



Fifth 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 2014/15 One-Year Action Plan implements the fourth 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 2014/15 (July 1, 2014 through June 30, 2015) that utilize CDBG and HOME funds.

In correspondence from HUD dated March 18, 2014, the City of Santee was notified that it may apply for an allocation of \$279,672 in CDBG funds for Program Year 2014 activities. This represents an increase in CDBG funding of \$25,935 (approximately 10%).

As of April 10, 2014, the City of Santee has not been notified of the amount of HOME Program funding that will be allocated as the result of the City's participation in the San Diego County HOME Consortium. For planning purposes, the City of Santee projects that it will receive an allocation HOME Program funding comparable with that received in Program Year 2013 (or approximately \$100,000).

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:

General Objective Categories	General Outcome Categories
<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 2014/15 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 that 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 (2014/15) 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 2014/15, the City has been notified it will receive \$279,672 in CDBG funds to address its housing and community development needs. An additional \$7,951 in accumulated uncommitted CDBG funds will be allocated to eligible public facilities activities (Home of Guiding Hands home repairs). The City intends to leverage other federal funds (i.e. HOME) and local resources wherever available to maximize the benefit from the CDBG funds.

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 (2014/15 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. Continue to support the First Time Homebuyer Program to assist low and moderate income residents purchase an affordable home.
- Outcome 2.1.1. As a participant in the San Diego County HOME Consortium, promote funding of 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 \$41,950 (15 percent of the City’s CDBG allocation) to local service providers for operations and program administration, which include:
- East County Family YMCA-Cameron Family Facility (\$3,300), which will provide scholarships for approximately 440 youths.
 - Crisis House Homeless Prevention and Intervention Project (\$3,300), will aide approximately 200 persons in need.
 - Elderhelp of San Diego (\$3,300), which will serve approximately 5 residents.
 - Lutheran Social Services Caring Neighbor Program (\$3,300), which will perform minor home repairs in support of approximately 15 low-income households.
 - Meals on Wheels Of Greater San Diego, Inc. (\$5,510), which serve approximately 40 residents.
 - Santee Ministerial Council – Santee Food Bank (\$17,730), which will serve approximately 13,500 persons.
 - Santee Santas (\$5,510), which will aide approximately 165 persons in need.
- Objective 2. Continue the support of the City’s fair housing activities.
- Outcome 3.2.1. Provide \$14,860 of CDBG funds to a local fair housing organization (CSA San Diego County) to provide fair housing counseling, testing and support to approximately 175 Santee 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 (\$17,730).
- 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 (\$3,300).

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 \$172,723 for debt service related to a Section #108 loan to partially fund drainage and roadway improvements to Buena Vista and Railroad Avenues.

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).
- 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)

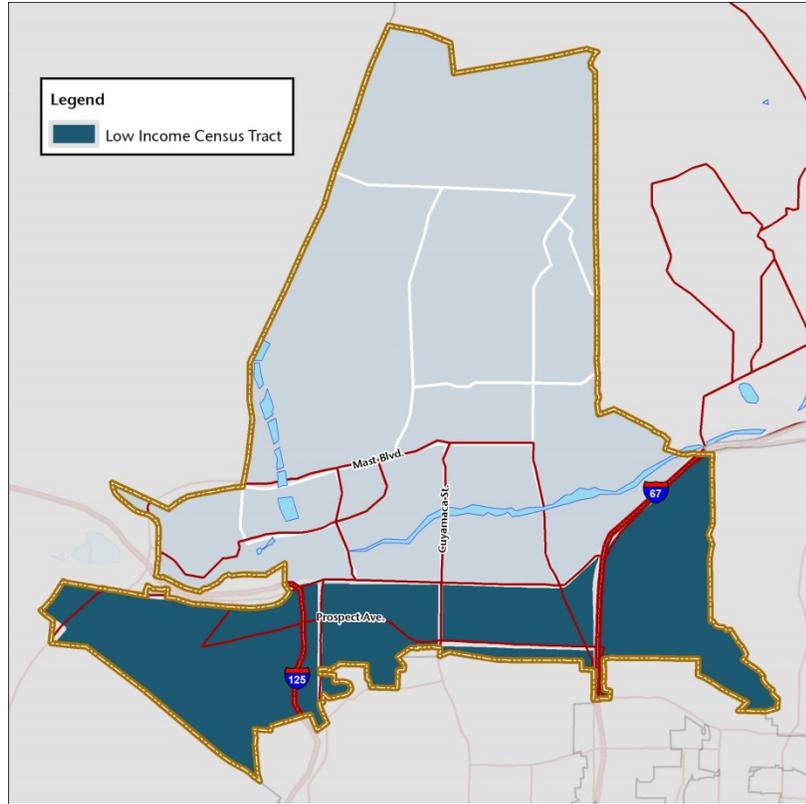
2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate,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

