

**CITY OF SANTEE PUBLIC NOTICE  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
ONE-YEAR ACTION PLAN  
FOR FISCAL YEAR 2012-13**

**NOTICE IS HEREBY GIVEN:** that the City of Santee FY 2012-13 CDBG One-Year Draft Action Plan will be available for public review and comment between **April 5, 2012 and May 4, 2012**. The Draft One-Year Action Plan is also posted on the City's website at ci.santee.ca.us. Comments and requests for additional information may be directed to Melanie Kush, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071, (619) 258-4100, extension 167, or electronically at mkush@ci.santee.ca.us. The One-Year Draft Action Plan provides details of the projects and programs proposed for Community Development Block Grant (CDBG) funds for FY 2012-13. On May 9, 2012, 2011 the Santee City Council is scheduled to (1) consider all comments received; (2) approve the projects and programs for FY 2012-13; and (3) authorize the City Manager to submit an application to Housing and Urban Development (HUD) for CDBG funds. The meeting will be held at 7:00 p.m. in the Santee City Council Chambers at 10601 Magnolia Avenue, Santee, CA. The CDBG total allocation for FY 2012-13 is \$269,940 plus an additional \$109,379 in carry-over funds for Public Facilities activities. On February 22, 2012 and March 14, 2012, the Santee City Council heard comments for the FY2012-13 Draft One-Year Action Plan in duly noticed public hearings. Programs that have been approved by the City Council for funding are as follows:

**Public Service Activities (\$40,491)**

- Santee Ministerial Council, Santee Food Bank (\$18,368)
- Meals-on-Wheels Greater San Diego (\$7,872)
- Santee Santas (\$4,504)
- Crisis House, Homeless Prevention and Intervention Project (\$3,936)
- Elderhelp of San Diego (\$3,061)
- East County YMCA, Cameron Family Facility (\$875)
- Santee Boys and Girls Club (\$1,875)

**Public Facilities and Improvements (\$284,840)**

- Buena Vista/Railroad Avenue Neighborhood Improvements (\$100,000)
- City of Santee Section 108 Loan Debt Service for Buena Vista/Railroad Avenue Neighborhood Improvements (\$159,068)
- Lutheran Social Services, Caring Neighbors Program (\$10,000)
- Home of Guiding Hands House Repairs (\$15,772)

**Administration Activities (\$53,988)**

Program Administration (\$44,488)  
The Center for Social Advocacy (\$9,500)

**FOR PUBLICATION IN THE APRIL 5 2012 EDITION OF EAST COUNTY CALIFORNIAN**

**ADDITIONAL INFORMATION:** The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, extension 114, at least 48 hours before the meeting, if possible.



# Third Program Year Action Plan

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

## GENERAL

### Executive Summary

The 2012/13 One-Year Action Plan implements the third year of the 2010-2015 Consolidated Plan and addresses the HUD consolidated planning requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs. The City of Santee's CDBG program is authorized by the Housing and Community Development Act of 1974, which provides eligible entitlement communities with annual grants that can be used to provide decent housing, suitable living environments, and expanded economic opportunities, principally for low and moderate income persons.

This Plan outlines the action steps that the City of Santee will use to address housing and community development needs in the city. The Plan includes a listing of activities that the City will undertake during Fiscal Year 2012/13 (July 1, 2012 through June 30, 2013) that utilize CDBG and HOME funds.

For FY 2012/13, the City of Santee will receive \$269,940 in CDBG funds and \$101,550 in HOME funds (including \$3,567 in administrative funds). This represents a decrease in CDBG funds of \$17,468 (6%) and a decrease in HOME Funds of \$73,444 (43%) from FY 2011-12.

The overall priorities identified in the Consolidated Plan are to use these federal funds to: 1) Maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods, 2) Assist residents by helping them acquire and/or maintain affordable housing in the City, 3) Support activities that improve the quality of life for seniors and persons with special needs, 4) Support the provision of homeless services and homeless prevention services.

National objectives and performance outcomes established by HUD are the basis for assigning priorities to needs for which funding may be allocated. The following are the national objectives that form the foundation for allocation of investments in Santee:

- Enhance suitable living environments
- Create decent and affordable housing
- Promote economic opportunities, especially for low- and moderate-income households

The City has also incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which requires the following Performance Measure Objectives/Outcomes to be associated with each activity:

<b>General Objective Categories</b>	<b>General Outcome Categories</b>
<u>Activities will meet one of the following:</u>	<u>Activities will meet one of the following:</u>
• Decent Housing (DH)	• Availability/Accessibility
• A Suitable Living Environment (SL)	• Affordability
• Economic Opportunity (EO)	• Sustainability

In addition to national objectives and performance outcomes, the City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the service delivery system. While other goals the City has set are also important, for the purposes of this Action Plan, only those which are anticipated to be funded with CPD funding programs (CDBG and HOME) during FY 2012/13 are discussed in detail in this document. The City utilizes other funding sources to meet a variety of other goals set by the City. The City has established priorities for allocating CDBG and HOME funds based on a number of criteria, including urgency of needs, cost efficiency, eligibility of activities and programs, availability of other funding sources to address specific needs, funding program limitations, capacity and authority for implementing actions, and consistency with citywide goals, policies, and efforts.

### **Prioritization process**

The priority needs and strategies for the City's Five-Year Consolidated Plan for FY 2010-2015 were developed based on the findings from both quantitative research and qualitative research (public meetings, focus group, neighborhood meetings, surveys, and key person interviews). More specifically, priority housing needs were determined based on the number of households who were cost-burdened and thought to have the greatest difficulties finding affordable housing in Santee. Priority needs for special needs populations and community development were derived through the non-profit public participation process, in addition to needs identified through key person interviews and community meetings. Quantitative data on special needs also helped inform the prioritization process.

High priorities. The City has established the following as their high priority needs:

1. Infrastructure (roads and sidewalks) improvements
2. Senior housing and services
3. Residential rehabilitation

Medium priorities. The City has established the following as their medium priority needs:

1. Disabled services
2. Youth services

Low priorities. The City established no low priorities.

### **One-Year (2012/13) Action Plan**

The City's strategic goals and objectives were identified as a result of the public input process and the data research conducted by staff and the consultant. Two primary areas are targeted: housing and community development.

The objectives and outcomes detailed below describe what the City intends to accomplish with the identified funding sources to meet housing and community development needs. The objectives describe what the City intends to accomplish with the identified funding sources to meet housing and community development needs. The outcomes describe how the city will monitor the accomplishments (e.g., in terms of households assisted, facilities rehabilitated, etc).

For FY 2012/13, the City will receive \$269,940 in CDBG funds to address its housing and community development needs. The City intends to leverage other federal funds (i.e. HOME) and local resources wherever available to maximize the benefit from the CDBG funds. An additional \$109,379.91 in accumulated uncommitted funds will be allocated to eligible public facilities activities (Buena Vista/Railroad Avenue Neighborhood Improvement Project; Home of Guiding hands home repairs; Lutheran Social Services' Caring Neighbors Program – minor home repairs).

It should be noted that the City of Santee has elected to use the HUD Consolidated Plan Management Process tool (CPMP) for partial fulfillment of the Consolidated Plan regulations (Strategic Plan). The City has also utilized the CPMP needs and projects tables in Microsoft Excel for this Action Plan.

**Five-year goals.** The City's Five-Year Consolidated Plan for the 2010-15 period established the following four goals:

- Goal Number 1. Maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods.
- Goal Number 2. Assist residents by helping them acquire and/or maintain affordable housing in the City.
- Goal Number 3. Support activities that improve the quality of life for seniors and persons with special needs.
- Goal Number 4. Support the provision of homeless services and homeless prevention services.

### **One-Year (2012/13 Action Plan) Objectives and Outcomes**

The following Objectives and Outcomes are presented under the four five-year Strategic Plan Goals to demonstrate how the City's activities relate to the overarching Goals.

#### **Housing goal and objectives:**

- Goal Number 2. Assist residents by helping them acquire and/or maintain affordable housing in the City.
  - Objective 1. Administer the First Time Homebuyer Program to assist low and moderate income residents purchase an affordable home.

Outcome 2.1.1. Provide funding for up to 8 first-time homebuyer program loans.

**Special Needs Goals and Objectives**

Goal Number 3. Support activities that improve the quality of life for seniors, youth and persons with special needs.

Objective 1. Allocate up to the maximum 15 percent of CDBG to social service providers working with the City's special needs populations.

Outcome 3.1.1. Allocate \$40,491 (15 percent of the City's CDBG allocation) to local service providers for operations and program administration, which include:

- Santee Ministerial Council - Santee Food Bank (\$18,368), which will serve approximately 20,000 persons.
- Meals on Wheels Greater San Diego, Inc. (\$7,872), which serve approximately 74 residents.
- Santee Santas Foundation (\$4,504), which will assist 300 residents.
- Crisis House Homeless Prevention and Intervention Project (\$3,936), will aide 960 persons in need.
- Elderhelp of San Diego (\$3,061), which will serve 50 residents.
- East County Family YMCA-Cameron Family Facility (\$875), which will provide scholarships for 150 children.
- The Boys and Girls Clubs of East County (\$1,875), who will help 60 Santee children.
- Home of Guiding Hands (\$15,772), which will assist 18 residents.
- Lutheran Social Services - Caring Neighbors Program (\$10,000) which will assist 70 households.

Objective 2. Continue the support of the City's fair housing activities.

Outcome 3.2.1. Provide \$9,500 of CDBG to fund a local fair housing organization (Center for Social Advocacy) to provide fair housing counseling and support to the City's residents.

Goal Number 4. Support the provision of homeless services and homeless prevention services.

Objective 1. Support homeless prevention services through support of local food banks.

Outcome 4.1.1. As part of the City's 15 percent public service allocation, fund organizations providing homelessness prevention services, including:

- Santee Ministerial Council - Santee Food Bank (\$18,368).
- Crisis House Homeless Prevention and Intervention Project (\$3,936).
- Santee Santas Foundation (\$4,504).
- Home of Guiding Hands (\$15,772), which will assist 18 residents.
- Lutheran Social Services - Caring Neighbors Program (\$10,000) which will assist 70 households.

Objective 2. Continue to support local organizations providing support for homeless residents.

Outcome 4.2.1. As part of the City's 15 percent public service allocation, fund organizations providing homelessness prevention services, including:

- Crisis House Homeless Prevention and Intervention Project (\$3,936).

### **Community and Economic Development Goals and Objectives**

Goal Number 1. Maintain and improve the infrastructure of the City's low and moderate income neighborhoods.

Objective 1. Support infrastructure improvements to improve quality of Santee's neighborhoods.

Outcome 1.1.1. Allocate \$100,000 for drainage and roadway improvements to Buena Vista Avenue/Railroad Avenue site.

Outcome 1.1.2. Allocate \$159,068 for debt service related to a Section #108 loan to partially fund drainage and roadway improvements to Buena Vista Avenue/Railroad Avenue site.

### **Geographic Areas**

The geographic distribution of funds for assistance is as follows:

- Housing assistance can be generally described as available throughout the entire city to income qualified households.
- Homeownership activities, rehabilitation of owner-occupied, and mixed income rental housing acquisition and development can occur in any area of the city exhibiting need or project feasibility (subject to program guidelines).

- Housing preservation activities, in Santee, administered through rehabilitation loans, are used for the City's mobile homes with the intent of preserving its affordable housing stock.
- Homeless assistance can be generally described as available throughout the entire city, at the specific location of the service providers. Clients receive services based on income level and being at-risk or currently homeless.
- Special needs assistance can be generally described as available throughout the entire city, at the specific location of the service providers. Clients receive assistance based on income level and special need.
- Public services can be generally described as available throughout the entire city, at the specific location of the service providers. Clients receive assistance based on income level.
- Public facility and infrastructure projects must be located in low to moderate income census tracts. The City of Santee is considered an "exception community" in that Census Tracts with 39 percent or more (instead of 50 percent or more) of low- or moderate-income households qualify for public facility and infrastructure projects.

## General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*

(Please see response to Question #2)

2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

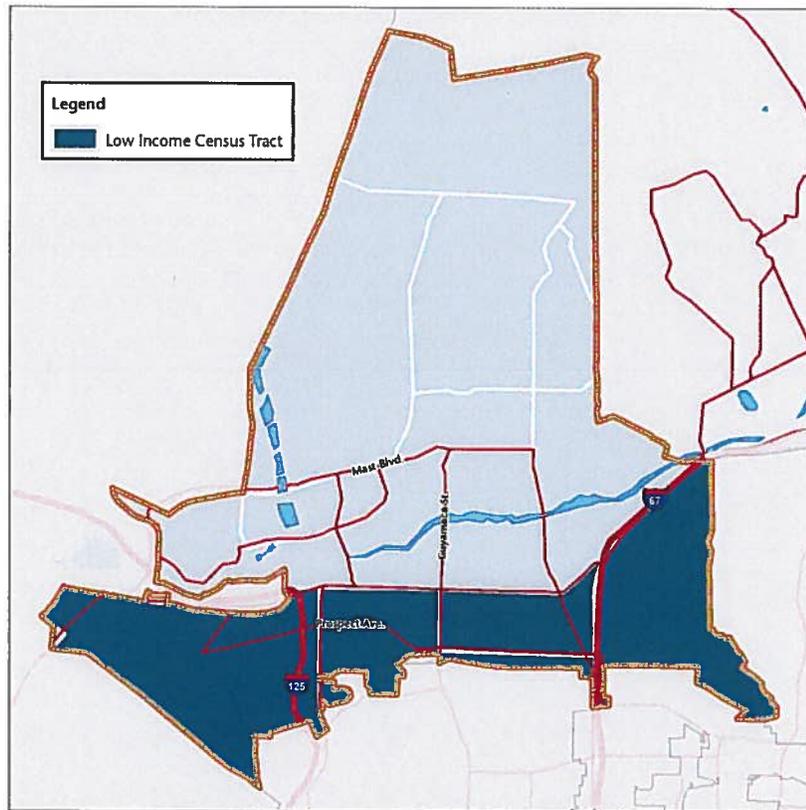
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**LMI Census Tracts,  
City of Santee**

(Year 2000 Census)



3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. The recent economic downturn has severely impacted public agency budgets. Continued state budget shortfalls have caused the State of California to reduce funding for local aid to cities and towns, significantly impacting the funding of local programs. The elimination of redevelopment agencies will have 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. Given the current economic climate, the City anticipates further reductions in programs funded through CDBG and HOME allocations due to reduced Congressional appropriations.

