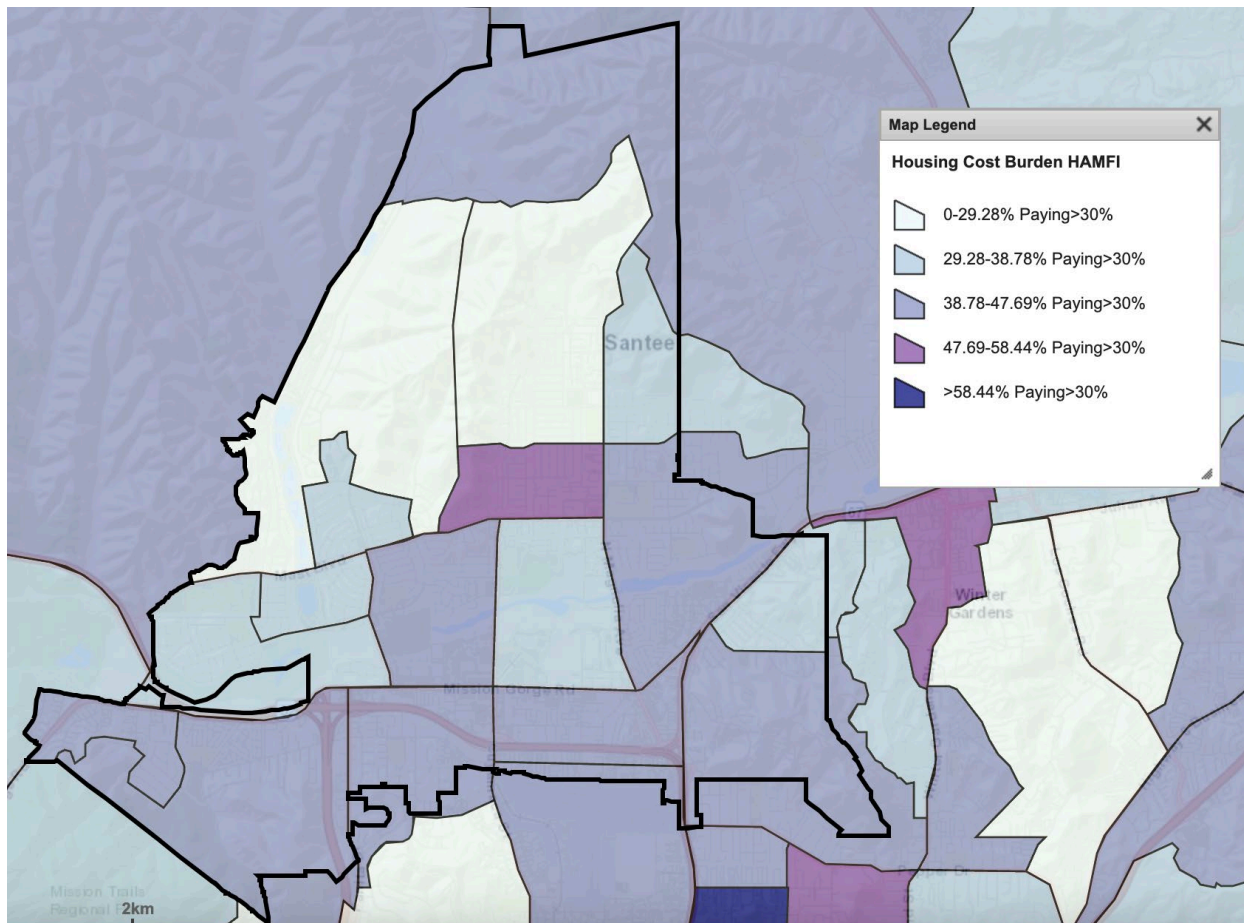
**Figure MA-50.01: Percentage of Low-Income Households with Any of the Four Severe Housing Problems**



Source: U.S. Department of Housing and Urban Development, 2023

Figure MA-50.02 indicates which census tracts in Santee have a concentration of cost burdened households.

**Figure MA-50.02: Percentage of Households that are Cost Burdened by Census Tract**



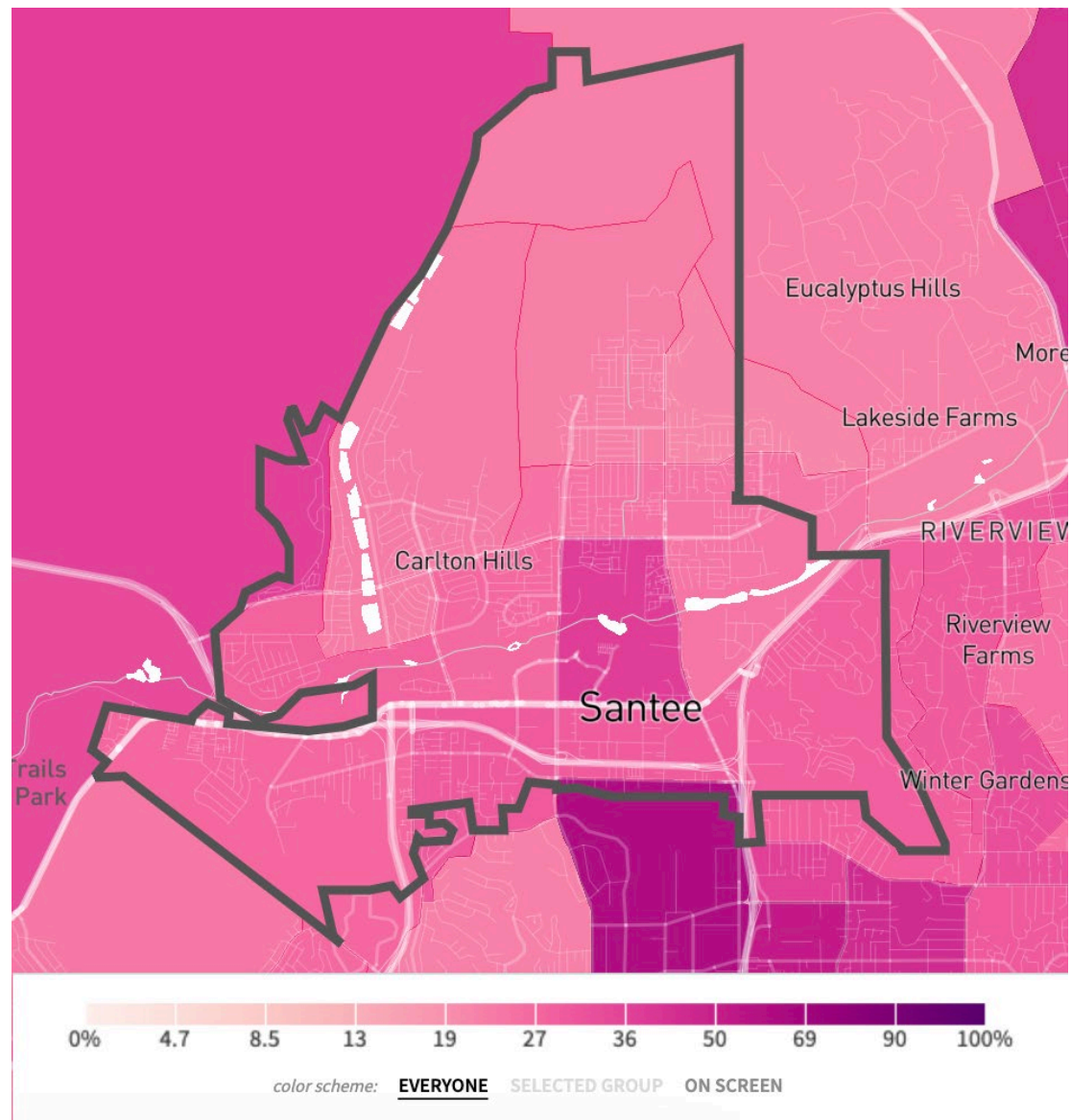
Source: U.S. Department of Housing and Urban Development, 2023

**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 is considered to have a concentration of racial or ethnic minorities or low-income families if the share of a specific racial or ethnic group within the tract is at least 10 percent higher than its share in the jurisdiction as a whole. For example, according to 2022 five-year ACS data, Hispanic/Latino residents make up 20 percent of Santee's population, so a census tract where they comprise 30 percent or more would be considered concentrated.

The map below depicts the non-White percentage of the population in each census tract in Santee. The white population comprise about 66 percent of the population, so a census tract with a percentage of non-white population greater than 44 percent would indicate a concentration of racial or ethnic minorities. These tracts are represented in darker shades of pink.

**Figure MA-50.03: Census Tract – Non-White Population**



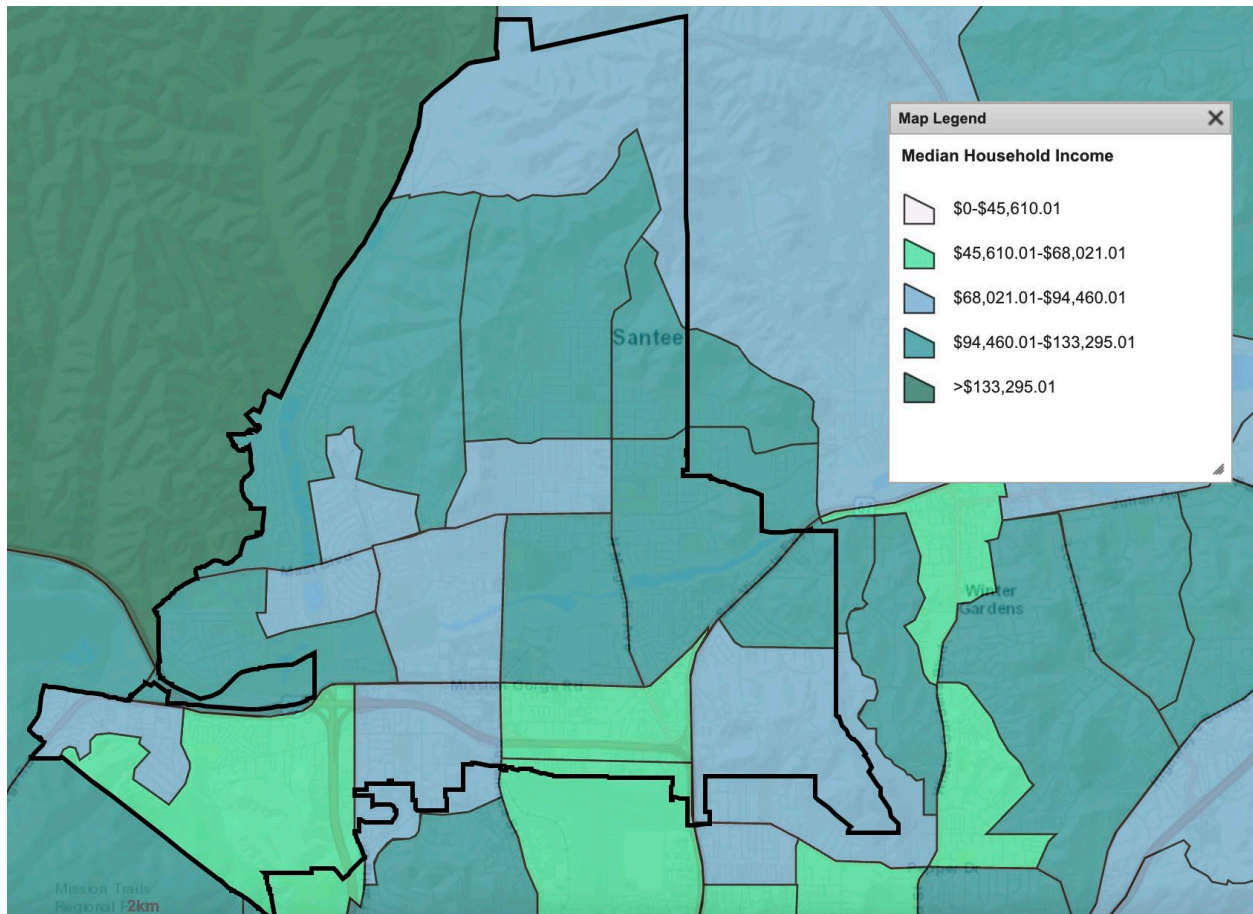
Source: Opportunity Atlas (based on 2010 Decennial Census data)

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 that are below the City's median income.



Figure MA-50.04 shows some correlation between the census tracts with a higher concentration of non-White populations and the census tracts with a higher concentration of very low- and low-income households.

**Figure MA-50.04: Census Tract – Median Income**



Source: U.S. Department of Housing and Urban Development, 2023

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

The census tracts south of Mission Gorge Road in southern Santee have a slightly higher percentage of non-White residents and the lowest median incomes in the city, as reflected in socioeconomic data. According to the Opportunity Atlas, the central tract in southern Santee has a poverty rate of 9 percent and the lowest median household income at \$52,000.

Citywide, there are six census tracts in which more than 67 percent of low-income households experience at least one of the four severe housing problems. Median household incomes range from \$59,000 to \$100,000, while poverty rates vary between 2.8 and 16 percent.



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

The neighborhoods just south of Mission Gorge Road are primarily residential. This area includes a shopping center. In the southern corner of the census tract, you'll find Pride Academy Middle School and Chet F. Harritt Elementary School. The area also features a variety of parks and hiking trails.

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

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

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

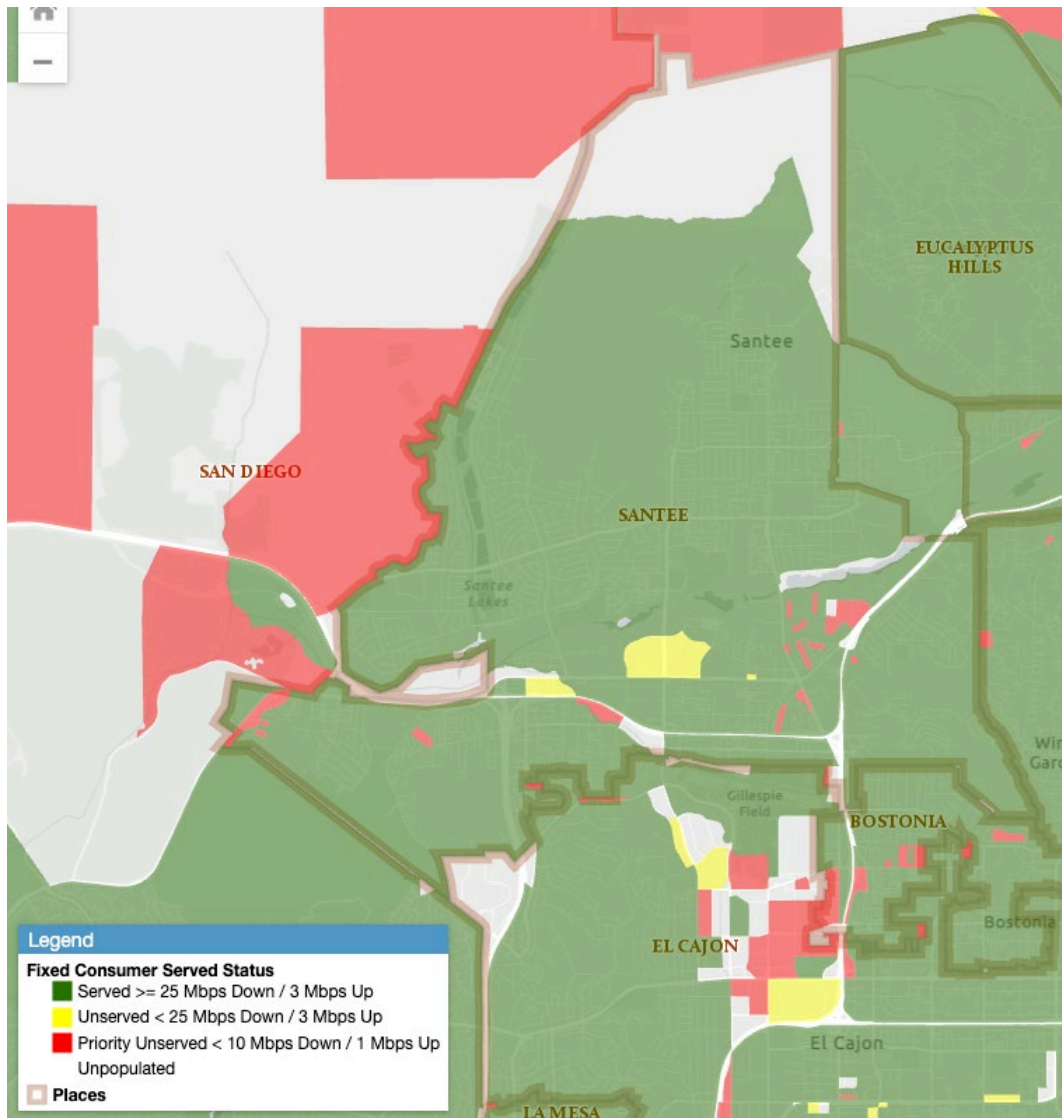
**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

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 preparing the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) to estimate the number of households with and without internet access.

The internet is an essential communications and information tool, enabling users to benefit from the growing interconnectedness of business, education, commerce, and daily activity. Reliable internet access is increasingly recognized as a necessity for thriving in today's economic environment. Communities without broadband access face significant challenges in keeping pace with the rest of the country, as limited connectivity hinders their residents' ability to access educational and entrepreneurial opportunities online. The issue is particularly pronounced in low to moderate-income areas, where economic opportunities are already limited. Research indicates a strong correlation between expanded high-speed internet access and improved educational and employment prospects, especially in small cities and rural communities.

Figure MA-60.01 shows broadband access across Santee, where broadband is defined as service with download speeds of 25 megabits per second (Mbps) and upload speeds of 3 Mbps (25/3 Mbps). As shown in the map, significant gaps in broadband coverage are minimal.