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- 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.
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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 that 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 has had a devastating impact on future infrastructure, housing and economic development efforts.

Furthermore, entitlement grants have fallen off dramatically over recent years, further decreasing funds available to provide services and meet the City's needs. 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.*

In the preparation of the Consolidated Plan, 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 are administered by the Director of Planning at 10601 Magnolia Avenue under the direction of the City Manager. The Director of Planning collaborates with City departments and outside agencies to implement to carry out the objectives established in the Consolidated Plan.

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 own or manage public housing properties. The County of San Diego Housing Authority is the local agency for the administration of public housing and rental assistance programs. On 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. By December 31, 2013, the number of households receiving Housing Choice Vouchers had increased by 70 to 361 households.

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 affordable housing programs 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.

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. Another issue of concern is housing affordability. As indicated in the Housing Needs section, a significant number of households are overpaying for housing. The following are housing priorities and activities to be pursued in FY 2013-2014 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 (2014/15 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 \$172,723 for debt service related to a Section #108 loan to partially fund drainage and roadway improvements to Buena Vista Avenue and Railroad Avenue.
- Goal Number 2. Assist residents by helping them acquire and/or maintain affordable housing in the City.
- Objective 1. Continue to support the First Time Homebuyer Program to assist low and moderate income residents purchase an affordable home.
- Outcome 2.1.1. As a participant in the San Diego County HOME Consortium, promote funding of 8 first-time homebuyer program loans.
- Objective 2. Continue the support of the City's fair housing activities.
- Outcome 2.2.1. Provide \$14,860 of CDBG to fund a local fair housing organization (CSA San Diego County) to provide fair housing testing, counseling and support to approximately 175 Santee 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 \$41,950 (15 percent of the City's CDBG allocation) to local service providers for operations and program administration, which include:
- Crisis House Homeless Prevention and Intervention Project (\$3,300), will aide approximately 200 persons in need.
 - Elderhelp of San Diego (\$3,300), which will serve approximately 5 residents.
 - Lutheran Social Services Caring Neighbor Program (\$3,300), which will perform minor home repairs in support of approximately 15 low-income households.

- Meals on Wheels Of Greater San Diego, Inc. (\$5,510), which serve approximately 40 residents.
- Santee Ministerial Council – Santee Food Bank (\$17,730), which will serve approximately 13,500 persons.

Objective 2. Continue the support of the City's fair housing activities.
Outcome 3.2.1. Provide \$14,860 of CDBG to fund a local fair housing organization (CSA San Diego County) to provide fair housing counseling and support to approximately 175 Santee 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 (\$17,730).
 - Crisis House Homeless Prevention and Intervention Project (\$3,300).
 - Home of Guiding Hands (\$17,020), which will improve housing for 30 developmentally disabled adults.
 - Lutheran Social Services Caring Neighbor Program (\$3,300), which will perform minor home repairs in support of approximately 15 low-income 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:
- Santee Ministerial Council – Santee Food Bank (\$17,730).
 - Crisis House Homeless Prevention and Intervention Project (\$3,300).

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 Census, Santee's population rose slightly from 53,090 in 2000 to 53,413 in 2010. Contributing to the low population growth was the removal of hundreds of homes to provide right-of-way for the extensions of two freeways through the southern portion of the City. State Route 52 was constructed south of Mission Gorge Road through to State Route 67, and State Route 125 parallels Fanita Drive, terminating at Mission Gorge Road. These extensions, while necessary for the full development of the City, resulted in the loss of hundreds of dwelling units.

The San Diego Association of Governments (SANDAG) forecasts that the Santee population will reach 64,551 by the year 2020. This represents a growth rate of over 17 percent, or approximately 11,138 people. Although this population increase seems quite rapid, the ability to accommodate this many residents in such a short time already exists within the current General Plan and Zoning Map. Existing vacant and underdeveloped land and projects already approved/proposed represent the capacity to accommodate this need.

