



**FY 2015-2019 CITY OF SANTEE
CONSOLIDATED PLAN
AND
FY 2015 ANNUAL ACTION PLAN**

Prepared By:



CRYSTAL & COMPANY

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Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a document that provides an assessment of the housing and community development needs in the City of Santee, California. It contains a strategic plan for addressing these needs and a specific one-year action plan for the use of U.S. Department of Housing and Urban Development (HUD) formula grant funds. The formula grant programs guided by the Consolidated Plan include the Community Development Block Grant (CDBG). The FY 2015-'19 Consolidated Plan has been prepared to address Santee's unique needs, as well as to present a city-wide approach to address priority affordable housing needs, homeless issues, supportive housing, and community development issues.

A Market Overview and Needs Assessment of the city has been prepared that indicates the following:

- It is estimated that 2,165 renter households and 2,675 owner households earning under 80% of the area median are in need of housing assistance currently.
- To date, available federal, state, local, and private housing resources have assisted only a limited amount of those in need. Approximately 8,506 sheltered and unsheltered homeless were evident in San Diego County according to the [2014 Point In Time Homeless Report](#) prepared by the San Diego Regional Continuum of Care.
- At least 800 special needs residents (frail elderly, disabled, AIDS victims, seriously mentally ill individuals, etc.) represent major special populations in the city in need of supportive housing facilities and services. Generally, the facilities and services available to serve these persons are not adequate.

2. Summary of the objectives and outcomes identified in the Plan

From FY 2015 to 2019, the City of Santee plans on accomplishing the following specific objectives:

- Assist up to 68,825 persons with special needs via CDBG funded public services;
- Render homeless prevention support and services for up to 2,575 persons;
- Lightly rehabilitate up to 75 dwelling units for seniors with CDBG resources;
- Assist about 1,000 low- and moderate- income households in census tract 166.17 with the CDBG financed Section 108 project;
- Assist up to 10 disabled households with light housing rehabilitation for public facilities; and
- Assist up to 625 persons with fair housing issues funded with CDBG public services.

In FY 2015/'16, the Santee Annual Action Plan will generate the following estimated results:

- Assist up to 13,165 persons with special needs via CDBG funded public services;
- Render homeless prevention support and services for up to 515 persons;
- Lightly rehabilitate up to 15 dwelling units for seniors with CDBG resources;
- Assist about 885 low- and moderate- income households in census tract 166.17 with the CDBG financed Section 108 project;
- Assist up to 2 disabled households with light housing rehabilitation for public facilities; and
- Assist up to 125 persons with fair housing issues funded with CDBG public services.

3. Evaluation of past performance

The five-year strategy objectives identified in the FY 2010-2014 Consolidated Plan provide the framework to establish reachable goals and outcomes. These numbers reflect projects completed with federal and local funds to date. The ultimate goal is to exceed in all areas. The following shows progress made toward reaching identified five-year goals.

Summary of CDBG Funded Activities and Accomplishments for Program Year 2013			
Activity	Action Plan Allocation	Expenditures	Accomplishments (Persons Assisted or Units Completed)
Santee Food Bank	\$20,000.00	\$20,000.00	19,083 persons
Meals on Wheels	\$8,000.00	\$8,000.00	85 seniors
Crisis House	\$3,000.00	\$3,000.00	302 persons
ElderHelp of San Diego	\$3,000.00	\$3,000.00	5 seniors
YMCA	\$1,000.00	\$1,000.00	49 youth
Santee Boys and Girls Club	\$1,441.00	\$1,441.00	32 youth
<i>Sub-Total</i>	<i>\$36,441.00</i>	<i>\$36,441.00</i>	
Public Facilities and Improvements			
Section 108 Debt Service	\$158,466.00	\$158,767.00	1 project
Caring Neighbors	\$5,587.00	\$5,587.00	42 seniors
Home of Guiding Hands	\$5,587.00	\$5,587.00	1 project
<i>Sub-Total</i>	<i>\$169,640.00</i>	<i>\$169,941.00</i>	
Administrative Activities			
Center for Social Advocacy	\$9,500.00	\$9,500.00	86 persons
Administration	\$39,089.00	\$38,918.58	N/A
<i>Sub-Total</i>	<i>\$48,589.00</i>	<i>\$48,418.58</i>	
Total	\$254,670.00	\$254,800.58	

Santee Past Performance

4. Summary of citizen participation process and consultation process

The designated lead agency responsible for the preparation of the City of Santee FY2015-'19 Consolidated Plan is the City of Santee Department of Development Services. Two public hearings were held. The first was a community input forum held in January of 2015 facilitated by the firm of Crystal & Company where community needs and priorities were established and ranked for the community. The second hearing was conducted by the City Council in late February of 2015. A Consolidated Plan internet survey was conducted from October of 2014 through January of 2015 and produced 60 responses from the general public, housing and social services providers, the private sector and other key types of stakeholders. Survey questions addressed needs and priorities associated with affordable housing, homelessness, supportive housing and community development issues. In addition, consultation was also undertaken at the community public input hearing. A 30-day public comment period for public review of both the draft City of Santee FY2015-'19 Consolidated Plan and the City of Santee FY 2015/'16 Annual Action Plan began on March 31, 2015 and extended through April 30, 2015. A public hearing was held on April 22, 2015 by the Santee City Council where it sought input on the draft plans and ultimately took action on them. Public hearing dates and comments periods were published in the East County Californian and announcement flyers were distributed to various non-profit organizations in addition to key internet sites.

5. Summary of public comments

The public input secured to date are highlighted in the attachments that follow. The internet survey conducted includes 60 responses and addresses needs and priorities associated with affordable housing, homelessness, supportive housing and community development issues in Santee. Additional public input and comments are reflected in the findings of the community input public hearing held in January of 2015. The findings addressed the key needs and priorities of respondents concerning affordable housing, homelessness, supportive housing and community development issues.

No public comments were received on the draft FY 2015-2019 City of Santee Consolidated Plan and associated FY 2015/'16 Annual Action Plan during the 30-day public comment period extending from March 31, 2015 to April 30, 2015.

City of Santee FY 2015-2019 Internet Survey/Action Plan Survey

Please indicate who you represent (pick only one):

Answer Options	Response Percent	Response Count
Interested Citizen	76.3%	45
Nonprofit Provider	20.3%	12
Advocacy Group	0.0%	0
Public Housing Organization	0.0%	0
For Profit Developer	0.0%	0
Professional Organization	1.7%	1
State Agency	0.0%	0
Municipal Agency	0.0%	0
County Agency	0.0%	0
Elected Official	0.0%	0
Real Estate Professional	0.0%	0
Lending Institution	0.0%	0
Business Person	1.7%	1
Other	0.0%	0
<i>answered question</i>		59
<i>skipped question</i>		0

Santee Survey Respondents

City of Santee FY 2015-2019 Internet Survey/Action Plan Survey

Please note your perspectives on program priorities for current and future homeowners.				
Answer Options	No Need	Low Need	High Need	Response Count
Downpayment/Closing Cost Support	11	27	21	59
Acquisition With or Without Rehabilitation Support	13	31	15	59
Homeowner Rehabilitation Support Less Than	8	23	28	59
Homeowner Rehabilitation Support More Than	14	27	18	59
Newly Constructed Units	24	18	17	59
Energy Efficiency Improvements	4	15	40	59
<i>answered question</i>				59
<i>skipped question</i>				0

Housing Priorities For Owners

 **City of Santee FY 2015-2019 Internet Survey/Action Plan Survey**

Please note your program priorities in support of renters.

Answer Options	No Need	Low Need	High Need	Response Count
Acquisition of Rental Housing With or Without	11	26	22	59
Rental Rehabilitation	11	25	23	59
Production of Newly Constructed Rental Units	23	22	14	59
Rental Subsidy Support	15	23	21	59
Energy Efficiency Improvements	4	18	37	59
<i>answered question</i>				59
<i>skipped question</i>				0

Housing Priorities For Renters

City of Santee FY 2015-2019 Internet Survey/Action Plan Survey

Please note your perspectives on the needs and priority programs for homeless persons.

Answer Options	No Need	Low Need	High Need	Response Count
Emergency Housing (Immediate and Short Term	8	13	38	59
Transitional Housing (Shelter Support For Less Than	11	19	29	59
Permanent Housing (Long Term Shelter)	19	19	19	57
Rapid Re-Housing (helping homeless persons to be	8	12	38	58
Provision of Supportive Services	5	19	34	58
Homeless Outreach To Remove Persons From the	4	10	45	59
Homelessness Prevention Efforts	4	13	41	58
<i>answered question</i>				59
<i>skipped question</i>				0

Priorities For Homeless Persons

City of Santee FY 2015-2019 Internet Survey/Action Plan Survey

Please note your perspectives on the needs of the following special populations.

Answer Options	No Need	Low Need	High Need	Response Count
Elderly Persons (age 62 and beyond)	3	15	41	59
Frail Elderly Persons (age 75 and beyond)	0	10	49	59
Persons With Severe Mental Illness	3	12	44	59
Developmentally Disabled Persons	3	18	38	59
Physically Disabled Persons	3	21	35	59
Persons With Alcohol/ Other Drug Additions	9	33	17	59
Persons With HIV/AIDs	10	30	19	59
Victims of Domestic Violence	2	23	34	59
<i>answered question</i>				59
<i>skipped question</i>				0

Priorities For Special Needs Households

City of Santee FY 2015-2019 Internet Survey/Action Plan Survey

Please note your priorities on community development needs.

Answer Options	No Need	Low Need	High Need	Response Count
Clearance of Contaminated Sites	8	22	25	55
Code Enforcement	7	18	30	55
Senior Center Facility Improvements	8	25	25	58
Handicapped Center Facility Improvements	8	26	23	57
Homeless Facility Improvements	9	24	25	58
Youth Center Facility Improvements	6	27	25	58
Neighborhood Center Facility Improvements	9	27	20	56
Child Care Center Facility Improvements	9	30	17	56
Health Facility Center Improvements	7	33	15	55
Mental Health Facility Improvements	5	30	22	57
Parks and/or Recreation Facility Improvements	10	22	25	57
Parking Facility Improvements	25	24	8	57
Fire Stations/Equipment	11	22	25	58
Water & Sewer Improvements	12	21	24	57
Street Improvements	4	21	33	58
Sidewalk Improvements	4	29	25	58
Solid Waste Disposal Improvements	13	29	12	54
Flood Drainage Improvements	13	32	12	57
Infrastructure For Redevelopment Areas	10	27	20	57
Senior Services	6	15	38	59
Handicapped Services	5	27	25	57
Legal Services	18	31	8	57
Youth Services	7	23	27	57
Child Care Services	10	32	14	56
Transportation Services	8	28	21	57
Employment/Training Services	13	24	20	57
Health Services	7	28	21	56
Lead Hazard Screening	24	28	4	56
Crime Awareness	11	24	22	57
Fair Housing Activities	16	26	16	58
Landlord-Tenant Counseling	18	29	11	58
Economic Development Assistance to For Profit	27	21	9	57
Economic Development Technical Assistance	21	26	11	58
Micro-Enterprise Assistance	24	22	11	57
	<i>answered question</i>			59
	<i>skipped question</i>			0

Community Development Priorities



**City of Santee Consolidated Plan
Findings from the Public Hearing**

Public Input Hearing. The City of Santee held one public meeting as part of the citizen participation and public input process for the Five Year Consolidated Plan. The meeting was held on January 12, 2015 at Santee City Hall with a total of 12 participants from the public. The hearing was a facilitated discussion on the most needed housing and community development activities in the City of Santee. Exhibit 1 shows all needs identified. The number in parentheses represents multiple same responses. Additionally, the number in brackets and highlighted represent how many "votes" it received when asked about priorities. (At the end, each participant was asked to identify their top seven issues.)

Priority needs. Participants were asked to identify the top housing and community development needs by "voting" on issues raised during the meeting. The top needs they identified included the following:

- **Homeowners:** Owner-occupied rehabilitation (particularly with the elderly and disabled), affordable homeownership opportunities, and foreclosure prevention.
- **Rental Housing:** Rental rehabilitation and energy efficiency improvements, building new affordable apartments and rental assistance.
- **Homeless Individuals and Families:** Various services to support the homeless, providing a diversity of housing options and getting the word out about services.
- **Special Populations:** Elderly and the disabled, victims of domestic violence, and those with alcohol or drug addictions.
- **Community Development:** Economic development, paths and walkways along with lighting.
- **Public Services:** Transportation (elderly and disabled), youth and childcare services, job training, parks and recreation.
- **Other:** Providing a centralized way for listing services available, making sure follow up and connection to services happens.