### **Managing the Process (91.200 (b))**

1. *Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*

The Santee City Manager's Office serves as the lead agency in coordinating the preparation of the Consolidated Plan and its subsequent Action Plans. The CDGB and HOME programs, implemented out of City Hall at 10601 Magnolia Avenue, are delivered by the Planning Director, under the direction of the City Manager.

2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

The Action Plan was developed through a participatory process, described in detail in the Citizen Participation Section below. To gauge the nature and extent of needs to help the City prioritize the uses of limited CPD funds (CDBG and HOME) and develop the Consolidated Plan and Action Plan, the City used a number of research methods:

- Analysis of demographic and housing market characteristics and their impacts on housing and community development needs using statistical and empirical data
  - Housing and Community Development Needs Survey completed by residents
  - A community workshop
3. *Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

Stakeholders were relied upon to represent the low income and special needs populations they serve. The public meetings were noticed broadly to local organizations, social service agencies, public libraries, at City Hall and other neighborhood locations. Information was also disseminated through local newspapers and the City website. An online survey was conducted to engage residents who may have encountered obstacles to participation in public input process.

### **Citizen Participation (91.200 (b))**

1. *Provide a summary of the citizen participation process.*

(Please see response following Question #4)

2. *Provide a summary of citizen comments or views on the plan.*

(Please see response following Question #4)

3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*

(Please see response following Question #4)

4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

**Approach to public input.** The following provides a brief description of public input process conducted during the preparation of the City's FY 2010 – 2015 Consolidated Plan, which included a resident survey and stakeholder interviews.

- **Resident survey.** Santee residents were given the opportunity to comment on the City's needs through an online survey, hosted on the City's website, as well as through a paper survey, distributed at Santee's City Hall. A flyer soliciting resident participation in the survey was posted at City Hall, as well as other locations throughout the community.

A total of 30 Santee residents participated in the survey. Residents that participated in the survey included many long term residents that noted their satisfaction with living in Santee. Resident concerns point to the challenges that Santee has in maintaining and improving its aging housing stock and infrastructure, while also providing the amenities and economic opportunities necessary to be competitive in the region. Survey responses are summarized in greater detail below.

- **Stakeholder interviews.** A series of key person interviews were conducted to provide local stakeholders the opportunity to discuss the needs of Santee residents. Stakeholders primarily include individuals that work with Santee's special needs population. Key persons interviewed represented the following:
  - Members of the business community and Chamber of Commerce;
  - Groups providing youth activities;
  - Organizations serving low to moderate income seniors;
  - Organizations providing homeless and homeless prevention services;
  - A local fair housing organization;
  - Organizations serving victims of domestic violence; and,
  - Staff from Edgemoor Hospital, a facility serving low-income residents with physical and psychiatric challenges, as well as being one of the City's largest employers.

## Summary of Strengths and Needs from Public Input

**Strengths.** Community strengths should be noted, as community assets retain old residents and attract new. The following provides a summary of what residents and stakeholder identified as Santee's strengths.

- Program and service provision. Survey respondents that had participated in public programs and services all scored their experiences with these programs as "excellent" or "good". Programs and services cited by residents included paramedic and fire services and various youth and recreational programs.
- Collaboration and partnership with local service providers. Stakeholders all noted the positive working relationship they had with the City. Stakeholders also noted that the City has been creative in overcoming challenges, such as a lack of public facilities meeting space, by partnering with organizations with these amenities.
- Economic development. The City has recently been successful in diversifying its retail base, as well as making infrastructure improvements to be more business friendly. Stakeholders feel that the City is well-positioned to recruit new firms, particularly because of its access to public transportation and proximity to military posts and bases.

**Needs.** The following provides a synopsis of need identified:

- Housing.
  - When residents were asked to identify the greatest needs within their neighborhoods, the need for rehabilitation of the City's existing housing stock was a commonly cited need, second only to the need for infrastructure improvements. Residents feel that the quality of homes and some of the City's neighborhoods have declined during the recent economic downturn. Residents mentioned the need for energy efficiency and weatherization.
  - Stakeholders noted a lack of accessible housing in Santee. Stakeholders working with special needs populations suggested that additional handicap accessible housing in Santee would help make residential placement of their clients easier and would allow residents to remain in Santee, as opposed to relocating to nearby communities with a greater abundance of handicap accessible housing.
  - Although not as commonly cited as housing quality and the need for rehabilitation, residents also mentioned the need for more housing priced for low- and moderate-income households.
- Public infrastructure. When residents were asked to identify the greatest needs within their neighborhoods, the majority of respondents cited the need for infrastructure improvements. When asked to identify unmet city-wide needs, many residents voiced concerns related to the poor quality of the City's streets and sidewalks. Residents felt that infrastructure improvements are necessary for improved safety and accessibility for residents, as well as for better traffic flow.

- Community Development/Public Services. Community development and public service needs include:
  - Santee's role as a bedroom community to San Diego has resulted in traffic congestion in some portions of the City. In an effort to provide more local jobs to help alleviate traffic congestion, some residents mentioned the need for economic development to spur job creation in the City. Suggestions for economic development included loans for business façade improvements, the recruitment of new firms to Santee and job training. Stakeholders also noted that Santee is competitively located to attract both active duty military, as well as businesses that serve as military contractors. An economic development strategy that incorporates housing and attracting military-related jobs could be successful in Santee.
  - Neighborhood beautification and code enforcement related to rundown and unkempt housing units was cited as a need by some residents participating in the online survey.
  - Although the provision of local activities and entertainment amenities (ex: movie theater) is not pertinent to the purpose of the Consolidated Plan and CDBG eligible activities, resident interest in continued diversification of the local retail base is duly noted.
- Homelessness. Like many communities in the U.S., clients of homeless prevention organizations, such as food banks, include many first-time homeless residents that have exhausted unemployment benefits. Homeless prevention services are necessary for these individuals to prevent homelessness. Homeless service providers noted the need for additional transitional housing opportunities in Santee, particularly for families with children, to ensure that children enrolled in Santee schools are not required to change schools during their families' struggle with homelessness.
- Special needs population. Santee's seniors and youth, two large populations in Santee, were the primary special needs populations identified during the public input process.
- Youth:
  - After school opportunities for junior high and high school students were noted by both residents and stakeholders. Stakeholders noted high rates of teen pregnancy in Santee; more activities and opportunities could help reduce the problem by keeping teens busy and active in the community.
  - Stakeholders also mentioned the need for family-oriented activities in the communities to keep parents involved in their children's lives.
- Seniors:
  - With many seniors living in older housing stock, seniors often need assistance with basic home repairs and upkeep.

- Santee does not have a senior center. Stakeholders suggested the City partner with existing organizations to continue supporting activities for the senior population.
- Senior service providers in Santee, which are often not located in Santee, suggested the City explore sponsoring a senior-service group for all organizations providing services to the City's elderly population. This would allow organizations to discuss opportunities for collaboration and expansion.
- Lastly, statistics from the organization Santee contracts with for fair housing counseling suggest that seniors and other disabled residents have difficulty finding homes with accessibility improvements, as well as having accessibility improvement requests fulfilled by landlords.

**Efforts made to broaden participation.** The community meetings flier advertising the public meetings was distributed broadly to local organizations, social service agencies, public libraries, City Hall and other neighborhood locations. Information was also disseminated through local newspapers and the City website. The intent of the online survey was to engage residents who may have otherwise not have participated in the public input process. Stakeholders were relied upon heavily to represent the low income and special needs populations they serve.

**Citizen comments and views** - None were received.

**Comments not accepted** - None were received.

## **Institutional Structure (91.215 (i))**

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

CDBG and HOME programs, implemented out of City Hall at 10601 Magnolia Avenue, are delivered by the Director of Planning, under the direction of the City Manager. The City works with a number of City departments and outside agencies to ensure special needs groups are served. Currently, the City is working with a non-profit developer of affordable housing to expand the City's affordable housing stock. The City revised its Zoning Ordinance to achieve consistency with revised California law. As a result, developers in Santee can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing.

2. *Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

The City does not directly engage in the management of public housing properties. The County of San Diego Housing Authority is the local agency for the administration of public housing and rental assistance programs. As of December 31, 2011, 291 households within the City of Santee were receiving Housing Choice Vouchers, including 113 elderly, 139 small families (non-elderly) and 39 large families.

## **Monitoring (91.230)**

- 1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

The City conducts monitoring reviews of selected activities to ensure that programs are carried out in accordance with the Consolidated Plan and Action Plan and in a timely manner. All programs and projects are reviewed with respect to their expenditures to determine if the program/project is moving forward in a manner that will allow for the timely expenditure of the funds allocated to it. On-site monitoring is conducted by the Planning Director or their designee to ensure that statutory and regulatory requirements are being met. These policies and procedures are for internal monitoring only, and do not preclude HUD from making scheduled or unscheduled monitoring visits to any or all of the City's programs/projects to review documentation and files.

The City uses several tools to measure the success of its programs in addressing local housing and community development needs. HUD requires that the City submit annual reports on its performance regarding program goals through the Consolidated Annual Performance and Evaluation Report (CAPER) for the CDBG and HOME Programs.

**Monitoring Standards and Procedures:** Internally, monitoring of the affordable housing program is accomplished by City staff using current operating internal controls and management systems. The controls are designed to ensure maintenance of complete and accurate program and financial records, continuous tracking of program progress on a case-by-case basis, separation of job duties, provision of periodic reports, and public access to program documents. The City has in place for the review of consultant/contractor RFPs and contracts, as well as requests for payment.

All requests for funding require a hearing before the City Council. In addition, public review meetings on CDBG-funded activities are held annually on proposed programs.

The City's internal monitoring system is organized to maintain adequate records to ensure compliance with State and Federal regulations regarding Nondiscrimination/Equal Opportunity, Minimum Wage, Davis Bacon, Section 504/ Handicapped Accessibility, Federal Housing Quality Standards, and other mandated Federal Rules.

**Intake Procedure for Housing Programs:** All housing programs require that

applicants complete a pre-qualification form to determine that the applicant meets income requirements, is a legal citizen or resident of the United States, and record household size and relationships. If the pre-qualification form is approved, the applicant must provide proof of household income, a satisfactory credit report, and proof of household size of family to number of bedrooms. Staff will also order a test for lead-based paint as needed.

## **Priority Needs Analysis and Strategies (91.215 (a))**

1. *Describe the basis for assigning the priority given to each category of priority needs.*

The priority needs and strategies for the City's Five-Year Consolidated Plan for FY 2010-2015 were developed based on the findings from both quantitative research and qualitative research (public meetings, focus group, neighborhood meetings, surveys, and key person interviews). More specifically, priority housing needs were determined based on the number of households who were cost-burdened and thought to have the greatest difficulties finding affordable housing in Santee. Priority needs for special needs populations and community development were derived through the non-profit public participation process, in addition to needs identified through key person interviews and community meetings. Quantitative data on special needs also helped inform the prioritization process.

High priorities. The City has established the following as their high priority needs:

1. Infrastructure (roads and sidewalks) improvements
2. Senior housing and services
3. Residential rehabilitation

Medium priorities. The City has established the following as their medium priority needs:

1. Disabled services
2. Youth services

Low priorities. The City established no low priorities.

2. *Identify any obstacles to meeting underserved needs.*

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. The recent economic downturn has severely impacted public agency budgets. Continued state budget shortfalls have caused the State of California to reduce funding for local aid to cities and towns, significantly impacting the funding of local programs. The elimination of redevelopment agencies will have 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. Given the current economic climate, the City anticipates further reductions in

programs funded through CDBG and HOME allocations due to reduced Congressional appropriations.

### **Lead-based Paint (91.215 (g))**

1. *Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.*

(Please see response following Question #2)

2. *Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and 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 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.

## **HOUSING**

### **Housing Needs (91.205)**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*

(Please see response following Question #2)

2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

### **Housing Priorities and Specific Objectives**

Housing activities that benefit low- and moderate-income households received a high priority in the 2010-2015 Consolidated Plan. The intended outcomes include expanding first-time homebuyer opportunities for low and moderate-income households. The City of Santee faces a number of important housing challenges. In particular, the conservation and improvement of the existing housing stock is critical in the City, where many dwellings are relatively old and require some form of rehabilitation or improvement. City-sponsored residential rehabilitation assistance has been terminated due to the loss of funding formerly available through the City redevelopment agency. Aside from the quality of housing, another issue of concern is

affordability. As indicated in the Housing Needs section, a significant number of households are overpaying for housing. Continued efforts to expand the affordable housing stock will be the means to address this need. The following are housing priorities and activities to be pursued in FY 2012-2013 using CDBG and HOME funds:

**Five-year goals.** The City's Five-Year Consolidated Plan for the 2010-15 period established the following four goals:

- Goal Number 1. Maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods.
- Goal Number 2. Assist residents by helping them acquire and/or maintain affordable housing in the City.
- Goal Number 3. Support activities that improve the quality of life for seniors and persons with special needs.
- Goal Number 4. Support the provision of homeless services and homeless prevention services.