Demographic Profile

The age structure of a population is also an important factor in evaluating housing and community development needs. 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 2010, Santee's median age was 37.2 years, while the County's median age was 34.6. The proportion of residents aged 65+ in Santee (11 percent) was tied for lowest among its neighbors, but has risen significantly in the past 10 years. The proportion of residents under 18 was the third highest among six neighboring jurisdictions.

The racial composition of Santee residents in 2010 was 74 percent White, four percent Asian, two percent Black, four percent for those who declared more than one race, and less than once percent for American Indian/Alaskan and Hawaiian/Pacific Islander. In the 2010 Census, Hispanic descent was not considered a race, it was considered an ethnicity. A person can be of any race and be Hispanic. Approximately 16 percent of Santee residents considered themselves Hispanic in 2010.

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.

Income

According to SANDAG estimates, nine percent of Santee households in January 2012 had incomes lower than \$15,000, while 16 percent of households earned incomes between \$15,000 and \$29,999. This represents a 2.1-percent increase and a 2.6-percent increase, respectively, since 2006. Approximately 35 percent of City households earned incomes between \$30,000 and \$60,000, while roughly 29 percent had incomes between \$60,000 and \$99,999. Another 11 percent of Santee households earned \$100,000 or more. Proportionally, more households in Santee earn higher incomes when compared to countywide households. SANDAG estimated that the

median household income in Santee was \$71,464 as of August 2012, while the median income for the County was estimated to be \$62,771.

Housing Type

The City's housing stock grew from 18,883 units in 2000 to an estimated 20,299 units as of January 2012, or approximately 7.8 percent. The City's housing growth out-paced that of nearby East County neighbors El Cajon and La Mesa since 2000 despite the demolition of over 650 Santee homes due to the CalTrans extensions of State Routes 125 and 52.

Santee maintains a diverse housing stock. In 2012, single-family homes comprised 64 percent of the housing stock, while multifamily units comprised 24 percent, and 11 percent of the housing stock consisted of mobile homes. Compared to surrounding communities, the City had a larger proportion of mobile homes.

Overcrowding

An overcrowded housing unit is defined as a unit occupied by more than one person per room. According to the Comprehensive Housing Affordability Strategy (CHAS), roughly two percent of Santee households experienced overcrowded living conditions in 2008, the latest year for which data are available from HUD. Of these, 45 percent were in owner-occupied households, and 55 percent were renters. This suggests that renters are disproportionately affected by overcrowding – as of 2010, only 29 percent of the households in Santee were renter-occupied, but they represent 55 percent of all overcrowded households.

While a portion of overcrowding problems is likely attributable to a lack of larger housing units available for rent, analysis of another housing problem, overpayment, reveals that the incidence of overcrowding is also caused by a high ratio of housing costs to income, potentially forcing families to take on additional roommates to devote income to other basic needs. However, with the dissolution of the Redevelopment Agency and diminishing federal and State housing funds, the City's ability to expand affordable housing opportunities in the community is seriously compromised.

Overpayment

State and federal standards for housing cost burden (overpayment) are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. According to the CHAS data, 44 percent of Santee households overpaid for housing in 2008 and housing cost burden affected a larger proportion of homeowners (44 percent) than renters (41 percent). By contrast, housing cost burden affected only 34 percent of households in 2000 and the incidence of overpayment was greatest among renters (37 percent) when compared to homeowners (33 percent). Overpayment affected a majority of lower and moderate income households in 2008 regardless of tenure; however, the incidence of overpayment was greatest among very low income homeowners (88 percent) and very low income renters (75 percent).

Special Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's

employment and income, family characteristics, disability, and household characteristics, among other factors. Consequently, certain residents in Santee may experience a higher prevalence of housing overpayment (cost burden), overcrowding, or other housing problems.

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

SENIORS – According to 2010-2012 American Community Survey 3-Year Estimates, seniors (age 65+) comprised 13.4 percent of Santee residents. According to the 2010-2012 U.S. Census American Community Survey (ACS), 18.5 percent of households were headed by householders 65 years of age and older. Of these households, the majority (77 percent) owned their homes, while the remainder (23 percent) rented. Approximately, 38 percent of Santee’s senior population was reported as having one or more disabilities according to the 2010-2012 ACS. The need for senior housing can be expected to increase in Santee due to the changing demographics of the population.