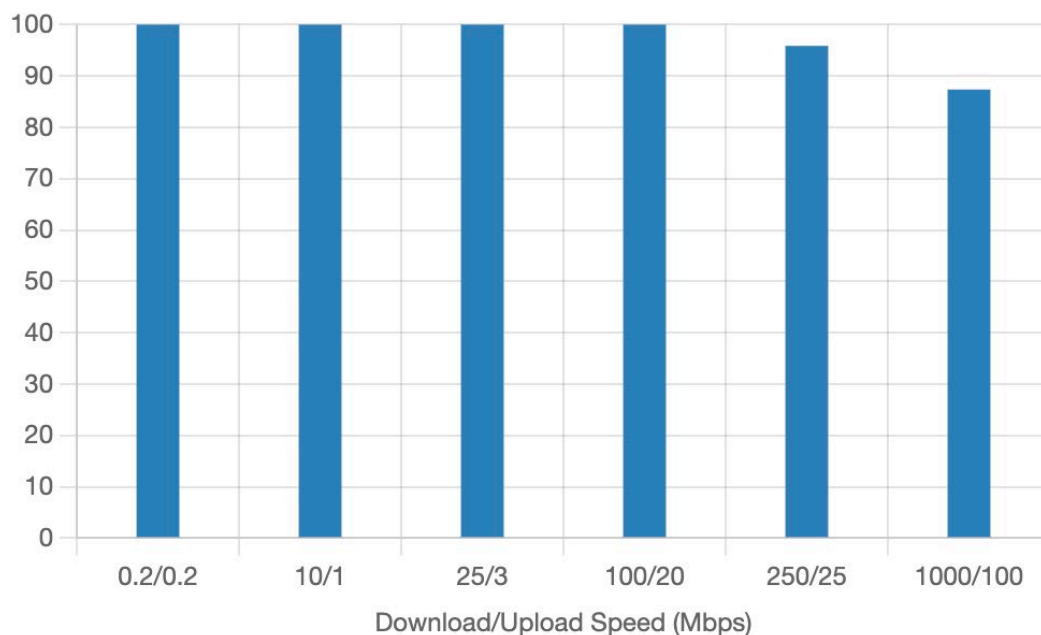
**Figure MA-60.01: Map of Broadband Access**



Source: California Interactive Broadband Map (data as of December 31, 2021)

In March 2024, the U.S. Federal Communications Commission (FCC) raised their benchmark for high-speed fixed broadband from 25/3 Mbps to download speeds of 100 Mbps and upload speeds of 20 Mbps (100/20 Mbps). Figure MA-60.02 shows that 100 percent of units in Santee have access to high-speed fixed broadband with speeds of at least 100/20 Mbps.

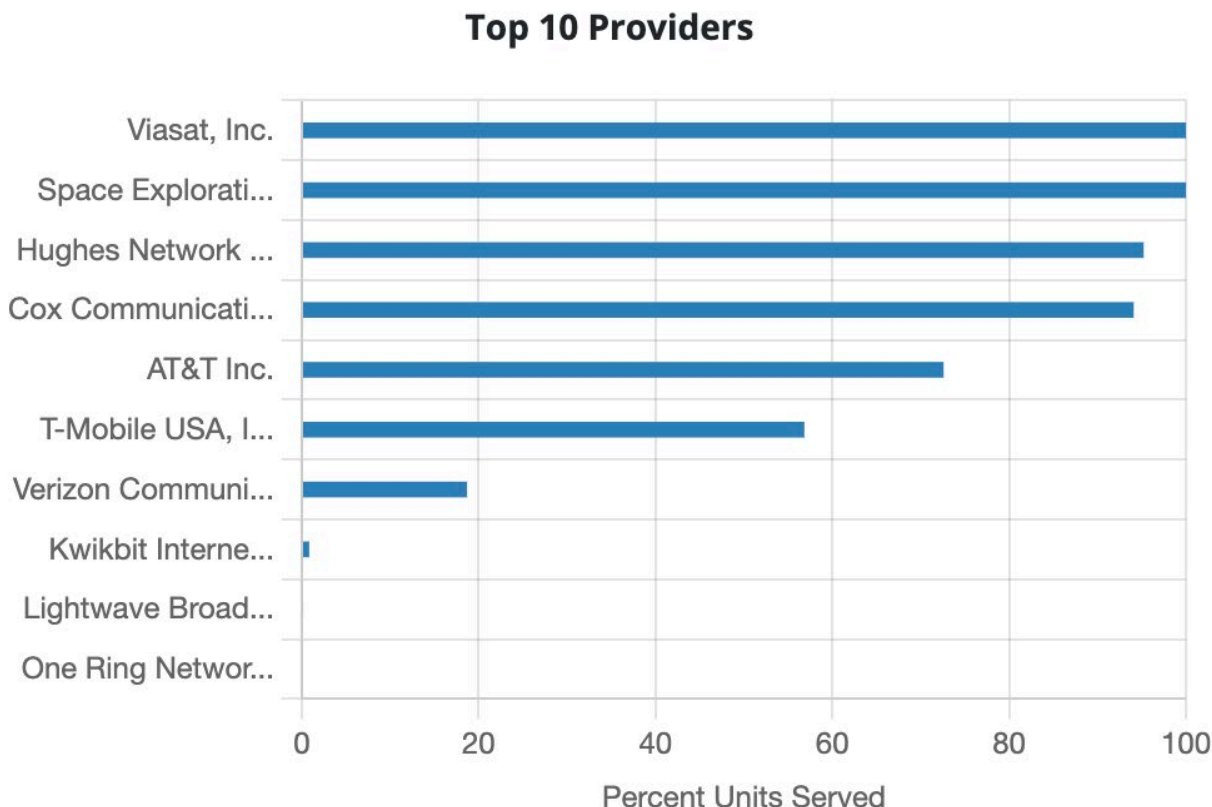
**Figure MA-60.02: Units with Fixed Broadband Access in Santee**  
**Percent of Units Covered**



Source: Federal Communications Commission (data as of June 30, 2024)

Figure MA-60.03 shows the top 10 fixed broadband providers in Santee and the percentage of units served by each provider.

**Figure MA-60.03: Top 10 Fixed Broadband Providers in Santee**



Source: Federal Communications Commission (data as of June 30, 2024)

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

As shown in Figure MA-60.03, multiple broadband providers serve Santee. Having a variety of broadband internet providers fosters competition, which often leads to improved service quality, lower prices, and greater innovation in technology. It gives consumers more choices, enabling them to select a provider that best meets their needs in terms of speed, reliability, and cost. Multiple providers can also increase network resilience, as alternative options ensure connectivity in case of service disruptions. This competitive landscape drives providers to continually enhance their offerings, ultimately benefiting both residential and business users with better overall internet services.

## **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 region is increasingly vulnerable to climate change. Rising temperatures, with projections indicating an annual increase of up to five degrees, have led to more frequent extreme heat events. Additionally, wildfires driven by higher temperatures and prolonged droughts have become more frequent, lasting longer, and growing in severity, resulting in a greater number of poor air quality days. Water scarcity is also worsening due to intensified droughts, further compounded by reduced stormwater runoff, which negatively affects the agricultural sector.

In December 2019, Santee's City Council adopted the Sustainable Santee Plan, a long-term strategy to reduce greenhouse gas emissions, enhance energy efficiency, improve traffic flow, promote electric vehicle use, reduce vehicle trips, and expand the urban tree canopy. The City Council set two community-wide greenhouse gas reduction targets: a 40% reduction from 2005 levels by 2030 and a 49% reduction by 2035. An implementation plan is currently in place to track and guide progress toward these goals.

### **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 in managing the region's natural hazards. To strengthen its focus on disaster preparedness and resilience, the County's 2019–2024 Strategic Plan highlights key initiatives, including the Fire Safety Council of San Diego County, Community Wildfire Protection Plans, Community Emergency Response Teams, the San Diego County Spontaneous Volunteer Program, and the Neighborhood Evacuation Team Program. The City actively participates in these efforts in the event of a natural disaster affecting its jurisdiction.

The County's Office of Emergency Services also plays a crucial role in enhancing disaster resilience. Its Emergency Operations Center (EOC) serves as a centralized hub for coordinated, multi-agency, and multi-jurisdictional disaster response. During emergencies, the EOC acts as the liaison between local jurisdictions, including the City, and emergency service providers.

# 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 Con Plan goal by guiding investments in Santee's LMI communities. The goals are:

### High Priorities

- **Goal 1:** Improve community infrastructure to address current deficiencies, ensuring that sidewalks, streets, and parks are accessible, safe and enjoyable for residents.
- **Goal 2:** Provide public services and activities to address the needs of vulnerable populations, including seniors, residents experiencing food insecurity, individuals with special needs, and those experiencing homelessness.
- **Goal 3:** Support affordable housing opportunities and services for residents with low to moderate incomes.

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**

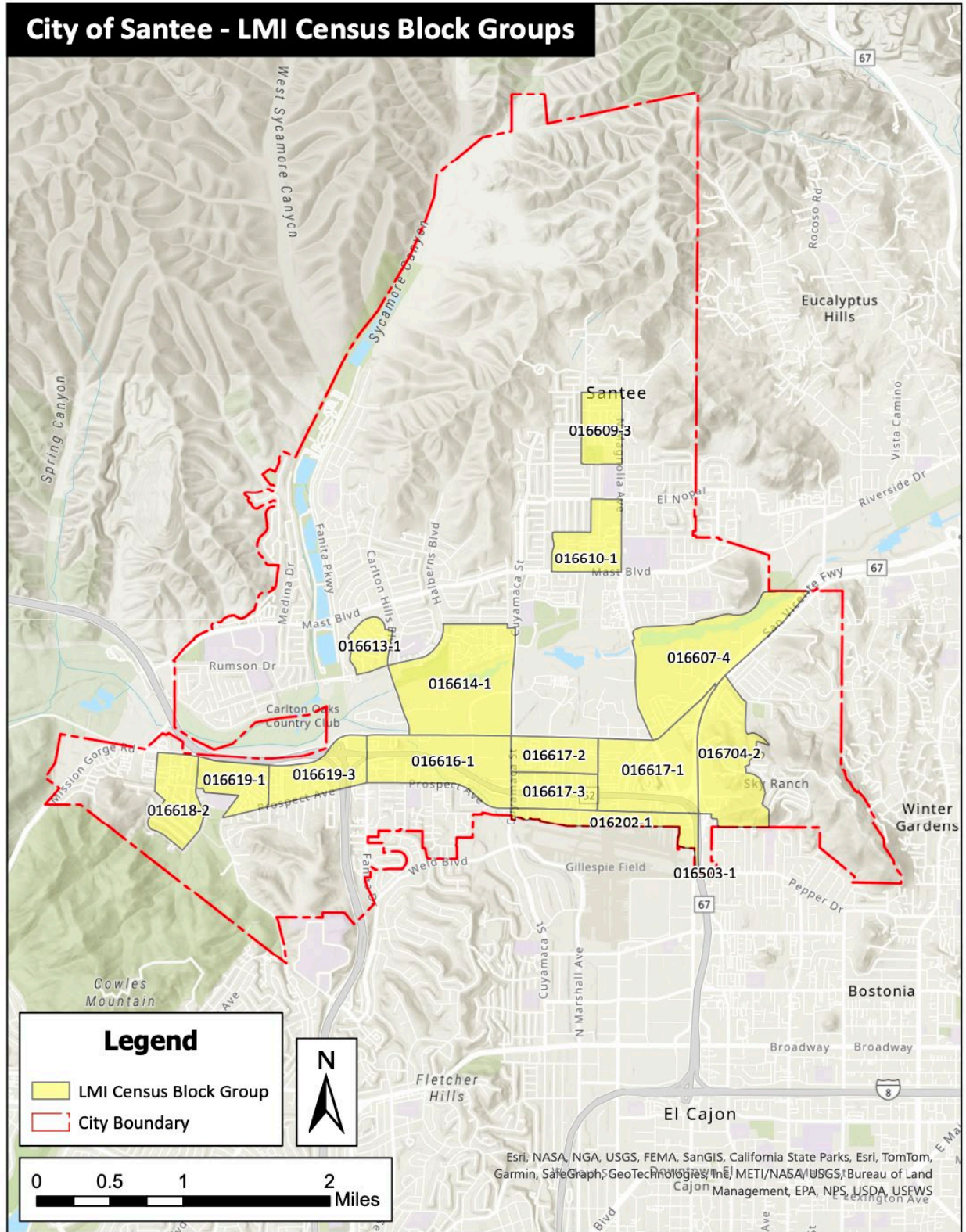
Not applicable. Please see discussion below.

### **General Allocation Priorities**

The City will not be allocating funding on a geographic basis and generally provides services on a citywide basis. The City allocates CDBG resources on the quality and quantity of grant applications that align with the Con Plan goals. Public Improvements, which will occur in Program Years 2025-2029, will be for future phases of the ADA Pedestrian Ramp (installation) project throughout the city. However, some activities may in upcoming program years occur within CDBG-eligible block groups. The map below shows the LMI block groups (bounded in yellow) in Santee which are eligible for place based CDBG activities.



Figure SP-10.01: Low-Mod Block Groups



<b>Table SP-25.01: Priority Needs Summary Priority Need Name</b>	<b>Priority Level</b>	<b>Population</b>	<b>Geographic Areas Affected</b>	<b>Associated Goals</b>	<b>Description</b>	<b>Basis for Relative Priority</b>
Improve Infrastructure and Facilities	High	Extremely Low Low Moderate Large Families Families with Children Elderly	Citywide	Improve community infrastructure and facilities.	Improve community infrastructure and facilities to create an accessible and safe community - Maintain and improve the infrastructure of the City's low- and moderate- income neighborhoods.	Assessments of current facilities, stakeholder input, Community Needs Survey, and City established goals. The Community Needs Survey identified public facilities as top priority need within Santee.
Public Services for LMI-Resident	High	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Citywide	Provide Public Services	Public Services for LMI Residents - Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.	During the development of the Con Plan, residents were asked to rank the relative importance of housing and community development needs in a survey.

Support Affordable Housing for LMI Residents.	High	Extremely Low Low Moderate Large Families Families with Children Elderly	Citywide	Support Affordable Housing Opportunities LMI	Support affordable housing opportunities for LMI Residents - Assist residents by helping them acquire and/or maintain affordable housing in the City of Santee.	Community Needs Survey, stakeholder feedback, City established priorities, and demographic needs data.
Fair Housing (included as part of the Affordable Housing goal above)	Medium - HUD Required	Extremely Low Low Moderate Large Families Families with Children Elderly	Citywide	Fair Housing	Fair Housing - Provide fair housing services to foster equal housing opportunity.	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.

### Narrative

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 with CDBG. Funding for programs and projects is allocated through an annual application process and will depend on eligibility and available funding.

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

The City of Santee is a CDBG Entitlement jurisdiction. The City will receive an estimated **\$1,704,547** in CDBG funds in Program Years 2025-2029.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

The City of Santee is a member of the San Diego County HOME Investment Opportunities (HOME) 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. Refer to the County of San Diego ([www.sdhcd.com](http://www.sdhcd.com)) and City of San Diego's ([www.sandiego.gov](http://www.sandiego.gov)) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Program	Public - Federal	Administration and Planning, Affordable Housing Services, Public Infrastructure and Public Services	\$322,704	\$1,500	\$0.00	\$324,204	\$1,329,270	The City of Santee will expend these funds on projects that align directly with Con Plan goals and priorities. Public services funding will benefit the quality of life for LMI residents, including individuals with disabilities or those experiencing homelessness. Funds allocated for administrative activities will be used to perform fair housing services. The public infrastructure funding will improving community infrastructure to create a safe and accessible community.

**Table SP-35.01: Anticipated Resources**

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

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

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

The City has no city-owned property zoned for housing. Most City-owned properties are remnant parcels associated with improvements to the Prospect Avenue industrial collector.

## 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-40.01: Anticipated Resources**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF SANTEE	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	City of Santee
COUNTY OF SAN DIEGO HOUSING AND COMMUNITY DEVELOPMENT	Government	Homelessness Ownership Public Housing Rental	County of San Diego
CSA SAN DIEGO COUNTY	Non-profit organization	Advocates for the eradication of housing discrimination, housing counseling, fair housing testing, enforcing fair housing laws, promoting fair housing outreach and education	City of Santee
CRISIS HOUSE	Non-profit organization	Homelessness Non-homeless special needs	City of Santee
MEALS ON WHEELS OF GREATER SAN DIEGO	Non-profit organization	Non-homeless special needs	City of Santee
SANTEE FOOD BANK	Non-profit organization	Homelessness Non-homeless special needs	City of Santee
SANTEE SANTAS FOUNDATION	Non-profit organization	Homelessness Non-homeless special needs	City of Santee
ELDERHELP OF SAN DIEGO	Non-profit organization	Non-homeless special needs	City of Santee
VOICES FOR CHILDREN	Non-profit organization	Non-homeless special needs	City of Santee

## Assessment 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 Con Plan. These include other City departments, government agencies, nonprofit organizations, service providers, subrecipients, 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, many of the City’s service providers are concentrated in surrounding jurisdictions. There are also limited resources available to smaller nonprofits and start-ups and the City will evaluate the best strategy needed given the increasing needs and demands on housing and public service funding.

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

**Table SP-40.02: Homeless Prevention Services Summary**

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

**Describe how the service delivery system including, but not limited to, the services listed above meets 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 several 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.

For the past two years through a combination of CDBG-CV and ARPA funding the City of Santee has funded Homeless Outreach Workers with Persons Assisting the Homeless (PATH) and emergency shelters services (up to 28 nights) through the East County Transitional Living Center in El Cajon. These two service providers serve those experiencing homelessness in Santee and have helped to keep the number of unsheltered homeless person in the community from increasing.

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

The agencies providing services to special needs populations and persons experiencing homelessness in Santee have a long history and expertise in providing these services. These include Crisis House, Meals on Wheels, Santee Food Bank, Voices for Children 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, persons with food insecurity, homeless residents, and more.

The largest gap in serving the homeless population in East San Diego County is the lack of shelter options. Currently, the only homeless shelter in East County is the East County Transitional Living Center located in El Cajon. There are several efforts currently to add shelter beds in the region, but no new homeless shelters are set to open soon.

**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 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.
- Continue working cooperatively with neighboring jurisdictions and the County to locate a new homeless shelter in East San Diego County.
- Pursue alternative sources of financing for priority needs in the community.