**One-Year (2012/13 Action Plan) Objectives and Outcomes**

The following Objectives and Outcomes are presented under the four five-year Strategic Plan Goals to demonstrate how the City's activities relate to the overarching Goals.

**Housing goal and objectives:**

- Goal Number 1. Maintain and improve the infrastructure of the City's low and moderate income neighborhoods.
  - Objective 1. Support infrastructure improvements to improve quality of Santee's neighborhoods.
    - Outcome 1.1.1. Allocate \$100,000 for drainage and roadway improvements to Buena Vista Avenue/Railroad Avenue site.
    - Outcome 1.1.2. Allocate \$159,068 for debt service related to a Section #108 loan to partially fund drainage and roadway improvements to Buena Vista Ave./Railroad Ave. site.
- Goal Number 2. Assist residents by helping them acquire and/or maintain affordable housing in the City.
  - Objective 1. Administer the First Time Homebuyer Program to assist low and moderate income residents purchase an affordable home.
    - Outcome 2.1.1. Provide funding for up to 8 first-time homebuyer program loans.
  - Objective 2. Continue the support of the City's fair housing activities.

Outcome 2.2.1. Provide \$9,500 of CDBG to fund a local fair housing organization (Center for Social Advocacy) to provide fair housing counseling and support to the City's residents.

Goal Number 3. Support activities that improve the quality of life for seniors and persons with special needs.

Objective 1. Continue to support local organizations providing support for seniors and residents with special needs.

Outcome 3.1.1. Allocate \$40,491 (15 percent of the City's CDBG allocation) to local service providers for operations and program administration, which include:

- Santee Ministerial Council - Santee Food Bank (\$18,368), which will serve approximately 20,000 persons.
- Meals on Wheels Greater San Diego, Inc. (\$7,872), which serve approximately 74 residents.
- Santee Santos Foundation (\$4,504), which will assist 300 residents.
- Crisis House Homeless Prevention and Intervention Project (\$3,936), will aide 960 persons in need.
- Elderhelp of San Diego (\$3,061), which will serve 50 residents.
- East County Family YMCA-Cameron Family Facility (\$875), which will provide scholarships for 150 children.
- The Boys and Girls Clubs of East County (\$1,875), who will help 60 Santee children.
- Home of Guiding Hands (\$15,772), which will assist 18 residents.
- Lutheran Social Services - Caring Neighbors Program (\$10,000) which will assist 70 households.

Objective 2. Continue the support of the City's fair housing activities.

Outcome 3.2.1. Provide \$9,500 of CDBG to fund a local fair housing organization (Center for Social Advocacy) to provide fair housing counseling and support to the City's residents.

Goal Number 4. Support the provision of homeless services and homeless prevention services.

Objective 1. Support homeless prevention services through support of local food banks.

Outcome 4.1.1. As part of the City's 15 percent public service allocation, fund organizations providing homelessness prevention services, including:

- Santee Ministerial Council - Santee Food Bank (\$18,368).
- Crisis House Homeless Prevention and Intervention Project (\$3,936).
- Santee Santas Foundation (\$4,504).
- Home of Guiding Hands (\$15,772), which will assist 18 residents.
- Lutheran Social Services - Caring Neighbors Program (\$10,000) which will assist 70 households.

Objective 2. Continue to support local organizations providing support for homeless residents.

Outcome 4.2.1. As part of the City's 15 percent public service allocation, fund organizations providing homelessness prevention services, including:

- Crisis House Homeless Prevention and Intervention Project (\$3,936).

## **Federal, State and Local Public and Private Sector Resources**

The City of Santee has access to Federal, State, and local resources to achieve its housing and community development priorities. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. The City utilizes two major funding sources for housing and community development activities: CDBG and HOME funds. HUD awards CDBG and HOME funds to Santee based on a formula allocation that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. CDBG funds can be used for housing and community development activities, and HOME funds are used to expand affordable housing opportunities.

The City's goal is to leverage Federal, State, and local funds to maximize the number of households that can be assisted. Other funding sources are available to the City but not addressed in this planning document. Community development, housing, and economic development goals can be met with supplemental funds that may be leveraged, such as:

**Section 8:** The Section 8 Rental Choice Voucher Program is authorized by the U.S. Housing Act of 1937, and is overseen by HUD's Office of Public and Indian Housing. The Housing Authority of the County of San Diego administers the local Section 8 Housing Choice Voucher Rental Assistance Program for Santee residents.

**Supportive Housing Program (SHP):** Grants for development of supportive

housing and support services to assist homeless persons in the transition from homelessness are available from HUD. These grants are awarded to San Diego County to implement a broad range of activities which benefit homeless persons.

**Housing Opportunity for Persons with AIDS (HOPWA):** The HOPWA program provides funding for the housing and related support-service needs of low-income persons living with human immunodeficiency virus (HIV) and acquired immunodeficiency syndrome (AIDS). The Housing Authority of the County of San Diego administers HOPWA for Santee residents.

**Low Income Housing Tax Credits:** Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.

**Homelessness Prevention and Rapid Re-Housing Program (HPRP):** The purpose of HPRP is to provide homelessness prevention assistance for households who would otherwise become homeless and rapid re-housing assistance for persons who are recently homeless. HPRP assistance is not intended to provide long-term support for program participants, nor will it be able to address all of the financial and supportive service needs of households that affect housing stability. Rather, assistance will be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping them develop a plan for preventing future housing instability. The Housing Authority of the County of San Diego administers HOPWA for Santee residents.

### **Priority Housing Needs (91.215 (b))**

1. *Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*

(Please see response following Question #4)

2. *Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

(Please see response following Question #4)

3. *Describe the basis for assigning the priority given to each category of priority needs.*

(Please see response following Question #4)

4. *Identify any obstacles to meeting underserved needs.*

The City of Santee has no Public Housing.

## **Housing Market Analysis (91.210)**

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*

(Please see response following Question #3)

2. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*

(Please see response following Question #3)

3. *Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

Santee is an urbanized community developed primarily in the 1970s and 1980s. According to the 2000 Census, Santee's population rose slightly from 52,902 in 1990 to 53,090 in 2000. Contributing to the low population growth was the removal of more than 200 homes to provide right-of-way for the extensions of two freeways through the southwestern portion of the City.

### Demographic Profile

Santee's population is, as measured by the median age of its residents, slightly older than in neighboring communities and the County as a whole. In 2000, Santee's median age was 34.8 years, while the County's median age was 33.2. The proportion of residents aged 65+ in Santee (8.9 percent) was the lowest among its neighbors, while the proportion of residents under 18 was the highest among neighboring jurisdictions.

As of 2000, approximately 81 percent of Santee residents were White, 11 percent Hispanic/Latino, 1 percent Black/African-American, 3 percent Asian/Pacific Islander, and 4 percent classified themselves as belonging to two or more or other races. Santee has a substantially larger proportion of White residents and smaller proportion of Hispanic/Latino residents compared to neighboring jurisdictions and the County as a whole. The City's proportion of Black/African Americans is significantly lower than surrounding cities and within the County. Asian/Pacific Islanders

comprise a small proportion of Santee residents and is lowest in comparison to neighboring cities and the County. Minority households comprise between 15 and 30 percent of households in most block groups in the City.

According to the Census, 18,470 households lived in Santee in 2000. Of these households, 18.2 percent were single-person households, and households headed by seniors (65+) comprised 16.1 percent. Both single-person and senior-headed households represented a much lower proportion of Santee's households than in neighboring jurisdictions and countywide. Conversely, 41.5 percent of Santee households consisted of families with children, a much larger proportion than found in most neighboring jurisdictions.

The average household size in Santee (2.82) was slightly higher than the County average household size (2.73) and was comparable to its neighbors in 2000. The State Department of Finance reported that the average household size in Santee has increased slightly since the 2000 Census, with an average of 2.85 persons per household as of January 1, 2006.

#### Income

According to SANDAG estimates, 6.9 percent of Santee households in January 2006 had incomes lower than \$15,000, while 13.4 percent of households earned incomes between \$15,000 and \$29,999. Approximately 32 percent of City households earned incomes between \$30,000 and \$60,000, while roughly 32 percent had incomes between \$60,000 and \$99,999. More than 15 percent of Santee households earned \$100,000 or more. SANDAG estimated that the median household income in Santee was \$74,321 as of January 2006.

#### Housing Type

Santee maintains a diverse housing stock. In 2006, single-family homes comprised 65 percent of the housing stock, while multifamily units comprised 22 percent, and 13 percent of the housing stock consisted of mobile homes. Compared to surrounding communities, the City had a larger proportion of mobile homes.

#### Overcrowding

As of 2000, roughly 5 percent of Santee households experienced overcrowded living conditions, with renters being disproportionately affected by overcrowding (10.2 percent for renters versus 2.8 percent for owners). While over 60 percent of occupied housing units in the City had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only 16.2 percent of these units were occupied by renters.

Since 2001, the City committed substantial redevelopment housing set-aside funds to expand the stock of affordable three-bedroom housing units. These include the Shadow Hills apartments and the Cedar Creek apartments 22 and 24 new three-bedroom units. The Forester Square apartments will add 14 additional three-bedroom units when completed in 2013.

#### Overpayment

In 2000, 34.2 percent of Santee households overpaid for housing and overpayment affected owners and renters in roughly equal proportions (32.6 percent versus 36.8 percent respectively). The City of Santee implements programs aimed at relieving

overpayment, including the First-Time Homebuyers loan program and the Mortgage Credit Certificate Program administered by San Diego County. Short-term space leases in mobile home parks are regulated through the Manufactured Home Fair Practices Program.

### Special Needs

Special needs groups include senior households, single-parent households, large households, persons with disabilities, agricultural workers, students, and homeless.

In 2000, seniors (age 65+) comprised 8.9 percent of Santee residents and 16.1 percent of Santee households were headed by seniors. Of these households, the majority (67.3 percent) owned their homes, while the remainder (33.7 percent) rented. Among all senior-headed households, 38.4 percent overpaid for housing; 19.2 percent of senior homeowners overpaid, while 70.4 percent of senior renters overpaid. Roughly, 22 percent of Santee's senior population was listed as having one or more disabilities in 2000 by the Census. Among these disabilities, the most common were physical and go-outside-the-home disabilities.

Nearly 11 percent of Santee households were headed by single parents in 2000; the large majority of which were headed by females (72.6 percent). According to the 2000 Census, 15.3 percent of single-parent households had incomes below the poverty level; nearly 90 percent of these households were headed by women.

Slightly more than 11 percent of Santee households were classified as "large households" (5 or more household members) in 2000. Less than half (45.7 percent) of these households rented the units they occupied. The housing needs of large households are typically met through larger units. While 61.4 percent of occupied housing units in the City had more than three bedrooms (adequate size for larger households), only a small portion of these units (16.2 percent) were occupied by renters. Since only 11 percent of Santee households are large households, Santee's housing stock should be adequate to meet the needs of larger households. However, lower-income large renter-households may have greater difficulty securing adequately sized units than other large renter-households.

Redevelopment of the Shadow Hills Apartment complex in 2001-2002 resulted in the construction of 22 new three-bedroom units and the conversion of six two-bedroom units to three-bedroom units. The Cedar Creek apartments project added 24 3-bedroom units. The Forester Square apartments project will add 14 3-bedroom units

The Census estimates that 24 percent of Santee residents over 5 years of age had a disability in 2000. The Census tallied the number of disabilities by type for residents with one or more disabilities; a person may have more than one disability. Among the disabilities tallied, 10.9 percent were sensory disabilities, 27.0 percent were physical disabilities, 15.3 percent were mental disabilities, 7.4 percent were self-care disabilities, 17.2 percent were disabilities that limited the ability to go outside the home, and 22.3 percent were employment disabilities.

Services for persons with disabilities are typically provided by both public and private agencies. State and federal legislation regulate the accessibility and adaptability of new or rehabilitated multifamily apartment complexes to ensure accommodation for individuals with limited physical mobility. The City allocates CDBG funds to non-profit organizations that provide home improvement and repair services to lower

income households, including ADA improvements. Furthermore, the City adopted a formal procedure for processing requests for reasonable accommodation in 2007 consistent with recent changes in State law concerning housing for persons with disabilities.

Santee is an urbanized community with no undeveloped parcels zoned for agricultural use. Because a negligible portion of community residents are employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within Santee, no housing programs or policies are needed to address the needs of farm-workers.

Approximately seven percent of Santee residents were enrolled in college in 2000, which is slightly lower than the proportion of college students countywide (nine percent). San Diego State University is the largest university in the San Diego region, with approximately 30,000 students. The university provides housing for an estimated 10 percent of enrolled students.

Many State and federal programs are not available to students. However, City housing programs designed to expand affordable rental housing opportunities in the City may help expand housing options for students.

#### Homeless

San Diego County's leading authority on the region's homeless population is the Regional Task Force on the Homeless (RTFH, Inc.). Based on information provided by individual jurisdictions, the majority of the region's homeless is estimated to be in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas. RTFH estimates that all of Santee's homeless population (10 non-farm worker/day laborers) was unsheltered in 2006.

Santee is part of the San Diego County Continuum of Care Consortium that covers the unincorporated County and all incorporated cities with the exception of the City of San Diego. In July, 2004, the Continuum of Care identified six emergency shelter facilities with 47 beds and eight transitional housing facilities with 194 beds in the east county.

The City's Supportive Services Program provides CDBG funds to homeless service providers to meet the immediate needs of homeless or near homeless in Santee. Services include the provision of food, temporary shelter, health care, and other social services. The City's Zoning Ordinance was amended in 2004 to provide for residential care facilities and emergency shelters.

The City amended its Zoning Ordinance in August 2007 to explicitly allow transitional housing for the homeless serving six or fewer persons by right in all residential zones and conditionally permit transitional housing serving more than six persons within the R-2, R-7, R-14, and R-22 zones.