**Exhibit 1
Housing and Community Development Needs Identified at Hearing**

Homeowners	<p>Owner-Rehabilitation:</p> <ul style="list-style-type: none"> • Repair and upkeep of home (elderly & disabled) [4] • Assistance with reduced water use landscapes for residences <p>New Construction:</p> <ul style="list-style-type: none"> • Building new affordable housing (3) <p>Foreclosure Prevention:</p> <ul style="list-style-type: none"> • Foreclosure prevention (helping people so they can keep their homes) (2) [2] <p>Homebuyer Assistance:</p> <ul style="list-style-type: none"> • Down payment assistance
Rental Housing	<p>Rehabilitation:</p> <ul style="list-style-type: none"> • Update amenities, energy efficiency [1] • Energy efficiency • Repairing existing homes - high amount of rentals with low street appeal • Curb appeal of rentals <p>New Construction:</p> <ul style="list-style-type: none"> • Affordable rentals [4] • More single story units for elderly & disabled [1] • Building new affordable units (2) • Affordable options <p>Rental Assistance:</p> <ul style="list-style-type: none"> • Rental subsidies (4) [2] • Rental subsidies...so prices keep going up, seniors & fixed incomes can't afford them
Homeless Individuals and Families	<p>Support Services:</p> <ul style="list-style-type: none"> • Job training • Skill training services • Homeless more than visible - services

Santee Community Input Hearing Results - 1

	<ul style="list-style-type: none"> • Wrap around services (one stop intake) <p>All Housing Options:</p> <ul style="list-style-type: none"> • Diverse housing to meet them where there are [2] <p>Transitional Housing:</p> <ul style="list-style-type: none"> • Transitional housing • Transitional housing with skill/job training <p>Emergency Housing:</p> <ul style="list-style-type: none"> • Make emergency food, shelter, etc. known throughout the community...well known [1]
Special Populations	<p>Developmental and Physically Disabled:</p> <ul style="list-style-type: none"> • Disabled (2) <p>Domestic Violence:</p> <ul style="list-style-type: none"> • Victims of domestic violence & sexual assault (3) <p>Elderly:</p> <ul style="list-style-type: none"> • Assistance to help the elderly, wishes to stay in their home as long as possible [7] • Elderly - access, i.e. ramps, grab bars, wide doors • Elderly • Frail elderly - many in mobile home parks • Definitely need to help the frail elderly • Need more housing for elderly (cost effective) <p>Mental Illness:</p> <ul style="list-style-type: none"> • Mental illness - supportive housing <p>Substance Abuse:</p> <ul style="list-style-type: none"> • Alcohol/drug addictions. Growing problem. In patient services too expensive/limited. [3] • Alcohol/drug treatment (2) [1] <p>Veterans:</p> <ul style="list-style-type: none"> • Veterans
Community Development	<p>Economic Development:</p> <ul style="list-style-type: none"> • Economic development for low/moderate income families (2) <p>Streets/Sidewalks:</p> <ul style="list-style-type: none"> • Cycle walkable & access - paths/walkways [3] • Infrastructure with curb cuts, streets & lighting [1] • Lighting
Public Services	<p>Counseling:</p> <ul style="list-style-type: none"> • Fair housing [1] <p>Job Training:</p> <ul style="list-style-type: none"> • Youth & senior employment training [2] • Job training • Employment training <p>Parks/Public Areas:</p> <ul style="list-style-type: none"> • Recreation - parks, recreation center, senior/teen programs [2] <p>Seniors:</p> <ul style="list-style-type: none"> • Senior services, free classes for seniors (learn computers, etc.) • Services available for the seniors <p>Transportation:</p> <ul style="list-style-type: none"> • Transportation (accessibility) [4] • City transportation program for the seniors [1] • More public transport (2) • Disabled & senior affordable transportation <p>Youth and Children:</p> <ul style="list-style-type: none"> • Affordable childcare increase in young families moving to Santee [4] • Youth programs focusing on development [3] • Teen age activities needed • Teen programs for health & education support
Other Thoughts	<ul style="list-style-type: none"> • Need a centralized way to provide service listing (follow up & connection to services) [6] • Get the word out (about services available) • CDBG limits on specific spending categories (in the budget)

Santee Community Input Hearing Results - 2

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

No public comments were received on the draft FY 2015-2019 City of Santee Consolidated Plan and associated FY 2015/'16 Annual Action Plan during the 30-day public comment period extending from March 31, 2015 to April 30, 2015.

7. Summary

The five-year plan articulates the affordable housing, supportive housing, homeless and community development needs of the City of Santee. The plans also incorporate a comprehensive and coordinated strategy for implementation of CDBG and possibly HOME programs in addition to other selected funds being leveraged to address identified priorities and goals. The City of Santee one-year plan for FY 2015/'16 encompasses the first year of the specific implementation of the five-year Consolidated Plan.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	SANTEE	
CDBG Administrator		

Table 1– Responsible Agencies

Narrative

The CDBG Administrator is Melanie Kush at the City of Santee Department of Development Services.

Consolidated Plan Public Contact Information

Melanie Kush, Acting Director, City of Santee Department of Development Services,
mkush@cityofsanteca.gov.

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Santee conducted significant consultation with citizens, municipal officials, nonprofit agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. Consultation was undertaken through a combination of direct stakeholder interviews, a targeted internet survey with 60 responding and two public hearings. Public hearings were held at the start of the process to solicit community input and at the end to elicit comment on the draft plans. The protocol undertaken and the results generated are summarized in the Citizen Participation Section of this plan

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

The City of Santee participates in the development and operation of each component of the San Diego Regional Continuum of Care on an on-going basis. Santee funds activities with CDBG resources to foster homeless prevention, outreach, emergency shelter, transitional housing, permanent supportive housing, and other support services for homeless and special needs clients throughout the region. Santee funds the San Diego County Housing Authority concerning the execution of about 250 units of Section 8 rental subsidies within the community and fosters needed support services for such clients.

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. Santee participates in a regional Continuum of Care plan in collaboration with the all other jurisdictions in San Diego County. The San Diego County Regional Continuum of Care facilitates the process for the Continuum of Care. Jurisdictions work together to develop the Continuum of Care plan, provide services to the homeless, and identify and address gaps in service. The CoC gives 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.

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 consulted with the San Diego County Regional Continuum of Care but note the city does not directly secure HUD Emergency Solutions Grant (ESG) resources.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Crisis House
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
2	Agency/Group/Organization	CARING NEIGHBORS MINOR HOME REPAIR
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
3	Agency/Group/Organization	SANTEE FOOD BANK
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
4	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
5	Agency/Group/Organization	CAMERON FAMILY YMCA AQUATICS CENTER
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.

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

The citizen input process associated with the preparation of the FY 2015-2019 Santee Consolidated Plan and FY 2015 Annual Action Plan was inclusive and involved all possible organizations, entities and persons.

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	San Diego Regional Continuum of Care	Seek to further the efforts of the SD RCCC.
City of Santee Housing Element, 2013-2021	City of Santee	The FY 2015-2019 City of Santee Consolidated Plan conforms with the adopted City of Santee Housing Element, 2013-2021

Table 3– Other local / regional / federal planning efforts

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

The City of Santee coordinates with the State of California, surrounding units of general local government and other public entities on a regular basis on issues that include but are not limited to the focus of the FY 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

City of Santee efforts involved the execution of a community public input hearing in January of 2015, the conduct of an internet survey which generated 59 responses, consultation with attendees of the community input hearing and a public hearing on the final Consolidated and Annual Action Plan held on April 22, 2015. The information collected was analyzed in addition to other data generated, and goals were established.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Attendance was approximately 12 at the public hearing held in January of 2015.	Refer to the specific comments in ES-05 for the input secured. Efforts involved the determination of needs and priorities. No public comments were received on the draft FY 2015-2019 City of Santee Consolidated Plan and associated FY 2015/'16 Annual Action Plan during the 30-day public comment period extending from March 31, 2015 to April 30, 2015.	Not applicable as all comments considered.	

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)
2	Internet Outreach	Non-targeted/broad community	An internet survey was undertaken from October 2014 through January of 2015 with approximately 59 internet responses secured.	The results of the responses secured are incorporated in ES-05. The primary point of the survey was to identify needs and subsequent priorities and goals.	Not applicable as all input considered.	

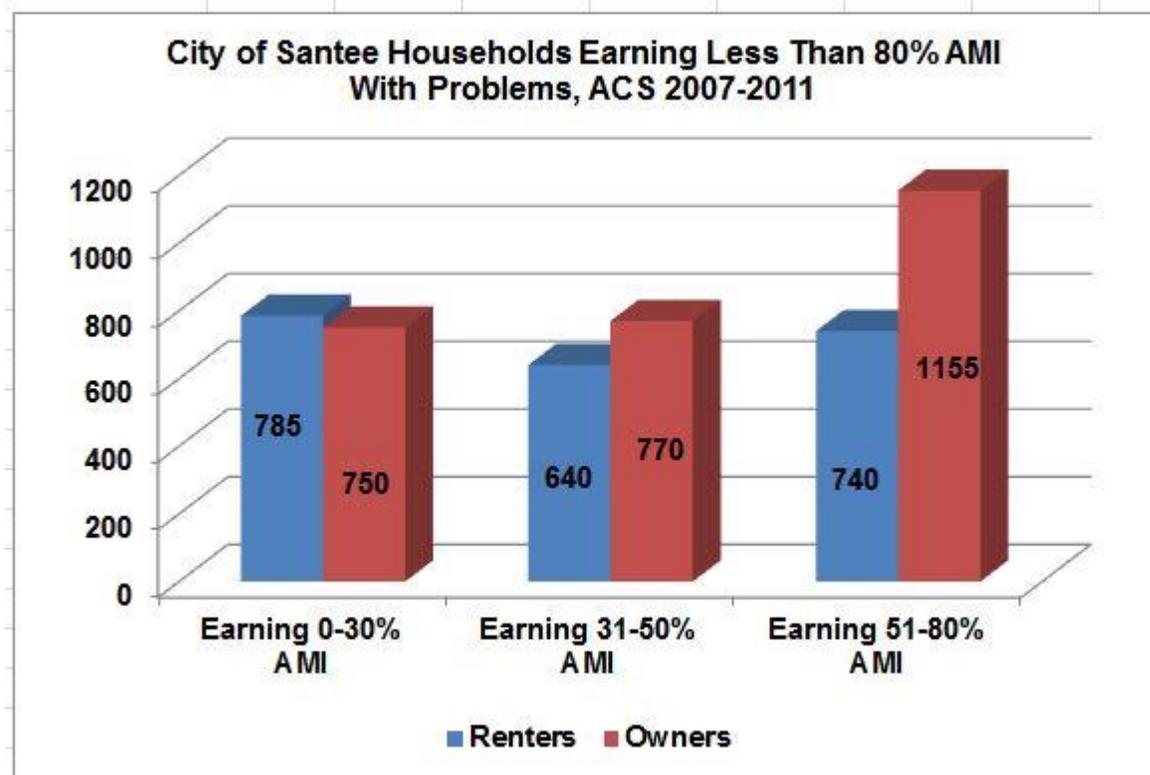
Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following data indicates the number of renters and homeowners who experience housing distress based on income level. The anemic growth of personal and household income in recent years coupled with the byproducts of the great recession are driving increased levels of housing distress, often displayed by heightened levels of cost burden. The primary source of data used in this needs assessment are HUD Comprehensive Housing Affordability Strategy (CHAS) special census runs that incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income) and household types. This needs analysis predominantly used data drawn from HUD's new eCon Planning Suite pre-populated with the latest available data (2007 -2011) and it should be noted there is a slight data lag. The information contained herein informs the preparation of City of Santee housing and community development priorities and both five- and one- year investment strategies. Numerical estimates of affordable housing need enclosed are anticipated to rise by about 10% during the planning period.



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

Describe the jurisdiction's need for Public Facilities:

The need for public facilities is extensive and varied in the City of Santee and is evident from the internet survey conducted in the Fall of 2014 as well as input from public hearings. Of the 60 respondents that participated in the internet survey and community public input hearings, priority public facility needs were evident. Of the input secured, the results indicated either a **High** or **Low** priority of need assigned. Detailed survey information is contained on tabular information enclosed while public hearing input is contained in ES-05. A **High** level of need was assigned to parks and recreation, homeless, senior and youth facilities. All other facilities earned a **Low** level of priority.

How were these needs determined?

The need for public facilities was drawn predominantly from the survey undertaken by the City of Santee in the Fall of 2014 as well as from input secured in community public hearings held by the community.

Describe the jurisdiction's need for Public Improvements:

The need for public improvements/infrastructure is varied in Santee and is evident from the internet survey conducted in the Fall of 2014 as well as input from public hearings. Of the input secured, the results indicated either a **High** or **Low** priority of need assigned. Detailed survey information is contained in tabular information below while public hearing input is contained in ES-05. A **High** level of need was assigned to water and sewer, drainage, street improvements and fire protection facilities/equipment. All other public improvements earned a **Low** level of priority.

How were these needs determined?

The need for public improvements was drawn predominantly from the internet survey undertaken by the City of Santee in the Fall of 2014 as well as from input secured in community public hearings held by the community.

Describe the jurisdiction's need for Public Services:

The need for public services is extensive and varied in Santee and is evident from the internet survey conducted in the Fall of 2014 as well as input from public hearings. Santee regularly commits CDBG resources up its 15% annual cap for public services. Of the 60 survey respondents that participated in the city's community development survey, consider the range and extent of the priority public services needs evident from the enclosed survey results.