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

### Goals Summary Information

Table SP-45.01: Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b>	Improve community infrastructure and facilities.	<b>2025</b>	<b>2029</b>	Infrastructure		Improve Infrastructure and Facilities	<b>\$1,074,760</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Benefit: 3,443 Persons Assisted
<b>2</b>	Provide Public Services	<b>2025</b>	<b>2029</b>	Public Services		Public Services for LMI-Resident	<b>\$248,000</b>	Public service activities other than Low/Moderate Income Residents Benefit: 83,600 Persons  Homelessness Prevention: 400 Persons Assisted
<b>3a</b>	Support Affordable Housing Services and Opportunities	<b>2025</b>	<b>2029</b>	Affordable Housing		Support Affordable Housing for LMI Residents.	<b>To be determined.</b>	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
<b>3b</b>	Fair Housing	<b>2025</b>	<b>2029</b>	Fair Housing		Fair Housing	<b>\$105,000</b>	Housing counseling, fair housing testing, enforcing fair housing laws and promoting fair housing outreach and education Other: 150 Persons

## Goal Descriptions

Goal Name	Goal Description
Improve community infrastructure and facilities.	Improve community infrastructure to address current deficiencies, ensuring that sidewalks, streets, and parks are accessible, safe and enjoyable for residents.
Provide Public Services	Provide public services and activities to address the needs of vulnerable populations, including seniors, residents experiencing food insecurity, individuals with special needs, and those experiencing homelessness.
Support Affordable Housing Opportunities LMI	Support affordable housing opportunities and services for residents with low to moderate incomes.
Fair Housing	Retain the service of a fair housing provider, promote fair housing education, and outreach within Santee.

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

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

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

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

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

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

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

An important method for mitigating LBP risks is modernizing the housing stock. This means producing new affordable units that will increase access to housing without LBP hazards. This is a slow process, however, 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?**

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 risk and the need for remediation.

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

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

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

The City of Santee plans to expend up to 15% of its annual CDBG allocation on public services used to support households with special needs, prevent homelessness and address homelessness issues. Municipal community development programs are targeted at improving the housing and neighborhood conditions of low -income residents and reducing poverty by supporting employment training and skills development, emergency assistance, self-sufficiency programs and other efforts oriented to special needs clients. The City of Santee has and will continue to allocate CDBG public service resources to support anti-poverty efforts and initiatives provided by organizations such as ElderHelp, Voices for Children, Crisis House, Meals on Wheels, local food banks, and the Santee Santos Foundation.

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

Based on the American Community Survey (ACS), the 5-year data estimate calculates approximately 8.5 percent of Santee residents were living at or below the federal poverty level of \$14,580 per individual or \$30,000 for a household of 4 persons in 2023. 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 City of Santee will also continue to support organizations that offer health and social services to lower income residents.

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

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

Sub-recipient Orientation. During the grant application process, prospective applicants may request technical assistance in developing complete 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 billings are reviewed and processed. Onsite monitoring visits are conducted on an annual basis. The City conducts on-site 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 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

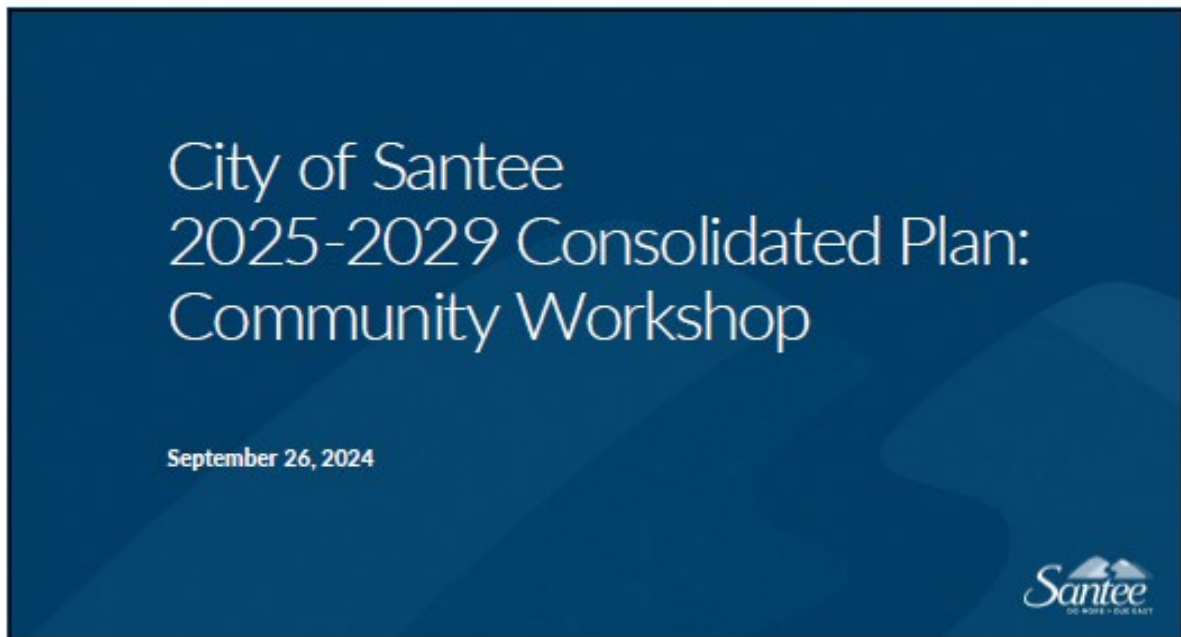
## Appendix A - Alternate/Local Data Sources

1	<b>Data Source Name</b> Consolidated Plan Community Needs Survey
	<b>List the name of the organization or individual who originated the data set.</b> RSG, Inc. and City of Santee staff.
	<b>Provide a brief summary of the data set.</b> The survey instrument was Internet-based through the SurveyMonkey website, and 199 individuals responded to the survey.
	<b>What was the purpose for developing this data set?</b> Community input was needed help determine the goals and priorities for the City of Santee's 2025-2029 Consolidated Plan. The survey provided an opportunity for the City to learn about the community's goals and priorities directly from residents. The identified priorities will help shape the Consolidated Plan's funding priorities for the next five years.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> The survey was available from September through October 2024.
	<b>Briefly describe the methodology for the data collection.</b> Online survey through the SurveyMonkey website.
	<b>Describe the total population from which the sample was taken.</b> The survey was made available to all Santee residents and non-profit organizations. The survey was marketed on the City website and social media and at the community meeting about the Consolidated Plan.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Information about the demographics of the respondents is included in the survey results, which are attached..

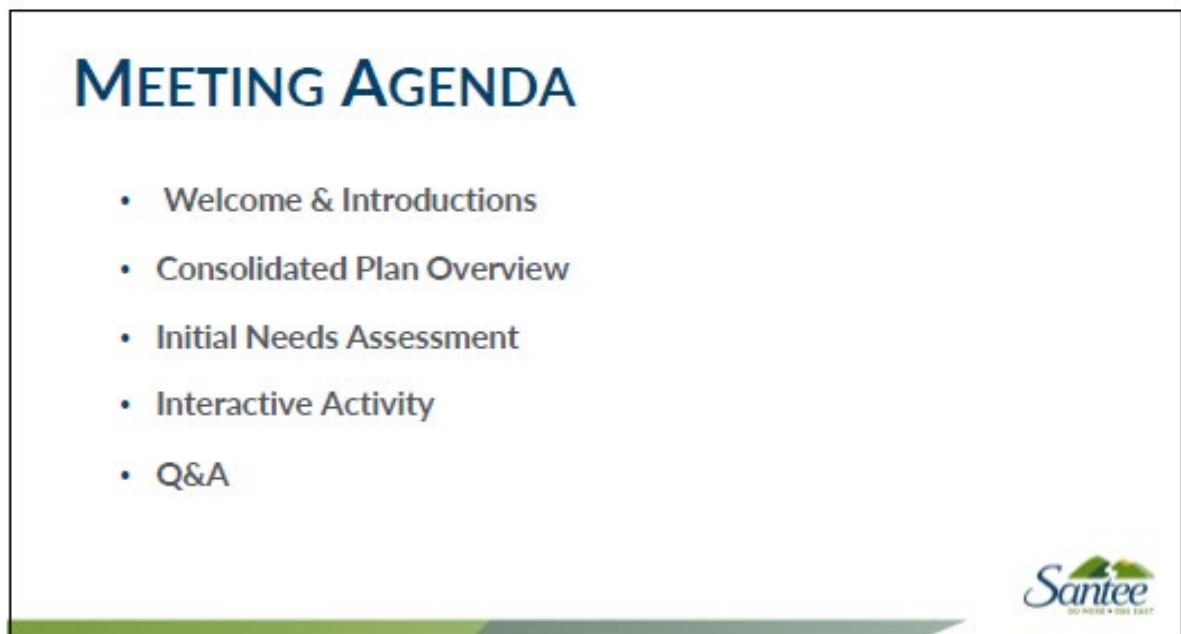
2	<b>Data Source Name</b> Consolidated Plan Stakeholder Survey
	<b>List the name of the organization or individual who originated the data set.</b> RSG, Inc. and City of Santee staff.
	<b>Provide a brief summary of the data set.</b> The survey instrument was Internet-based through the SurveyMonkey website, and 9 individuals responded to the survey.
	<b>What was the purpose for developing this data set?</b> Stakeholder input was needed help determine the goals and priorities for the City of Santee’s 2025-2029 Consolidated Plan. The survey provided an opportunity for the City to learn about the community’s goals and priorities directly from stakeholders. The identified priorities will help shape the Consolidated Plan’s funding priorities for the next five years.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> The survey was available from September through October 2024.
	<b>Briefly describe the methodology for the data collection.</b> Online survey through the SurveyMonkey website.
	<b>Describe the total population from which the sample was taken.</b> The survey was made available to representatives of Santee schools and non-profit organizations.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> The survey was shared with 14 stakeholders.



## Appendix B – Community Workshop Presentation Slides



1



2

# CONSOLIDATED PLAN OVERVIEW



3

## WHAT IS A CONSOLIDATED PLAN?

- Planning document required by HUD\* every 5 years as a condition of receiving housing and community development funding
- Assists the City in determining the following needs based on data & community outreach:
  - Community service needs
  - Housing and homelessness needs
  - Public facilities and infrastructure needs
- Includes needs assessment, market analysis, strategic plan, and first annual action plan

\*HUD = U.S. Department of Housing & Urban Development



4

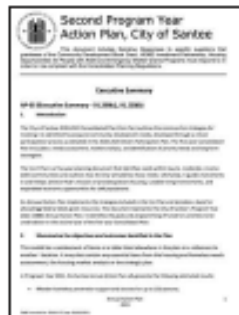
# THREE IMPORTANT DOCUMENTS

"SAY"



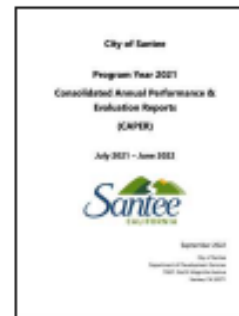
5-Year Consolidated Plan

"DO"



Annual Action Plan

"SHOW"

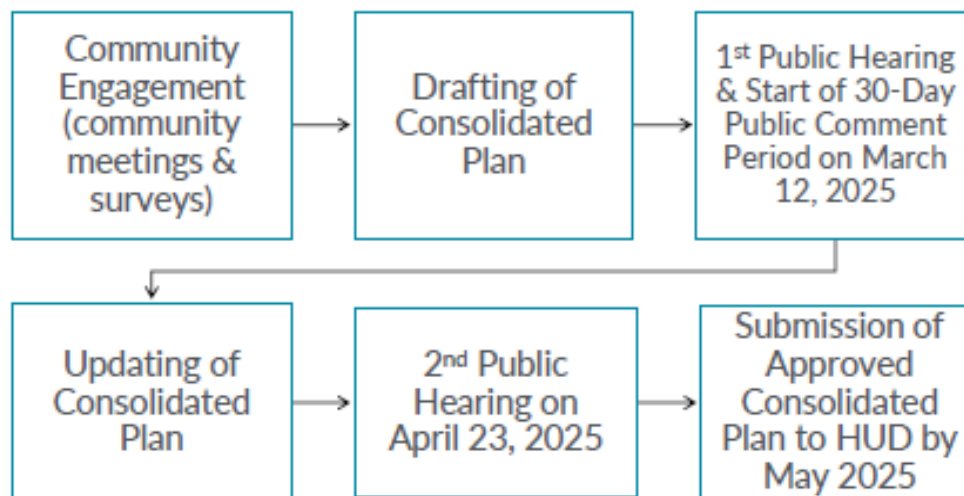


Consolidated Annual Performance and Evaluation Report



5

# CONSOLIDATED PLAN PROCESS



6

## COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

- Provides resources to benefit persons with low and moderate incomes, prevent or eliminate blight, and meet urgent needs
- Funds are determined based on a formula that factors in population size, poverty level, and other demographic and economic data.
- In FY 2024-25, Santee will receive \$350,916 in CDBG funds.



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## CURRENT CONSOLIDATED PLAN PRIORITIES Program Years 2020 to 2024

1. Improve community infrastructure and facilities to create an accessible and safe community.
2. Provide public services and activities to improve the quality of life for residents, including individuals with special needs and/or individuals experiencing homelessness.
3. Support affordable housing opportunities for residents with low to moderate incomes.



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## CITY FY 2024-25 CDBG FUNDING

Activity Type	Organization/Project	FY 2024-25 Budget
Public Service Activities	Santee Food Bank	\$29,740
	Elder Help of San Diego	\$5,730
	Meals on Wheels	\$5,730
	Santee Santa's Foundation	\$5,730
	Voices for Children	\$5,730
Public Facility Projects	City ADA Pedestrian Ramp Project	\$216,175
	Home of Guiding Hands	\$17,180
Administrative Activities	Program Administration	\$49,220
	CSA San Diego	\$21,000
TOTAL		\$356,235



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## INITIAL NEEDS ASSESSMENT



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## SANTEE COMMUNITY PROFILE

- Population: 59,497
  - Median age: 39
  - Under 18 years old: 23%
  - 65 years old and above: 16%
- Median Household Income: \$101,777
- July 2024 Unemployment Rate: 4.4%
  - Below the County rate of 4.9%

Sources: U.S. Census Bureau 2022 ACS 5-Year Estimates; California Employment Development Department



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## HOUSING STATISTICS FOR SANTEE RENTERS

- 27% of Santee households are renters.
- Median Rent: \$1,983 (as of 2022)
  - 24% increase in 5 years
- 51% of renter households are cost-burdened (housing costs exceed 30% of income).
- Need annual income of \$79,280 to afford median rent without being cost-burdened.

Sources: U.S. Census Bureau 2017 & 2022 ACS 5-Year Estimates; 2016 to 2020 CHAS



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## 2024 AVERAGE 2 BD RENTS BY CITY\*

- |                            |                            |
|----------------------------|----------------------------|
| 1. Del Mar: \$4,061        | 9. <b>Santee: \$2,194</b>  |
| 2. Coronado: \$3,367       | 10. Lemon Grove: \$2,142   |
| 3. Encinitas: \$3,056      | 11. La Mesa: \$2,083       |
| 4. Oceanside: \$2,666      | 12. Chula Vista: \$2,078   |
| 5. San Marcos: \$2,650     | 13. Escondido: \$2,058     |
| 6. Imperial Beach: \$2,625 | 14. National City: \$1,923 |
| 7. San Diego: \$2,508      | 15. El Cajon: \$1,892      |
| 8. Carlsbad: \$2,398       |                            |

Source: Southern California Rental Housing Association (Spring 2024 average monthly rents)

\*Note: No data was provided for Poway, Solana Beach, and Vista.



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## HOUSING STATISTICS FOR SANTEE OWNERS

- 72% of Santee households are homeowners.
- Median Home Value: \$813,500 (as of 2022)
  - 59% increase in 5 years
- 71% of homeowner households have mortgages.
- 31% of homeowner households are cost-burdened (housing costs exceed 30% of income).

Sources: U.S. Census Bureau 2017 & 2022 ACS 5-Year Estimates; 2016 to 2020 CHAS



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## 2024 AVERAGE HOME VALUES IN COUNTY

- |                              |                               |
|------------------------------|-------------------------------|
| 1. Del Mar: \$3,575,187      | 10. Vista: \$875,578          |
| 2. Coronado: \$2,432,930     | 11. Imperial Beach: \$871,778 |
| 3. Solana Beach: \$2,110,738 | 12. Oceanside: \$870,383      |
| 4. Encinitas: \$1,875,750    | 13. Escondido: \$851,305      |
| 5. Carlsbad: \$1,521,735     | 14. Chula Vista: \$851,197    |
| 6. Poway: \$1,229,022        | 15. El Cajon: \$818,241       |
| 7. San Diego: \$1,013,179    | 16. <b>Santee: \$803,821</b>  |
| 8. San Marcos: \$976,984     | 17. Lemon Grove: \$747,315    |
| 9. La Mesa: \$898,061        | 18. National City: \$672,438  |

Source: Zillow Home Index (August 2024 values as of September 18, 2024)



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## SANTEE HOMELESS POPULATION

	Sheltered	Unsheltered	TOTAL	County Total	% of County
2019	0	35	35	8,102	0.4%
2024	0	73	73	10,605	0.3%
Change (%)	--	+108.6%	+108.6%	+30.9%	-0.1%

Sources: Regional Task Force on Homelessness Point-in-Time Data



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# YOUR PARTICIPATION



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## COMMUNITY NEEDS SURVEY

What would you like to see in your community?  
Complete our community survey online by [October 27!](#)



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## COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

- Provides resources to benefit persons with low and moderate incomes, prevent or eliminate blight, and meet urgent needs
- Funds are determined based on a formula that factors in population size, poverty level, and other demographic and economic data.
- In FY 2024-25, Santee will receive \$350,916 in CDBG funds.

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## INTERACTIVE ACTIVITY

How would you like to see CDBG funds spent in Santee over the next 5 years?

- Assistance to homeowners for minor home repairs & improvements
- Construction of and improvements to public facilities and infrastructure (such as street and sidewalk improvements, libraries, community centers, and parks)
- ADA improvements (removal of architectural impediments)
- Public services (such as mental health services, homeless services, addiction treatment services, and senior and youth services)



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# QUESTIONS? PLEASE ASK!