SINGLE-PARENT HOUSEHOLDS - According to the 2010-2012 ACS, approximately 16 percent of Santee households were headed by single parents. The large majority of these, 82 percent, were headed by females. Twenty four percent of single-parent households had incomes below the poverty level; 97 percent of those households were headed by women.

The City will also continue to fund agencies that provide supportive services, including agencies that provide temporary shelter, food, and clothing to single-parent households that may be displaced due to domestic violence.

LARGE HOUSEHOLDS - Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

Eleven percent of Santee households were classified as “large households” by the 2010-2012 ACS. Approximately one-third of those households rented the units they occupied. While 23.8 percent of occupied housing units in the City had four or more bedrooms, only a small portion of these units (2.7 percent) were occupied by renters. Since only 11 percent of Santee’s households are large households, Santee’s housing stock should be adequate to meet the needs of larger households.

PERSONS WITH DISABILITIES - Disability is a physical, mental, or developmental condition that substantially limits one or more major life activity. The 2010-2012 ACS estimated that 10 percent of Santee’s population over five years of age had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 22.6 percent involved difficulty hearing, 14.8 percent involved cognitive difficulty, 25.8 percent involved ambulatory disabilities, 19.3 percent made independent living difficult, 8.9 percent limited self-care ability, and 7.8 percent involved visual difficulty.

Services for persons with disabilities are typically provided by both public and private agencies. The City provides funds to non-profit organizations that provide home improvement and repair services to lower income households, including ADA improvements.

PERSONS WITH DEVELOPMENTAL DISABILITIES - As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not collect or report statistics for developmental disabilities and no other source is known to have this data for Santee. According to the State's Department of Developmental Services, as of November 2012, approximately 460 Santee residents with developmental disabilities were being assisted at the Developmental Center and Regional Center in San Diego. Most of these individuals were residing in a private home with their parent or guardian and 156 of these persons with developmental disabilities were under the age of 18.

AGRICULTURAL WORKERS - Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. The 2010-2012 ACS estimates that 71 residents of Santee residents were employed in farming, forestry, or fishing occupations.

STUDENTS - The 2010-2012 ACS estimates that approximately 9.8 percent of Santee residents 18 and older were enrolled in college or graduate school, which is lower than the proportion of college students countywide (12.1 percent).

HOMELESS - According to HUD, a person is considered homeless if he/she is not imprisoned and:

- 1) Lacks a fixed, regular, and adequate nighttime residence;
- 2) The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- 3) The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- 4) The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

San Diego County's leading authority on the region's homeless population is the Regional Task Force on the Homeless, which estimated that Santee's unsheltered homeless population in May 2013 to be 18 people. This is down from the 2012 estimate of 26 unsheltered homeless persons.

Homelessness is a regional issue that requires the coordination among regional agencies. 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. The City 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.

Substandard or Dilapidated Housing

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. Santee's housing stock is older than the County's; 85 percent of the City's housing stock was constructed prior to 1990, while only 76 percent of the County's housing stock is more than 22 years old (Figure 2-8). Therefore, more than four out of every five existing housing units in Santee will be older than 30 years and of sufficient age to be susceptible to deterioration, requiring maintenance or rehabilitation by 2020.

The City provides CDBG funds to assist non-profit organizations that provide minor home improvement and repair services to lower income households. The City's Code Enforcement Officer surveyed residential properties in May 2007 and identified 63 substandard or dilapidated homes in need of substantial rehabilitation. Another five homes were identified as dangerous and in need of demolition and replacement. The City estimates that the number of substandard, dilapidated, or dangerous homes in the City has not changed significantly since 2007.

Vacancy

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of 1.5 to 2.0 percent for ownership housing and 5.0 to 6.0 percent for rental housing are considered optimal to balance demand and supply for housing.

Vacancy rates in Santee are close to what is considered optimal for a healthy housing market. According to the 2010-2012 ACS, the overall vacancy rate in Santee was 3.7 percent. Specifically, the vacancy rate for ownership housing was 1.9 percent (down from 2.8 percent), while the rental vacancy rate was 3.7 percent (down from 6.0 percent).