Of the input secured, the results indicated either a **High** or **Low** priority of need assigned. Detailed survey information is contained on tabular information enclosed while public hearing input is contained in ES-05. A **High** level of need was assigned to services for senior, youth, handicapped and crime awareness public services. All other public services earned a **Low** level of priority.

How were these needs determined?

The need for public services was drawn predominantly from the survey undertaken by the City of Santee in the Fall of 2014 as well as from public input secured in community public hearings held by the community.

City of Santee FY 2015-2019 Internet Survey/Action Plan Survey

Please note your priorities on community development needs.				
Answer Options	No Need	Low Need	High Need	Response Count
Clearance of Contaminated Sites	8	22	25	55
Code Enforcement	7	18	30	55
Senior Center Facility Improvements	8	25	25	58
Handicapped Center Facility Improvements	8	26	23	57
Homeless Facility Improvements	9	24	25	58
Youth Center Facility Improvements	6	27	25	58
Neighborhood Center Facility Improvements	9	27	20	56
Child Care Center Facility Improvements	9	30	17	56
Health Facility Center Improvements	7	33	15	55
Mental Health Facility Improvements	5	30	22	57
Parks and/or Recreation Facility Improvements	10	22	25	57
Parking Facility Improvements	25	24	8	57
Fire Stations/Equipment	11	22	25	58
Water & Sewer Improvements	12	21	24	57
Street Improvements	4	21	33	58
Sidewalk Improvements	4	29	25	58
Solid Waste Disposal Improvements	13	29	12	54
Flood Drainage Improvements	13	32	12	57
Infrastructure For Redevelopment Areas	10	27	20	57
Senior Services	6	15	38	59
Handicapped Services	5	27	25	57
Legal Services	18	31	8	57
Youth Services	7	23	27	57
Child Care Services	10	32	14	56
Transportation Services	8	28	21	57
Employment/Training Services	13	24	20	57
Health Services	7	28	21	56
Lead Hazard Screening	24	28	4	56
Crime Awareness	11	24	22	57
Fair Housing Activities	16	26	16	58
Landlord-Tenant Counseling	18	29	11	58
Economic Development Assistance to For Profit	27	21	9	57
Economic Development Technical Assistance	21	26	11	58
Micro-Enterprise Assistance	24	22	11	57
<i>answered question</i>				59
<i>skipped question</i>				0

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Declining levels of growth in personal and household income are motivating increasing housing affordability challenges to low- and moderate- income persons in Santee and have been exacerbated by a 33% rise in home values and purchases prices in the past three years since the end of the great recession. The comparative health of the rental market and 17% rise in rent levels also stress those at the lower end of the income spectrum. While foreclosure rates are now approaching normal levels in the City of Santee, the byproducts of the great recession are still being felt in terms of borrower credit and debt difficulties, the incidence of overcrowding, employment opportunities and the occurrence of vacant properties in some parts of the community. Experts estimate about 11.7% of homes on average still hold negative equity.

Challenges for those in the lower income spectrum will continue during the upcoming planning period. The employment and housing sectors are recovering. At this juncture, the anemic growth in personal/household income seems likely to continue, for-sale and for-rent prices will grow at moderate levels. Uncertainty regarding interest rates and the implications these have for the housing market remains an area of concern.

Santee Market Overview

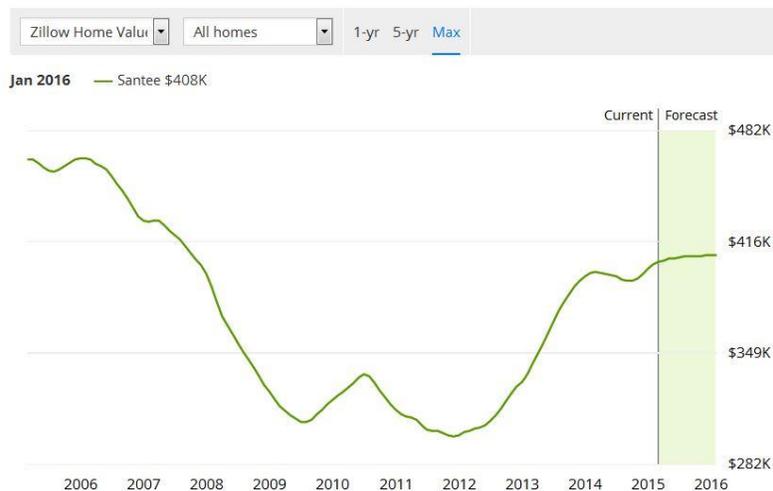
Data through Jan 31, 2015

\$403,000 ZHVI

1.3% 1-yr forecast (Jan 31, 2016)

\$370,000 Median listing price

\$391,350 Median sale price



Santee Sales Values

Listings & Sales

Data through Jan 31, 2015

\$256 Median list price / sq ft

\$267 Median sale price / sq ft

No data Listings with price cut



Sold below listing



Sales Value Per Sq Ft

Santee Market Health

Data through Jan 31, 2015

6.6/10 Healthy (Dec 31, 2014)

No data Average days on Zillow

11.7% Homes with negative equity (16.9% US Avg) (Sep 30, 2014)

4.4% Delinquent on mortgage (6.4% US Avg) (Sep 30, 2014)

HOMES FORECLOSED (per 10,000)



Santee Foreclosures

ZILLOW RENT INDEX



1.7 Breakeven horizon (Jun 30, 2014)

No data Rent list price

\$1.50 Rent list price / sq ft



Santee Compare Submit

Santee Rental Market

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

Introduction

This section of the Plan addresses City of Santee economic development needs and possible activities over the ensuing five years. The City of Santee is thriving and is recovering from prior levels of comparatively high unemployment, declining and stagnant wage levels and comparatively lower levels of net in-migration brought on by the great recession. Within the past several years, economic conditions have substantively recovered.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	242	3	1	0	-1
Arts, Entertainment, Accommodations	2,999	1,771	13	15	2
Construction	1,777	2,319	8	19	11
Education and Health Care Services	3,290	1,059	15	9	-6
Finance, Insurance, and Real Estate	1,633	912	7	8	1
Information	692	79	3	1	-2
Manufacturing	2,103	1,541	9	13	4
Other Services	1,215	773	5	6	1
Professional, Scientific, Management Services	3,043	289	14	2	-12
Public Administration	0	1	0	0	0
Retail Trade	3,429	2,852	15	23	8
Transportation and Warehousing	672	93	3	1	-2
Wholesale Trade	1,160	465	5	4	-1
Total	22,255	12,157	--	--	--

Table 5 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	27,723
Civilian Employed Population 16 years and over	25,277
Unemployment Rate	8.82
Unemployment Rate for Ages 16-24	19.80
Unemployment Rate for Ages 25-65	5.57

Table 6 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	6,276
Farming, fisheries and forestry occupations	1,079
Service	2,133
Sales and office	7,784
Construction, extraction, maintenance and repair	2,634
Production, transportation and material moving	1,454

Table 7 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,996	67%
30-59 Minutes	6,936	29%
60 or More Minutes	891	4%
Total	23,823	100%

Table 8 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,266	81	1,240
High school graduate (includes equivalency)	4,797	552	2,011
Some college or Associate's degree	9,787	745	2,345
Bachelor's degree or higher	5,013	251	748

Table 9 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	38	128	116	617	389
9th to 12th grade, no diploma	548	443	468	815	629
High school graduate, GED, or alternative	1,671	1,816	2,061	3,575	1,686
Some college, no degree	2,435	2,156	2,736	4,842	1,609
Associate's degree	265	666	920	1,821	373
Bachelor's degree	340	1,260	1,123	1,855	540
Graduate or professional degree	20	352	469	1,032	354

Table 10 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	31,080
High school graduate (includes equivalency)	34,110
Some college or Associate's degree	43,519
Bachelor's degree	57,331
Graduate or professional degree	65,636

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The top employment sectors for both jobs and employees with the City of Santee include (1) Retail Trade, (2) Education and Health Care Services, (3) Arts/Entertainment/Accommodations, (4) Professional/Scientific, Management Services, (5) Manufacturing and (6) Construction. Combined, these sectors account for 75% of jobs and employment activity.

Describe the workforce and infrastructure needs of the business community:

When we compare the share of jobs versus workers in the region, some imbalances were evident. It appears there is a need for employees in retail trade, construction, manufacturing and arts/entertainment/accommodations as they are currently being imported from other areas, while employees in professional/scientific/management services, education and health care services, information and transportation/warehousing are being exported outside the jurisdiction. The

infrastructure needs of the business community include quality educational, healthcare, residential and transportation facilities in the region, abundant access to business capital for fixed assets and working capital, effective and focused employment and training programs in the region, a ready supply of commercial, retail and industrial facilities and vacant land, reasonable tax rates and effective support/financing opportunities and technical assistance for small business startup, operations and expansion.

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.

Like all of San Diego County, the city has been recovering from and since the great recession. Both commercial/industrial and residential development have been growing in the last few years. The completion of significant improvements along Prospect Avenue will strengthen growth and development in the community as it will make this industrial corridor more attractive to employers.

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

The San Diego Workforce Partnership currently operates workforce development programs within the jurisdiction. The agency works in tandem with advisory boards, community colleges, other educational institutions, vocational organizations, the business community and other organizations to deliver targeted services throughout their service area, of which Santee is one. The community regularly draws on the myriad of employment and training and other human services provided in the region to further their economic development endeavors. Often, services rendered by the San Diego Workforce Partnership are delivered in tandem with CDBG funded efforts throughout the community.

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 City of Santee works in tandem with advisory boards, community colleges, other educational institutions, vocational organizations, the business community and other entities to foster and induce targeted employment and training programs in the community.

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

No

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 has and will continue to generate Economic Development Strategies as needed and desired. Santee does not have CEDS strategies funded by the US Economic Development Administration. Santee will continue to strategically commit CDBG and other resources for focused infrastructure/public improvements, public services and other needed eligible activities to induce and sustain economic development within its jurisdiction.

Discussion

The City of Santee will continue to strategically commit CDBG and other resources to, in part, induce and sustain economic development within the jurisdiction. Primary endeavors include neighborhood revitalization efforts brought about by the investment of Section 108 CDBG resources for drainage and roadway improvements in the neighborhood near Buena Vista and Railroad Avenues.

MA-50 Needs and Market Analysis Discussion

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

Areas where a concentration of multiple housing problems were analyzed by income category. The most common problem was 'cost burden' or households paying more than 30% of their income for housing.

For households earning less than 30% AMI, a concentration of housing problems is shown on the enclosed map and tends to be the most severe (>88%) in the southern part of the community. For households earning between 31 to 50% AMI and 51 to 80% AMI, the concentrations of distress (>85%) was the greatest along the far southern border.

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

In 2007-2011, census data indicated Santee was comprised of 74% Anglo, 16% Hispanic, just over 1% African American, almost 4% Asian, .5% Native American, etc. Maps depicting the distribution of the population (2007-2011) in Santee by race and ethnicity are incorporated. Also refer to the [FY 2015-FY 2019 San Diego County Regional Analysis of Impediments To Fair Housing Choice](#) which is made a part of this plan by reference. Minority concentrations include census tracts that exceed 65% of the total.