## City of Santee

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[bcrane@cityofsantee.ca.gov](mailto:bcrane@cityofsantee.ca.gov)

## RSG, Inc.

Sara Court  
[scourt@rsgsolutions.com](mailto:scourt@rsgsolutions.com)

Jessica Henderson  
[jhenderson@rsgsolutions.com](mailto:jhenderson@rsgsolutions.com)



## **Appendix C – Community Survey Responses**

## Q1 Please provide your zip code.

Answered: 197   Skipped: 2

#	RESPONSES	DATE
1	92071	10/24/2024 10:06 PM
2	92071	10/24/2024 2:37 PM
3	92071	10/24/2024 2:21 PM
4	92071	10/24/2024 2:10 PM
5	92071	10/24/2024 1:49 PM
6	92071	10/24/2024 12:18 PM
7	92071	10/24/2024 10:42 AM
8	92071	10/24/2024 6:26 AM
9	92071	10/24/2024 4:39 AM
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11	92071	10/23/2024 9:09 PM
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13	92071	10/23/2024 7:06 PM
14	92071	10/23/2024 5:23 PM
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28	92071	10/22/2024 8:17 PM
29	92071	10/22/2024 7:43 PM
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31	92071	10/22/2024 7:37 PM
32	92071	10/22/2024 7:33 PM
33	92071	10/22/2024 7:07 PM

# City of Santee 2025-2029 Consolidated Plan Community Needs Survey

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36	92071	10/22/2024 5:14 PM
37	92071	10/22/2024 5:12 PM
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41	92071	10/16/2024 7:41 PM
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43	92071	10/16/2024 11:20 AM
44	92071	10/16/2024 6:33 AM
45	92071	10/16/2024 6:21 AM
46	92119	10/16/2024 5:54 AM
47	92072	10/15/2024 3:26 PM
48	92071	10/15/2024 1:23 PM
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52	92071	10/15/2024 9:47 AM
53	92071	10/15/2024 9:17 AM
54	92071	10/15/2024 9:13 AM
55	92071	10/15/2024 8:45 AM
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58	92071	10/15/2024 8:03 AM
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69	92071	10/5/2024 8:37 AM
70	92071	10/5/2024 6:49 AM
71	92071	10/5/2024 6:35 AM

# City of Santee 2025-2029 Consolidated Plan Community Needs Survey

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88	92071	10/4/2024 7:26 PM
89	92071	10/4/2024 7:10 PM
90	92071	10/4/2024 6:53 PM
91	92071	10/4/2024 6:29 PM
92	92071	10/3/2024 9:49 PM
93	92071	10/3/2024 9:05 AM
94	92071	10/3/2024 7:46 AM
95	92071	10/2/2024 5:40 PM
96	92071	10/2/2024 4:17 PM
97	92071	10/2/2024 4:08 PM
98	92071	10/2/2024 3:39 PM
99	92071	10/2/2024 3:39 PM
100	92071	10/2/2024 2:45 PM
101	92071	10/2/2024 2:22 PM
102	92021	10/2/2024 1:39 PM
103	92071	10/2/2024 1:23 PM
104	92071	10/2/2024 12:38 PM
105	92071	10/2/2024 12:38 PM
106	92071	10/2/2024 11:59 AM
107	92071	10/2/2024 11:41 AM
108	92071	10/2/2024 11:36 AM
109	92071	10/2/2024 11:31 AM

# City of Santee 2025-2029 Consolidated Plan Community Needs Survey

110	92071	10/2/2024 11:29 AM
111	92071	10/2/2024 11:13 AM
112	92071	10/2/2024 11:10 AM
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114	92071	10/2/2024 11:01 AM
115	92071	10/2/2024 11:00 AM
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119	92071	10/1/2024 4:16 PM
120	92071	10/1/2024 2:28 PM
121	92021	10/1/2024 1:14 PM
122	92120	10/1/2024 11:10 AM
123	92071	10/1/2024 10:20 AM
124	92071	10/1/2024 6:40 AM
125	92071	10/1/2024 6:06 AM
126	92020	10/1/2024 5:47 AM
127	91977	9/30/2024 9:47 PM
128	92071	9/30/2024 9:33 PM
129	91942	9/30/2024 9:08 PM
130	92071	9/30/2024 7:37 PM
131	92071	9/30/2024 7:33 PM
132	92021	9/30/2024 7:28 PM
133	92040	9/30/2024 7:04 PM
134	92120	9/30/2024 6:54 PM
135	92071	9/30/2024 6:48 PM
136	92019	9/30/2024 6:27 PM
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138	92040	9/30/2024 6:14 PM
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140	92071	9/30/2024 6:06 PM
141	92020	9/30/2024 5:43 PM
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145	92037	9/27/2024 12:50 PM
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# City of Santee 2025-2029 Consolidated Plan Community Needs Survey

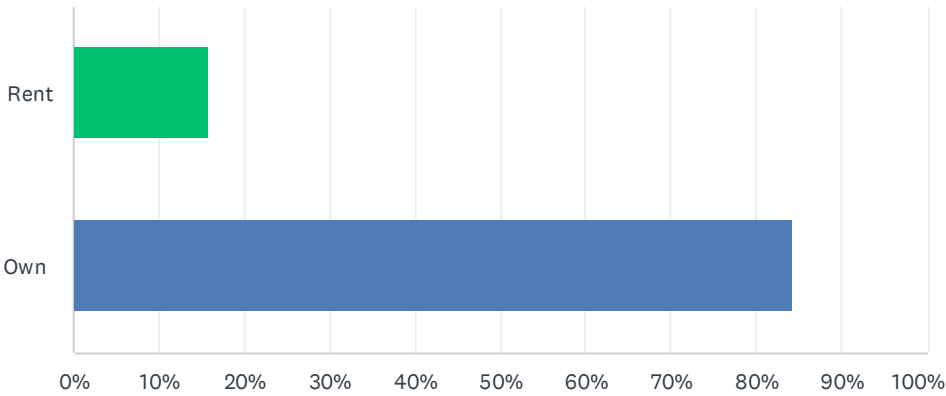
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180	92071	9/23/2024 11:26 AM
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182	92071	9/23/2024 10:51 AM
183	92071	9/23/2024 10:46 AM
184	92071	9/23/2024 10:32 AM
185	92071	9/23/2024 9:55 AM

# City of Santee 2025-2029 Consolidated Plan Community Needs Survey

186	92071	9/23/2024 9:38 AM
187	92071	9/19/2024 1:46 AM
188	92071	9/18/2024 9:16 PM
189	92071	9/18/2024 11:00 AM
190	92071	9/17/2024 11:57 PM
191	92071	9/17/2024 6:39 PM
192	92071	9/17/2024 5:08 PM
193	92071	9/17/2024 4:53 PM
194	92071	9/17/2024 3:21 PM
195	92071	9/17/2024 2:14 PM
196	92071	9/17/2024 1:03 PM
197	92071	9/17/2024 11:33 AM

## Q2 Do you rent or own your home?

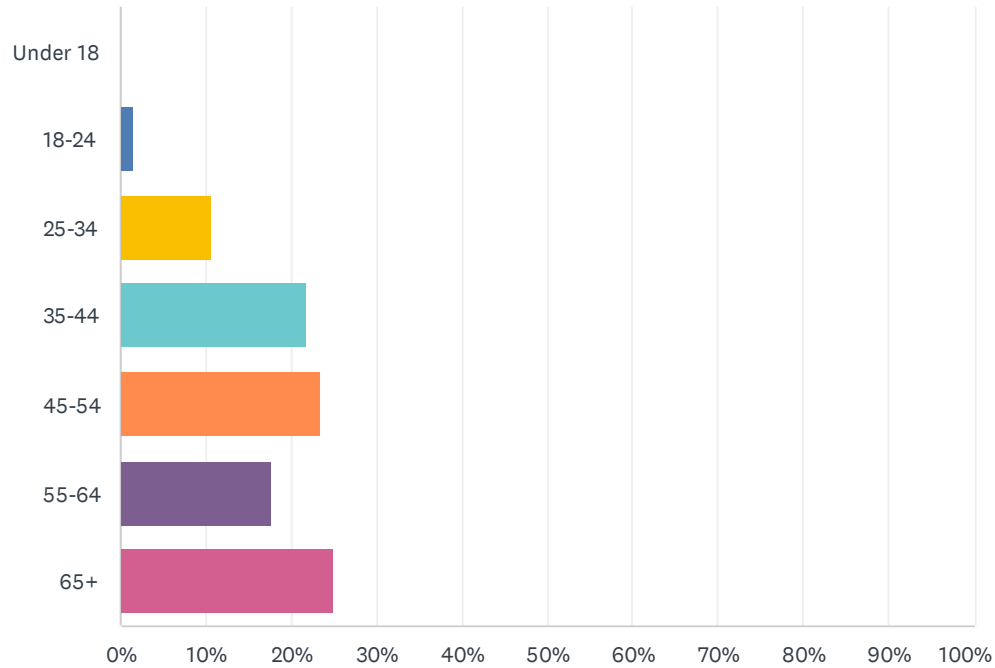
Answered: 197    Skipped: 2



ANSWER CHOICES	RESPONSES	
Rent	15.74%	31
Own	84.26%	166
TOTAL		197

### Q3 Please select your age range.

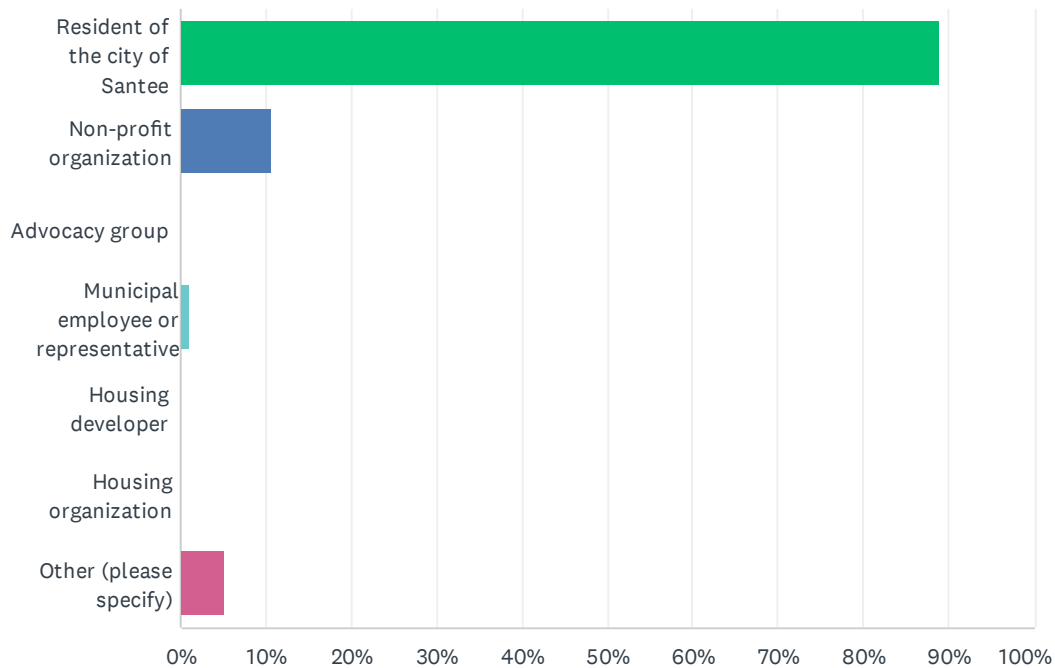
Answered: 197   Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.52%	3
25-34	10.66%	21
35-44	21.83%	43
45-54	23.35%	46
55-64	17.77%	35
65+	24.87%	49
TOTAL		197

## Q4 Which group do you represent? Please select all that apply.

Answered: 197    Skipped: 2



ANSWER CHOICES	RESPONSES	
Resident of the city of Santee	88.83%	175
Non-profit organization	10.66%	21
Advocacy group	0.00%	0
Municipal employee or representative	1.02%	2
Housing developer	0.00%	0
Housing organization	0.00%	0
Other (please specify)	5.08%	10
Total Respondents: 197		

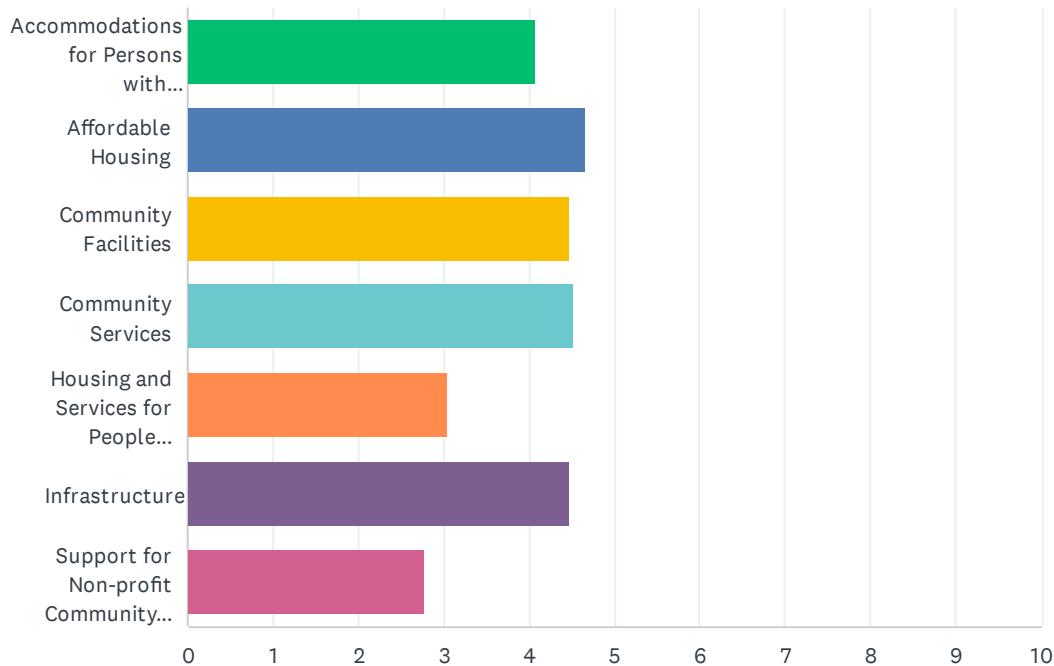
#	OTHER (PLEASE SPECIFY)	DATE
1	Retired	10/7/2024 12:31 PM
2	Homeless in Santee	10/3/2024 9:05 AM
3	Both work and live in the city of Santee	10/2/2024 5:40 PM
4	Resident of SD County	10/2/2024 1:39 PM
5	Meals on Wheels volunteer	9/30/2024 7:28 PM
6	Meals on Wheels	9/30/2024 6:27 PM
7	Lakeside resident	9/30/2024 6:14 PM

## City of Santee 2025-2029 Consolidated Plan Community Needs Survey

8	Meals on wheels	9/30/2024 6:06 PM
9	School District	9/27/2024 12:50 PM
10	myself	9/25/2024 6:18 PM

**Q5 What are the top community needs in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

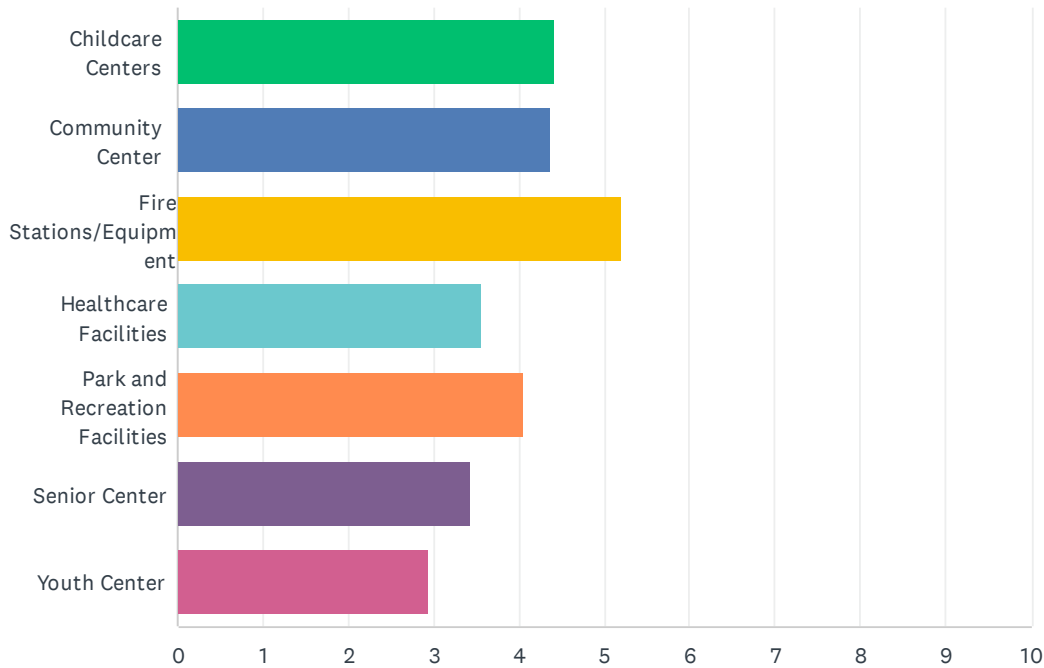
Answered: 198 Skipped: 1



	1	2	3	4	5	6	7	TOTAL	SCORE
Accommodations for Persons with Disabilities	7.58% 15	18.18% 36	14.14% 28	17.68% 35	24.75% 49	11.11% 22	6.57% 13	198	4.07
Affordable Housing	30.30% 60	14.14% 28	10.61% 21	12.12% 24	9.09% 18	16.16% 32	7.58% 15	198	4.66
Community Facilities	9.60% 19	24.24% 48	21.21% 42	14.14% 28	15.66% 31	10.10% 20	5.05% 10	198	4.47
Community Services	11.11% 22	17.68% 35	21.72% 43	23.74% 47	14.14% 28	9.09% 18	2.53% 5	198	4.51
Housing and Services for People Experiencing Homelessness	7.58% 15	9.60% 19	8.08% 16	10.61% 21	15.15% 30	16.16% 32	32.83% 65	198	3.04
Infrastructure	30.30% 60	12.63% 25	13.64% 27	6.57% 13	8.08% 16	13.13% 26	15.66% 31	198	4.48
Support for Non-profit Community Organizations	3.54% 7	3.54% 7	10.61% 21	15.15% 30	13.13% 26	24.24% 48	29.80% 59	198	2.77