#### Substandard or Dilapidated Housing

Santee's housing stock is older than the County's; 68 percent of the City's housing stock was constructed prior to 1980, while only 60 percent of the County's housing stock is more than 25 years old. Therefore, more than two-thirds of Santee's housing stock is of sufficient age to be highly susceptible to deterioration, requiring maintenance or rehabilitation by the end of this planning period.

The City's Code Enforcement Officer identified 63 substandard or dilapidated homes in need of substantial rehabilitation in May 2007. Another five homes were identified as dangerous and in need of demolition and replacement. Although substandard and dilapidated units are spread throughout the City, analysis of the data revealed a cluster of 16 units within an approximate 31-acre area located south of Mission Gorge Road, east of Cottonwood Avenue, north of Prospect Avenue, and west of Railroad Avenue. While older single-family homes predominate, this area was rezoned Light Industrial (IL) in the 1990s in anticipation of the State Route 52 extension to be completed in 2010. The City envisions the transition of this area from single-family use to a use that is more compatible with a nearby freeway. A Residential-Business (R-B) Overlay applies to slightly more than half of the 31-acre area. The R-B Overlay is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas. Routine maintenance and repair of non-conforming uses and structures is allowed per the City's Municipal Code.

Although the overwhelming majority of units surveyed by the Code Enforcement Officer were in good condition, nearly 70 percent of the City's housing stock will exceed 30 years of age by the end of this Housing Element planning period. Continued maintenance will be essential to prevent widespread housing deterioration. The City provides CDBG funds to assist non-profit organizations that provide minor home improvement and repair services to lower income households.

#### Vacancy

According to the Census, the overall vacancy rate in Santee was 2.0 percent in 2000. Specifically, the vacancy rate for ownership housing was 0.5 percent in 2000, while the overall rental vacancy rate was 3.3 percent. Among vacant units, 38 percent were multifamily units, while 32 percent consisted of single-family dwellings. However, only 19.0 percent of vacant units were available for-sale and 32.8 percent were available for-rent. The vacancy rates for ownership and rental units are well below the rates considered optimal, and suggest pent-up demand for housing, which can lead to price escalation among available units.

#### Housing Cost - Ownership

Prices for single-family homes and condominiums in Santee recorded in 2006 were collected from the DataQuick real estate database. DataQuick is a company that assembles real estate data from the County Assessor's records. According to DataQuick, 460 homes and condominiums were sold in Santee during 2006. The median resale price for condominiums was \$327,500 and the median resale price for single-family homes was \$465,000. However, the overall median sales price for new condominiums and single-family homes was \$435,000.

The California Association of Realtors publishes quarterly median home prices (including single-family homes and condominiums) for areas throughout California. From January 2006 to January 2007, the median home price in Santee was \$440,000, which roughly approximates the \$435,000 median home price derived from the DataQuick service for 2006. When compared to nearby jurisdictions, the California Association of Realtors data shows that Santee's median home price was slightly lower than the median prices of homes in neighboring jurisdictions in January 2007. Moreover, Santee's 5.6 percent median home price increase from January

2006 to January 2007 is comparable to observed increases in El Cajon, the City of San Diego, and San Diego County.

#### Housing Cost - Rental

With renters comprising approximately 29 percent of the City's households, it is important to understand the rental market in Santee. In February 2007, there were no studio apartment units available, while one-bedroom units rented for \$895 to \$1,200. Larger units were more expensive; two-bedroom units were offered at rents ranging from \$1,050 to \$1,335, while three-bedroom units ranged from \$1,600 to \$1,650 per month.

#### Housing Affordability By Household Income

**Extremely-Low Income Households:** Extremely low-income households earn 30 percent or less of the AMI. The maximum affordable rental payment ranges from \$313 per month for a one-person household to \$459 per month for a family of five. The maximum affordable home purchase price for very-low income households ranges from \$35,489 for a one-person household to \$51,564 for a five person household.

**Very-Low Income Households:** Very low-income households are classified as those earning 50 percent or less of the AMI. The maximum affordable rental payment ranges from \$554 per month for a one-person household to \$781 per month for a family of five. The maximum affordable home purchase price for very-low income households ranges from \$71,605 for a one-person household to \$101,249 for a five person household.

Extremely low and very-low income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in Santee. According to the DataQuick real estate database, no houses were sold at prices affordable to extremely low and very-low income households and these households could not afford the asking price of any adequately sized home listed for-sale in February 2007.

**Low-Income Households:** Low-income households earn 51 to 80 percent of the County AMI. The maximum home price a low-income household can afford ranges from \$119,620 for a one-person household to \$177,864 for a five-person family. Affordable rental rates for low-income households would range from \$891 for a one-person household to \$1,290 for a five-person household.

Based on the sales data provided by DataQuick, low-income households would have a similar problem as very-low income households in purchasing an adequately sized home. Low-income households could not afford an adequately sized home listed for-sale in February 2007.

Low-income households have a better chance in securing an adequately sized and affordable rental housing unit. However, the limited number of apartment complexes offering three-bedroom units in Santee at prices affordable to larger low-income households is indicative of the potential difficulty these households face.

**Moderate-Income Households:** Moderate-income households earn up to 120 percent of the County AMI. The maximum affordable home price for moderate-income households ranges from \$173,271 for a one-person household to \$255,105 for a

family of five. A moderate-income household can afford rental rates of \$1,263 to \$1,853 per month depending on household size.

Based on these maximum affordable home prices and the real estate data provided by DataQuick, moderate-income households could afford a limited number of homes sold in Santee in 2006 or listed for sale in January 2007. Although moderate-income households would have difficulty purchasing a home, these households could afford a wide range of rental units advertised in Santee in February 2007.

#### Assisted Housing Inventory

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, this section identifies the publicly assisted rental housing in Santee, evaluates the potential for those units to convert to market rates during a ten-year period (July 1, 2005 to June 30, 2015), and analyzes the cost to preserve those units. Santee has five assisted housing developments that provide 631 affordable housing units.

#### At-Risk Housing

During the 2005-2015 planning period, one federally assisted housing project in Santee is at risk of converting to market rate housing. The Carlton Country Club Villas includes 121 at-risk units. The City will continue to monitor these at-risk units and should a notice of intent to convert to market rate be filed, work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law.

Preservation of the at risk units can be achieved in several ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) purchase of affordability covenant; and 3) provide rental assistance to tenants using funding sources other than Section 8.

Long-term affordability of low-income units can be secured by transferring ownership of these projects to non-profit housing organizations. By doing so, these units would be eligible for a greater range of government assistance.

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels.

Finally, tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City could provide a voucher to very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low income household. The funding necessary to maintain the affordability of all at-risk units substantially exceeds available resources.

#### Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Santee. Based on CHAS, housing problems in Santee include:

- 1) Units with physical defects (lacking complete kitchen or bathroom);
- 2) Overcrowded conditions (housing units with more than one person per room);
- 3) Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- 4) Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (42.0 percent) compared to owner-households (32.4 percent).
- Large families had the highest level of housing problems regardless of income level (59.7 percent). Approximately 100 percent of the extremely low and very low income large family renters suffered from a housing problem.
- A larger proportion of very low income elderly households (80.7 percent) experienced housing problems compared to all other very low income households (71.6 percent).
- A larger proportion of very low income households had a housing problem (71.6 percent) than extremely low (68.5 percent) and low income (56.8 percent) households.
- Of the 1,186 extremely low income Santee households identified in 2000, approximately 60.9 percent incurred a housing cost burden exceeding 50 percent of their monthly income.
- Projected housing needs for extremely low income households through the end of the planning period include a need for additional Housing Choice Vouchers and new or substantially rehabilitated rental housing of adequate size and at affordable rates to avoid or alleviate the problems of overcrowding and cost burden.

### **Specific Housing Objectives (91.215 (b))**

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

(Please see response following Question #2)

2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

### **Housing goal and objectives:**

- |                |  |
|----------------|--|
| Goal Number 1. | Maintain and improve the infrastructure of the City's low and moderate income neighborhoods. |
| Objective 1.   | Support infrastructure improvements to improve quality of Santee's neighborhoods.            |

- Outcome 1.1.1. Allocate \$100,000 for drainage and roadway improvements to Buena Vista Ave./Railroad Ave. site.
- Outcome 1.1.2. Allocate \$159,068 for debt service related to a Section #108 loan to partially fund drainage and roadway improvements to Buena Vista Ave./Railroad Ave. site.
- Goal Number 2. Assist residents by helping them acquire and/or maintain affordable housing in the City.
- Objective 1. Administer the First Time Homebuyer Program to assist low and moderate income residents purchase an affordable home.
- Outcome 2.1.1. Provide funding for up to 8 first-time homebuyer program loans.
- Objective 2. Continue the support of the City's fair housing activities.
- Outcome 2.2.1. Provide \$9,500 of CDBG to fund a local fair housing organization (Center for Social Advocacy) to provide fair housing counseling and support to the City's residents.
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- Objective 1. Continue to support local organizations providing support for seniors and residents with special needs.
- Outcome 3.1.1. Allocate \$40,491 (15 percent of the City's CDBG allocation) to local service providers for operations and program administration, which include:
- Santee Ministerial Council - Santee Food Bank (\$18,368), which will serve approximately 20,000 persons.
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    - Outcome 3.2.1. Provide \$9,500 of CDBG to fund a local fair housing organization (Center for Social Advocacy) to provide fair housing counseling and support to the City's residents.
- Goal Number 4. Support the provision of homeless services and homeless prevention services.
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  - Objective 2. Continue to support local organizations providing support for homeless residents.
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      - Crisis House Homeless Prevention and Intervention Project (\$3,936).

## **Federal, State and Local Public and Private Sector Resources**

The City of Santee has access to Federal, State, and local resources to achieve its housing and community development priorities. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. The City utilizes two major funding sources for housing and community development activities: CDBG and HOME funds. HUD awards CDBG and HOME funds to Santee based on a formula allocation that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. CDBG funds can be used for housing and community development activities, and HOME funds are used to expand affordable housing opportunities.

The City's goal is to leverage Federal, State, and local funds to maximize the number of households that can be assisted. Other funding sources are available to the City but not addressed in this planning document. Community development, housing, and economic development goals can be met with supplemental funds that may be leveraged, such as:

**Section 8:** The Section 8 Rental Choice Voucher Program is authorized by the U.S. Housing Act of 1937, and is overseen by HUD's Office of Public and Indian Housing. The Housing Authority of the County of San Diego administers the local Section 8 Housing Choice Voucher Rental Assistance Program for Santee residents.

**Supportive Housing Program (SHP):** Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness are available from HUD. These grants are awarded to San Diego County to implement a broad range of activities which benefit homeless persons.

**Housing Opportunity for Persons with AIDS (HOPWA):** The HOPWA program provides funding for the housing and related support-service needs of low-income persons living with human immunodeficiency virus (HIV) and acquired immunodeficiency syndrome (AIDS). The Housing Authority of the County of San Diego administers HOPWA for Santee residents.

**Low Income Housing Tax Credits:** Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.

**Homelessness Prevention and Rapid Re-Housing Program (HPRP):** The purpose of HPRP is to provide homelessness prevention assistance for households who would otherwise become homeless and rapid re-housing assistance for persons who are recently homeless. HPRP assistance is not intended to provide long-term support for program participants, nor will it be able to address all of the financial and supportive service needs of households that affect housing stability. Rather, assistance will be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping them develop a plan for preventing future housing instability. The Housing Authority of the County of San Diego administers HOPWA for Santee residents.

## **Needs of Public Housing (91.210 (b))**

- 1. In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the*

*Consolidated Plan to identify priority public housing needs to assist in this process.*

The City of Santee does not own or manage Public Housing properties.

### **Public Housing Strategy (91.210)**

1. *Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*

(Please see response following Question #3)

2. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*
3. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

The City of Santee does not own or manage Public Housing properties.

### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. *Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*

(Please see response following Question #2)

2. *Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

Although the City of Santee strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain

the development, maintenance, and improvement of housing. These include market mechanisms, government codes and policies, and physical and environmental constraints. This section addresses these potential constraints that affect the supply and cost of housing in Santee.

#### Market Constraints

Locally and regionally there are several constraints that hinder the ability to accommodate Santee's affordable housing demand. The high cost of land, rising development costs, and neighborhood opposition make it expensive for developers to build affordable housing. These constraints may result in housing that is not affordable to low and moderate income households, or may render residential construction economically infeasible for developers.

High development costs in the region stifle potential affordable housing developments. Construction costs for residential units have increased rapidly over the last decade, to the point where a typical new two-bedroom apartment costs well over \$150,000 to develop, including land and extensive entitlements costs. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs. The difficulty of developing awkward infill sites can also add to costs.

Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increases, overall costs generally decrease due to economies of scale.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing has served to keep the cost of land high. High and rapidly increasing land costs have resulted in home builders developing increasingly expensive homes in order to capture profits. In February 2007, the cost of all advertised vacant land in Santee yielded an average price of \$2.52 per square foot, with a range from \$0.61 per square foot to \$21.24 per square foot.

A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive as established in the Zoning Ordinance. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible. The City regularly updates its density bonus ordinance to reflect the annual changes in State law regarding density bonuses.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The data for Santee were compiled by census tract and aggregated to the area that generally approximates the City boundaries.

Overall, 1,807 households applied for mortgage loans for homes in Santee in 2003. Of the applications for conventional mortgage loans, approximately 69 percent were originated (approved by the lenders and accepted by the applicants). The overall denial rate was 11 percent, while 20 percent of the applications were withdrawn, closed for incompleteness, or received approval, but the loan was not accepted by the applicant.