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

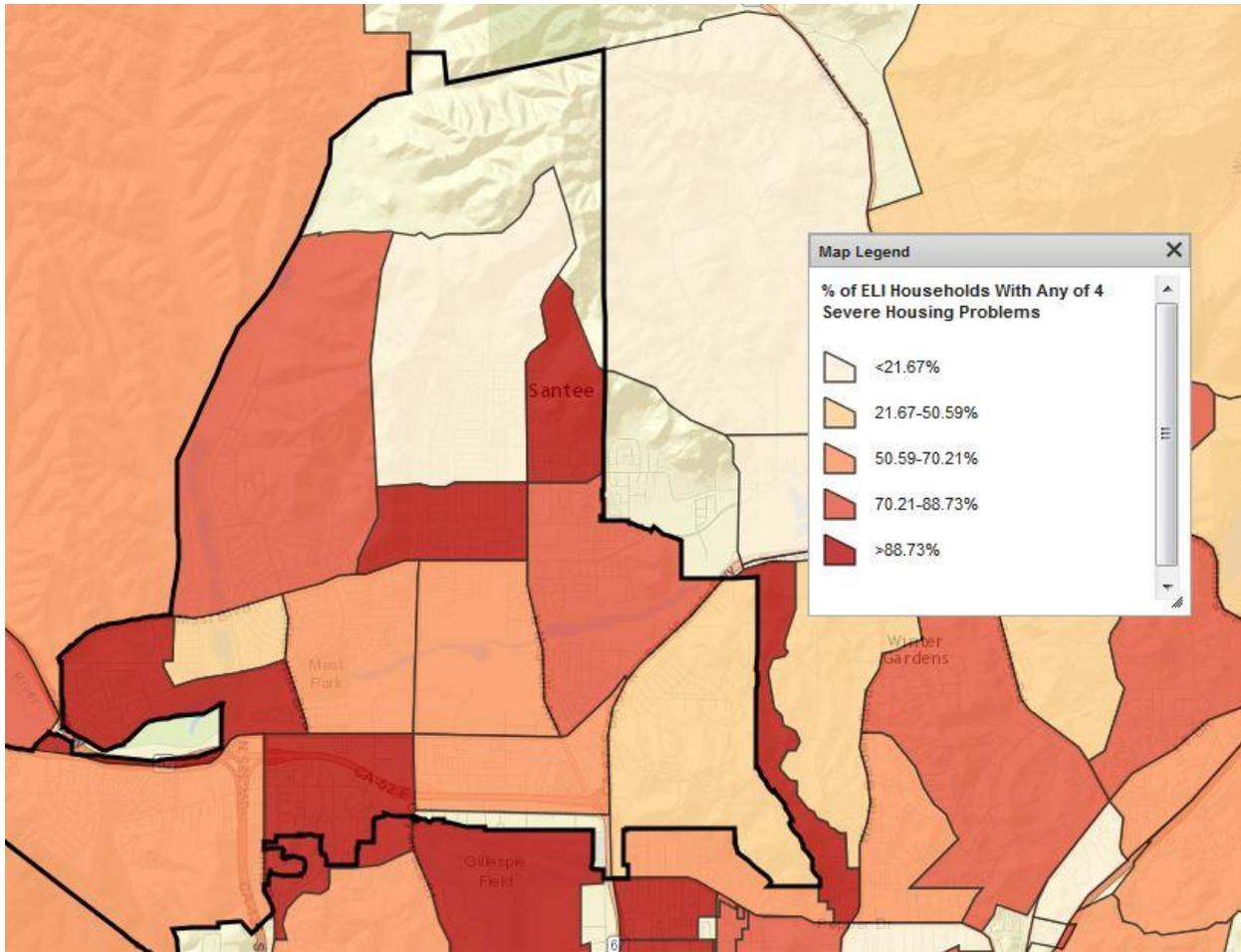
See below and also refer to the [FY 2015-FY 2019 San Diego County Regional Analysis of Impediments To Fair Housing Choice](#) for information associated with this question.

Are there any community assets in these areas/neighborhoods?

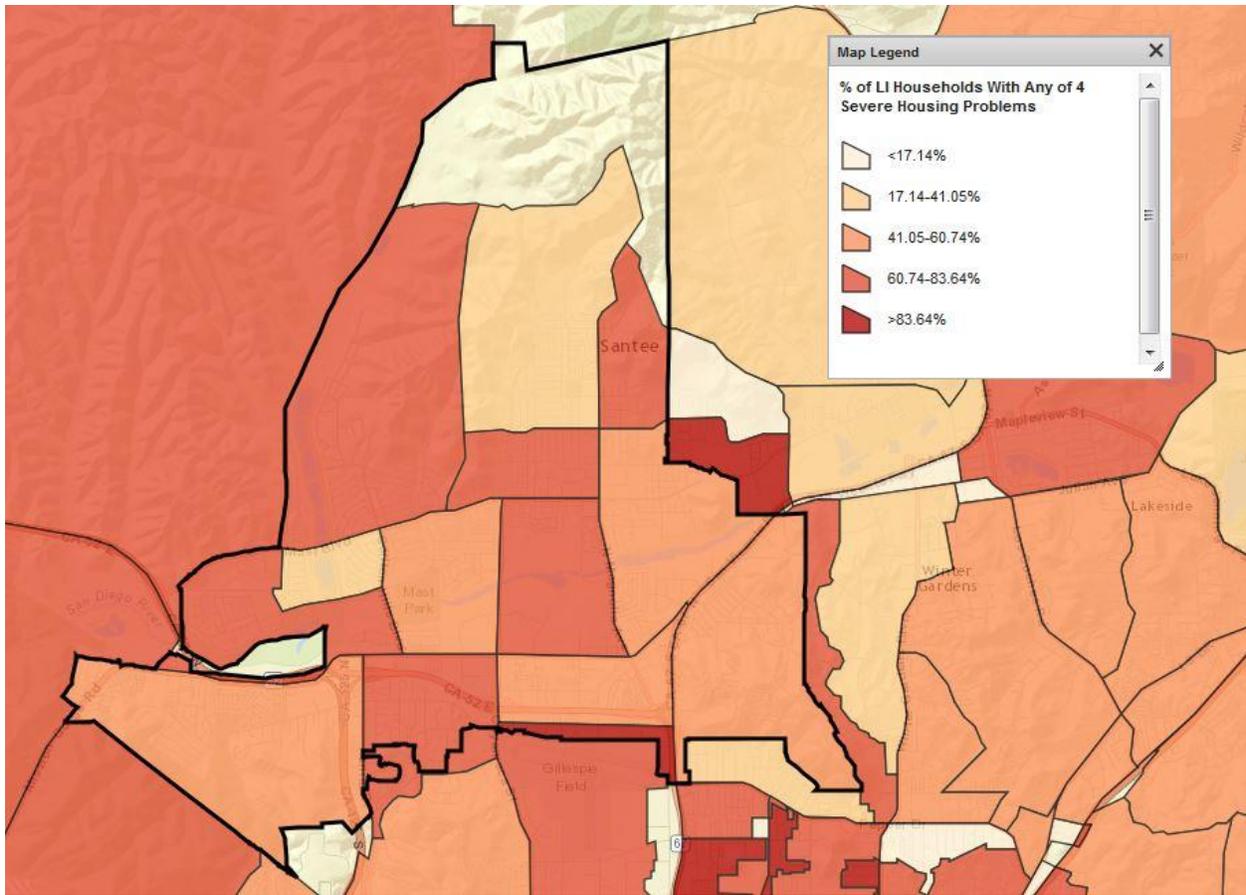
<p align="left" width="33%" size="1">Minority concentrated neighborhoods hold significant opportunity associated with human assets regarding employment and training. Other assets that are unique to individual minority concentrated neighborhoods range from beneficial transportation access, workforce opportunities, educational facilities, shopping, healthcare and other neighborhood redevelopment/revitalization assets. Again, refer to the <u href="#"_msocom_1">FY 2015-FY2019 San Diego County Regional Analysis of Impediments To Fair Housing Choice</u>.</p>

Are there other strategic opportunities in any of these areas?

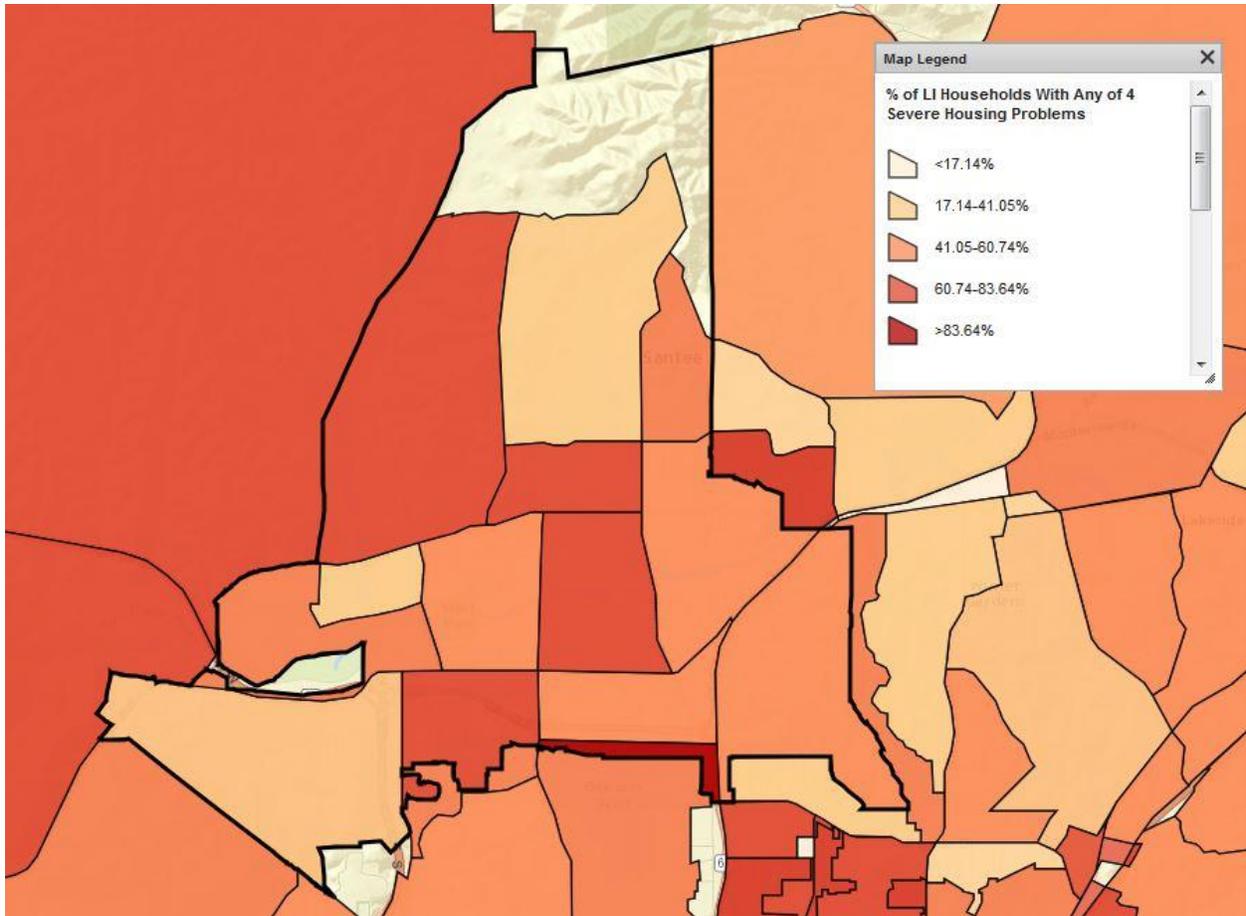
As noted in the Regional AI, other strategic opportunities include the availability of active neighborhood organizations and activists, the incidence of community-minded Housing Ownership Organizations/Property Ownership Organizations (HOAs/POAs) and the volume of public and non-profit services, revitalization resources and targeted local investment, etc.



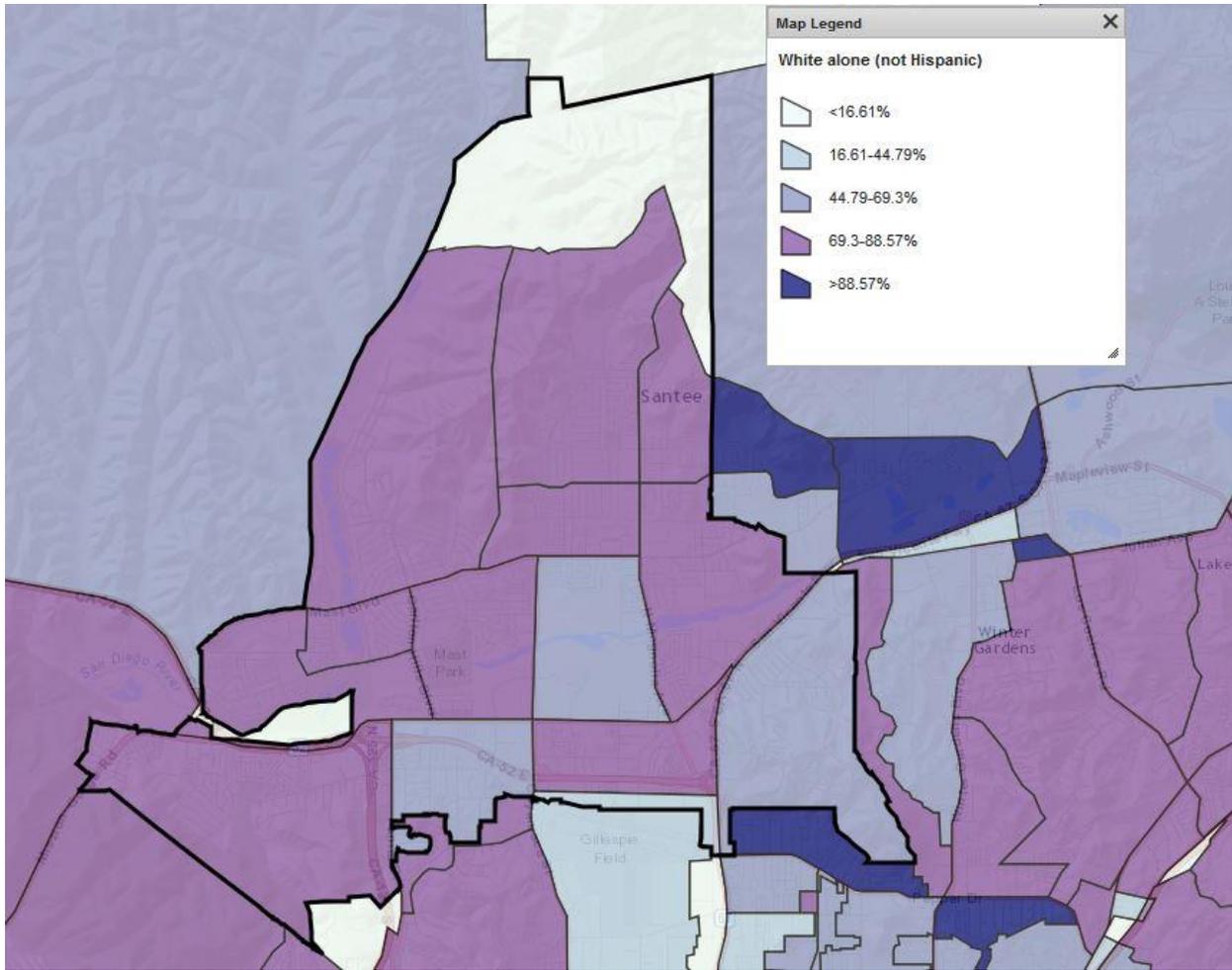
Santee Extremely Low Income Households With Problems