Housing Cost - Ownership

The California Association of Realtors made median home prices (including single-family homes and condominiums) for cities and counties throughout California available to the public until December 2010. As of December 2010, the median home price in Santee was \$325,000. As reported by Zillow.com, the median home value in Santee was

\$391,000 in March 2014 (up 14.9% over the past year). The median list price per square foot was \$246 (lower than the San Diego Metro average of \$283).

Housing Cost - Rental

The San Diego County Apartment Association publishes quarterly and semi-annual rental market reports based on surveys conducted throughout the region. In its December 2013 semi-annual report, the SDCAA reported the average rent for studio units was \$861; \$1,161 for 1-bedroom units; \$1,397 for 2-bedroom units; and \$1,848 for units with three or more bedrooms.

Renters comprise approximately 30 percent of the City's households. As reported by Zillow.com, the median asking rent in Santee was \$1,900 in March 2014 (up 15.1% over the past year).

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 in 2013 (the most recent years for which limits have been published) ranged from \$453 per month for a one-person household to \$628 per month for a family of five.

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 \$756 per month for a one-person household to \$907 per month for a family of five.

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 MLS real estate database, extremely low and very low income households could not afford the asking price of any adequately sized home listed for-sale in November 2013.

Low Income Households: Low income households earn 51 to 80 percent of the County AMI. Affordable rental rates for low income households would range from \$911 for a one-person household to \$1,139 for a five-person household.

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. A moderate income household can afford rental rates of \$1,669 to \$2,087 per month depending on household size.

Moderate income households can afford a wide range of apartments, condominiums, and single-family detached dwellings advertised in November 2013.

Assisted Housing Inventory

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. Santee has six assisted housing developments that provide 623 affordable housing units.

At-Risk Housing

During the period from 2013 to 2022, two assisted housing projects in Santee are at risk of converting to market-rate housing. As of January 2013, 309 units were at risk of converting to market rate rents. Of these units, 121 were within the Carlton Country Club Villas, while the Woodglen Vista Apartments had 188 at-risk units.

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) the provision of rental assistance to tenants using funding sources other than Section 8.

Rental income would not be adequate to cover the cost of securing at-risk properties through outright acquisition or covenant in the absence of a source of subsidy. Following the dissolution of California's redevelopment agencies, available funding sources, including CDBG allocations, are insufficient to secure at-risk units through rental subsidies, acquisitions, or purchase of covenants.

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.

Disproportionate Needs

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

- Among households experiencing housing problems as defined in HUD's CHAS Data Set, homeowners were disproportionately affected (70.8 percent compared with 29.2 percent).
- Elderly renters had the highest level of housing problems regardless of income level (65 percent).

- All extremely low income large renter families had housing problems; the CHAS estimates that all of these households paid more than 50 percent of their income on housing costs.
- More than half of all lower income households (<80 percent AMI), regardless of tenure, incurred a cost burden.
- Of the 1,555 extremely low income Santee households reported in the 2006-2008 CHAS, approximately 65 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.

<u>Outcome 1.1.1.</u> Allocate \$172,723 for debt service related to a Section #108 loan to partially fund drainage and roadway improvements to Buena Vista and Railroad Avenues in a CDBG qualifying census area. |
| Goal Number 2. | Assist residents by helping them acquire and/or maintain affordable housing in the City. |
| Objective 1. | Continue to support the First Time Homebuyer Program to assist low and moderate income residents purchase an affordable home.

<u>Outcome 2.1.1.</u> As a participant in the San Diego County HOME Consortium, promote funding of 8 first-time homebuyer program loans. |