Among applicant households in 2003, 158 were low and moderate income. Low and moderate income applicants had a much higher denial rate than middle and upper income applicants: 13 percent middle income applicants and 9 percent for upper income applicants had their applications denied, compared to 22 percent of low and moderate income households. Low and moderate income applicants also had the lowest loan origination rate (58 percent) when compared to middle income applicants (69 percent) and applicants earning upper incomes (70 percent). The City participates in the San Diego County Regional Mortgage Certificate Program and provides down payment and closing cost assistance to first-time lower and moderate income homebuyers.

There were 271 applications for home improvement loans in 2003. Among the applications 46 percent were originated, 28 percent were denied, and 26 percent were withdrawn, closed for incompleteness, or received approval but not accepted by the applicants. Origination and denial rates were similar for applicants with upper and middle incomes, while loans were originated for a lesser percentage of low and moderate income applicants. Specifically, loan applications for middle and upper income applicants had originated rates of 51 and 47 percent, respectively, whereas only 33 percent of the loan applications by low and moderate income applicants were originated. Low and moderate income households already held a mortgage loan may have difficulty qualifying for an improvement loan due to their high loan-to-income ratio.

In addition to conventional mortgages, HMDA tracks loans for government-assisted mortgages (e.g. FHA, VA, or RHS) offered through conventional lenders. However, mortgage assistance programs by local jurisdictions are not monitored. In 2003, only 88 Santee households applied for government-backed home mortgage loans. Of these applications, 75 percent were originated (approved by the lenders and accepted by the applicants), 5 percent were denied, and 20 percent were withdrawn, closed for incompleteness, or received approval, but the loan was not accepted by the applicant.

Among applicant households in 2003, 11 were low and moderate income, with a higher origination rate (100 percent) when compared to middle (74 percent) and upper income (74 percent) applicants. However, fewer low and moderate income applications (11 applications) were submitted in 2003 than middle (35 applications) and upper income (33 applications) applicants. Applications filed by middle income households (9 percent) were denied more than upper income households (3 percent). Only 2 applications for government-backed home improvement loans were processed in 2003. Of these loans, both were originated.

Prior to the recession of the early 1990s, and significant changes in lending practices following the savings and loan scandal of the late 1980s, developers could receive loans for 100 percent or more of a project's estimated future value. Now, construction and permanent loans are almost never available for over 75 percent of

the future project value for multifamily developments. This means that developers must usually supply at least 25 percent of the project value.

The financing of a residential project, particularly affordable housing is quite complex. No firm threshold determines an acceptable 'return' on investment, nor the maximum equity contribution at which an otherwise feasible project becomes infeasible. Upfront cash commitment may not be problematic for some developers as long as the project can generate an acceptable net cash flow to meet the acceptable returns. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Santee.

#### Governmental Constraints

Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as constraints to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

The Land Use Element of the Santee General Plan sets forth the policies that guide residential development in the City and establishes the City's long-term vision for development. The City's last comprehensive update of the General Plan occurred in August 2003, and in 2010 amended to establish an Urban Residential District that provides land for high density development at 30 dwelling units per acre. The residential designations include the following:

- Hillside Limited (HL): 0-1 dwelling units per gross acre
- Low Density Residential (R1)1: 1-2 dwelling units per gross acre
- Low Density Residential Alternative (R1A)1: 2- 4 dwelling units per gross acre (1/4-acre lot minimum)
- Low-Medium Density Residential (R2): 2-5 dwelling units per gross acre
- Medium Density Residential (R7): 7-14 dwelling units per gross acre
- Medium High Density Residential (R14): 14-22 dwelling units per gross acre
- High Density Residential (R22): 22-30 dwelling units per gross acre
- High Density Residential (R30): 30 dwelling units per gross acre
- Residential – Business: This district is intended to permit both single-family residential and/or low intensity office and commercial uses

In addition to the above residential land use categories, the Town Center Specific Plan area and the Planned Development District designated in the General Plan and the Zoning Ordinance allow residential uses.

The City's residential land use designations provide for the development of a wide range of housing types including single-family dwellings, mobile homes, townhomes, condominiums, second dwelling units, and multifamily units at various densities. Therefore, the land use regulations are not considered a constraint to residential development.

The City of Santee is within the flight path of Gillespie Field Airport located in the City of El Cajon. Pursuant to State law, all General Plan amendments, Zone Code amendments, and projects proposed within the Gillespie Field Airport Influence Area (AIA) must be reviewed by the San Diego County Regional Airport Authority (SDCRA). The SDCRA has 60 days for the review. However, the City Council has the

authority to override the SDCRA review with a four-fifth vote if it can make certain findings. Since this requirement is applicable to all jurisdictions located near airports/airfields, this requirement is not unique to the City of Santee and does not constitute a constraint to housing development.

The City's Zoning Ordinance implements the General Plan. It contains development standards for each zoning district consistent with the land use designations of the General Plan. Santee's Zoning Ordinance provides for the following residential districts:

- Hillside/Limited Residential (HL) -- (0-1 dwelling units/gross acre): This designation is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services and other environmental concerns.
- Low Density Residential (R-1) -- (1-2 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes on one-half acre lots or larger that are responsive to the natural terrain and minimize grading requirements. The intent of this designation is to provide development of a semi-rural character through the use of varying setbacks and dwelling unit placement on individual parcels.
- Low-Alternative (R-1A) -- (2-4 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes on one-quarter acre lots or larger which provide a transitional option between the R-2 (6,000 square foot lot) and the larger R-1 (20,000 square foot lot) zones.
- Low-Medium Density Residential (R-2) -- (2-5 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes in standard subdivision form. It is normally expected that the usable pad area within this designation will be a minimum of 6,000 square feet.
- Medium Density Residential (R-7) -- (7-14 dwelling units/gross acre): This designation is intended for a wide range of residential development types including attached and detached single-family units at the lower end of the density range and multiple family attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities.
- Medium High Density Residential (R-14) -- (14-22 dwelling units/gross acre): This designation is intended for residential development characterized at the lower end of the density range by multiple family attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities.

- High Density Residential (R-22) -- (22-30 dwelling units/gross acre): This designation is intended for residential development characterized by mid-rise apartment and condominium buildings characteristic of urban high density development in close proximity to community facilities and services, public transit services, and major streets. It is intended that this category utilize innovative site planning and building design to provide on-site recreational amenities and open space and be located in close proximity to major community facilities, business centers, and streets of at least major capacity.
- High Density Residential (R-30) -- (30 dwelling units/gross acre): This designation is intended is intended for residential development characterized by mid-rise apartment and condominium development typical of urban development at higher densities than R-22. This designation is intended for architecturally designed residential development, up to four stories, with parking facilities integrated in the building design. Areas developed under this designation would be located in close proximity to major community facilities, commercial and business centers and streets of at least major capacity. Development amenities would include on-site business centers, fitness and community rooms, and indoor and outdoor recreation facilities. Site design would implement pedestrian-friendly design concepts, including separated sidewalks, landscaped parkways, traffic calming measures, and enhanced access to transit facilities and services. Measures that reduce energy and water consumption are required. New development in this zone is required to meet the minimum density of the zone.

Santee's Zoning Ordinance establishes residential development standards for each zone to ensure quality of development in the community.

Developers of affordable and senior housing may request a variety of incentives, including concessions, modifications, or waivers of otherwise applicable development standards. In addition, amendments to the Zoning Ordinance in 2003 and 2007 simplified code requirements associated with property improvements (Regulatory Reform), added a Secondary Dwelling Unit Ordinance, updated the Density Bonus Ordinance, provided for reasonable accommodation for persons with disabilities (the current Housing Element Update includes an action plan that further clarifies reasonable accommodation practices), and identified zones that permit and conditionally permit transitional housing and senior congregate care facilities.

All residential uses and structures proposed in Santee regardless of zoning are required to have the number of parking spaces specified in Section 17.24.040 Parking Requirements. An exception is made for secondary dwelling units which require no additional parking. Although the provision of off-street parking can increase the cost of housing, Santee's standards are reasonable as requirements for multifamily developments are equal to or less than requirements for single-family detached dwellings (two spaces per unit) and comparable to parking requirements of nearby jurisdictions. Nonetheless, because the increased cost of off-street parking can make financing the development of housing affordable to lower and moderate income households more difficult, reduced parking and other incentives, concessions, or waivers and modifications of development standards are available for developers of affordable projects that are eligible for a density bonus.

State housing element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, factory-built or manufactured housing, emergency shelters, and transitional housing among others. Recently, the City amended its Zoning Ordinance to allow for second dwelling units, mobile homes, and residential care facilities in accordance with State law.

Multifamily housing includes duplexes, apartments, condominiums, or townhomes. As of January 2006, multifamily housing units constituted approximately 22 percent of Santee's housing stock. The Zoning Ordinance provides for multifamily developments by-right in the R-7, R-14, and R-22 zones. The R-7 zone permits up to 14 units per gross acre while up to 22 units per gross acre are permitted in the R-14 zone. Up to 30 units per gross acre are permitted in the R-22 Zone District.

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate income households. According to the California Department of Finance, there were 2,503 mobile homes in the City in January 2007. The City permits manufactured housing placed on a permanent foundation by right in all residential zones in accordance with the Santee Zoning Ordinance.

The Zoning Ordinance also contains a Mobile Home Park Overlay District to accommodate mobile home parks in the City. According to Section 17.22.030, the mobile home park overlay district may be applied in combination with any other residential district with the approval of a Conditional Use Permit. The Overlay District establishes specific development standards for a mobile home park and is applied over the base residential district. A mobile home park overlay district is indicated on the zoning district map by the letters "MHP."

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for lower-income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of second units unless findings are made acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the State's second unit law in September 2002 requires local governments to use a ministerial, rather than discretionary process for approving second units (i.e. second units otherwise compliant with local zoning standards can be approved without a public hearing).

Second dwelling units are permitted in all residential zones in Santee pursuant to the Zoning Ordinance. Since January 1, 2003, four building permits have been issued for second dwelling units.

Residential care facilities can be described as any family home, group care facility or similar facility, including transitional housing, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with State law, Santee permits

residential care facilities serving six or fewer persons within all residential zones. Residential care facilities serving more than six persons are permitted with approval of a Conditional Use Permit within the R-2, R-7, R-14, R-22, and R-30 zones. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities.

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments and typically offers case management and support services to return people to independent living (usually between 6 and 24 months). No known transitional housing units are currently located within the City. The City amended the Zoning Ordinance in 2007 to facilitate and encourage the provision of transitional housing by explicitly allowing facilities that serve six or fewer persons by right in all residential zones and requiring a CUP for facilities serving more than six persons within the R-2, R-7, R-14, and R-22 zones.

California Health and Safety Code (Section 50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. This definition of transitional housing does not encompass all transitional housing facilities regulated by the City of Santee, particularly those that operate as group quarters or community care facilities and charge fees rather than rents. The Zoning Ordinance will be amended to clarify the CUP requirement for transitional housing facilities serving seven or more persons. Large transitional housing facilities that function like single family uses or multifamily rental apartments will be permitted by-right in the R-2, R-7, R-14, and R-22 zones. Large transitional housing facilities serving seven or more persons that function like group care facilities will continue to require a CUP, similar to State-licensed residential care facilities.

Criteria that would be used to review CUP applications for transitional housing facilities that function like group care facilities serving seven or more persons pertain to performance standards and are not specific to the proposed use. Potential conditions for approval of these facilities may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. The criteria are as follows, pursuant to the Zoning Ordinance:

- That the proposed use is in accord with the general plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located.
- That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
- That the proposed use complies with each of the applicable provisions of the zoning ordinance.

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. Although no emergency shelters are currently located within Santee, emergency shelters are permitted by right on more than seven acres on eight parcels on Woodside Avenue within the General Industrial "IG" zone. The provision of emergency shelters is subject to a development review permit and siting and spacing requirements as follows: a) an emergency shelter shall not be located within 600 feet of another shelter; and b) an emergency shelter must not be located within 600 feet of residentially zoned properties, public or private schools, playgrounds or public parks. Emergency shelters are not permitted in any residential land use district.

The Zoning Ordinance will be amended to permit emergency shelters with a ministerial permit within the General Industrial (IG) zone pursuant to SB 2 enacted in 2007. The IG zone covers approximately 111 acres on 130 parcels in Santee. The amendment would allow owners of property within the IG zone to develop sites with emergency shelter in accordance with State Law. Vacant or underutilized parcels within the IG zone are presented in Appendix B. These parcels are considered underutilized because they are currently vacant or being used for outdoor storage or fleet storage with limited or no site improvements. The undeveloped and underutilized IG-zoned parcels could accommodate a year round emergency shelter to accommodate an emergency shelter for at least ten homeless individuals (identified unsheltered homeless population in Santee) and at least one year-round emergency shelter.

SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. Currently, the Zoning Ordinance does not expressly address SROs. The Zoning Ordinance will be amended to facilitate the provision of SROs. SROs will be conditionally permitted in all multifamily zones. Criteria that would be used to review CUP applications for SROs pertain to performance standards and are not specific to the proposed use. Potential conditions for approval of these facilities may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. The criteria are defined in the Zoning Ordinance and are the same as described above for large transitional housing facilities that function like group care facilities.

California Health and Safety Code (Section 50675.2) defines "supportive housing" as housing with no limit on length of stay, that is occupied by the low-income adults with disabilities, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Currently, the Zoning Ordinance does not address supportive housing. To facilitate and encourage the provision of supportive housing in Santee, the Zoning Ordinance will be amended to define and identify zones that permit or conditionally permit supportive housing consistent with SB 2 enacted in 2007. Supportive housing serving six or fewer residents will be permitted by-right in all residential zones. Large supportive housing facilities serving seven or more persons that also functions

like single family uses or multifamily rental apartments will be permitted by-right in the R-2, R-7, R-14, and R-22 zones. Similar to the requirements for non-accessory State-licensed residential care facilities serving seven or more persons, a CUP will be required for large supportive housing facilities serving seven or more persons that function like group care facilities.