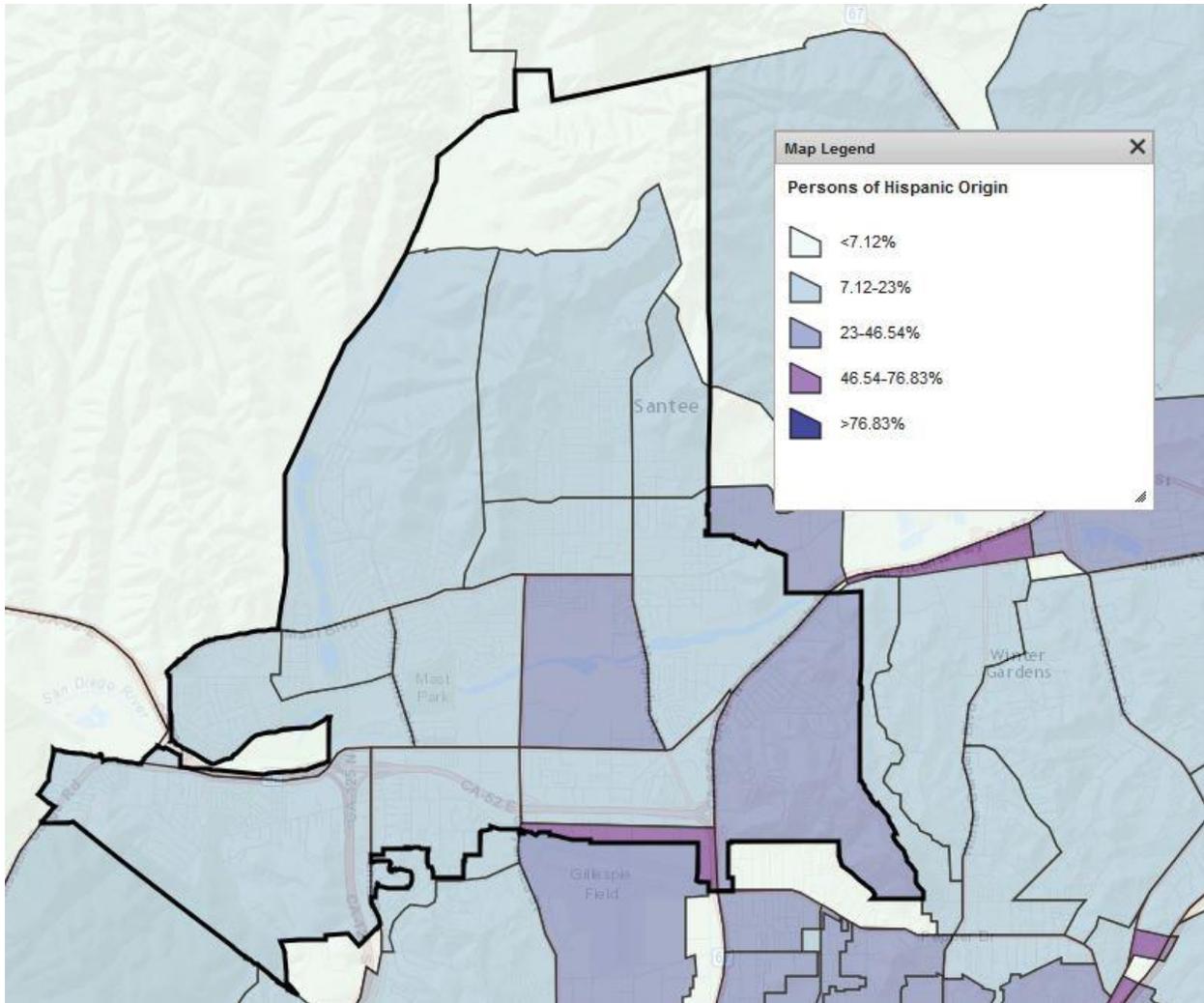
Santee Low Income Households With Problems



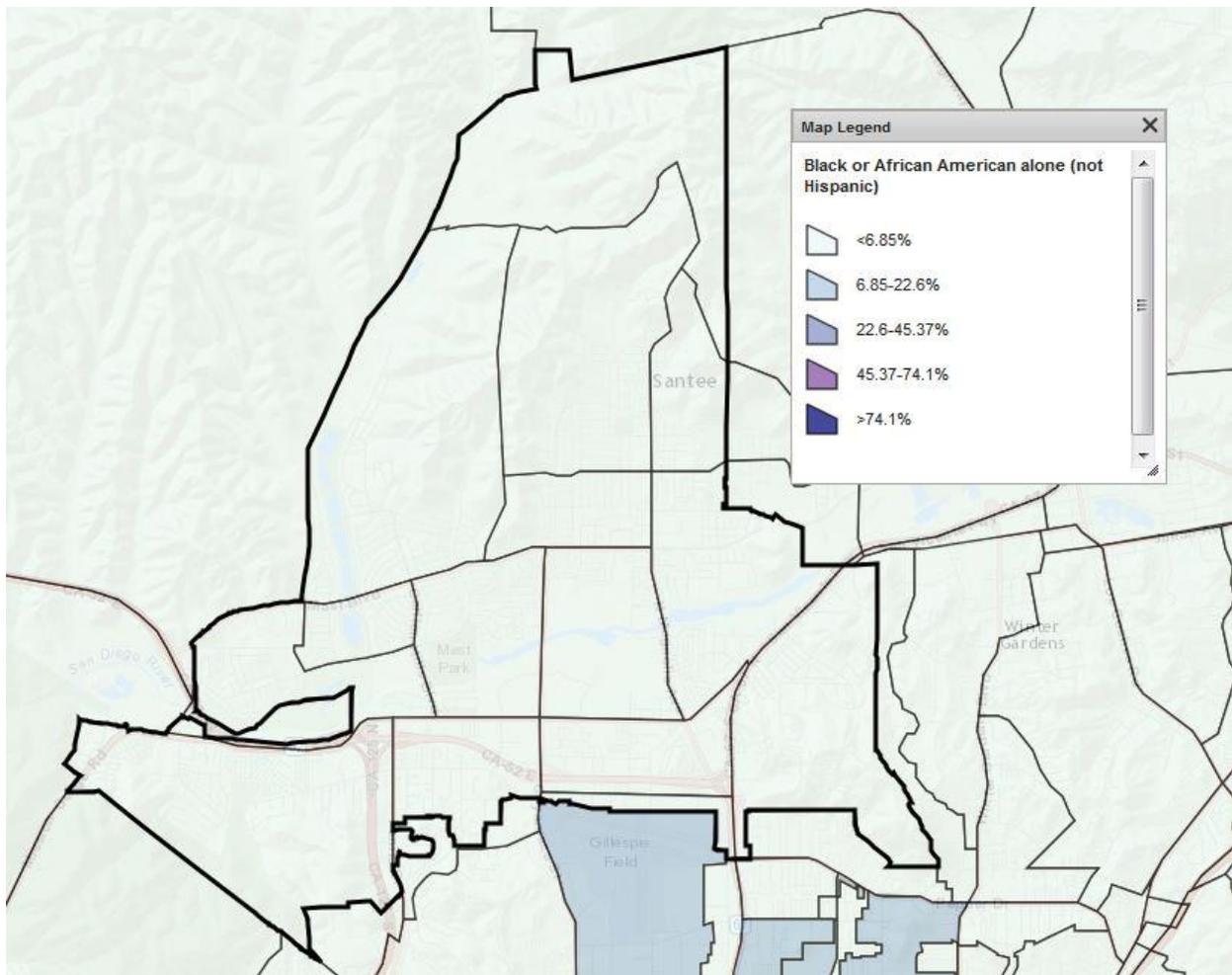
Santee Moderate Income Households With Problems