**Q6 What are the top community facility needs in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

Answered: 196   Skipped: 3

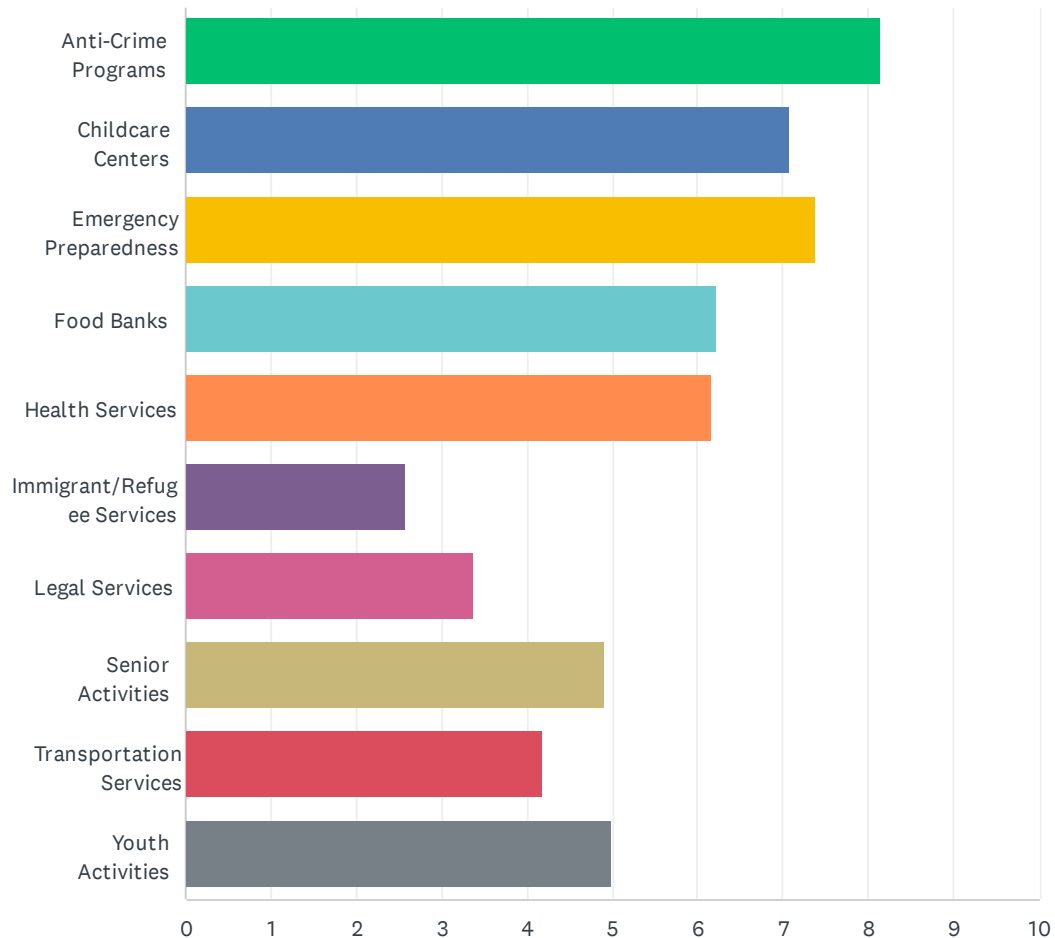


	1	2	3	4	5	6	7	TOTAL	SCORE
Childcare Centers	18.88% 37	19.90% 39	13.27% 26	13.78% 27	11.22% 22	12.24% 24	10.71% 21	196	4.42
Community Center	12.76% 25	19.39% 38	18.37% 36	19.90% 39	11.73% 23	8.16% 16	9.69% 19	196	4.38
Fire Stations/Equipment	40.31% 79	14.80% 29	11.73% 23	10.20% 20	10.71% 21	5.61% 11	6.63% 13	196	5.20
Healthcare Facilities	4.59% 9	14.80% 29	13.27% 26	15.31% 30	20.41% 40	15.82% 31	15.82% 31	196	3.57
Park and Recreation Facilities	15.82% 31	11.73% 23	16.33% 32	11.22% 22	16.84% 33	18.37% 36	9.69% 19	196	4.05
Senior Center	4.08% 8	12.24% 24	16.84% 33	12.24% 24	13.78% 27	26.02% 51	14.80% 29	196	3.43
Youth Center	3.57% 7	7.14% 14	10.20% 20	17.35% 34	15.31% 30	13.78% 27	32.65% 64	196	2.94



**Q7 What are the top community services needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

Answered: 197   Skipped: 2

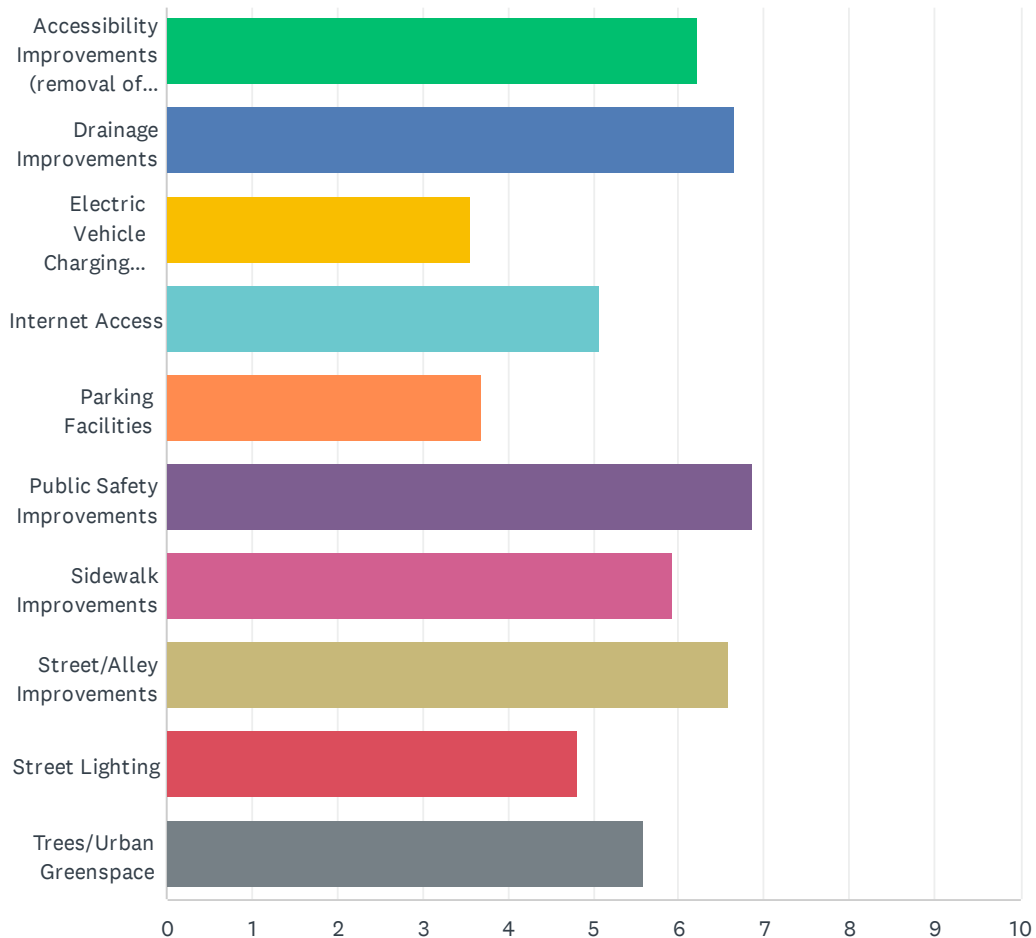


# City of Santee 2025-2029 Consolidated Plan Community Needs Survey

	1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE
Anti-Crime Programs	45.69% 90	15.74% 31	12.69% 25	6.09% 12	3.55% 7	4.57% 9	3.55% 7	1.52% 3	2.03% 4	4.57% 9	197	8.14
Childcare Centers	14.72% 29	18.78% 37	16.24% 32	16.75% 33	8.63% 17	9.14% 18	6.09% 12	3.55% 7	5.08% 10	1.02% 2	197	7.07
Emergency Preparedness	12.69% 25	18.27% 36	24.37% 48	17.26% 34	10.15% 20	7.61% 15	6.09% 12	1.02% 2	1.52% 3	1.02% 2	197	7.38
Food Banks	5.58% 11	13.20% 26	14.21% 28	17.26% 34	13.20% 26	12.18% 24	10.66% 21	5.08% 10	7.11% 14	1.52% 3	197	6.23
Health Services	6.60% 13	8.12% 16	9.64% 19	15.23% 30	25.89% 51	12.69% 25	11.68% 23	8.63% 17	1.02% 2	0.51% 1	197	6.17
Immigrant/Refugee Services	0.00% 0	1.52% 3	1.52% 3	1.52% 3	7.11% 14	8.63% 17	9.64% 19	6.60% 13	12.69% 25	50.76% 100	197	2.57
Legal Services	0.00% 0	1.02% 2	1.52% 3	2.03% 4	7.11% 14	12.18% 24	16.75% 33	24.37% 48	22.84% 45	12.18% 24	197	3.37
Senior Activities	4.06% 8	6.09% 12	5.58% 11	11.17% 22	9.14% 18	11.68% 23	18.78% 37	19.29% 38	12.18% 24	2.03% 4	197	4.91
Transportation Services	4.06% 8	6.09% 12	5.58% 11	7.11% 14	5.58% 11	8.12% 16	9.14% 18	19.29% 38	23.86% 47	11.17% 22	197	4.17
Youth Activities	6.60% 13	11.17% 22	8.63% 17	5.58% 11	9.64% 19	13.20% 26	7.61% 15	10.66% 21	11.68% 23	15.23% 30	197	4.99

**Q8 What are the top infrastructure improvements needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

Answered: 192 Skipped: 7

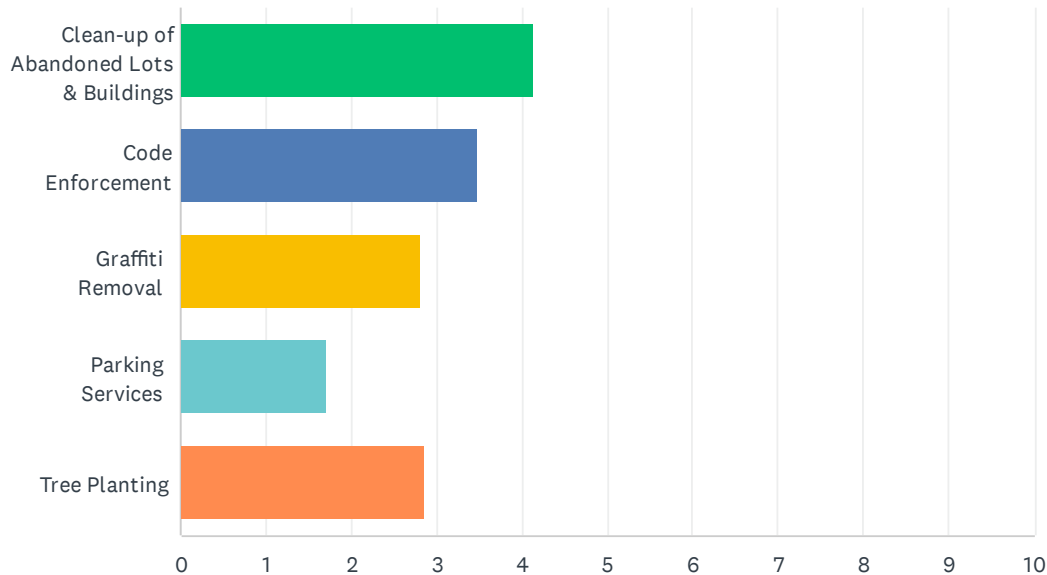


# City of Santee 2025-2029 Consolidated Plan Community Needs Survey

	1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE
Accessibility Improvements (removal of architectural barriers)	16.15% 31	10.94% 21	13.02% 25	9.90% 19	10.94% 21	8.33% 16	8.85% 17	8.85% 17	7.81% 15	5.21% 10	192	6.23
Drainage Improvements	8.33% 16	16.67% 32	16.67% 32	16.15% 31	10.42% 20	13.02% 25	7.81% 15	5.73% 11	4.17% 8	1.04% 2	192	6.65
Electric Vehicle Charging Stations	2.08% 4	3.65% 7	6.25% 12	6.77% 13	7.81% 15	7.29% 14	7.81% 15	10.94% 21	9.90% 19	37.50% 72	192	3.56
Internet Access	8.33% 16	4.69% 9	9.38% 18	12.50% 24	8.85% 17	11.98% 23	6.77% 13	13.02% 25	16.67% 32	7.81% 15	192	5.08
Parking Facilities	1.04% 2	2.08% 4	3.65% 7	6.77% 13	7.29% 14	8.33% 16	17.71% 34	16.67% 32	20.31% 39	16.15% 31	192	3.69
Public Safety Improvements	21.88% 42	11.98% 23	10.94% 21	10.94% 21	14.06% 27	9.90% 19	8.33% 16	6.25% 12	4.17% 8	1.56% 3	192	6.86
Sidewalk Improvements	1.56% 3	14.58% 28	15.10% 29	10.42% 20	13.02% 25	16.15% 31	13.02% 25	9.38% 18	6.25% 12	0.52% 1	192	5.93
Street/Alley Improvements	25.52% 49	13.02% 25	6.77% 13	8.85% 17	8.33% 16	8.33% 16	7.81% 15	7.81% 15	10.94% 21	2.60% 5	192	6.59
Street Lighting	4.17% 8	8.85% 17	7.29% 14	10.94% 21	7.81% 15	10.94% 21	14.58% 28	9.38% 18	11.98% 23	14.06% 27	192	4.82
Trees/Urban Greenspace	10.94% 21	13.54% 26	10.94% 21	6.77% 13	11.46% 22	5.73% 11	7.29% 14	11.98% 23	7.81% 15	13.54% 26	192	5.58

**Q9 What are the top neighborhood services needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

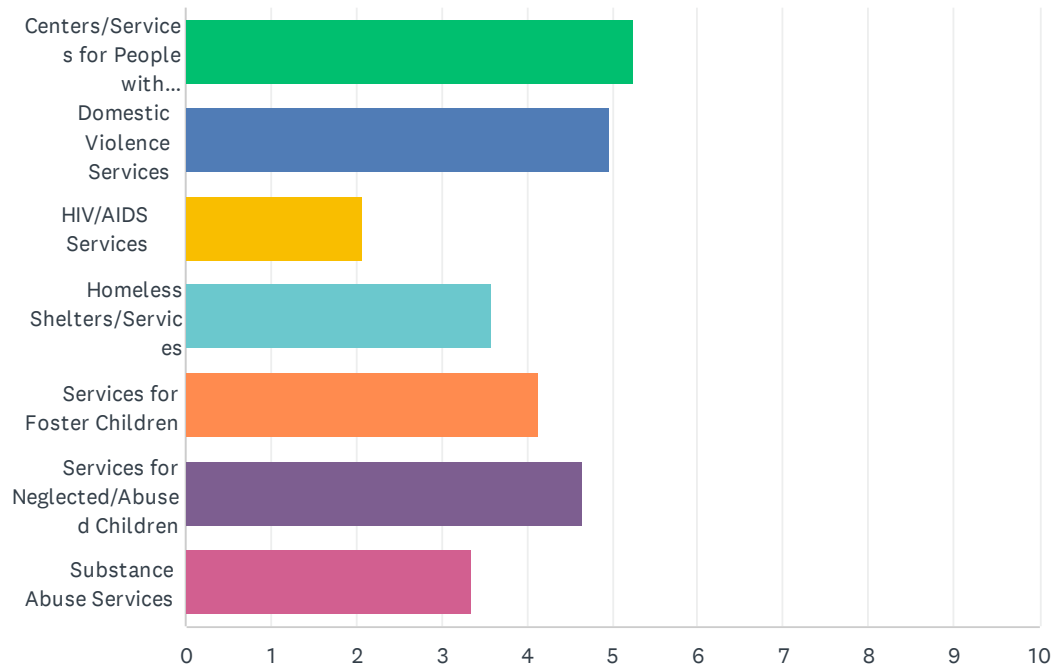
Answered: 183   Skipped: 16



	1	2	3	4	5	TOTAL	SCORE
Clean-up of Abandoned Lots & Buildings	47.54% 87	28.42% 52	15.85% 29	6.01% 11	2.19% 4	183	4.13
Code Enforcement	27.87% 51	26.23% 48	22.95% 42	12.02% 22	10.93% 20	183	3.48
Graffiti Removal	4.92% 9	20.77% 38	34.43% 63	31.15% 57	8.74% 16	183	2.82
Parking Services	1.09% 2	5.46% 10	10.93% 20	28.42% 52	54.10% 99	183	1.71
Tree Planting	18.58% 34	19.13% 35	15.85% 29	22.40% 41	24.04% 44	183	2.86

**Q10 What are the top special needs services needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

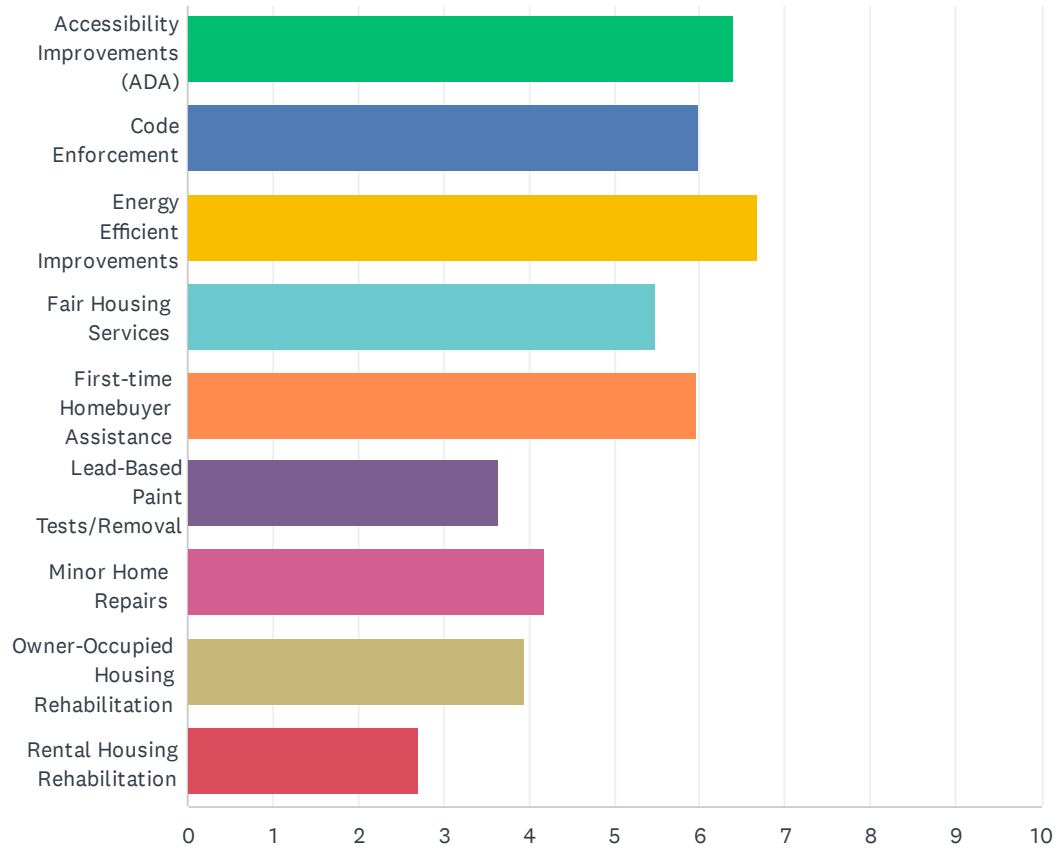
Answered: 189 Skipped: 10



	1	2	3	4	5	6	7	TOTAL	SCORE
Centers/Services for People with Disabilities	35.98% 68	15.34% 29	15.34% 29	15.87% 30	7.41% 14	8.47% 16	1.59% 3	189	5.25
Domestic Violence Services	13.23% 25	22.75% 43	30.69% 58	17.99% 34	12.17% 23	3.17% 6	0.00% 0	189	4.97
HIV/AIDS Services	0.00% 0	0.53% 1	6.88% 13	8.99% 17	16.40% 31	15.87% 30	51.32% 97	189	2.06
Homeless Shelters/Services	17.46% 33	7.41% 14	7.41% 14	12.17% 23	14.81% 28	21.69% 41	19.05% 36	189	3.59
Services for Foster Children	8.99% 17	15.34% 29	16.40% 31	20.63% 39	20.63% 39	14.29% 27	3.70% 7	189	4.14
Services for Neglected/Abused Children	17.99% 34	24.87% 47	14.29% 27	13.23% 25	13.23% 25	8.47% 16	7.94% 15	189	4.64
Substance Abuse Services	6.35% 12	13.76% 26	8.99% 17	11.11% 21	15.34% 29	28.04% 53	16.40% 31	189	3.35