Criteria that would be used to review CUP applications for large supportive housing facilities that function like group care facilities pertain to performance standards and are not specific to the proposed use. Potential conditions for approval of these facilities may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. The criteria are defined in the Zoning Ordinance and are the same as described above for large transitional housing facilities that function like group care facilities.

There is no land within the Santee designated for agricultural use. The U.S. Census identified only 19 persons employed in farm, fishing, or forestry occupations. Moreover, the Regional Task Force on the Homeless did not identify any homeless farmworkers/day laborers in Santee in 2006. Therefore, Santee has no specific need for farmworker housing.

For large subdivisions, the City requires the construction of reasonable on- and off-site improvements pursuant to the Subdivision Map Act. The minimum improvements required of the developer include:

- Grading and improvement of public and private streets and alleys including surfacing, curbs, gutters, cross gutters, sidewalks, ornamental street lighting, street name signs and necessary barricades and safety devices;
- Storm drainage and flood control facilities within and outside of when necessary the subdivision sufficient to carry storm runoff both tributary to and originating within the subdivision;
- A public or private sewage system that meets public sewer system standards, unless waived by the planning commission or city council;
- A water supply system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision. The water supply system design must be approved by the water district and is subject to the approval of the city engineer;
- Fire hydrants and connections shall be of the type and at locations specified by the fire marshal; and
- Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision.

Specific standards for design and improvements of subdivisions must be in accordance with the applicable sections of the zoning ordinance, the general plan, the subdivision ordinance, any specific plans adopted by the city, and requirements established by the city engineer.

The City also requires dedication of parcels of land intended for public use. Dedicated streets, highways, alleys, ways, easements, rights-of-way, etc., must be designed, developed, and improved according to the City of Santee Public Works Standards.

The City often requires dedication of bicycle paths for the use and safety of residents of proposed subdivisions with more than 200 units. Schools, fire stations, libraries, or other public facilities may also be required. Park dedication or fee in-lieu of dedication required according to the standard of five acres per one thousand persons, consistent with the Quimby Act. This ratio amounts to 740.5 square feet per single-family unit, 675.2 square feet per multifamily unit, and 370.3 square feet per mobile home unit proposed. Improvement and dedication requirements are important to maintaining the quality of life in Santee and to ensuring public health and safety. These standards are typical in the region.

In addition to improvements and dedication of public land, land developers are subject to a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. Reduced, waived, or reimbursed fees are possible incentives to be included in the City's updated density bonus ordinance. When fees calculated on a prototypical single-family home by the Building Industry Association, Santee's fees were average when compared to its neighbors.

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The timelines provided are estimates; actual processing time may vary due to the volume of applications and the size and complexity of the projects. The City offers a pre-application process to developers of projects that require a Development Review Permit, Conditional Use Permit, Tentative Map, or Tentative Parcel Map. The pre-application process facilitates and encourages the construction of housing through the early identification of potential issues related to proposed projects. Priority permit processing is one potential incentive that could be obtained through the City's density bonus ordinance. The City Council functions as the Planning Commission and therefore approval of applications in Santee is not subject to two discretionary bodies. This streamlined review process saves a considerable amount of time when compared to processes of many other jurisdictions that require separate Planning Commission and City Council approval of large residential projects.

In order to achieve compliance with Government Code Section 65584(a)(4), Development Review Permit language in the Municipal Code will be revised.

A single-family dwelling, on an existing parcel located in a single-family residential zone (HL, R1, R1-A, R2 zones) that does not contain any natural slopes greater than 10 percent and is not located in a biological resource area, on a ridgeline, or in a similar type of visually prominent location, is subject to a building permit to ensure compliance with zoning regulations and the building and fire codes. Approval of a building permit for a single-family dwelling is ministerial. Staff involved in the approval process includes members of the Department of Development Services and Fire Department. Processing time is approximately six weeks, but highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone or does not meet the above criteria, it requires an

administrative discretionary action. Examples of an administrative discretionary approval include an administrative Development Review Permit or Variance. An administrative Variance requires a public hearing before the Director of Development Services while an administrative Development Review Permit does not. Approval is based on findings as outlined in the zoning regulations. Processing time for a hearing before the Director of Development Services or non-hearing decision is approximately six weeks, but may extend to two months when processing involves compliance with the California Environmental Quality Act (CEQA).

A single-family project, which includes a minor or major subdivision requires approval of a Development Review Permit and subdivision map by the City Council at a public hearing. The basis for approval is consistency with the General Plan, Zoning Ordinance, and subdivision regulations. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in six months to a year.

Multifamily housing on an existing parcel in any multifamily residential zone (R-7, R-14, R-22, and R-30) is subject to a discretionary City Council approval of a Development Review Permit. Staff involved in the approval process includes members of the Department of Development Services and Fire Department, as well as other local, state, and federal agencies depending on the impacts of the project. Processing time is approximately six months, but varies on the size of the project and quality of the initial submittal.

If the multifamily housing is proposed as a condominium, or planned unit development, the approval process also includes a subdivision map. The subdivision map and Development Review Permit are processed concurrently. Processing time is approximately six months and the project is also subject to discretionary review by the City Council.

The Development Review Permit procedure is established in the Santee Municipal Code. The purpose of the permit is to:

- Encourage site and structural development which exemplify the best professional design practices;
- Enhance the residential and business property values within the city and in neighborhoods surrounding new development;
- Develop property in a manner which respects the physical and environmental characteristics of each site;
- Minimize stress from poorly designed development which can create physical and psychological conditions affecting the health, safety, comfort and general welfare of the inhabitants of the city; ensure that each new development is designed to best comply with the intent and purpose of the zone in which the property is located and with the general plan of the city; and
- Ensure that access to each property and circulation thereon are safe and convenient for pedestrians and vehicles.

The following types of projects are subject to a Development Review Permit:

- New construction on vacant property;
- One or more structural additions or new buildings, either with a total floor area of one thousand square feet or more;

- Reconstruction or alteration of existing buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site; and
- Conversion of residential, commercial or industrial buildings to condominiums.

Development Review Permit approval criteria is established in the Municipal Code and is summarized as follows:

- The development must be designed in a manner that is compatible with and complementary to existing and potential development in the immediate vicinity of the project site;
- The dimensions, color, and architectural design of the proposed buildings and structures must be compatible and in keeping with those existing on the same property and in the adjacent neighborhood;
- Buildings and structures must be so located on the site as to create a generally attractive appearance and be agreeably related to surrounding development and the natural environment;
- The removal of significant native vegetation must be minimized and the replacement vegetation and landscaping must be compatible with the vegetation of the surrounding area and must harmonize with the natural landscaping;
- Any development involving more than one building, or structure must provide common access roads and pedestrian walkways;
- Parking must be screened from view, to the extent feasible;
- Natural topography and scenic features of the site should be retained and incorporated into the proposed development to the extent feasible;
- Signage must comply with zoning regulations and not detract from the visual setting of the designated area or obstruct significant views;
- Light fixtures for walks, parking areas, driveways, and other facilities must be provided in sufficient number and at proper locations to assure safe and convenient nighttime use.

Additional approval criteria are provided for commercial, industrial, and residential uses. The following criteria for multifamily residential developments are limited to the on-site functionality, compatibility with adjacent uses, and aesthetic integration of projects:

- Buildings must be sited to avoid crowding and allow for a functional use of the space between buildings;
- Repetition of building or roof lines visible from public streets should be avoided;
- Adequate setback or single-story design is required for projects located adjacent to a single-family residential zone;
- Parking spaces must be located so as to be convenient and functional to the dwelling units they serve; and
- The adverse visual impact of parking areas adjacent to public streets must be minimized through the use of mounded or dense landscape strips, or low decorative masonry or stucco walls.

Achievement of the criteria can be met by the following:

1. Site buildings to avoid crowding. Where multiple buildings are proposed, the minimum building separation shall be fifteen feet.

2. Site and design buildings to avoid repetitions of building or roof lines. This may be achieved through: variation in building setback; wall plane offsets; use of different colors and materials on exterior elevations for visual relief; and architectural projections above maximum permitted height.
3. For each five-foot increase in building height over forty-five feet, the wall plane shall be stepped back an additional five feet.
4. Where adjacent to a single-family residential zone, design buildings to ensure a transition in scale, form, and height with adjacent residential properties. Designs may incorporate elements such as building massing and orientation, location of windows, stepbacks, building materials, deep roof overhangs, and other architectural features that serve to further transition the scale.
5. Assigned parking spaces shall be located so as to be functional to the dwelling units they serve.
6. The visual impact of surface parking areas adjacent to public streets shall be minimized through the use of mounded or dense landscape strips or low decorative masonry or stucco walls no more than three and one-half feet in height.
7. In accordance with the "Crime Prevention Through Environmental Design" program, site and building design shall incorporate at a minimum, the following additional elements:
  - a. Access control by defining entrances to the site, buildings and parking areas with landscaping, architectural design, lighting, and symbolic gateways; dead-end spaces shall be blocked with fences or gates or otherwise prohibited.
  - b. Natural surveillance by designing buildings and parking structures so that exterior entrances/exits are visible from the street or by neighbors, and are well lit; windows shall be installed on all building elevations; recreation areas, elevators and stairwells shall be clearly visible from as many of the units' windows and doors as possible; playgrounds shall be clearly visible from units and not located next to parking lots or streets.
  - c. Territorial reinforcement by defining property lines with landscaping and decorative fencing; individually locking mailboxes shall be located next to the appropriate units and common mailbox facilities shall be well lit. All buildings shall be clearly addressed and visible from the adjoining street(s). Architecturally designed wayfinding signs shall be installed on the premises.
  - d. Maintenance of the site and common areas by regular pruning of trees and shrubs back from windows, doors and walkways; exterior lighting shall be used and maintained and inappropriate outdoor storage shall be prohibited.

Only two findings must be made prior to the approval of a Development Review Permit: The proposed development must be compatible with the General Plan and meet the purpose and design criteria of the Zoning Ordinance.

Nearly 800 multifamily units in 11 developments representing approximately 2,296 new residents have been subject to the Development Review Permit requirement and approved by the City Council and no applications for multifamily units have been denied. As the Development Review Permit is required for residential and non-residential uses alike and each use has common and unique review criteria established in the Municipal Code, it is the City's position that, with the proposed changes, the permit requirement is not a constraint on the provision of multifamily housing in Santee.

A proposed housing project may include a general plan amendment and/or rezone. This type of approval is discretionary, requiring approval by the City Council at a public hearing. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further and not detract from the City's established land use goals. General Plan Amendments and Zone Code Amendments are generally processed concurrently with required project entitlements to save time.

The California Environmental Quality Act (CEQA) compliance process determines the timeframes for approval of many discretionary projects. Most projects are either Categorically Exempt or handled through the negative declaration process, which is processed concurrently with other discretionary approval processes. However, if an Environmental Impact Report is required a minimum of six months is added to the approval process.

In 2001, the State of California consolidated its building codes into the California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. The California Building Standards Code contains eleven parts: Electrical Code, Plumbing Code, Administrative Code, Mechanical Code, Energy Code, Elevator Safety Construction Code, Historical Building Code, Fire Code, and the Code for Building Conservation Reference Standards Code. The City has adopted the California Building Standards Code and has incorporated portions of the Uniform Building Code (1997 edition), National Electrical Code (1999 edition), Uniform Mechanical Code (2000 edition), and Uniform Fire Code (2000 edition) that are not included within the California Building Standards Code.

The City of Santee's building codes are based upon the State Uniform Building, Plumbing, Mechanical and Electrical Codes and are considered to be the minimum necessary to protect the public's health, safety and welfare. The codes are determined by the International Conference of Building Officials and the State of California. Substandard housing conditions within the City's existing housing stock are abated primarily through code compliance. Identification of code violations is based on resident complaints. Property owners are advised by the City of available rehabilitation programs to assist in the correction of code violations. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings to require the repair or removal of any structure deemed a threat to public health and safety. In order to facilitate the code compliance process for property maintenance, the City has adopted an administrative abatement process in an effort to expedite compliance and reduce the City's enforcement costs. The primary focus of these hearings has been property maintenance issues.

The City of Santee actively pursues reported code violations in the City. From January 1999 to December 2006, the Code Compliance Division conducted 4,981 inspections and resolved 3,886 cases. Of these 230 involved building-related violations. When code violations are unable to be resolved through voluntary compliance or through the nuisance abatement procedure, the City refers such cases to the City Attorney for prosecution. The City Attorney's office may seek injunctions, receivership and civil lawsuits to achieve compliance with City codes. During the 1999-2006 period, 166 such cases were referred to the City Attorney's office.

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts; Santee is compliant with the Lanterman Act. The Land Use Element and Zoning Ordinance provide for the development of multifamily housing in the R-7, R-14, and R-22 zones. Regular multifamily housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing. State licensed residential care facilities for more than six persons are conditionally permitted in the R-2, R-7, R-14, and R-22 zones. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities.

The City amended its Zoning Ordinance in 2007 to identify zone districts that allow group care facilities. Group care facilities are shared living quarters (without separate kitchen and bathroom facilities for each room or unit) for persons with physical or mental impairments that substantially limit one or more of such person's major life activities. This classification also includes, but is not limited to, group homes, sober living environments, recovery facilities, and establishments providing non-medical care for persons in need of personal services, supervision, protection or assistance essential for sustaining the activities of daily living. State-licensed residential care facilities are not group care facilities pursuant to the Ordinance.

Group care facilities serving six or fewer mentally disabled, mentally disordered or otherwise handicapped persons regardless of whether they are living together as a single household unit are permitted by right in all residential zones. Group care facilities serving more than six persons require approval of a Federal Exception Permit (FEP) in the R-2, R-7, R-14, and R-22 zones. The purpose of the FEP requirement is to provide for the reasonable accommodation of group care facilities for handicapped persons as protected by Federal law. Projects requiring approval of an FEP are be subject to such conditions as necessary to assure that the authorized use is not operated in a manner detrimental to the public health, safety, or welfare.