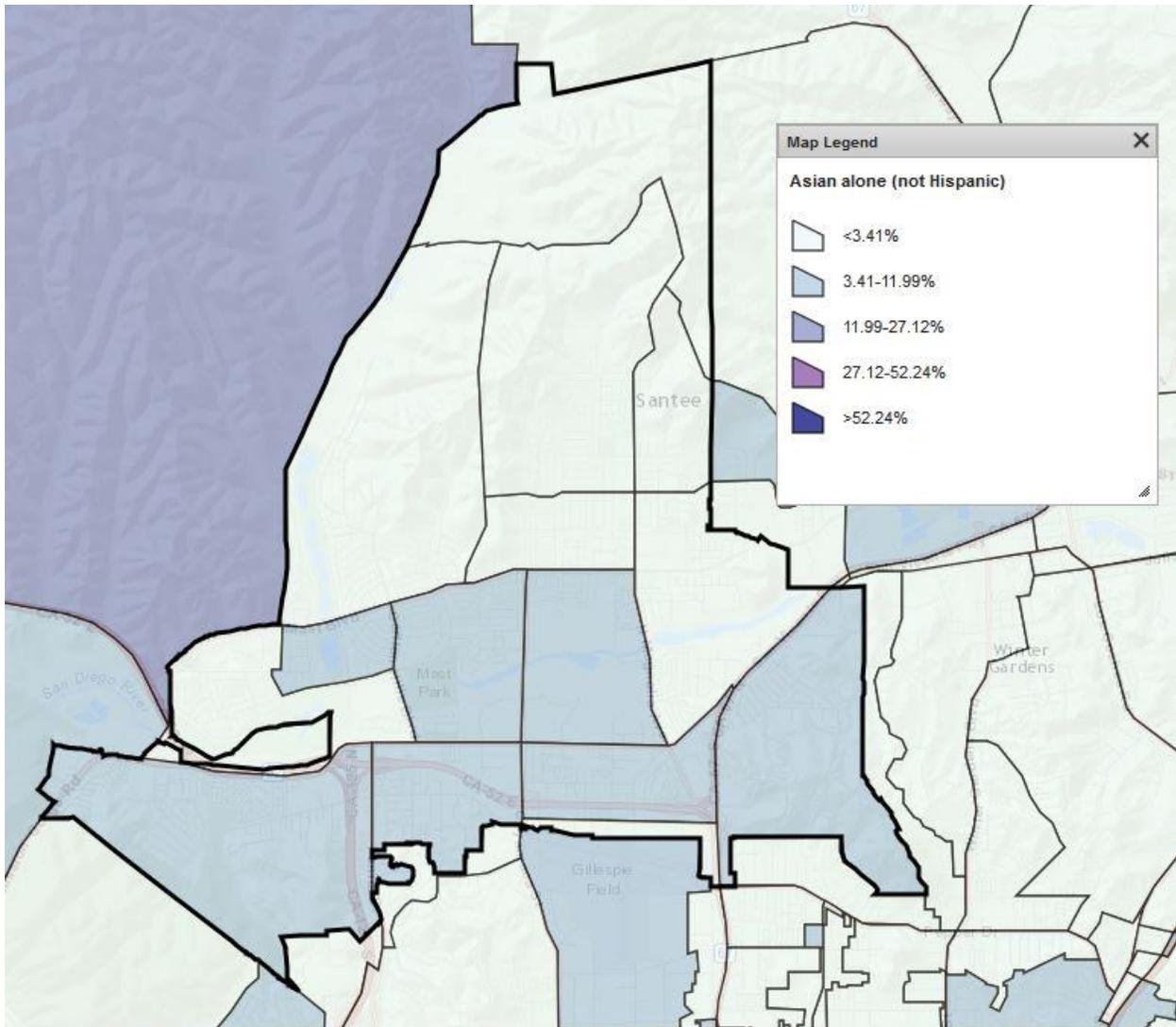
Anglo Santee Population Distribution



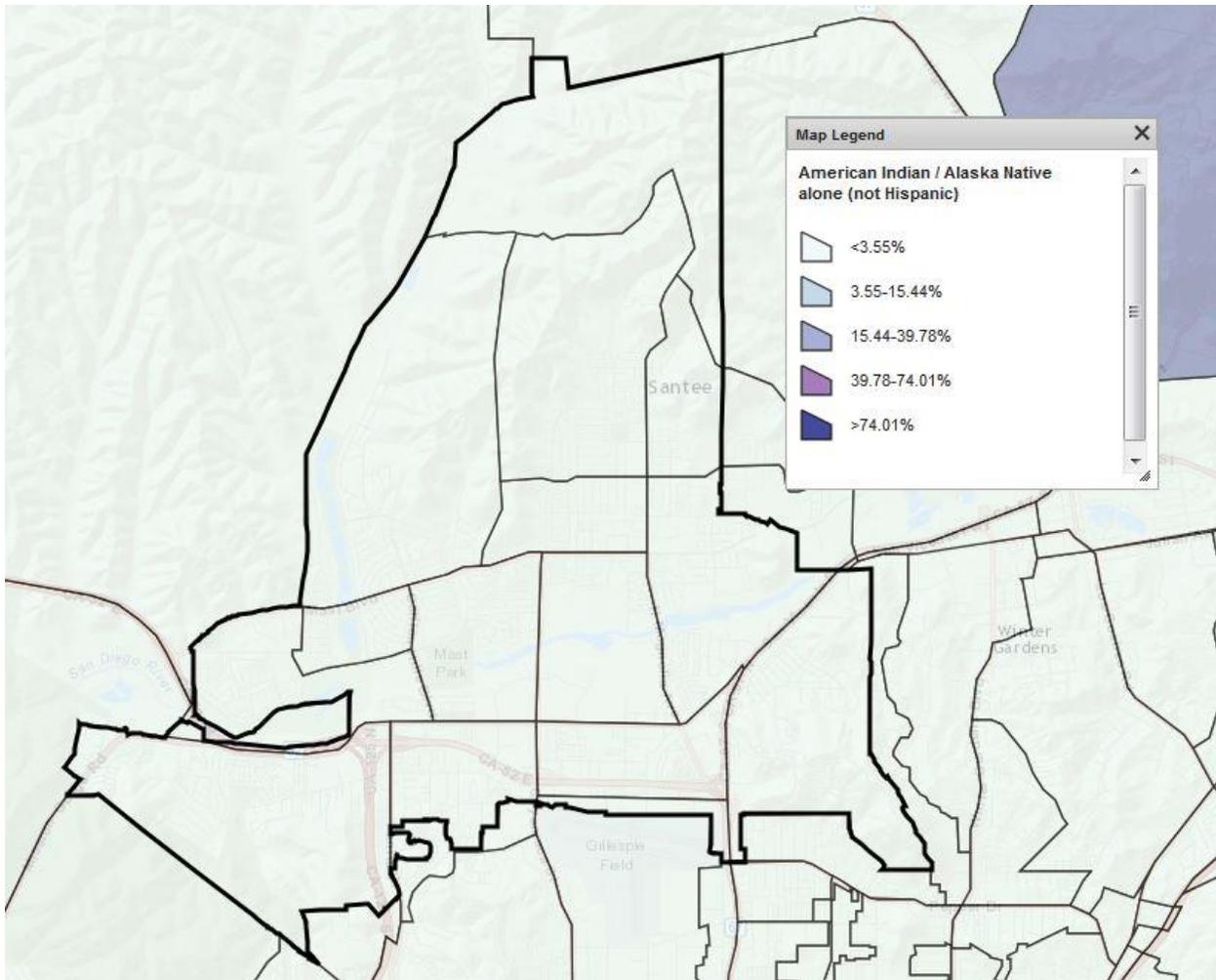
Hispanic Santee Population Distribution



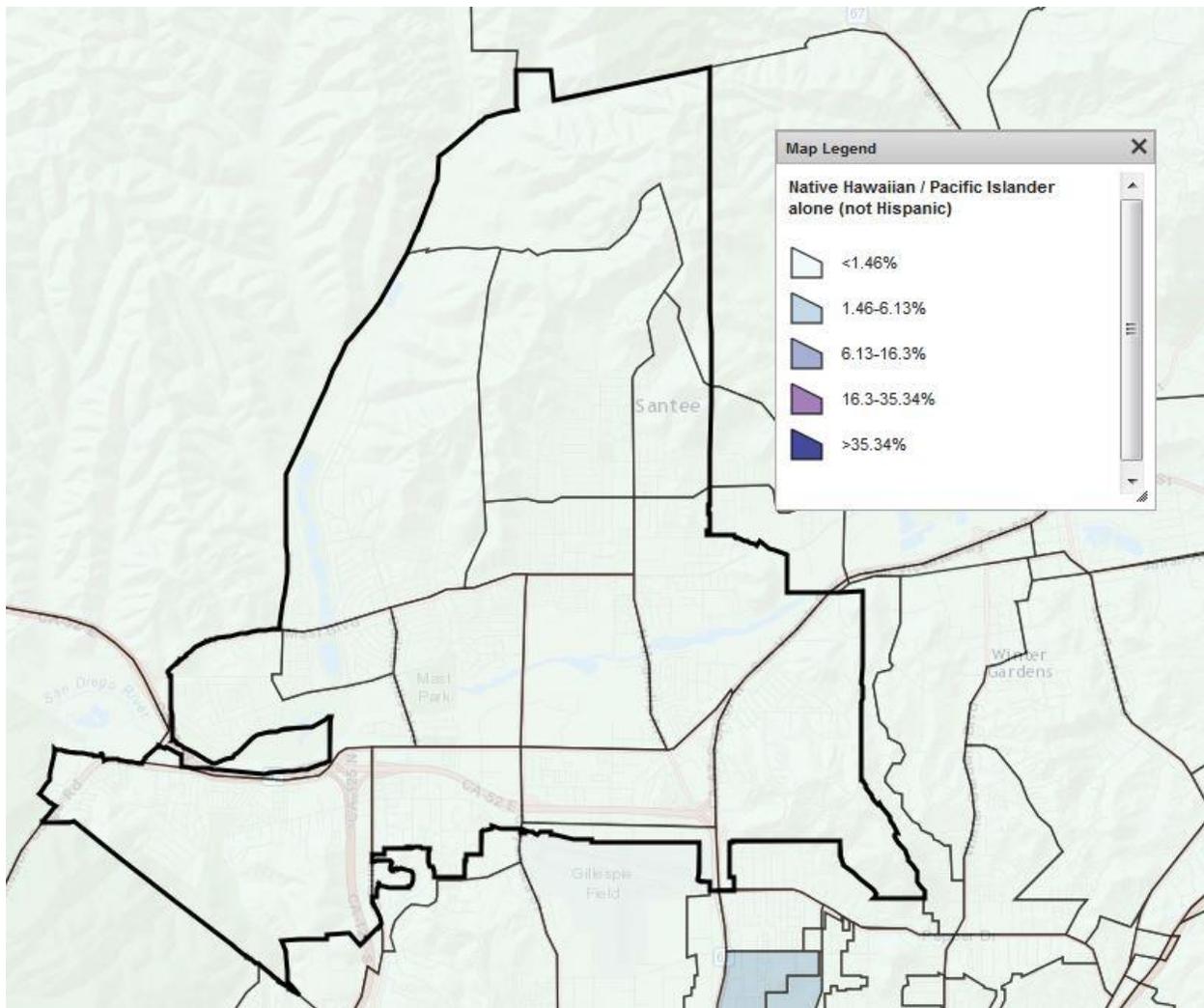
African American Santee Population Distribution



Asian Santee Population Distribution



Native American Santee Population Distribution



Hawaiian-Pac. Islander Santee Population Distribution

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following Section outlines how the City of Santee will continue to ensure compliance in managing its federal grant funds. Specifically, compliance will be achieved by establishing relevant priorities and goals, identifying and leveraging resources expected to be available to meet needs, addressing prevailing market conditions, articulating the geographic distribution of resources expected to be available to meet needs, the system in place for delivering services and the barriers to meeting identified goals and priorities and how such barriers will be mitigated. This Section also includes a discussion of homelessness, public housing and lead-based paint issues as well as city anti-poverty efforts and ongoing endeavors to monitor federal program compliance and performance.

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

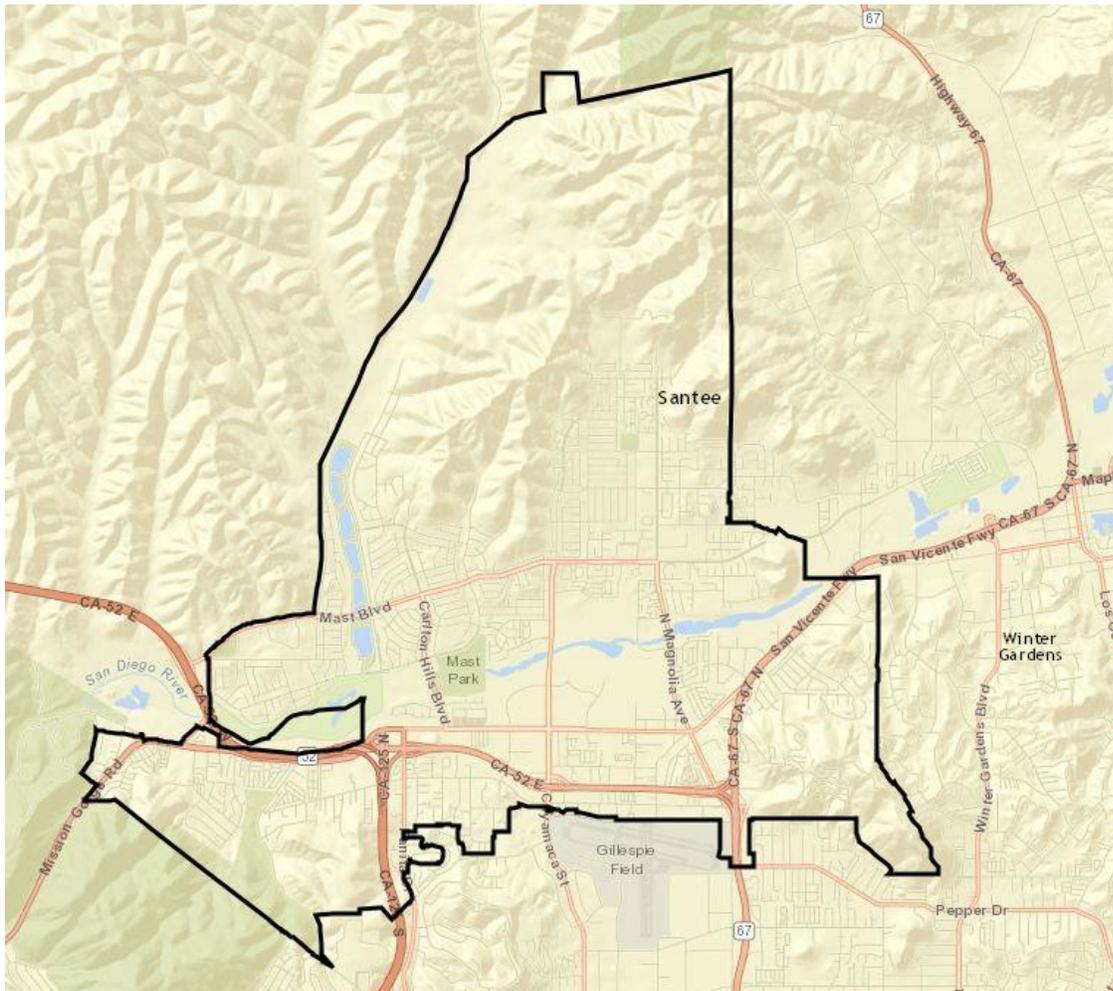
Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

With continuing Section 108 CDBG resources for roadway and drainage improvements in the City of Santee at Buena Vista and Railroad Avenues, this area has been and will continue to be a geographic priority. The geographic priority area for available CDBG resources (not Section 108) is the City of Santee in its entirety and it is identified below in the map generated from CPD Maps. CDBG resources will be allocated based on the quality and quantity of applications submitted to the community.



City of Santee

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Infrastructure Maintenance & Support
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Public Facilities/Infrastructure Support
	Description	Maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods.
	Basis for Relative Priority	Public Hearings, Data Analysis, Consultation, Internet Survey
	2	Priority Need Name
Priority Level		Low
Population		Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
Geographic Areas Affected		
Associated Goals		Affordable Housing Production & Maintenance Public Services Support.

	Description	Assist residents by helping them acquire and/or maintain affordable housing in the City of Santee.
	Basis for Relative Priority	Public Hearings, Data Analysis, Consultation, Internet Survey.
3	Priority Need Name	Support Services For Special Needs Clients
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	Public Facilities/Infrastructure Support Affordable Housing Production & Maintenance Public Services Support. Homeless Prevention Services
	Description	Support activities and services that improves the quality of life for seniors and other persons with special needs that include housing and associated supportive services.
	Basis for Relative Priority	Public Hearings, Data Analysis, Consultation, Internet Survey.
4	Priority Need Name	Homeless Prevention & Services.
	Priority Level	High

	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Public Services Support. Homeless Prevention Services
	Description	Support the provision of homeless services and prevention endeavors.
	Basis for Relative Priority	Public Hearings, Data Analysis, Consultation, Internet Survey.
5	Priority Need Name	Fair Housing Support
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly 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
	Geographic Areas Affected	
	Associated Goals	Fair Housing Services

	Description	Provide fair housing education, counseling and other services to residents to mitigate impediments to fair housing choice in Santee.
	Basis for Relative Priority	Public Hearings, Data Analysis, Consultation, Internet Survey.