**Q11 What are the top housing services needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

Answered: 184 Skipped: 15



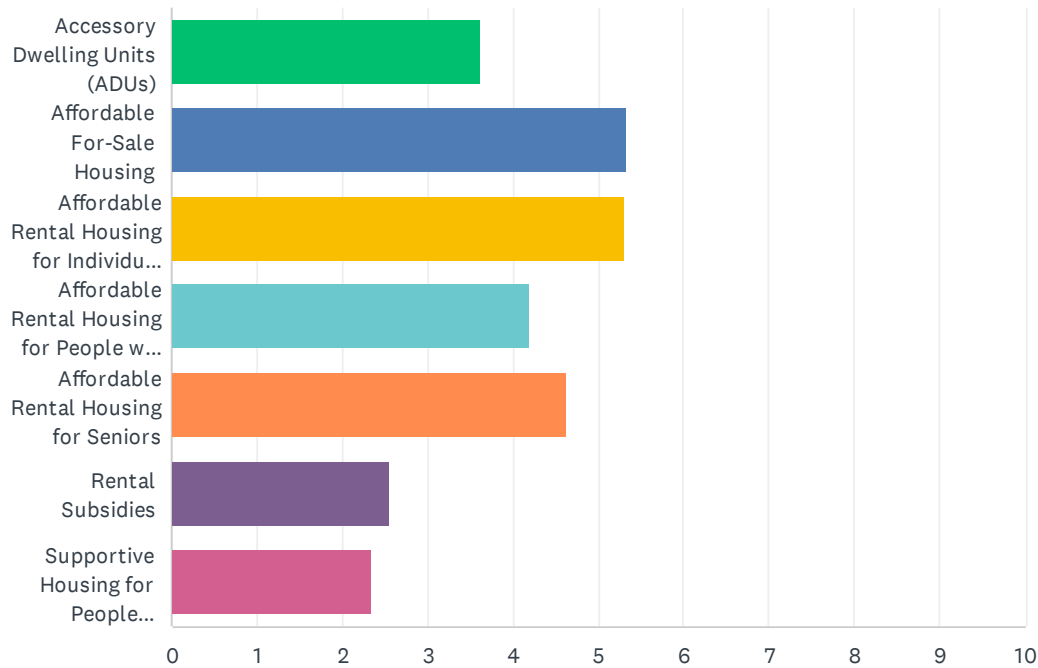
# City of Santee 2025-2029 Consolidated Plan Community Needs Survey

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Accessibility Improvements (ADA)	20.11% 37	12.50% 23	15.76% 29	22.28% 41	13.04% 24	5.43% 10	7.07% 13	1.63% 3	2.17% 4	184	6.39
Code Enforcement	20.11% 37	16.30% 30	14.67% 27	8.70% 16	14.67% 27	6.52% 12	4.35% 8	5.43% 10	9.24% 17	184	5.99
Energy Efficient Improvements	14.13% 26	24.46% 45	19.57% 36	19.02% 35	9.24% 17	8.15% 15	4.35% 8	1.09% 2	0.00% 0	184	6.68
Fair Housing Services	9.78% 18	13.59% 25	10.87% 20	15.76% 29	16.30% 30	12.50% 23	9.78% 18	8.15% 15	3.26% 6	184	5.48
First-time Homebuyer Assistance	19.57% 36	14.13% 26	11.96% 22	12.50% 23	14.13% 26	10.33% 19	7.61% 14	5.98% 11	3.80% 7	184	5.98
Lead-Based Paint Tests/Removal	2.72% 5	3.26% 6	6.52% 12	3.80% 7	9.78% 18	27.17% 50	13.04% 24	15.22% 28	18.48% 34	184	3.65
Minor Home Repairs	3.80% 7	3.80% 7	10.33% 19	8.15% 15	11.96% 22	14.67% 27	28.80% 53	9.24% 17	9.24% 17	184	4.18
Owner-Occupied Housing Rehabilitation	7.07% 13	7.61% 14	5.43% 10	6.52% 12	5.43% 10	9.24% 17	16.85% 31	36.96% 68	4.89% 9	184	3.95
Rental Housing Rehabilitation	2.72% 5	4.35% 8	4.89% 9	3.26% 6	5.43% 10	5.98% 11	8.15% 15	16.30% 30	48.91% 90	184	2.70



**Q12 What are the top housing types needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

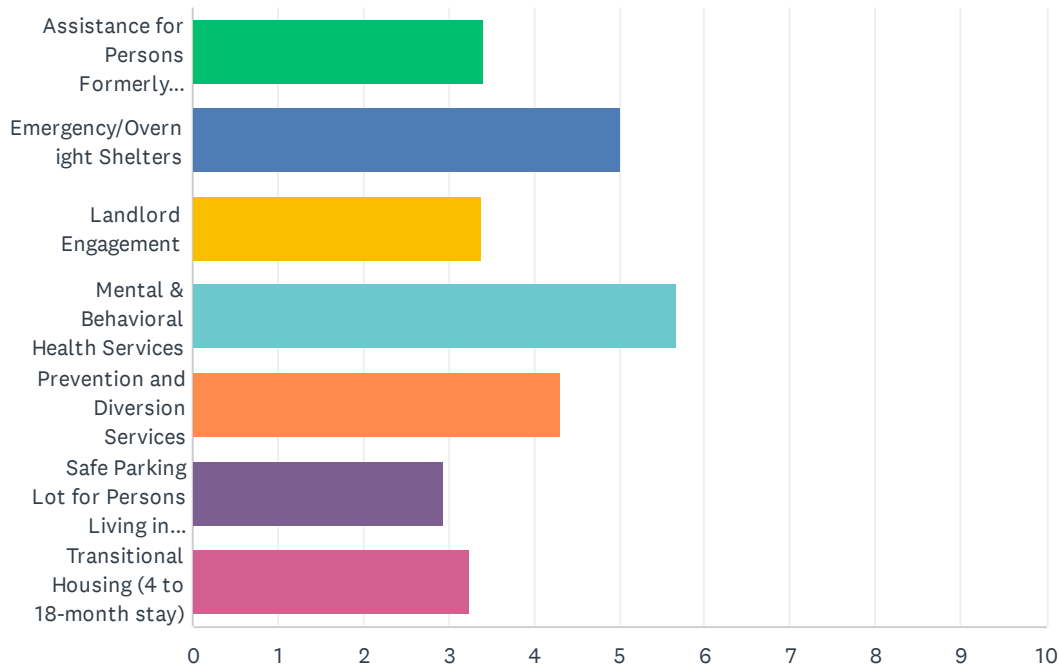
Answered: 183 Skipped: 16



	1	2	3	4	5	6	7	TOTAL	SCORE
Accessory Dwelling Units (ADUs)	18.03% 33	7.10% 13	9.29% 17	13.66% 25	13.11% 24	14.75% 27	24.04% 44	183	3.63
Affordable For-Sale Housing	37.70% 69	21.86% 40	9.84% 18	9.84% 18	12.02% 22	5.46% 10	3.28% 6	183	5.34
Affordable Rental Housing for Individuals and Families	19.13% 35	34.43% 63	18.58% 34	17.49% 32	7.65% 14	2.19% 4	0.55% 1	183	5.31
Affordable Rental Housing for People with Disabilities	3.83% 7	12.02% 22	30.60% 56	20.77% 38	20.77% 38	10.38% 19	1.64% 3	183	4.20
Affordable Rental Housing for Seniors	12.02% 22	18.58% 34	22.40% 41	24.04% 44	15.30% 28	4.92% 9	2.73% 5	183	4.62
Rental Subsidies	2.73% 5	3.83% 7	3.28% 6	8.74% 16	19.67% 36	40.98% 75	20.77% 38	183	2.55
Supportive Housing for People Experiencing Homelessness	6.56% 12	2.19% 4	6.01% 11	5.46% 10	11.48% 21	21.31% 39	46.99% 86	183	2.35

**Q13 What are the top housing services needed to support people experiencing homelessness in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

Answered: 187 Skipped: 12



	1	2	3	4	5	6	7	TOTAL	SCORE
Assistance for Persons Formerly Incarcerated	8.02% 15	8.02% 15	13.37% 25	17.11% 32	17.11% 32	13.90% 26	22.46% 42	187	3.41
Emergency/Overnight Shelters	19.79% 37	26.20% 49	18.72% 35	14.97% 28	12.83% 24	6.42% 12	1.07% 2	187	5.02
Landlord Engagement	6.95% 13	8.02% 15	14.97% 28	16.04% 30	16.58% 31	15.51% 29	21.93% 41	187	3.39
Mental & Behavioral Health Services	43.32% 81	20.32% 38	14.44% 27	11.23% 21	5.88% 11	3.74% 7	1.07% 2	187	5.68
Prevention and Diversion Services	11.23% 21	21.39% 40	14.44% 27	14.97% 28	19.25% 36	14.44% 27	4.28% 8	187	4.30
Safe Parking Lot for Persons Living in Vehicles	2.67% 5	10.16% 19	8.56% 16	13.90% 26	14.97% 28	22.46% 42	27.27% 51	187	2.95
Transitional Housing (4 to 18-month stay)	8.02% 15	5.88% 11	15.51% 29	11.76% 22	13.37% 25	23.53% 44	21.93% 41	187	3.25

## Q14 OPTIONAL: In the box below, write in any needs not identified in this survey and your reason(s) why it is important to address these needs.

Answered: 63    Skipped: 136

#	RESPONSES	DATE
1	Use funds to update children playgrounds	10/24/2024 10:06 PM
2	We need a new state of the art Library!	10/24/2024 1:49 PM
3	Santee water is grossly expensive and gross quality.	10/23/2024 7:18 PM
4	Get rid of the homeless trash people that are trying to burn down our city.	10/23/2024 7:06 PM
5	Santee use to be affordable. With both parents working, we cannot afford a house/condo or a rental big enough for my family of 5.	10/23/2024 4:48 PM
6	We need our roads to be able to accommodate all the people on them. The traffic is out of control. Before we invite more people to live in Santee, let's take care of current issues.	10/23/2024 6:34 AM
7	It may be off subject but the weeds, over grown bushes and trees which have gotten worse making Santee look dirty and not an attractive city what so ever. The most comment I hear about Santee is how dirty it's gotten.	10/23/2024 6:26 AM
8	I would not even consider on some of these lists I wish I could just take them out altogether	10/22/2024 9:45 PM
9	I have a son with special medical needs and the sidewalks do not have ADA curbs in our neighborhood. Every sidewalk corner should have this wheelchair corner access. Continue to make Santee beautiful, welcoming for families and community engagement. And resurface the parking lot at WalMart for crying out loud!!!	10/22/2024 8:30 PM
10	Shade, splash pads, homeless shelter, more trees, better parking on carlton hills blvd. And stoyer.	10/22/2024 8:17 PM
11	More PUBLIC fields for youth sports/outdoor activities. Every public field gets rented out excessively so general public cant use it. Lots of softball fields but West Hills park fields are closed the few months before baseball season starts, then when the season starts theyre occupied consistently	10/22/2024 7:37 PM
12	Clean up the riverbed. Get rid of overgrown brush.	10/22/2024 7:33 PM
13	Hard to complete without some overall metrics, but job training and employment services would improve our city and its residents.	10/22/2024 7:07 PM
14	Safe parking lots are a total disaster and we should not encourage them. I've been a member of law-enforcement for over 20 years and I know what I am talking about.	10/22/2024 7:04 PM
15	More recreational activities the youth in our community can enjoy along with everyone else.	10/16/2024 7:59 PM
16	Maintain the safety and beauty of our community. Don't turn Santee into El Cajon.	10/16/2024 6:21 AM
17	Clean up the Riverbeds, direct the homeless to wrap around services.	10/15/2024 3:26 PM
18	Immigrants need the City's support to find housing and food services without discrimination. Additional protection should be afforded the immigrants to Santee	10/15/2024 9:47 AM
19	Funds should only be directed to help citizens of this country and legal immigrants. Shelter and services for homeless VETERANS and women with children first.	10/15/2024 8:31 AM
20	Library expansion - no Fanita Ranch - 52 expansion - stop light sync	10/7/2024 1:07 PM
21	Build new Sheriff/police dept. building on Magnolia Ave., the Old Edgemoore land next to Las Colinas Prison. Other options on Mission Gorge Rd., on empty run-down lots..	10/5/2024 11:00 PM
22	Many streets in the city are quite dilapidated when driving over. It would be much appreciated	10/5/2024 12:04 PM

## City of Santee 2025-2029 Consolidated Plan Community Needs Survey

by almost every resident in the city to have quality roads to drive over that are free of potholes. Additional funding in this area would be very beneficial for the entire city.

23	There is a need for more toddler friendly park facilities and park space. Enclosed park space is preferred	10/5/2024 11:05 AM
24	Traffic congestion on Mission Gorge Road, and Mast Blvd at the 52 entrance	10/5/2024 8:37 AM
25	No on Fanita Ranch. Connect the end of Mast! Especially with that new housing development. Ridiculous it hasn't been done! Expand the 52. The traffic in the city is getting Ridiculous.	10/5/2024 6:13 AM
26	Need to verify that all funding is going directly to the support of American Citizens, not treasonously supporting hostile foreign invaders.	10/5/2024 3:17 AM
27	Green spaces will offer climate offset and shade for pedestrians especially during heat waves. Santee has a community of wheelchair users who experience difficulties with accessibility.	10/5/2024 12:16 AM
28	I feel there needs to be some way on how to create limitations on who owns or rents a home here in Santee. We have been seeing too many businesses or out-of-country/state individuals buy/rent homes, flip or jack up the rental prices, and in turn that creates a housing crisis and shortage here.	10/4/2024 11:51 PM
29	All sidewalks with ramps for families to walk and people with disabilities to use	10/4/2024 10:56 PM
30	Improve the 52 fwy to accommodate growth. Santee is a commuter town and the ability to commute to work with population growth needs to be addressed before building ANY new housing and developers need to pay for this accommodation to grow the city.	10/4/2024 7:26 PM
31	Library, ADA accessible curbs at intersections (Hartland circle)	10/4/2024 7:10 PM
32	It would be great if some of this money could be used to get rid of the mosquito problem in the river by Mast Park.	10/4/2024 6:29 PM
33	Rent Control - with out it Property Management Companies like J&H will continue to Lie, Cheat and take advantage of the Home Owning Residents of their Mobile Home Parks.	10/3/2024 9:49 PM
34	I feel like the police department is putting their services towards harassment as well as the security guards that are supposed to monitor parking lots and thieves their services are being used for harassment and other things that could be used for crime and things like that they should really be sitting behind a desk like the fire department when they get a call they can go out and answer it rather than patrol the streets and harass people when that's really not needed	10/3/2024 9:05 AM
35	Santee needs a Tiny House community... It would help so many people especially seniors on a very some income. Low income housing and a cap on high rent. I'm a 60 year old single woman that's disabled and had to get a part time job to be able to afford to pay my rent that's \$1615 for a one bedroom apartment that was built in the 1970's that need updates. I would love to be able to have a Tiny home and have some where to park it in Santee with affordable prices!!! Thank you, [REDACTED]	10/2/2024 5:40 PM
36	The City of Santee would benefit from an anti-human trafficking program. I suspect that this issue so misunderstood that even people participating in human trafficking do not know they are doing it. This could be addressed in a community wide communication program that discusses perception, empathy, and other cognitive processes related to healthy communication and the identification of one's own feelings including how we express those feelings.	10/2/2024 3:39 PM
37	I believe that affordable housing income rates for qualifications should be raised. Although families have experienced inflation across the board, their incomes have not increased accordingly.	10/2/2024 12:38 PM
38	None	10/2/2024 11:59 AM
39	Pot shops	10/2/2024 11:31 AM
40	Importance of addressing and celebrating Santee becoming a more diverse community. We need a nice small downtown area like the one in La Mesa, where people can go to nice bars, wine tasting, restaurants, boutique shops, hear live music, and see people walking outdoors. It would be very nice to have a place where the community can come together without that ugly suburban feel that trolley station and other big brand name/chain restaurants have. Just a few	10/2/2024 11:29 AM

## City of Santee 2025-2029 Consolidated Plan Community Needs Survey

blocks dedicated to walking, eating outdoors, listening to music, and shopping with a nice feel (again, check out La Mesa for inspiration). This can also help to support local businesses.