Findings required for approval of an FEP are summarized as follows:

- The group care facility serves disabled persons;

- Operation of the group care facility will not require a fundamental alteration in the nature of a municipal program nor impose an undue financial or administrative burden on the City; and
- Granting the FEP will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Criteria for evaluating FEP applications include:

- Whether the nature and/or extent of vehicular traffic, such as the frequency or duration of trips made by commercial vehicles, would be altered to such an extent that it would be contrary to, or violate, any relevant provision of the Santee Municipal Code;
- Whether development or use standards established in the Santee Municipal Code and that are applicable to other residential uses in the neighborhood would be violated; and
- Whether the group care facility would be located on the same legal parcel as, or otherwise located within 300 feet of any other group care facility, whether or not of the same type, size or function.

Occupancy standards for group care facilities are the same as occupancy standards for all other residential uses. The 300-foot spacing requirement for group care facilities is intended to mitigate potential campus effect on surrounding uses that can result from locating large group care facilities serving seven or more persons within close proximity to one another. The spacing requirement is minimal and is consistent with State law; this requirement is anticipated to have negligible effect on the provision of this type of housing in Santee.

It may also be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. Consistent with the state's model Reasonable Accommodation Ordinance, policy objectives of the previous Housing Element, and the current update, the City amended the Zoning Ordinance in 2007 to establish a formal procedure for handling requests for reasonable accommodation through the administrative Minor Exception process.

Although Municipal Code language on reasonable accommodation was strengthened in 2007, it requires further modification to reflect compliance with the State's model ordinance. Specifically, the City will remove reasonable accommodation language from the Minor Exception section of the code and address reasonable accommodation in a new separate code section, based on the state's model ordinance that establishes the following:

1. Describes how to obtain a Minor Exception for reasonable accommodation, including all rights under the law.
2. Sets forth separate findings for reasonable accommodation requests and normal minor exception requests
3. Sets a 30-day time period for responding to reasonable accommodation requests that are not requested as a part of a current development project application.

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Services Division of the Department of Development Services as a part of the building permit submittal.

Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

1. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
2. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
3. All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
4. Common use areas shall be accessible.
5. If common tenant parking is provided, accessible parking spaces is required.

Requests for reasonable accommodation with regard to zoning, permit processing, and building codes will be reviewed and processed by the Building Services Division of the Department of Development Services within 30 days of receipt. The reasonable accommodation procedures are based on the state's model ordinance and they clearly state how to apply for and obtain reasonable accommodation; therefore, they do not represent a constraint on the development or improvement or housing for persons with disabilities.

A "family" is defined in the Santee Zoning Ordinance as one or more individuals living together as a single household unit. The City's ordinance does not regulate residency by discriminating between biologically related and unrelated persons nor does it regulate or enforce the number of persons constituting a family. The ordinance ensures reasonable accommodation of housing for the persons with disabilities living in unlicensed group care facilities serving six or fewer mentally disabled, mentally disordered or otherwise handicapped persons regardless of whether they are living together as a single household unit by including these facilities in the definition of "family." In conclusion, Santee's definition of "family" does not restrict access to housing for persons with disabilities in Santee.

The City fully complies with the requirements of ADA and provides reasonable accommodation for housing intended for persons with disabilities on a case-by-case basis.

State and federal requirements may act as a barrier to the development or rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements, Article 34 of the State Constitution and environmental review requirements.

The State Department of Industrial Relations (DIR) has recently greatly expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would now be construed to be paid for in part out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are not however required to pay prevailing wages:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

Article 34 of the State Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any "low rent housing project" within that jurisdiction. In other words, for any projects to be built and/or operated by a public agency where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval known as "Article 34 authority" to authorize that number of units.

Santee has not sought voter approval to grant "Article 34 authority." In the past, Article 34 may have prevented certain projects from being built. In practice, most public agencies have learned how to structure projects to avoid triggering Article 34, such as limiting public assistance to 49 percent of the units in the project. Furthermore, the State legislature has enacted Sections 37001, 37001.3, and 37001.5 of the Health and Safety Code to clarify ambiguities relating to the scope of the applicability of Article 34. Although Santee does not have Article 34 authority, the City does not view this as a significant constraint to the development of affordable housing since the City does not typically function as a developer.

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Santee residents.

Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by

developers and then, to the extent possible, added to the cost of new housing units, impacting affordability.

Fees collected for new development contribute to the cost of housing and may constrain the development of lower priced housing units. Development Impact Fees are collected by the City to cover the cost of providing drainage, traffic, park, and other public facility improvements for new development.

Padre Dam Municipal Water District charges fees to provide sewer, water and recycled water service. At present, the Water District indicates adequate capacity is available to meet the City's projected water and sewer needs. The District's water service limitations for Santee is to an approximate maximum elevation of 525 feet above mean sea level; however, some of the hillside areas have existing service to higher elevations due in part to the new Magnolia Summit Reservoir and the Woodside Meadows Reservoir in the Northcote/Shadow Hills area. New development serving higher elevations, including within the North Magnolia area, will require the creation of new pressure zones and reservoirs. Development, requiring an expansion of existing water, sewer, or recycled water service, will be coordinated with the District's Integrated Facilities Plan (November 2001) and specialized localized development demand studies, as necessary.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the Padre Dam Municipal Water District within 30 days of adoption. The City will also continue to coordinate with the District to ensure affordable housing developments receive priority water service provision.

The Santee Elementary School District and Grossmont Union High School District each collects school fees for the provision of school facilities. The fees are assessed for residential, commercial, and industrial uses by building square footage. According to the Building Industry Association 2006-2007 Fee Survey, current fees are \$0.97 per residential square foot and \$0.14 per commercial/industrial square foot in the Grossmont Union High School District and \$0.24 per commercial/industrial square foot in the Santee School District.

Both on-site improvements and off-site improvements required for new construction affect the cost of housing. On-site improvements typically include drainage facilities, sewer/water facilities, and street frontage improvements consisting of curbs, gutters, sidewalks and undergrounding of utilities. Off-site improvements typically include drainage facilities, parks (or park-in-lieu fees), traffic improvements and sewer/water facilities. While affecting the cost of housing, these improvements are necessary to ensure public health and safety.

Fee reductions, waivers, or reimbursements or other incentives and/or concessions may be granted in accordance with State law with the commitment to dedicate as affordable a portion of new residential units.

Approximately 45 percent of land within the City is currently undeveloped. The primary undeveloped areas are canyons and hillsides in the north (Fanita Ranch and the north Magnolia Avenue area), southeast (Rattlesnake Mountain) and steeply sloped and rolling terrain in the southwest portions of the City. A significant amount of undeveloped acreage is also found along the San Diego River corridor including the floodway, the floodplain, a biological habitat preserve west of the Carlton Hills Blvd bridge, and several large, developable parcels in the Town Center owned by the County of San Diego parts of which have been identified in the residential sites inventory. None of the sites identified in the sites inventory are unduly constrained by environmental factors.

The City's Multiple Species Conservation Program (MSCP) Draft Subarea Plan identifies approximately 2,600 acres in the City that will be preserved as permanent open space to protect sensitive plant and animal species and their habitats once the plan is adopted. The Multiple Species Conservation Program Draft Subarea Plan is a system of open space and habitat that comprise almost one-fourth of Santee's total area when completed. This preserve system will function as permanent open space for the community. None of the sites identified in residential sites inventory are located within the MSCP Draft Subarea Plan preserve area nor are they unduly constrained by other environmental factors.

The most serious threat of fire in the City occurs at the interface between the undeveloped foothill/hillside areas and the urban areas. These foothill/hillside areas contain large quantities of grassland and other combustible plants that subject structures within close proximity to potentially extreme fire hazards.

Santee's location, surrounded by significant vacant land, makes it a medium fire hazard area. The prevalence of brush-covered hillsides, many of which are not easily accessible, add to the City's fire hazards. The most common type of fire is a "common combustible" fire, which starts with common materials such as wood, cloth, furniture, brush, etc. Roughly 80 percent of the fires in Santee are in single-family residences. A significant fire, one that burns a minimum of 500 acres and requires the heavy use of mutual aid resources, occurs in Santee on a periodic basis.

Fire safety should be integrated with project design for proposed developments in the urban/wildland interface areas of the City. The City implements a Fire Protection Plan for the Urban-Wildland Interface that requires provision of defensible space for development along the urban/wildland interface to mitigate for fire hazards. Although the City's Fire Protection Plan may constrain development on certain vulnerable sites, this constraint does not affect any of the sites included in the residential sites inventory identified for very low, low, or moderate income households.

## HOMELESS

### **Homeless Needs (91.205 (b) and 91.215 (c))**

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

1. *Homeless Needs— The jurisdiction must provide a concise summary of the nature*

*and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

The San Diego Regional Task Force on the Homeless conducts annual “point-in-time” counts of the homeless population throughout the region and issues an annual report. In 2010, there were 15 unsheltered individuals in Santee. In 2011, 58 unsheltered persons were reported in Santee. The San Diego County Sheriff’s Department plays a role in identifying the city’s homeless population. No minors have been identified (or reported) to the Sheriff’s Department, and, based on their observations, there were roughly 15 adult homeless persons within the City of Santee (2011).

(Please find discussion of priorities and objectives below).

### **Priority Homeless Needs**

- 1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*

(Please see response following Question #2)

- 2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

The City serves homeless populations by funding public services at the federally mandated 15 percent of CDBG cap. In addition, the City of Santee works with the County of San Diego Regional Continuum of Care Council (RCCC) on the regional strategic plan to address homelessness. This regional strategic plan is:

The RCCC's most recent Strategic Planning Objectives, which serve as the Homeless Strategic Plan for the County are:

**OBJECTIVE 1.** Create new permanent housing beds for chronically homeless individuals.

- Secure Shelter Plus Care funding for two chronic homeless projects, expanding capacity by 12 units (15 beds).
- Collaborate with the Plan to End Chronic Homelessness for expansion of programs for the chronic homeless by 6 beds. Secure 105 Veterans Administration Supportive Housing vouchers and target 25 for homeless meeting SHP definition.
- Continue leveraging State funded Mental Health Services Act funds for development of new beds.
- In anticipation of Hearth Act changes, advocate with local officials for use of HOME funds for chronic homeless families.

**OBJECTIVE 2.** Increase percentage of homeless persons staying in permanent housing to at least 77 percent (countywide).

- Secure continued funding for existing housing inventory.
- Seek expanded support services funding.
- Review annual performance data twice annually to identify individual program performance, create corrective actions and provide technical assistance as needed.
- Implement revised client/homeless input plans to identify barriers to housing stability.
- Improve access to mainstream income supports through collaboration and training with SSA, EDD, Workforce Investment Act, MediCal, etc.
- Research best practices for accessing and maintaining benefits.

**OBJECTIVE 3.** Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.

The Continuum of Care (CoC) will continue to monitor program performance and support best practices. Supportive Housing Program (SHP) Transitional Housing providers will continue to emphasize employment and income stability. Programs will coordinate with ARRA services, including HPRP services that assist with rapid re-housing of families and individuals.

**OBJECTIVE 4.** Increase percentage of persons employed at program exit to at least 20 percent.

Continue the current success promoted through annual public forums targeting strategies and programs for homeless persons. Coordinate activities with outreach, case management and employment groups to review current data regarding poverty, homelessness and job market forecasts. Support SHP

programs in developing plans to counteract the impact of changes in the local economy and take advantage of special resources available under ARRA for employment, training and childcare.

**OBJECTIVE 5.** Decrease the number of homeless households with children.

Expand prevention and early intervention strategies. Coordinate with public school systems to build strong partnerships with McKinney Vento homeless liaisons. Analyze jurisdictional data to identify families at high risk of becoming homeless and provide early intervention. Enhance HPRP, eviction protection and landlord/tenant services to deter homelessness for families. Access other resources, i.e., ARRA funds, to assist families with prevention and rapid re-housing services.

The County of San Diego has established a Discharge Planning strategy through its RCCC. The strategy addresses discharge planning for the various institutions of systems of care including: foster care, health care, mental health and corrections.

**Homeless Inventory (91.210 (c))**

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

Jurisdictions in San Diego County participate in a regional approach to addressing the needs of homeless residents. The following shelters provide services to a variety of homeless constituencies.

<b><u>Shelters &amp; Address</u></b>	<b><u>Telephone</u></b>	<b><u>Accommodations</u></b>
<b>Interfaith Shelter Network</b>	(619) 702-5399	Seasonal night-time shelters-various locations
<b>St. Clare's Home</b> 2091 E. Valley Parkway Escondido, CA 92027	(760) 741-0122	
<b>Catholic Charities</b> 759 8th Avenue San Diego, CA 92101	(619) 696-0873	Rachel's Women's Center
<b>San Diego Rescue Mission</b> 120 Elm Street San Diego, CA 92101	(619) 687-3720	Women & Children
<b>Brother Benno</b> 3260 Production Avenue Oceanside, CA 92054	(760) 439-1244	

<b>Neil Good Day Center</b> 299 17th Street San Diego, CA 92101	(619) 234-3041	No overnight
<b>Salvation Army</b> 732 F Street San Diego, CA 92101	(619) 231-6030	Emergency Lodging
<b>Interfaith Community Services of Escondido</b> Main Office 550 West Washington, Suite B Escondido, CA 92025	(760) 489-6380	
<b>Interfaith Community Services of Escondido</b> Coastal Office 2195 Oceanside Blvd. Oceanside, CA 92054	(760) 721-2117	
<b>St. Vincent De Paul Village</b> 1501 Imperial Avenue San Diego, CA 92101	(619) 233-8500	
<b>Crisis House</b> 1034 No. Magnolia Ave. El Cajon, CA 92020	(619) 444-1194	

The Community Action Partnership (CAP) provides homeless services through the County's Hotel Voucher Program for eight months out of the year (October through mid-May). The County coordinates its Hotel Voucher Program with the Emergency Food and Shelter program (funded by FEMA) that provides hotel vouchers for homeless families for four months during the summer.