- Objective 2. Continue the support of the City’s fair housing activities.
Outcome 2.2.1. Provide \$14,860 of CDBG to fund a local fair housing organization (CSA of San Diego County) to provide fair housing counseling and support to approximately 175 Santee 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 \$41,950 (15 percent of the City’s CDBG allocation) to local service providers for operations and program administration, which include:
- East County Family YMCA-Cameron Family Facility (\$3,300), which will provide scholarships for approximately 440 youths.
 - Crisis House Homeless Prevention and Intervention Project (\$3,300), will aide approximately 200 persons in need.
 - Elderhelp of San Diego (\$3,300), which will serve approximately 5 residents.
 - Lutheran Social Services Caring Neighbor Program (\$3,300), which will perform minor home repairs in support of approximately 15 low-income households.
 - Meals on Wheels Of Greater San Diego, Inc. (\$5,510), which serve approximately 40 residents.
 - Santee Ministerial Council – Santee Food Bank (\$17,730), which will serve approximately 13,500 persons.
 - Santee Santas (\$5,510), which will aide approximately 165 persons in need.
- Objective 2. Continue the support of the City’s fair housing activities.
Outcome 3.2.1. Provide \$14,860 of CDBG to fund a local fair housing organization (CSA San Diego County) to provide fair housing counseling and support to approximately 175 Santee 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 (\$17,730).
- Crisis House Homeless Prevention and Intervention Project (\$3,300).
- Home of Guiding Hands (\$17,020), which will improve housing for 30 developmentally disabled adults.
- Lutheran Social Services Caring Neighbor Program (\$3,300), which will perform minor home repairs in support of approximately 15 low-income 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 (\$3,300).

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.

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broad range of activities which benefit homeless persons.

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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.

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 periodically updates its density bonus ordinance to reflect the annual changes in State law regarding density bonuses.

The City also participates in the San Diego County Regional Mortgage Certificate Program (Section 6, Program 8) and provides down payment and closing cost assistance to first-time lower and moderate income homebuyers (Section 6, Program 7).

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.

Governmental Constraints

Policies of the City can have an impact on the price and availability of housing in Santee. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve to constrain development of housing affordable to all segments of the community

The City's last comprehensive update of the General Plan occurred in August 2003. A new Urban Residential land use designation that permits 30 units per gross acre was added in 2010. 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.

Developers of affordable and senior housing and property owners who initiate lot consolidation may request a variety of incentives, including concessions, modifications, or waivers of otherwise applicable development standards.

The provision of off-street parking can increase the cost of housing; however, 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. Parking standards in Santee are not considered a constraint to housing development.

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 Santee.

Reduced, waived, or reimbursed fees are possible incentives under the City's density bonus ordinance and could be a potential consideration for future lot consolidation incentives (Section 6, Programs 10 and 13). When fees calculated on a prototypical

single-family home by the Building Industry Association in 2006-2007 (the last year for which fee survey data for Santee and nearby jurisdictions is available), Santee's fees were average when compared to its neighbors.

Since the year 2000, over 1,550 multifamily units in 20 developments representing approximately 4,150 new residents have been approved by the City Council subject to the requirement for a Development Review Permit. No applications for multifamily units have been denied.

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.

The City of Santee adopted the 2012 California Building Code (CBC), Part 2, Title 24 of the California Code of Regulations. The CBC is based on the International Building Code, 2012 Edition and considered to be the minimum necessary to protect the public's health, safety and welfare.

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. The City then advises property owners on proper corrective action. 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.

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted in all residential districts; Santee is compliant with the Lanterman Act.

In January 2013, the City updated the Zoning Ordinance to update and include provisions for transitional and supportive housing. These facilities may serve persons with disabilities. Consistent with State law, transitional and supportive housing facilities as defined in the Health and Safety Code are permitted in all residential zones.

The City also accommodates persons with disabilities in group care facilities. Group care facilities serve mentally disabled, mentally disordered or otherwise handicapped persons regardless of whether they are living together as a single household unit. These facilities are separate from State-licensed residential care facilities and require approval of a CUP in all residential zones. Group care facilities are subject to the same review process, approval criteria, and findings as all other uses that require a CUP, including large residential care facilities.

The City's Reasonable Accommodation Ordinance is based on the State's model ordinance. When a request for reasonable accommodation is filed with the Department

of Development Services, it is referred to the Development Services Director for review and consideration. The Development Services Director must consider the following criteria when determining whether a requested accommodation is reasonable:

1. The Applicant making the request for reasonable accommodation is an individual protected under the Federal Fair Housing Amendments Act of 1988.
2. The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Federal Fair Housing Amendments Act of 1988.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.

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.

Government Code Section 12955.1(b) 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.

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. 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 or owner of low-cost housing.

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.

Finally, the City of Santee is located within the Airport Influence Area (AIA) of Gillespie Field. Approximately 63.91 acres of Santee's residential sites inventory is located within the boundaries of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). At the present time, land use proposals within the AIA are subject to land use compatibility determinations by the Airport Land Use Commission (ALUC), potentially increasing the cost and time required to gain approval of a residential development.