41	Traffic reduction. Automated traffic signals.	10/1/2024 4:16 PM
42	developing a sense of community. Bring back Neighborhood Watch, block parties, etc. People are becoming isolated in their own homes.	10/1/2024 5:47 AM
43	Meals on Wheels is an important organization to support because of the huge impact it has on allowing our seniors to stay in their homes, feel cared for and safe.	9/30/2024 9:33 PM
44	Food insecurity is present and requires daily efforts to handle the needs.	9/30/2024 9:08 PM
45	We need more low income housing in Santee and El Cajon, and an East County center for accessing and providing care for the homeless and Mental Health crisis	9/30/2024 7:28 PM
46	Food security for seniors and youth.	9/30/2024 6:48 PM
47	Please continue to find meals on wheels - when my husband and I deliver meals we can see the desire for interaction and healthy meals. It is so much more than just food!	9/30/2024 5:43 PM
48	Make Mission Gorge/Cuyamaca have DEDICATED right TURN lanes on all 4 corners to reduce congestion.	9/30/2024 1:22 AM
49	We really need safe after school programs/activities for youth TK-8th grade. There are not enough free/low cost after school programs to support our most vulnerable students and their families.	9/27/2024 12:50 PM
50	Fix the pot holes!!!!	9/25/2024 9:30 PM
51	to many homeless people makes more fires and danger for young kids to get in to truble of drugs. so they need to be getting more mental help to go off streets in long run not only short term help	9/25/2024 6:18 PM
52	If a public library had been included in top community facility needs, I would have made that my No. 1 priority in our city. Our city needs a public library - it serves every resident, from families to seniors to those experiencing homelessness. But, our city has not invested in planning, funding, or coordinating with the county for a future facility. Our lack of a right-sized public library is to our detriment as a community and does a great disservice to Santee residents.	9/24/2024 5:33 PM
53	We have to clear the Santee section of the San Diego river of weeds and debris to improve water flow and reduce the amount of stagnant and contamination in the water.	9/24/2024 2:41 PM
54	Bus service for Santee School District	9/24/2024 10:58 AM
55	A lot of the issues discussed in this survey surround housing assistance for those experiencing hardship. I feel that welcoming those people into the community will be accompanied by an increase in public nuisance and crime. My experience is that many of the people who benefit from such programs have very little appreciation for the breaks that they have been given and take advantage of the system. I believe that people experiencing true hardship should receive assistance, but I also believe that many people take advantage of programs in place with no real desire to ever rectify their situation. I am currently making financial decisions to ensure that I can retire at a reasonable age with enough money to sustain me until end of life. This is not easy and comes with daily financial burdens not discussed in this survey. It feels like there are so many programs to assist those "down on their luck" but there are no programs to assist hard working members of the community who are "doing the right thing". I don't want my tax dollars spent on people who are not taking any steps to improve their situation or show no signs of improvement. ADA improvements, infrastructure upgrades, code enforcement, graffiti removal, senior centers, etc. are all good things that many tax paying, contributing members of the community benefit from. Immigrant/refugee assistance, affordable housing, homeless housing, and safe parking lots to sleep in only benefit a small group of people, many of whom are not tax paying, contributing members of the community.	9/24/2024 8:33 AM
56	Apartments and adu's must have parking.	9/23/2024 9:39 PM
57	Not a single tax dollar should be spent on immigrant or refugee services. We should pour into the licensed and local citizens of this community who have lived here their whole lives and are starting to raise the next generation here too. Let them flee elsewhere or deport them and allow	9/23/2024 8:45 PM

## City of Santee 2025-2029 Consolidated Plan Community Needs Survey

them to find refuge elsewhere. Mexico perhaps! Or Canada! We don't have to look far to see Angela Merkel's disastrous refugee statistics as Germany's chancellor. One immigrant or refugee is one too many. Particularly if the funding could be provided to citizen's of Santee or their children or their children's grandparents.

58	There is a need for parking enforcement of non-resident RV's and vehicles parked in residential neighborhoods for extended periods of time. There is a need for establishing neighborhood watches. Repair of street signs. Establishing any potential homeless shelters, low-income housing or homeless programs far away school zones. More green spaces, trees and parks are needed, especially at the end of Mast Blvd and median areas on Mast and surrounding roads.	9/23/2024 10:32 AM
59	Supporting start up of in-home licensed childcare businesses (family child care)	9/19/2024 1:46 AM
60	New larger Library with adequate parking. We have low income and military for which Library services are vital.	9/17/2024 11:57 PM
61	Have all older rental building go through rigorous inspection like hospitals have to in order to remain in "rental condition" I live in a complex that was built in 1970's with mold that the landlord refuses to address! I have a child and as a single parent CAN NOT afford to move yet they have increased my rent over \$670 in the last 2 years alone! Please help your santee residents!!	9/17/2024 6:39 PM
62	We need the completion of Mast Blvd to go completely through to the Lakeside area, with the new housing coming in. Traffic is a concern and there will be the need for emergency services to have a right of way to access those areas quicker. Traffic is horrible morning, afternoon and night on 2nd street, El Nopal and Los Ranchitos. Many children play in their front yards and the traffic does not obey the speed limits. Its a very dangerous situation for all the community.	9/17/2024 2:14 PM
63	Get rid of Recreational Vehicles in neighborhoods.	9/17/2024 11:33 AM

## **Appendix D – Stakeholder Survey Responses**

Q1 Please provide your name, title, and the name of the organization you represent.

Answered: 9   Skipped: 0

Responses were redacted for confidentiality purposes.



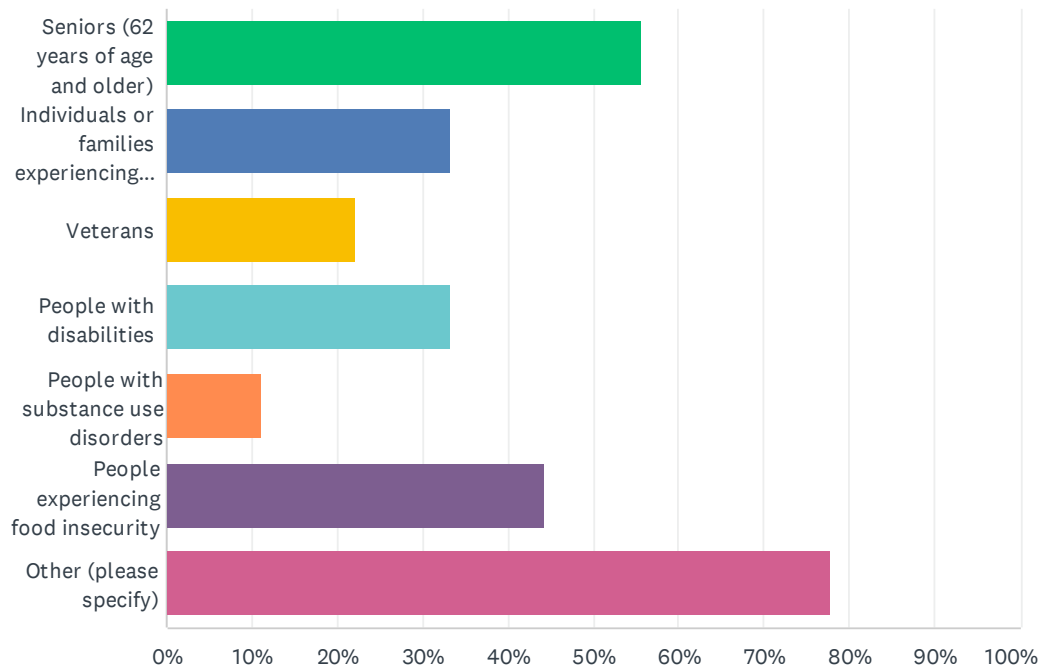
## Q2 Please provide your service area zip code(s).

Answered: 9   Skipped: 0

#	RESPONSES	DATE
1	92071	10/24/2024 8:44 AM
2	92071	10/23/2024 12:29 PM
3	92071	10/23/2024 12:07 PM
4	92020	10/23/2024 11:45 AM
5	92071	10/23/2024 11:13 AM
6	All San Diego County and Imperial County zip codes.	10/23/2024 10:30 AM
7	92071	9/26/2024 11:03 AM
8	92071	9/17/2024 12:03 PM
9	Meals on Wheels San Diego County (MOWSDC) provides services throughout San Diego County including Santee (92071)	9/17/2024 10:53 AM

### Q3 Which of the following populations do you serve? (Select all that apply.)

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
Seniors (62 years of age and older)	55.56%	5
Individuals or families experiencing homelessness	33.33%	3
Veterans	22.22%	2
People with disabilities	33.33%	3
People with substance use disorders	11.11%	1
People experiencing food insecurity	44.44%	4
Other (please specify)	77.78%	7
Total Respondents: 9		

#	OTHER (PLEASE SPECIFY)	DATE
1	Middle school families	10/24/2024 8:44 AM
2	High school students and certificated/classified staff	10/23/2024 12:29 PM
3	Newcomers	10/23/2024 11:45 AM
4	School children	10/23/2024 11:13 AM
5	Caregivers who provide care to individuals with Alzheimer's Disease or another dementia.	10/23/2024 10:30 AM
6	Emergency assistance	9/17/2024 12:03 PM
7	Disabled veterans of any age.	9/17/2024 10:53 AM

## Q4 From your organization's perspective, what are the most pressing community needs in Santee?

Answered: 9   Skipped: 0

#	RESPONSES	DATE
1	Local mental health services, homelessness	10/24/2024 8:44 AM
2	Safety and community engagement opportunities for children	10/23/2024 12:29 PM
3	Access to arts education for children with special needs and financial barriers to access	10/23/2024 12:07 PM
4	Low-Income Housing, Homeless Shelter or Day Center, additional food pantries, senior meal program, Medi-Cal memory care residence, community shuttle	10/23/2024 11:45 AM
5	Food insecurity for families	10/23/2024 11:13 AM
6	Providing educational programs on Alzheimer's and other dementias; and presenting awareness programs for community. Support group for caregivers.	10/23/2024 10:30 AM
7	Affordable housing is something that Santee could greatly benefit from for those individuals that work and their income is not able to keep up with market rate inflation.	9/26/2024 11:03 AM
8	Seniors	9/17/2024 12:03 PM
9	The need for all seniors to receive affordable, healthy meals, and educate them such resources exist in the community.	9/17/2024 10:53 AM

## Q5 More specifically, what does your organization consider to be the most pressing housing needs in Santee?

Answered: 9    Skipped: 0

#	RESPONSES	DATE
1	Affordable housing	10/24/2024 8:44 AM
2	Affordable housing for families	10/23/2024 12:29 PM
3	N/A	10/23/2024 12:07 PM
4	Low-Income Housing including Section 8, affordable senior housing	10/23/2024 11:45 AM
5	Affordable rent	10/23/2024 11:13 AM
6	Housing for older adults.	10/23/2024 10:30 AM
7	Prevention and diversion funds would greatly reduce the amount of individuals meeting the Homeless criteria initially. Also could address individuals facing evictions.	9/26/2024 11:03 AM
8	Cost, availability and wait list for low income seniors.	9/17/2024 12:03 PM
9	Affordable housing for seniors, so seniors on a fixed income don't have to make the tough decision whether to pay their rent, buy food, pay their bills or purchase medications for themselves.	9/17/2024 10:53 AM

## Q6 What is your organization's role in addressing some of these needs?

Answered: 9   Skipped: 0

#	RESPONSES	DATE
1	We support students and caregivers who need resources outside of the school day.	10/24/2024 8:44 AM
2	Safety: Safety is our top priority on campus, but we do not actively participate off campus. Housing: None that I can think of other than trying to be a great community school that people want to attend. Community engagement opportunities -	10/23/2024 12:29 PM
3	We provide free classes for children with special needs and tuition assistance for those facing barriers to access.	10/23/2024 12:07 PM
4	Advocating, community engagement	10/23/2024 11:45 AM
5	The school district works with the SD Food Bank to provide food for students and families with food insecurity.	10/23/2024 11:13 AM
6	No.	10/23/2024 10:30 AM
7	We can assist with locating potential individuals who may be experiencing or may experience homelessness. We can case Manage those same individuals.	9/26/2024 11:03 AM
8	We provide specialized food and a few household supplies during the Holiday season.	9/17/2024 12:03 PM
9	MOWSDC recently partnered with County to offer free meals to seniors who qualify for County's free meal program, thereby, reaching more seniors, in need, in the community.	9/17/2024 10:53 AM

## Q7 What primary limitations or challenges does your organization face in providing services to communities in Santee?

Answered: 8   Skipped: 1

#	RESPONSES	DATE
1	Not enough in-person local mental health services	10/24/2024 8:44 AM
2	We are not funded to provide services outside of our school setting	10/23/2024 12:29 PM
3	funding	10/23/2024 12:07 PM
4	We serve East Region and work closely with the other local collaboratives to provide resources to services.	10/23/2024 11:45 AM
5	Volunteer recruitment.	10/23/2024 10:30 AM
6	Willingness to participate with service providers.	9/26/2024 11:03 AM
7	We are a seasonal program. Though we partnered with the city to address these concerns during COVID.	9/17/2024 12:03 PM
8	MOWSDC needs more volunteers to assist with delivering healthy meals to the growing number of seniors in the community.	9/17/2024 10:53 AM

## Q8 What other organizations do you think City of Santee staff ("City") should collaborate with to address the most pressing community needs in the next 5 years?

Answered: 8   Skipped: 1

#	RESPONSES	DATE
1	Not really sure.	10/23/2024 12:29 PM
2	not known	10/23/2024 12:07 PM
3	Home Start, PATH, Feeding San Diego, SANDAG, HHSA-Aging & Independence Services	10/23/2024 11:45 AM
4	San Diego Food Bank/SDHC	10/23/2024 11:13 AM
5	No suggestions.	10/23/2024 10:30 AM
6	N/A	9/26/2024 11:03 AM
7	Do not have a suggestion.	9/17/2024 12:03 PM
8	Meals on Wheels, ElderHelp, San Diego Hunger Coalition, Helen Woodard Animal Center (free food and care for seniors' pets)	9/17/2024 10:53 AM

## Q9 What information and data sources does your organization rely on to inform organizational goals and measure outcomes?

Answered: 8   Skipped: 1

#	RESPONSES	DATE
1	Site and district level data on attendance, discipline, grades, A-G completion, test scores, etc.	10/23/2024 12:29 PM
2	feedback from arts providers and school administrators in Santee	10/23/2024 12:07 PM
3	We measure outcomes through our program results from contracts and grants and with community engagement with focus groups and workshops.	10/23/2024 11:45 AM
4	Surveys sent home, data compiled by various depts. within the district.	10/23/2024 11:13 AM
5	Research completed by Alzheimer's Association.	10/23/2024 10:30 AM
6	HMIS, teams, SDRBF data census totals, RTFH data census totals, SD Counties OHS information.	9/26/2024 11:03 AM
7	Applications for assistance and information from property management, community referrals. To determine if we are meeting our goals we monitor the number of seniors helped through our program and make changes to program as needed	9/17/2024 12:03 PM
8	MOWSDC does its own reporting and surveys our clients and volunteers to see how we're doing and where we need to improve. MOWSDC also references San Diego Hunger Coalition's reports to locate areas where underserved seniors reside.	9/17/2024 10:53 AM



## Q10 Is there anything not discussed above that the City should know as it is seeking to identify and address the most pressing needs in the community?

Answered: 8    Skipped: 1

#	RESPONSES	DATE
1	None	10/23/2024 12:29 PM
2	N/A	10/23/2024 12:07 PM
3	Seniors should be the one of the priorities of the Plan since they are the fastest growing demographic and have the fewest resources available to them. Transportation, food access, affordable housing and affordable assisted/memory care facilities.	10/23/2024 11:45 AM
4	Come up with some solutions/ways to help those families just above poverty level but make just over the threshold to qualify for assistance.	10/23/2024 11:13 AM
5	No.	10/23/2024 10:30 AM
6	How do we get the community more involved dealing with issues within the city. Outside agencies are great to establish a foundation and partnership but can we leverage those relationships in turn to educate and build relationships with those who pay taxes in the community they live in.	9/26/2024 11:03 AM
7	Look for ways to focus services specifically for Santee residents rather than East county.	9/17/2024 12:03 PM
8	N/A	9/17/2024 10:53 AM

## **Appendix E – Public Comment from Public Hearings**

**Santee Draft Consolidated Plan Public Comment**  
**March 12, 2025**

At the first public hearing, the City received public testimony from one member of the public.

The public comment is summarized as follows:

- Expressed that the median single family home price of \$850,000 is unaffordable.
- Noted that the categorization of job types by business sector lacks information on job locations, specifically whether employment is within the city or outside of it.
- Questioned commuting patterns, particularly the claim that 55% of workers have a commute of 30 minutes or less, citing traffic variability.
- Raised questions about the relevance of the 2021 Regional Plan, specifically, the "5 Big Moves," including mobility hubs, Next OS, and transit leaps.
- Suggested the removal of the Sustainable Santee Plan from the Con Plan.
- Commented that while the Con Plan mentions funding a homeless shelter and services, the City does not have a shelter.
- Identified a typographical error on page 64 concerning the term "East County."
- Noted that community survey respondents did not prioritize electric vehicle (EV) charging infrastructure and did not favor transportation-related initiatives.



# 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.

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## Executive Summary

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

#### 1. Introduction

The Draft City of Santee 2025-2029 Consolidated Plan (Con 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 2025-2029 Citizen Participation Plan. The five-year Consolidated Plan includes a needs assessment, market analysis, and identification of priority needs and long-term strategies.

The Con Plan 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.

An Annual Action Plan implements the strategies included in the Con Plan and provides a basis for allocating federal block grant resources. This document represents the City of Santee's Program Year 2025 CDBG Annual Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the fifth year of the five-year Consolidated Plan.

#### 2025-2026 Program Year

On TBD, HUD announced the final grant allocation of CDBG funds the City will receive for the 2025 Program Year. Therefore, to facilitate the citizen participation process, ensure timely adoption and submission of the Action Plan, and preserve the ability of the City of Santee to start its 2025 Program Year in a timely manner, the project and activity funding levels reflected in this Action Plan are based on the 2025 HUD grants allocation levels outlined for City of Santee as \$375,277 for CDBG Funds and \$1,500 of program income. The total budget allocated to projects in this action plan is \$376,777.