Narrative (Optional)

The City of Santee has elected to utilize the following definitions to assign priority:

- High Priority – Santee plans to use funds made available for activities assigned this priority that address unmet needs during the planning period covered in the FY 2015-2019 Consolidated Plan.
- Low Priority - If funds are available, activities to address needs may be funded by the City of Santee during the planning period covered in the FY 2015-2019 Consolidated Plan.

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

Introduction

This section addresses the anticipated resources to be invested by the City of Santee in both the FY 2015-2019 and FY 2015/'16 Annual Action Plans.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	260,814	0	0	260,814	1,043,256	The City of Santee will expend \$172,723 in FY 2015/'16 for debt service related to a Section 108 loan to partially fund drainage and roadway improvements to Buena Vista and Railroad Avenues. The balance of resources of \$107,277/annum will be expended on new projects in conformance with city goals and priorities articulated herein.

Table 14 - 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

All subrecipients rely on a variety of funding sources and several are staffed entirely by volunteers. The City of Santee's Section 108 project involving the payment of \$172,723 in debt service leveraged additional resources when the project drainage and roadway improvements to Buena Vista and Railroad Avenues was established some years ago. Current and future expenditures of annual CDBG resources of \$107,277/annum have and will continue to mandate appropriate contributions from grant applicants as a condition of funding.

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

No publically owned property is anticipated to be used.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SANTEE	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
CARING NEIGHBORS MINOR HOME REPAIR	Non-profit organizations	Ownership	Jurisdiction
CAMERON FAMILY YMCA AQUATICS CENTER	Non-profit organizations	Non-homeless special needs	Jurisdiction
CRISIS HOUSE/ HOMELESS PREVENTION AND INTERVENTION PROJECT	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
MEALS ON WHEELS	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
SANTEE FOOD BANK	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Santee Santa's Foundation	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Regional Continuum of Care Council (RCCC)	Regional organization	Homelessness Non-homeless special needs Planning	Region

Table 15 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

The five-year Consolidated Plan strategy will be carried out through the combined efforts of the city, non-profit organizations, neighborhood organizations, public service agencies, financial institutions, private developers and other governmental institutions. The housing and community development delivery system includes many partnerships. Communication and cooperation between agencies, service providers and advocates is ongoing in order to foster effective problem solving and the efficient use of resources.

The capacity of non-profits within Santee varies. Smaller non-profit agencies and start-ups often struggle with inadequate resources to cover ongoing operations and administrative costs, as well as the installation and maintenance of systems to provide for effective financial and program controls. Larger non-profit providers are struggling with declining governmental resources available in light of increasing housing and service delivery demands.

For-profit, non-profit governmental entities delivering affordable and supportive housing programs and services are all are struggling with the following challenges at this juncture:

- Home values are rapidly escalating as are construction and land costs. These factors are increasing the resources required and straining the ability of affordable housing providers to deliver affordable homeownership opportunities.
- Low vacancy rates, escalating construction and land costs, and rising rent levels are posing challenges to both for-profits and non-profits engaged in delivering affordable rental housing production whether through new construction or acquisition with- and without- rehabilitation for low income households and special needs populations).
- Reduced federal affordable housing, homeless and supportive housing resources are mandating the exploration and use of funding from alternative sources.
- Declining or flat income growth among low- and moderate- income households and the by-products of the great recession (credit challenges, negative equity, aversion to homeownership, etc).

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance			

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

Table 16 - Homeless Prevention Services Summary

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

The extent of social service programs currently being provided and used by homeless persons and persons with HIV in Santee and San Diego County include, but are not limited to: food assistance, case management, outreach, job development, vocational, and placement services, medical support, counseling services, transportation services, training services, crisis intervention, substance abuse treatment services, day care, specific HIV/AIDS services, domestic violence services, etc. Facilities, services and strategies designed to address homelessness in a region are often categorized into three component parts (emergency, transitional or permanent), each oriented to serving specific client needs. Individual clients may need all or some of available services, depending on their unique characteristics.

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

Non-profit organizations in the City of Santee are consulted though input secured from the continuing San Diego Regional Continuum of Care process. In addition, health and social service agencies

are consulted concerning the resources and prudent strategies available to address the needs of chronically homeless persons and special needs populations. The major gaps and challenges in the delivery system for homeless persons and those with special needs are the resources available to address those in need. Generally, the range of services are somewhat comprehensive but declining governmental resources adversely affect the volume of persons served. Declining household income for very low income households during and since the great recession has increased the number of persons 'at risk' of homelessness and motivated the continuing need for homeless prevention in addition to other needed services.

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

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

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities/Infrastructure Support	2015	2020	Non-Housing Community Development		Infrastructure Maintenance & Support Support Services For Special Needs Clients	CDBG: \$863,615	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
2	Affordable Housing Production & Maintenance	2015	2020	Affordable Housing		Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients		Homeowner Housing Rehabilitated: 75 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services Support.	2015	2020	Non-Homeless Special Needs		Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients Homeless Prevention & Services.		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 65800 Persons Assisted
4	Homeless Prevention Services	2015	2020	Homeless		Support Services For Special Needs Clients Homeless Prevention & Services.		Homelessness Prevention: 2575 Persons Assisted
5	Fair Housing Services	2015	2020	Affordable Housing		Fair Housing Support		Public service activities for Low/Moderate Income Housing Benefit: 625 Households Assisted

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities/Infrastructure Support
	Goal Description	Provision of public facilities/infrastructure maintenance and support via CDBG resources, of which part are comprised of Section 108.
2	Goal Name	Affordable Housing Production & Maintenance
	Goal Description	Induce affordable housing production and maintenance.
3	Goal Name	Public Services Support.
	Goal Description	Provision of housing and/or support services to clients of which many are comprised of special needs populations.
4	Goal Name	Homeless Prevention Services
	Goal Description	Support the provision of targeted homeless and prevention services.
5	Goal Name	Fair Housing Services
	Goal Description	Provision of fair housing counseling.

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)

From 2015 through 2020, the City of Santee anticipates assisting 48 extremely low income (earning 0-30% AMI), 47 low income (31-50% AMI) and no moderate income (51-80% AMI) families as defined by HOME 91.315(b)(2). It is estimated that all the aforementioned household assisted will be renters. Middle income households are not generally anticipated to be assisted with the relevant HUD federal entitlement resources. Refer to goal 4 for the number of homeless or 'at risk' persons anticipated to be assisted.

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

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

Actions to reduce hazards. HUD regulations are designed to protect children from the hazards of lead-based paint in federally-funded projects. HUD continues to provide training for compliance with these regulations. Santee staff will continue to attend training on LBP and continue to be in compliance with these regulations. The city continues to provide the required notices and information about the hazards and risks of lead-based paint to property owners as needed.

The City of Santee does not itself currently administer or undertake programs involving LBP hazards. If the city were to undertake such programs as housing rehabilitation in the future, it will aggressively implement the Code of Federal Regulations associated with Rehabilitation Assistance Programs (CFR 35.900, 35.1350(d), 35.1200, etc). Specific implementation efforts are a function of the amount of possible CDBG resources committed to owners of pre-1978 properties (<\$5,000, \$5,000-\$25,000 and >\$25,000). While the San Diego County Public Housing Authority administers the Section 8 voucher program for Santee, the city will ensure that the County follows the applicable LBP disclosure and mitigation efforts pursuant to CFR 35.1200 with private landlords.

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

The City of Santee follows the specific procedures itemized herein to address community LBP issues. City policies and procedures are and will continue to be focused to the programs the city directly administers now and going forward.

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

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

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

- Elderhelp
- Caring Neighbor Program
- Meals On Wheels
- Food Banks
- Santee Santas
- Youth Scholarship Programs
- Homeless Prevention and Intervention Project

The City will continue to work with the San Diego County Public Housing Authority to ensure that Family Self Sufficiency (FSS) funds are used efficiently and are well-targeted to poverty reduction for Section 8 households within its jurisdiction.

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

Santee has and will continue to execute close coordination with non-profits securing annual public services resources funded with CDBG and the San Diego Public Housing Agency to focus anti-poverty program resources, establish performance objectives and policies contained with the Consolidated Plan. This will ensure coordination with the adopted FY 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan.

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, new prospective applicants are offered an orientation meeting designed to provide technical assistance in developing successful grant applications. In addition, regulatory requirements of the CDBG program are discussed at this orientation seminar. Staff also provides one-on-one consultation with potential sub-recipients to assist in application development.

Sub-recipient pre-award screening - Prior to the award of funds, all sub-recipients 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 funding approval, sub-recipients are instructed in reporting and reimbursement requirements. Ongoing "desktop" monitoring and technical assistance is provided on a continual basis as monthly billings are reviewed and processed. On-site monitoring visits are conducted on an annual basis. The city Conducts on-site formal monitoring visits and additional on-site technical visits as needed, based upon risk assessments of the contracted agencies. To assist our partners by providing additional suggestions and guidance, the City may contract with outside professionals/consultants to accompany staff, while conducting comprehensive business audits/monitoring. Public facility and infrastructure projects with overlay statutory requirements such as Davis-Bacon, Uniform Relocation Act, Environmental Review, etc., are implemented, administered and monitored for compliance with the appropriate statutes and regulations. Projects administered by City departments will be monitored through city auditing procedures.

Expected Resources

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

Introduction

This section addresses the anticipated resources to be invested by the City of Santee in both the FY 2015-2019 and FY 2015/'16 Annual Action Plans.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	280,000	0	0	280,000	1,120,000	The City of Santee will expend \$172,723 in FY 2015/'16 for debt service related to a Section 108 loan to partially fund drainage and roadway improvements to Buena Vista and Railroad Avenues. The balance of resources of \$107,277/annum will be expended on new projects in conformance with city goals and priorities articulated herein.

Table 18 - Expected Resources – Priority Table

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

All subrecipients rely on a variety of funding sources and several are staffed entirely by volunteers. The City of Santee's Section 108 project involving the payment of \$172,723 in debt service leveraged additional resources when the project drainage and roadway improvements to Buena Vista and Railroad Avenues was established some years ago. Current and future expenditures of annual CDBG resources of \$107,277/annum have and will continue to mandate appropriate contributions from grant applicants as a condition of funding.

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

No publically owned property is anticipated to be used.

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	Public Facilities/Infrastructure Support	2015	2020	Non-Housing Community Development		Infrastructure Maintenance & Support Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients	CDBG: \$169,699	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 885 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted
2	Affordable Housing Production & Maintenance	2015	2020	Affordable Housing		Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients	CDBG: \$3,000	Rental units rehabilitated: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services Support.	2015	2020	Non-Homeless Special Needs		Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients	CDBG: \$26,122	Public service activities other than Low/Moderate Income Housing Benefit: 13160 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
4	Homeless Prevention Services	2015	2020	Homeless		Support Services For Special Needs Clients Homeless Prevention & Services.	CDBG: \$10,000	Homelessness Prevention: 515 Persons Assisted
5	Fair Housing Services	2015	2020	Affordable Housing		Acquisition & Maintenance Of Affordable Housing Fair Housing Support	CDBG: \$13,500	Public service activities for Low/Moderate Income Housing Benefit: 125 Households Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities/Infrastructure Support
	Goal Description	Comprised of fiscal year allocations to Section 108 and Guiding Hands.
2	Goal Name	Affordable Housing Production & Maintenance
	Goal Description	Comprised of fiscal year allocations to Lutheran Social Services Caring Neighbors project.
3	Goal Name	Public Services Support.
	Goal Description	Commitment of public services resources. Entities to be assisted include Meals on Wheels, Elder Help, Santee Food Bank and East County Family YMCA projects.
4	Goal Name	Homeless Prevention Services
	Goal Description	Provide homeless prevention services and support. This is accomplished through support for the Crisis House Homeless Prevention and Intervention project and Santee's Santa Foundation project.
5	Goal Name	Fair Housing Services
	Goal Description	Provide fair housing services through the CSA of San Diego County.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Information contained in the table that follows incorporates all of the 11 projects anticipated to be funded by the City of Santee for FY 2015/'16.

#	Project Name
1	Meals on Wheels Greater San Diego
2	Crisis House Homeless Prevention and Intervention Project
3	ElderHelp of San Diego
4	Lutheran Social Services Caring Neighbors Project
5	East County Family YMCA - Cameron Family Facility
6	Santee Santa's Foundation
7	Section 108 Loan Debt Service
8	Program Administration
9	Home of Guiding Hands
10	CSA San Diego County
11	Santee Ministerial Council - Food Bank

Table 20 – Project Information

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

The commitment of resources to the Section 108 program represents a mandatory loan payment for Buena Vista Avenue/Cottonwood Avenue public improvements previously undertaken by the City of Santee as well as community priorities associated with fair housing, supportive housing, homelessness and affordable housing. Obstacles to addressing underserved needs continue to be a lack of resources in light of needs evident within the community.