The homeless services administered through CAP are a component of the Family Self-Sufficiency (FSS) Program. CAP has developed a network of community partners serving the homeless in San Diego that work with the FSS contracted agencies to provide a continuum of care for families eligible to the program and who are willing and ready to take part in case management to address barriers to becoming self-sufficient and obtain stable housing.

#### The Interfaith Shelter Network Program

The Interfaith Shelter Network Program assists homeless individuals and families in securing permanent housing and income, by providing case management and support services from neighborhood agencies coordinated by the Interfaith Shelter Network. The Network provides up to 90 extra shelter beds in the County for up to seven months during cold-weather season, from October through May. This program serves mentally competent homeless persons who are free of substance abuse and operates in seven (7) of the most heavily populated areas in the county. The areas served are: East San Diego, Coastal San Diego, Clairemont San Diego; in North County: Coastal and Inland; and South and East regions of the County. Shelter is offered for 6 to 26 weeks in each area and a minimum of one case management agency serves each area.

In addition to emergency lodging, Interfaith Shelter Network also provides:

- Food and hygiene items
- Case management and problem solving
- Career guidance and employment assistance
- Transitional or permanent housing
- Moral Support at religious congregation facilities

### **Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

## Emergency Shelter Grants (ESG)

*(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.*

N/A

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

\*Please also refer to the Community Development Table in the Needs.xls workbook

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*

(Please see response following Question #4)

2. *Describe the basis for assigning the priority given to each category of priority needs.*

(Please see response following Question #4)

3. *Identify any obstacles to meeting underserved needs.*

(Please see response following Question #4)

4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

*NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

**Approach to public input.** The following provides a brief description of public input process conducted during the preparation of the City's FY 2010 – 2015 Consolidated Plan, which included a resident survey and stakeholder interviews.

- **Resident survey.** Santee residents were given the opportunity to comment on the City's needs through an online survey, hosted on the City's website, as well as through a paper survey, distributed at Santee's City Hall. A flyer soliciting resident participation in the survey was posted at City Hall, as well as other locations throughout the community.

A total of 30 Santee residents participated in the survey. Residents that participated in the survey included many long term residents that noted their satisfaction with living in Santee. Resident concerns point to the challenges that Santee has in maintaining and improving its aging housing stock and infrastructure, while also providing the amenities and economic opportunities necessary to be competitive in the region. Survey responses are summarized in greater detail below.

- **Stakeholder interviews.** A series of key person interviews were conducted to provide local stakeholders the opportunity to discuss the needs of Santee residents. Stakeholders primarily include individuals that work with Santee's special needs population. Key persons interviewed represented the following:
  - Members of the business community and Chamber of Commerce;
  - Groups providing youth activities;
  - Organizations serving low to moderate income seniors;
  - Organizations providing homeless and homeless prevention services;
  - A local fair housing organization;
  - Organizations serving victims of domestic violence; and,
  - Staff from Edgemoor Hospital, a facility serving low-income residents with physical and psychiatric challenges, as well as being one of the City's largest employers.

### **Summary of Strengths and Needs from Public Input**

**Strengths.** Community strengths should be noted, as community assets retain old residents and attract new. The following provides a summary of what residents and stakeholder identified as Santee's strengths.

- **Program and service provision.** Survey respondents that had participated in public programs and services all scored their experiences with these programs as "excellent" or "good". Programs and services cited by residents included paramedic and fire services and various youth and recreational programs.
- **Collaboration and partnership with local service providers.** Stakeholders all noted the positive working relationship they had with the City. Stakeholders also noted that the City has been creative in overcoming challenges, such as a lack of public facilities meeting space, by partnering with organizations with these amenities.
- **Economic development.** The City has recently been successful in diversifying its retail base, as well as making infrastructure improvements to be more business friendly. Stakeholders feel that the City is well-positioned to recruit new firms, particularly because of its access to public transportation and proximity to military posts and bases.

**Needs.** The following provides a synopsis of need identified:

- Public infrastructure. When residents were asked to identify the greatest needs within their neighborhoods, the majority of respondents cited the need for infrastructure improvements. When asked to identify unmet city-wide needs, many residents voiced concerns related to the poor quality of the City's streets and sidewalks. Residents felt that infrastructure improvements are necessary for improved safety and accessibility for residents, as well as for better traffic flow.
- Community Development/Public Services. Community development and public service needs include:
  - Santee's role as a bedroom community to San Diego has resulted in traffic congestion in some portions of the City. In an effort to provide more local jobs to help alleviate traffic congestion, some residents mentioned the need for economic development to spur job creation in the City. Suggestions for economic development included loans for business façade improvements, the recruitment of new firms to Santee and job training. Stakeholders also noted that Santee is competitively located to attract both active duty military, as well as businesses that serve as military contractors. An economic development strategy that incorporates housing and attracting military-related jobs could be successful in Santee.
  - Neighborhood beautification and code enforcement related to rundown and unkempt housing units was cited as a need by some residents participating in the online survey.
  - Although the provision of local activities and entertainment amenities (ex: movie theater) is not pertinent to the purpose of the Consolidated Plan and CDBG eligible activities, resident interest in continued diversification of the local retail base is duly noted.

**Five-year goals.** The City's Five-Year Consolidated Plan for the 2010-15 period established the following four goals:

- Goal Number 1. Maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods.
- Goal Number 2. Assist residents by helping them acquire and/or maintain affordable housing in the City.
- Goal Number 3. Support activities that improve the quality of life for seniors and persons with special needs.
- Goal Number 4. Support the provision of homeless services and homeless prevention services.

### **One-Year (2012/13 Action Plan) Objectives and Outcomes**

The following Objectives and Outcomes are presented under the four five-year Strategic Plan Goals to demonstrate how the City's activities relate to the overarching Goals.

#### **Community Development Goals:**

- Goal Number 1. Maintain and improve the infrastructure of the City's low and moderate income neighborhoods.

Objective 1. Support infrastructure improvements to improve quality of Santee's neighborhoods.

Outcome 1.1.1. Allocate \$100,000 for drainage and roadway improvements to Buena Vista Ave./Railroad Ave. site.

Outcome 1.1.2. Allocate \$159,068 for debt service related to a Section #108 loan to partially fund drainage and roadway improvements to Buena Vista Ave./Railroad Ave. site.

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. The recent economic downturn has severely impacted public agency budgets. Continued state budget shortfalls have caused the State of California to reduce funding for local aid to cities and towns, significantly impacting the funding of local programs. The elimination of redevelopment agencies will have 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. Given the current economic climate, the City anticipates further reductions in programs funded through CDBG and HOME allocations due to reduced Congressional appropriations.

### **Antipoverty Strategy (91.215 (h))**

1. *Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*

(Please see response following Question #2)

2. *Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

According to the American Community Survey 2006-2008 3-year estimate, approximately 7 percent of the population of the City of Santee were living below the poverty level. Approximately 11 percent of the population under 5 years of age, and 12 percent of senior residents were living below the poverty level. Female-headed households accounted for 40 percent of all household types in poverty; additionally, female-headed households with children had the highest incidence rates of poverty at 14 percent. The challenges associated with poverty, including stress, strained family relationships, substandard housing, lower educational attainment, limited employment skills, unaffordable child care, and transportation difficulties, make it difficult for low-income families to obtain and maintain employment, and therefore

housing and basic needs.

One of the most significant efforts taken by the City in this area is job creation and retention. Through the CDBG economic development activities and the CDBG Section 108 Loan Guarantee Program, the City has used funds to create new jobs throughout the City.

The City seeks to reduce the number of people living in poverty by continuing to implement its anti-poverty strategy, which includes supporting a number of programs, including housing assistance, supportive services and economic development assistance. 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 providing economic and job training programs.

### **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. *(States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.*

N/A

## **NON-HOMELESS SPECIAL NEEDS**

### **Specific Special Needs Objectives (91.215)**

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

The following Objectives and Outcomes are presented under the four five-year Strategic Plan Goals to demonstrate how the City's activities relate to the overarching Goals.

#### **Housing goal and objectives:**

- Goal Number 3. Support activities that improve the quality of life for seniors and persons with special needs.
- Objective 1. Continue to support local organizations providing support for seniors and residents with special needs.
- Outcome 3.1.1. Allocate \$40,491 (15 percent of the City's CDBG allocation) to local service providers for operations and program administration, which include:
- Santee Ministerial Council - Santee Food Bank (\$18,368), which will serve approximately 20,000 persons.

- Meals on Wheels Greater San Diego, Inc. (\$7,872), which serve approximately 74 residents.
- Santee Foundation (\$4,504), which will assist 300 residents.
- Crisis House Homeless Prevention and Intervention Project (\$3,936), will aide 960 persons in need.
- Elderhelp of San Diego (\$3,061), which will serve 50 residents.
- Home of Guiding Hands (\$15,772), which will assist 18 residents.
- Lutheran Social Services - Caring Neighbors Program (\$10,000) which will assist 70 households.

East County Family YMCA-Cameron Family Facility (\$875), which will provide scholarships for 150 children.

2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

The City of Santee has access to Federal, State, and local resources to achieve its housing and community development priorities. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. The City utilizes two major funding sources for housing and community development activities: CDBG and HOME funds. HUD awards CDBG and HOME funds to Santee based on a formula allocation that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. CDBG funds can be used for housing and community development activities, and HOME funds are used to expand affordable housing opportunities.

The City's goal is to leverage Federal, State, and local funds to maximize the number of households that can be assisted. Other funding sources are available to the City but not addressed in this planning document. Community development, housing, and economic development goals can be met with supplemental funds that may be leveraged, such as:

**Section 8:** The Section 8 Rental Choice Voucher Program is authorized by the U.S. Housing Act of 1937, and is overseen by HUD's Office of Public and Indian Housing. The Housing Authority of the County of San Diego administers the local Section 8 Housing Choice Voucher Rental Assistance Program for Santee residents.

**Supportive Housing Program (SHP):** Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness are available from HUD. These grants are awarded to San Diego County to implement a broad range of activities which benefit homeless persons.

**Housing Opportunity for Persons with AIDS (HOPWA):** The HOPWA program provides funding for the housing and related support-service needs of low-income

persons living with human immunodeficiency virus (HIV) and acquired immunodeficiency syndrome (AIDS). The Housing Authority of the County of San Diego administers HOPWA for Santee residents.

**Low Income Housing Tax Credits:** Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.

**Homelessness Prevention and Rapid Re-Housing Program (HPRP):** The purpose of HPRP is to provide homelessness prevention assistance for households who would otherwise become homeless and rapid re-housing assistance for persons who are recently homeless. HPRP assistance is not intended to provide long-term support for program participants, nor will it be able to address all of the financial and supportive service needs of households that affect housing stability. Rather, assistance will be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping them develop a plan for preventing future housing instability. The Housing Authority of the County of San Diego administers HOPWA for Santee residents.

## **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*

*\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*

(Please refer to Non-homeless Special Needs Table)

2. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*

(Please see response following Question #6)

3. *Describe the basis for assigning the priority given to each category of priority needs.*

(Please see response following Question #6)

4. *Identify any obstacles to meeting underserved needs.*

(Please see response following Question #6)

5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*

(Please see response following Question #6)

6. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

**Five-year goals.** The City's Five-Year Consolidated Plan for the 2010-15 period established the following four goals:

- Goal Number 1. Maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods.
- Goal Number 2. Assist residents by helping them acquire and/or maintain affordable housing in the City.
- Goal Number 3. Support activities that improve the quality of life for seniors and persons with special needs.
- Goal Number 4. Support the provision of homeless services and homeless prevention services.

**One-Year (2012/13 Action Plan) Objectives and Outcomes**

The following Objectives and Outcomes are presented under the four five-year Strategic Plan Goals to demonstrate how the City's activities relate to the overarching Goals.

**Housing goal and objectives:**

- Goal Number 3. Support activities that improve the quality of life for seniors and persons with special needs.
  - Objective 1. Continue to support local organizations providing support for seniors and residents with special needs.
    - Outcome 3.1.1. Allocate \$40,491 (15 percent of the City's CDBG allocation) to local service providers for operations and program administration, which include:
      - Santee Ministerial Council - Santee Food Bank (\$18,368), which will serve approximately 20,000 persons.
      - Meals on Wheels Greater San Diego, Inc. (\$7,872), which serve approximately 74 residents.

- Santee Santas Foundation (\$4,504), which will assist 300 residents.
- Crisis House Homeless Prevention and Intervention Project (\$3,936), will aide 960 persons in need.
- Elderhelp of San Diego (\$3,061), which will serve 50 residents.
- Home of Guiding Hands (\$15,772), which will assist 18 residents.
- Lutheran Social Services - Caring Neighbors Program (\$10,000) which will assist 70 households.

East County Family YMCA-Cameron Family Facility (\$875), which will provide scholarships for 150 children.

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. The recent economic downturn has severely impacted public agency budgets. Continued state budget shortfalls have caused the State of California to reduce funding for local aid to cities and towns, significantly impacting the funding of local programs. The elimination of redevelopment agencies will have 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. Given the current economic climate, the City anticipates further reductions in programs funded through CDBG and HOME allocations due to reduced Congressional appropriations.

## **Housing Opportunities for People with AIDS (HOPWA)**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also

describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

HOPWA funds are administered by the County of Santee for Santee residents.

### **Specific HOPWA Objectives**

1. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

HOPWA funds are administered by the County of Santee for Santee residents.

### **OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other section.