## 2024-2025 CDBG Activities

### ***Public Service***

Crisis House	\$5,810
Elder Help of San Diego	\$5,810
Meals-On-Wheels	\$5,810
Santee Food Bank	\$27,450
Santee Santas Foundation	\$5,810
Voices for Children	\$5,810

**Sub-Total:** **\$56,500**

### ***Capital***

City of Santee: Citywide ADA Pedestrian Ramp Project	\$244,927
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**Sub-Total:** **\$244,927**

### ***Administration***

Program Administration	\$54,350
CSA San Diego (Fair Housing\Tenant Landlord Mediation)	\$21,000

**Sub-Total:** **\$75,350**

**TOTAL 2025-2026 CDBG PROGRAM** **\$376,777**

## 2. Summarize the objectives and outcomes identified in the Plan

In Program Year 2025, the Santee Annual Action Plan will generate the following estimated results:

- Assist up to 15,598 low- and moderate-income persons, many with special needs, via CDBG funded public services.
- Fund public infrastructure improvements to benefit more than 1,200 “elderly” persons and persons with “disabilities.”
- Assist up to 110 persons with fair housing issues funded with CDBG Program Administration funds.

## 3. Evaluation of past performance

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 recently completed 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**

The City of Santee conducted two public hearings to solicit public participation in the allocation of CDBG resources. The first was held on February 12, 2025, during which public input on community needs and priorities was invited. The second hearing was conducted on February 26, 2025, during which the allocation of Program Year 2025 Community Planning and Development (CPD) funding was determined based on the estimated PY 2025 City of Santee CDBG allocation. A 30-day public review and comment period for the City of Santee Program Year 2025 Annual Action Plan began on March 14, 2025, and extended through April 13, 2025. Two public hearings were held on March 12, 2025 and April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 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**

A 30-day public review and comment period for the City of Santee Program Year 2025 Annual Action Plan began on March 14, 2025, and extended through April 13, 2025. During this 30-day public comment period, the City did not receive any comments. Two public hearings were held on March 12, 2025 and April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

Public Hearing 1 (February 12, 2025) Summary of public comments included the presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period on the merits of their programs and services.

Public Hearing 2 (February 26, 2025) Applicant ElderHelp of San Diego was present and presented on the merits of their funding request as they were not able to attend the February 12, 2025, City Council meeting.

Public Hearing 3 (March 12) A presentation was delivered to the City Council and members of the public, followed by a public hearing to review the Consolidated Plan and the Program Year 2025 Annual Action Plan. One public comment was received, addressing specific elements of the Consolidated Plan, including issues related to the current housing market, housing affordability, and economic development opportunities. Staff reviewed the comment and incorporated the feedback into the Consolidated Plan. No comments were provided specific to the Annual Action Plan.

Public Hearing 4 (April 23, 2025): A presentation was delivered to the City Council and members of the public, followed by a public hearing to solicit feedback on the Consolidated Plan and the Annual Action Plan. During the hearing, one Council member posed a clarifying question regarding a specific finding from the Community Needs Survey, which was addressed by staff. No additional comments or questions

were received. Following the public hearing, the City Council approved the Program Years 2025–2029 Consolidated Plan and the Program Year 2025 Annual Action Plan.

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

The City welcomed public comments during the public review and comment period that ran from March 14, 2025, to April 13, 2025, including two public hearings before the City Council on March 12, 2025 and April 23, 2025. During this 30-day public comment period, the City did not receive any comments. However, all other public comments received during the public hearings were accepted.

## **7. Summary**

This document represents the City Santee’s Program Year 2025 CDBG Annual Action Plan.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	CITY OF SANTEE	Department of Planning & Building

**Table 1 – Responsible Agencies**

### **Narrative**

None.

### **Consolidated Plan Public Contact Information**

Brittany Gohres, Senior Management Analyst

City of Santee Department of Planning & Building

[bgohres@cityofsanteeca.gov](mailto:bgohres@cityofsanteeca.gov)



## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **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, 2025, during which public input on community needs and priorities was invited. The second hearing was conducted on February 26, 2025, during which the allocation of Program Year 2025 Community Planning and Development (CPD) funding was determined. A 30-day public review and comment period for the City of Santee Program Year 2024 Annual Action Plan took place between March 14, 2025, and April 13, 2025. Two public hearings were held on March 12, 2025 and April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 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(l)).**

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.

The City of Santee's Homeless Working Group (HWG) which started in 2023 includes, city staff and representative of other government agencies including the District Attorney's Office, the California Department of Transportation, County of San Diego and the San Diego Sheriff's Department. The HWG meets monthly for homeless services coordination purposes, and includes several services providers that participate including, PATH San Diego, The East County Transitional Living Center, Crisis House and the Regional Task Force on the Homeless.

The City of Santee also participates in the East County Homeless Task Force (ECHTF). The ECHTF promotes collaboration between public, private, and non-profit sectors to discover and enact solutions for homelessness in East San Diego County.

**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 homeless citizens 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 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. The City of Santee also has a Homeless Working Group which includes, city staff and representative of other government agencies including the District Attorney's Office, the California Department of Transportation, County of San Diego and the San Diego Sheriff's Department. The Homeless Working Group, which meets monthly, also has several services providers that participate including, PATH San Diego, The East County Transitional Living Center, Crisis House and the Regional Task Force on the Homeless.

**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 does not receive HUD Emergency Solutions Grant (ESG) resources.

## 2. Agencies, groups, organizations and others who participated in the process and consultations

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

1	<b>Agency/Group/Organization</b>	SANTEE MINISTERIAL COUNCIL- SANTEE FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12th. The Santee Food Bank is a current CDBG Subrecipient.
2	<b>Agency/Group/Organization</b>	MEALS ON WHEELS OF GREATER SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12th. Meals on Wheels of Greater San Diego is a current CDBG Subrecipient.
3	<b>Agency/Group/Organization</b>	ELDERHELP OF SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 26th. ElderHelp of San Diego is a current City of Santee CDBG subrecipient.
4	<b>Agency/Group/Organization</b>	CSA San Diego County
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CSA San Diego County is a current City of Santee CDBG subrecipient. CSA San Diego participated in the February 12 <sup>th</sup> public hearing and was consulted through a monitoring meeting and regular communications with City staff.
5	<b>Agency/Group/Organization</b>	Santee Santas Foundation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12, 2025.
6	<b>Agency/Group/Organization</b>	VOICES FOR CHILDREN
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12, 2025. CSA San Diego County is a current City of Santee CDBG subrecipient.
7	<b>Agency/Group/Organization</b>	CRISIS HOUSE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services – Victims of Domestic Violence Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs – Chronically homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Strategy

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12, 2025.
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### Identify any Agency Types not consulted and provide rationale for not consulting

The City consistently revisits action plans, organizations and other stakeholders that have expressed an interest in the City's CDBG program and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys. Any agency or organization that was not consulted and would like to be included in future correspondence regarding its CDBG funding, said agency or organization may contact the City.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Task Force on the Homeless	Seek to further the efforts of the Regional Task force on the Homeless.
City of Santee Housing Element, 2021-2029	City of Santee	The 2025-2029 City of Santee Consolidated Plan conforms with the adopted City of Santee Housing Element, 2021-2029.

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

### Narrative

Six of the Seven of the Program Year 2025 CDBG applicants addressed the Mayor, City Council, and members of the public present at the first City Council Public Hearing. The seven applicants for Program Year 2025 funding provided information on the programs that would be funded by CDBG and the various needs and demographics of the persons their programs serve. One applicant (Elderhelp of San Diego) presented at the February 26, 2025, City Council meeting as they were not able to attend the February 12<sup>th</sup> City Council meeting.

## AP-12 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

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 (East County Californian) to inform the public of public meetings, public hearings and document public review periods, including the Program Year 2025 Annual Action Plan containing the proposed activities for the program year.

#### 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 Ad	Non-targeted/broad community	Notice of Funding Availability and accepting of applications for 2025-2026 CDBG funding.	None	Not Applicable	<a href="https://eccalifornian.com/">https://eccalifornian.com/</a>
2	Newspaper Ad	Non-targeted/broad community	Notice of two Public Hearings (1/31/2025) in East County Californian. Notice of Public Hearing and public comment period for Draft PY 2025 Annual Action Plan on March 14, 2025.	None	Not Applicable	<a href="https://eccalifornian.com/">https://eccalifornian.com/</a>

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)
3	Public Meeting	Non-targeted/broad community	Public Meeting on 2/12/2025 and public input.	Presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period.	All comments received during public hearing are included in the final submission of the Action Plan to HUD	<a href="http://www.cityofsanteeca.gov">www.cityofsanteeca.gov</a>
4	Public Hearing	Non-targeted/broad community	Public Meetings on 2/26/2025 to discuss funding recommendations for activities identified in 2025-2026 Action Plan	Applicant ElderHelp of San Diego was present and spoke on the merits of their application.	All comments, if any received during public hearing have and will be included in the final submission of the Action Plan to HUD	<a href="http://www.cityofsanteeca.gov">www.cityofsanteeca.gov</a>
5	Newspaper Ad	Non-targeted/broad community	Notice of Public Hearing (3/12/2025) in East County Californian for the Draft PY 2025 Annual Action Plan on March 14, 2025.	None	Not Applicable	<a href="https://eccalifornian.com/">https://eccalifornian.com/</a>



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)
6	Public Hearing	Non-targeted/broad community	Public Meetings on 3/12/2025 to solicit public input for Program Year 2025-2026 Action Plan and 2025-2029 Consolidated Plan	Public comment addressed specific elements of the Consolidated Plan, including issues related to the current housing market, housing affordability, and economic development opportunities.	One public comment received specific to the Consolidated Plan. This comment was accepted.	<a href="http://www.cityofsanteeca.gov">www.cityofsanteeca.gov</a>
7	Newspaper Ad	Non-targeted/broad community	Notice of Public Hearing (4/23/2025) in East County Californian for the Draft PY 2025 Annual Action Plan on March 14, 2025.	None	Not Applicable	<a href="https://eccalifornian.com/">https://eccalifornian.com/</a>

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)
8	Public Hearing	Non-targeted/broad community	Public Meetings on 4/23/2025 to solicit public input and City Council to consider and approve the Program Year 2025-2026 Action Plan and 2025-2029 Consolidated Plan	No public comments received.	No Public Comments Received	<a href="http://www.cityofsanteeca.gov">www.cityofsanteeca.gov</a>

**Table 4 – Citizen Participation Outreach**

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

### **Introduction**

The City of Santee is a CDBG Entitlement jurisdiction. The City will receive an estimated \$375,277 in CDBG funds in Program Year 2025. The City of Santee is a member of the San Diego County HOME Investment Opportunities (HOME) 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](http://www.sdhcd.com)) and City of San Diego ([www.sandiego.gov](http://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 First Time Homebuyer loans will be applied to approved current-year activities (For the 2025-2026 Program Year an additional \$1,500 is available from program income (interest earned)) This Annual Action Plan sets forth to allocate a total of \$376,777 of CDBG funds

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Program	Public - Federal	Administration & Planning, Public Services and Public Infrastructure	\$375,277	\$1,500	\$0.00	\$376,777	\$1,329,270	The City of Santee will expend these funds on projects that align directly with Con Plan goals. CDBG funding will reimburse subrecipients for services that benefit LMI residents. Funds allocated for administrative activities will be used to provide fair housing services. The public facilities/infrastructure projects will fund the next phase of the Citywide ADA Pedestrian Ramp project.

**Table AP-15.01: Expected Resources Table**

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

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

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

The City has no city-owned property zoned for housing. Most City-owned properties are remnant parcels associated with improvements to the Prospect Avenue industrial collector.

**Discussion**

Not Applicable.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities.	2025	2029	Infrastructure	Various Locations	Improve Infrastructure and Facilities	CDBG: \$244,927	Public Facility or Infrastructure Activities. ADA Pedestrian Ramp Installation Benefit: 3,443 Persons
2	Provide Public Services	2025	2029	Public Services	Citywide	Public Services for LMI-Resident	CDBG: \$56,500	Public service activities other than Low/Moderate Income Residents Benefit: 15,589 Persons
3	Support Affordable Housing Opportunities LMI	2025	2029	Affordable Housing	Citywide	Support Affordable Housing for LMI Residents.	CDBG\$ 0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
4	Fair Housing	2025	2029	Fair Housing	Citywide	Fair Housing	CDBG: \$21,000	Housing counseling, enforcing fair housing laws and promoting fair housing outreach and education Other: 110 Persons

Table AP-20.01: Goals Summary

## Goal Descriptions

Goal Name	Goal Description
Improve community infrastructure and facilities.	Improve community infrastructure to address current deficiencies, ensuring that sidewalks, streets, and parks are accessible, safe, and enjoyable for residents.
Provide Public Services	Provide public services and activities to address the needs of vulnerable populations, including seniors, residents experiencing food insecurity, individuals with special needs, and those experiencing homelessness.
Support Affordable Housing Opportunities LMI	Support affordable housing opportunities and services for residents with low to moderate incomes.
Fair Housing	Provide fair housing services, promote fair housing education, and outreach within Santee.

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

### **Introduction**

The following projects are based on the City's identified priority needs and activities. Projects/programs that operate citywide are noted. All of the projects are targeted at 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 serve program goals.

1	Program Administration - Fair Housing -CSA San Diego
2	Public Services - Crisis House
3	Public Services - ElderHelp San Diego
4	Public Services - Meals on Wheels Greater San Diego
5	Public Services - Santee Food Bank
6	Public Services - Santee Santas
7	Public Services - Voices for Children
8	Program Administration
9	Public Facilities/Infrastructure – Pedestrian Ramps

**Table AP-35.01: Project Information**

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

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



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Program Administration - Fair Housing -CSA San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$21,000
	<b>Description</b>	Provide fair housing counseling and referral services. Conduct fair housing testing.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 110 residents will receive assistance with fair housing issues and landlord/tenant disputes.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide counseling and referral services to persons alleging violations of Fair Housing laws and persons seeking information and/or resolution regarding conflicts between tenants and landlords.
2	<b>Project Name</b>	Public Services - Crisis House
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Residents
	<b>Funding</b>	CDBG: \$5,810
	<b>Description</b>	Homeless prevention/resolution through case management, food, shelter and referrals.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Crisis House anticipates serving approximately 75 Santee residents. All will be at or below low- to moderate-income levels.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	Address homeless issues through case management. Provide food, shelter vouchers and referrals.
<b>3</b>	<b>Project Name</b>	Public Services - ElderHelp San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Residents
	<b>Funding</b>	CDBG: \$5,810
	<b>Description</b>	Independent living support for Santee seniors through case management, transportation, minor home repairs, and referrals.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ElderHelp of San Diego anticipates serving 50 persons, in the City of Santee.
	<b>Location Description</b>	Citywide.
<b>4</b>	<b>Planned Activities</b>	Provide case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information.
	<b>Project Name</b>	Public Services - Meals on Wheels Greater San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Residents
	<b>Funding</b>	CDBG: \$5,810
	<b>Description</b>	Administer home delivered meals to elder adults, most of whom are low to extremely low income.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Meals on Wheels anticipates serving 73 unduplicated homebound low-income seniors in the city of Santee.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Deliver daily meals to homebound Santee residents, including seniors and persons with special needs.

5	<b>Project Name</b>	Public Services - Santee Food Bank
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$27,450
	<b>Description</b>	Provide emergency food assistance to community residents with food insecurity.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Food Bank anticipates serving 14,757 Santee residents in Program Year 2025.
	<b>Location Description</b>	Program serves residents citywide. Santee Food Bank is located at 9715 Halberns Blvd, Santee, CA 92071.
	<b>Planned Activities</b>	Provide emergency food assistance.
6	<b>Project Name</b>	Public Services - Santee Santas Foundation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$5,810
	<b>Description</b>	Provide meals, non-perishable food and school supplies to needy families and seniors.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Santas anticipates serving up to 630 individuals with the city of Santee with food assistance through its December Holiday Program.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Assist families and individuals with nutritional assistance.
7	<b>Project Name</b>	Public Services - Voices for Children
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services

	<b>Needs Addressed</b>	Public Services for LMI-Residents
	<b>Funding</b>	CDBG: \$5,810
	<b>Description</b>	Improve quality of lives for abused, abandoned, or neglected foster children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs).
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Voices for Children anticipates serving four foster children with two CASAs. CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and the community.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide CASAs for foster children in Santee.
8	<b>Project Name</b>	Public Facilities/Infrastructure
	<b>Target Area</b>	Various Locations
	<b>Goals Supported</b>	Improve community infrastructure and facilities.
	<b>Needs Addressed</b>	Improve Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$244,927
	<b>Description</b>	Citywide installation of ADA compliant 5 pedestrian ramps at locations where no ramp exists and the retrofitting of existing pedestrian ramps to conform with current ADA Standards. PY 2025 funding to be used for the next phase of the Citywide ADA Pedestrian Ramp Project. Installation will take place at various project location(s)
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,211 persons assisted by these public facilities improvements in Program Year 2024. The City anticipates the same number of persons assisted in the upcoming program year.
	<b>Location Description</b>	Citywide
9	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Improve community infrastructure and address deficiencies Provide Public Services Support affordable housing deficiencies
	<b>Needs Addressed</b>	Improve community infrastructure and address deficiencies Provide Public Services Support affordable housing deficiencies
	<b>Funding</b>	CDBG: \$54,350
	<b>Description</b>	Provide for the timely and compliant administration of CDBG programs in accordance with HUD policy and federal regulations.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	City of Santee administrative resources for the Program Year 2025 funding.

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

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

The geographic priority area for available CDBG resources is the City of Santee in its entirety. Public Improvements which may occur with Program Year 2025 funding will be for future phases of the Citywide ADA Pedestrian Ramp (installation) project yet to be finalized.

### **Geographic Distribution**

**Table AP-50.01: Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	<b>100%</b>

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

The geographic priority area for available CDBG resources 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 Program Year 2025 funding towards public infrastructure will occur at various locations with an emphasis on installing ADA compliant pedestrian ramps at locations where no ramps exist citywide. By the completion of Program Year 2029 all the pedestrian ramps in CDBG eligible LMI census block groups will have been completed.

### **Discussion**

Future public improvements under the 2025-29 Consolidated Plan will occur citywide to serve the disabled and elderly persons in the census block group where the new pedestrian ramp installations occur.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City of Santee has a long 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 landowners 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. In 2020, the City participated in the update of the Regional Analysis of Impediments to Fair Housing Choice, in which it reviewed various city policies and regulations and has determined that none of these is an impediment to housing.

### **Discussion**

The City of Santee 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 - 91.420, 91.220(k)**

### **Introduction**

This section of the Program Year 2025 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 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 has recently updated 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 risk and the need for remediation.

### **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 Planning & Building 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**

While 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.

## Program Specific Requirements

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

#### Introduction

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

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

Projects planned with all CDBG funds are expected to be available during the year are identified in the Projects Table. The following outlines available program income that will be used to support Program Year 2025 projects.

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	\$1,500
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	\$1,500

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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#### Discussion

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