AP-38 Project Summary

Project Summary Information

1	Project Name	Meals on Wheels Greater San Diego
	Target Area	
	Goals Supported	Public Services Support.
	Needs Addressed	Support Services For Special Needs Clients
	Funding	CDBG: \$8,000
	Description	Provide home delivered meals to Santee seniors and disabled persons.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	85 residents
	Location Description	Meals On Wheels of Greater San Diego
	Planned Activities	Provide Meals On Wheels services for up to 85 Santee residents. Likely, persons with special needs.
2	Project Name	Crisis House Homeless Prevention and Intervention Project
	Target Area	
	Goals Supported	Homeless Prevention Services
	Needs Addressed	Support Services For Special Needs Clients Homeless Prevention & Services.
	Funding	CDBG: \$5,000

	Description	Address Homeless issues through Case Management. Provide food, shelter vouchers and referrals.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	340 families
	Location Description	Santee
	Planned Activities	Address Homeless issues through Case Management. Provide food, shelter vouchers and referrals.
3	Project Name	ElderHelp of San Diego
	Target Area	
	Goals Supported	Affordable Housing Production & Maintenance Public Services Support.
	Needs Addressed	Support Services For Special Needs Clients
	Funding	CDBG: \$3,000
	Description	Provide Case Management through a trained Social Worker to help seniors remain in their homes by providing referrals and information.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	5 residents
	Location Description	Santee
	Planned Activities	Provide Case Management through a trained Social Worker to help seniors remain in their homes by providing referrals and information.

4	Project Name	Lutheran Social Services Caring Neighbors Project
	Target Area	
	Goals Supported	Affordable Housing Production & Maintenance
	Needs Addressed	Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients
	Funding	CDBG: \$3,000
	Description	Provide minor home repairs to homeowners who are seniors and reside in Santee.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	15 residents
	Location Description	Santee
	Planned Activities	Provide minor home repairs to homeowners who are seniors and reside in Santee.
5	Project Name	East County Family YMCA - Cameron Family Facility
	Target Area	
	Goals Supported	Public Services Support.
	Needs Addressed	Support Services For Special Needs Clients
	Funding	CDBG: \$2,000
	Description	Provides class and program fees for disadvantaged youth.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	75 youths

	Location Description	Santee
	Planned Activities	Provides class and program fees for disadvantaged youth.
6	Project Name	Santee Santa's Foundation
	Target Area	Santee and regional
	Goals Supported	Homeless Prevention
	Needs Addressed	Support Services For Special Needs Clients Homeless Prevention & Services.
	Funding	CDBG: \$5,000
	Description	Provide meals, non-perishable food, clothing, books, etc. to needy families and seniors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	175 households
	Location Description	Santee and regional.
	Planned Activities	Assist families and individuals with nutritional assistance at year end.
7	Project Name	Section 108 Loan Debt Service
	Target Area	
	Goals Supported	Public Facilities/Infrastructure Support
	Needs Addressed	Infrastructure Maintenance & Support
	Funding	CDBG: \$156,226
	Description	Funds allocated to principal and interest payments associated with Section 108 loan obtained to fund Buena Vista Avenue/Cottonwood Avenue public improvements.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Estimated approximately 885 low and moderate income households with the relevant census tract 166.17.
	Location Description	Buena Vista Avenue/Cottonwood Avenue public improvements in Santee.
	Planned Activities	Funds allocated to principal and interest payments associated with Section 108 loan obtained to fund Buena Vista Avenue/Cottonwood Avenue public improvements.
8	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$38,663
	Description	General Program Administration.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Santee
	Planned Activities	Santee administrative resources for the FY 2015/2016 CDBG program.
9	Project Name	Home of Guiding Hands
	Target Area	
	Goals Supported	Public Facilities/Infrastructure Support
	Needs Addressed	Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients

	Funding	CDBG: \$13,473
	Description	Provide improvements to homes owned and operated by HGH that house very low income adults with developmental disabilities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Estimate of 2 disabled households per annum.
	Location Description	Santee
	Planned Activities	Provide improvements to homes owned and operated by HGH that house very low income adults with developmental disabilities.
10	Project Name	CSA San Diego County
	Target Area	
	Goals Supported	Fair Housing Services
	Needs Addressed	Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients Fair Housing Support
	Funding	CDBG: \$13,500
	Description	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.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	125 households

	Location Description	Santee and San Diego County.
	Planned Activities	Provide counseling and referral services to persons alleging violations of Fair Housing laws and persons seeking information and/or resolution regarding conflicts between tenants and landlords.
11	Project Name	Santee Ministerial Council - Food Bank
	Target Area	
	Goals Supported	Homeless Prevention Services
	Needs Addressed	Support Services For Special Needs Clients Homeless Prevention & Services.
	Funding	CDBG: \$13,122
	Description	Provide an emergency food supply to Santee residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Provide an emergency food supply to Santee residents and region.
	Location Description	Santee and region.
	Planned Activities	Provide an emergency food supply to Santee and regional residents.

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

With the prior allocation of Section 108 CDBG resources to Buena Vista Avenue and Railroad Avenue for fund drainage and roadway improvements, this region continues to be a geographic priority.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The initial allocation of CDBG Section 108 resources to partially fund drainage and roadway improvements to Buena Vista Avenue and Railroad Avenue was because of need in this CDBG eligible low income area and this rationale will continue through the Consolidated Plan planning period (end of FY 2019). The geographic priority area for available CDBG resources (not Section 108) is the City of Santee in its entirety. CDBG resources were allocated based on the quality and quantity of applications submitted to the community.

Discussion

See above.

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

Introduction

This section of the FY 2015/'16 City of Santee Annual Action plan includes the actions planned to address the obstacles in meeting underserved needs, to foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop the institutional structure and enhance coordination between public and private housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general deficiency of funding resources available to the public and private agencies that serve the needs of low- and moderate-income residents. The elimination of redevelopment agencies has had a devastating impact on future infrastructure, housing and economic development efforts. Furthermore, entitlement grants have fallen off dramatically 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 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. Presented earlier, 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.

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 abated if necessary. Lead-based paint warnings are distributed with applications for property related assistance. All applicants are required to sign and return the lead-based paint warning to verify that they have read its contents and are aware of the dangers lead-based paint presents. Factors such as housing conditions and age of household are taken into consideration when determining lead-based paint danger.

Actions planned to reduce the number of poverty-level families

The city seeks to reduce the number of people living in poverty by continuing to implement its anti-poverty strategy incorporating housing assistance and supportive services. 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 the poor.

Actions planned to develop institutional structure

CDBG and HOME programs are administered by the Director of Planning at 10601 Magnolia Avenue under the direction of the City Manager. The Director of Planning collaborates with City departments and outside agencies to implement the objectives established in the Consolidated Plan.

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

Santee is committed to fostering the 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 community will work 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. In the course of monitoring CDBG financed public services resources to local services agencies, the city will endeavor to strengthen coordination with public and private affordable housing organizations and the San Diego County Housing Authority. Santee will continue to address the needs of homeless citizens in relation to both physical and mental/behavioral health needs. Santee participates in a regional Continuum of Care plan in collaboration with the all other jurisdictions in San Diego County. Jurisdictions work together to develop the Continuum of Care plan, provide human services to the homeless, and identify and address gaps in service.

Discussion

See above.

The City of Santee intends on expending all of its resources for persons who are low- and moderate-income.

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Property Information From Zillow.com</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>National firm (zillow.com) that includes property sales, rental and foreclosure information, etc across the U.S.</p>
	<p>Provide a brief summary of the data set.</p> <p>National firm (zillow.com) that includes property sales, rental and foreclosure information, etc across the U.S. Information derived from local property tax records.</p>
	<p>What was the purpose for developing this data set?</p> <p>Obviously offers insights into residential market conditions nationally.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Not concentrated and national in scope.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Information is recent and generally CY 2014.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is complete.</p>

**City of Santee
2015-2019 FAIR HOUSING ACTION PLAN**

SAN DIEGO REGION - IMPEDIMENTS

IMPEDIMENT(S) TO BE ADDRESSED	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	Year	PROPOSED INVESTMENT (Amount/source of funds)	ACCOMPLISHMENTS
<p><u>Education and Outreach:</u></p> <p>Educational and outreach literature regarding fair housing issues, rights, and services on websites or at public counters is limited.</p>	<p>Ensure ease of access to information about fair housing on websites with links between jurisdictions and contracted service provider. Prominently display information on public counters and other points of public contact such as libraries and community centers.</p> <p>Increase knowledge of the process of reporting complaints and access/referral to government entities (i.e. DFEH/HUD/DOJ).</p> <p>Continue to utilize the SDRAFFH to coordinate and promote outreach and education activities in the region.</p>	<p>While this impediment applies to all jurisdictions, the cities of Carlsbad, Imperial Beach, and Solana Beach do not have links to fair housing resources on city websites, and Coronado does not have the most up-to-date information on its website.</p>	<p>Ongoing</p>		
<p><u>Lending and Credit Counseling:</u></p> <p>Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.</p>	<p>Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.</p>	<p>Service providers and all entitlement and participating jurisdictions.</p>	<p>Annually</p>		

**City of Santee
2015-2019 FAIR HOUSING ACTION PLAN**

SAN DIEGO REGION - IMPEDIMENTS

IMPEDIMENT(S) TO BE ADDRESSED	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	Year	PROPOSED INVESTMENT (Amount/source of funds)	ACCOMPLISHMENTS
<p><u>Overconcentration of Housing Choice Vouchers:</u></p> <p>Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred.</p>	<p>Expand the affordable housing inventory, as funding allows.</p> <p>Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.</p> <p>Increase education of Housing Choice Voucher recipients as to choice and availability, in collaboration with the various housing authorities in the region.</p> <p>Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and deconcentration policies are implemented.</p>	<p>El Cajon and National City and other San Diego County Jurisdictions.</p>	<p>Ongoing</p>		
<p><u>Housing Options:</u></p> <p>Housing choices for special needs groups, especially persons with disabilities, are limited.</p>	<p>Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc.</p> <p>Encourage universal design principles in new housing developments.</p> <p>Educate city/county building, planning, and housing staff on accessibility requirements.</p> <p>Encourage inter-departmental collaboration</p>	<p>Service providers and all entitlement and participating jurisdictions.</p>	<p>Ongoing</p>		

**City of Santee
2015-2019 FAIR HOUSING ACTION PLAN**

SAN DIEGO REGION - IMPEDIMENTS

IMPEDIMENT(S) TO BE ADDRESSED	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	Year	PROPOSED INVESTMENT (Amount/source of funds)	ACCOMPLISHMENTS
<p><u>Enforcement:</u> Enforcement activities are limited.</p>	<p>Provide press releases to local medias' on outcomes of fair housing complaints and litigation.</p> <p>Support stronger and more persistent enforcement activity by fair housing service providers.</p> <p>Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.</p>	<p>Service providers and all entitlement and participating jurisdictions</p>	<p>Semi-annual press releases</p> <p>Ongoing enforcement</p> <p>Conduct testing every other year or as warranted by emerging trends</p>		
<p><u>Outreach and Education:</u> Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.</p>	<p>Education and outreach activities need to be expanded to have a multi-media coverage, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars.</p> <p>Involve neighborhood groups and other community organizations when conducting outreach and education activities.</p> <p>Include fair housing outreach as part of community events.</p>	<p>Service providers and all entitlement and participating jurisdictions</p>	<p>Ongoing</p>		

**City of Santee
2015-2019 FAIR HOUSING ACTION PLAN**

SAN DIEGO REGION - IMPEDIMENTS

IMPEDIMENT(S) TO BE ADDRESSED	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	Year	PROPOSED INVESTMENT (Amount/source of funds)	ACCOMPLISHMENTS
<p><u>Racial Segregation and Linguistic Isolation:</u></p> <p>Patterns of racial and ethnic concentration are present within particular areas of the San Diego region.</p>	<p>Diversify and expand the housing stock to accommodate the varied housing needs of different groups.</p> <p>Promote equal access to information for all residents. Update LEP plan to reflect demographic changes in community.</p> <p>Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and deconcentration policies are implemented.</p>	<p>All jurisdictions</p>	<p>Ongoing</p> <p>Periodically update LEP plan, at least when new Census data become available.</p>		

**City of Santee
2015-2019 FAIR HOUSING ACTION PLAN**

CITY OF SANTEE – IMPEDIMENTS

IMPEDIMENT(S) TO BE ADDRESSED	ACTIVITIES OR STRATGIES TO MEET THE GOALS	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS	Year	PROPOSED INVESTMENT	ACCOMPLISHMENTS
<p><u>Recent Changes to Density Bonus Law:</u></p> <p>Most jurisdictions have amended their zoning ordinances to reflect SB 1818 requirements of Density Bonus law but have not addressed the most recent changes effective January 1, 2015 (AB 2222) regarding replacement requirements and extended affordability covenant to 55 years.</p>	<p>Amend Zoning Ordinance, as necessary.</p>	<p>City staff.</p>	<p>2017</p>	<p>City General Funds.</p>	
<p><u>Farmworker Housing/Employee Housing:</u></p> <p>The City of Santee has no provisions for farmworker or employee housing in their zoning ordinance.</p>	<p>Amend Zoning Ordinance, as necessary.</p>	<p>City staff.</p>	<p>2017</p>	<p>City General Funds.</p>	