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.*

Assessing a region's homeless population is difficult because of the transient nature of the population. San Diego County's leading authority on the region's homeless population is the Regional Task Force on the Homeless. 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 (18 people) was unsheltered in 2013.

(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.

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.
- OBJECTIVE 2. Increase percentage of homeless persons staying in permanent housing (countywide).
- OBJECTIVE 3. Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- OBJECTIVE 4. Increase percentage of persons employed at program exit.
- OBJECTIVE 5. Decrease the number of homeless households with children.

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.

<u>Shelters & Address</u>	<u>Telephone</u>	<u>Accommodations</u>
Interfaith Shelter Network	(619) 702-5399	Seasonal night-time shelters-various locations
St. Clare's Home 2091 E. Valley Parkway Escondido, CA 92027	(760) 741-0122	
Catholic Charities 759 8th Avenue San Diego, CA 92101	(619) 696-0873	Rachel's Women's Center
San Diego Rescue Mission 120 Elm Street San Diego, CA 92101	(619) 687-3720	Women & Children
Brother Benno's Center 3260 Production Avenue Oceanside, CA 92054	(760) 439-1244	
Neil Good Day Center 299 17th Street San Diego, CA 92101	(619) 234-3041	No overnight
Salvation Army 732 F Street San Diego, CA 92101	(619) 231-6030	Emergency Lodging
Interfaith Community Services of Escondido Main Office 550 West Washington, Suite B Escondido, CA 92025	(760) 489-6380	
Interfaith Community Services of Escondido Coastal Office 2195 Oceanside Blvd. Oceanside, CA 92054	(760) 721-2117	
St. Vincent De Paul Village 1501 Imperial Avenue San Diego, CA 92101	(619) 233-8500	
Crisis House 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.

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:

As noted, 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.

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.
- OBJECTIVE 2. Increase percentage of homeless persons staying in permanent housing (countywide).
- OBJECTIVE 3. Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- OBJECTIVE 4. Increase percentage of persons employed at program exit.
- OBJECTIVE 5. Decrease the number of homeless households with children.

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 (2014/15 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 \$172,723 for debt service related to a Section #108 loan to partially fund drainage and roadway improvements to Buena Vista Avenue and Railroad Avenue.

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 most recent American Community Survey 3-year estimate (2009 – 2011), approximately 7.6 percent of the population of the City of Santee was living below the poverty level. Approximately 7.1 percent of the population under 18 years of age, and 5.1 percent of senior residents were living below the poverty level. Female-headed households accounted for 55.3 percent of all household types in poverty.

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.
- Allocate \$41,950 (15 percent of the City's CDBG allocation) to local service providers for operations and program administration, which include:
- East County Family YMCA-Cameron Family Facility (\$3,300), which will provide scholarships for approximately 440 youths.
 - Crisis House Homeless Prevention and Intervention Project (\$3,300), will aide approximately 200 persons in need.
 - Elderhelp of San Diego (\$3,300), which will serve approximately 5 residents.
 - Lutheran Social Services Caring Neighbor Program (\$3,300), which will perform minor home repairs in support of approximately 15 low-income households.
 - Meals on Wheels Of Greater San Diego, Inc. (\$5,510), which serve approximately 40 residents.

- Santee Ministerial Council – Santee Food Bank (\$17,730), which will serve approximately 13,500 persons.
- Santee Santas (\$5,510), which will aide approximately 165 persons in need.

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 (2014/15 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.

Allocate \$41,950 (15 percent of the City's CDBG allocation) to local service providers for operations and program administration, which include:

 - East County Family YMCA-Cameron Family Facility (\$3,300), which will provide scholarships for approximately 440 youths.
 - Crisis House Homeless Prevention and Intervention Project (\$3,300), will aide approximately 200 persons in need.
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 - Lutheran Social Services Caring Neighbor Program (\$3,300), which will perform minor home repairs in support of approximately 15 low-income households.
 - Meals on Wheels Of Greater San Diego, Inc. (\$5,510), which serve approximately 40 residents.

- Santee Ministerial Council – Santee Food Bank (\$17,730), which will serve approximately 13,500 persons.
- Santee Santas (\$5,510), which will aide approximately 165 persons in need.

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.