



Mayor John W. Minto Vice Mayor Rob McNelis – District 1

Councilmember Ronn Hall – District 2 Councilmember Laura Koval – District 3

Councilmember Dustin Trotter - District 4

# **CITY OF SANTEE**

REGULAR MEETING AGENDA
Santee City Council

City Manager | Marlene D. Best City Attorney | Shawn D. Hagerty City Clerk | James Jeffries

#### **MEETING INFORMATION**

Wednesday, April 23, 2025 6:30 p.m. Council Chamber | Building 2 10601 Magnolia Ave • Santee, CA 92071

#### **REVISED AGENDA**

Please note: Item 14 under New Business was added to the Agenda as of April 20, 2025, at 11:00 a.m. The Item listed under Closed Session has been renumbered to be Item 15.

#### TO WATCH LIVE:

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County) www.cityofsanteeca.gov

#### IN-PERSON ATTENDANCE

Members of the public who wish to view the Council Meeting live may watch the live taping of the in the Council Chamber on the meeting date and time listed above.

#### LIVE PUBLIC COMMENT

Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may appear in person and submit a speaker slip before the item is called. Your name will be called when it is time to speak.

**PLEASE NOTE:** Public Comment will be limited to 3 minutes and speaker slips will only be accepted until the item is called. The timer will start when the participant begins speaking.



The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Finance Authority. Any actions taken by these agencies are separate from the actions taken by City Council. For questions regarding this Agenda, please contact the City Clerk's Office at (619) 258-4100 x114.

# REGULAR MEETING AGENDA April 23, 2025 | 6:30 p.m.



**ROLL CALL:** Mayor John W. Minto

Vice Mayor Rob McNelis – District 1 Councilmember Ronn Hall – District 2 Councilmember Laura Koval – District 3 Councilmember Dustin Trotter – District 4

**LEGISLATIVE INVOCATION:** Foothills Christian Church – Jeremy Chan

PLEDGE OF ALLEGIANCE

**PRESENTATION:** 22nd District Agricultural Association's Fairgrounds 2050

**PROCLAMATION:** Arbor Day 2025

#### **CONSENT CALENDAR:**

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

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk Jeffries)
- (2) Approval of Meeting Minutes of the Santee City Council for the Regular Meeting of April 9, 2025, and the District 4 Town Hall Special Meeting of April 17, 2025. (City Clerk Jeffries)
- (3) Approval of Payment of Demands as Presented. (Finance Jennings)
- (4) Approval of the Expenditure of \$93,759.19 for March 2025 Legal Services. (Finance Jennings)
- (5) Adoption of a Resolution Approving the City of Santee Investment Policy and Delegating Authority to the City Treasurer. (Finance Jennings)
- (6) Adoption of a Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2025-26 Santee Landscape Maintenance District Annual Levy of Assessments. (Finance Jennings)
- (7) Adoption of a Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2025-26 Town Center Landscape Maintenance District Annual Levy of Assessments. (Finance Jennings)





- (8) Adoption of a Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2025-26 Santee Roadway Lighting District Annual Levy of Assessments. (Finance Jennings)
- (9) Adoption of a Resolution Accepting the Public Improvements for the Walker Trails Subdivision Project (TM2016-1) as Complete and Finding this Acceptance is Not a California Environmental Quality Act ("CEQA") Project. Location: Northwest of the San Diego River and Magnolia Avenue. (Engineering Schmitz)
- (10) Adoption of a Resolution Accepting the Public Improvements for the Popeye's Chicken Project (P2021-1) as Complete and Finding this Acceptance is Not a California Environmental Quality Act ("CEQA") Project. Location: 10308 Mission Gorge Road. (Engineering Schmitz)
- (11) Adoption of a Resolution to Authorize an Amendment to Increase the Contract Value of the Existing Professional Services Agreement with Ebbin Moser + Skaggs, LLP for Additional Services Related to the Santee Multiple Species Conservation Program Subarea Plan, Environmental Assessment, Environmental Impact Report and Implementing Agreement. (Planning and Building Sawa)
- (12) Adoption of a Resolution Acknowledging Receipt of a Report Made by the Fire Chief in Accordance with Section 13146.4 of the California Health and Safety Code (Annual Fire Inspection Compliance Report). (Fire Matsushita)

#### **NON-AGENDA PUBLIC COMMENT (15 minutes):**

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

#### **PUBLIC HEARING:**

(13) Public Hearing to Review the Draft Program Years 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan; this Item is Exempt from Environmental Review Under the California Environmental Quality Act ("CEQA") by Guidelines Section 15061(b)(3). (Planning and Building – Sawa)

#### Recommendation:

- 1. Conduct and close the second Public Hearing; and
- 2. Approve and adopt the Resolution for the 2025-2029 Con Plan and the Program Year 2025 Annual Action Plan; and
- 3. Authorize the City Manager to submit the CDBG grant application to HUD.





#### **NEW BUSINESS:**

(14) Resolution Appointing an Interim City Manager and Approving Employment Agreement. (City Council)

#### Recommendation:

Adopt the Resolution of the City Council of the City of Santee Appointing an Interim City Manager and Approving Employment Agreement.

#### **NON-AGENDA PUBLIC COMMENT (Continued):**

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

CITY COUNCIL REPORTS:

**CITY MANAGER REPORTS:** 

**CITY ATTORNEY REPORTS:** 

**CLOSED SESSION:** 

(15) Conference with Labor Negotiators

(Government Code Section 54957.6) City Designated Representative: City Manager Employee Organization: Santee Firefighters Association

#### ADJOURNMENT:





# BOARDS, COMMISSIONS & COMMITTEES APRIL AND MAY MEETINGS

Apr	02	Salary Setting Advisory Committee	Council Chamber
Apr	02	Santee Park and Recreation Committee	Council Chamber
Apr	09	Council Meeting	Council Chamber
Apr	14	Community Oriented Policing Committee	Council Chamber
Apr	23	Council Meeting	Council Chamber
May	07	Santee Park and Recreation Committee	Council Chamber
May	12	Community Oriented Policing Committee	Council Chamber
May	14	Council Meeting	Council Chamber
May	28	Council Meeting	Council Chamber

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

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

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk's Office at (619) 258-4100, ext. 114 at least 48 hours before the meeting, if possible.



## MEETING DATE April 23, 2025

ITEM TITLE INFORMATIVE PRESENTATION ON THE 22ND DISTRICT AGRICULTURAL ASSOCIATION'S FAIRGROUNDS 2050

#### **DIRECTOR/DEPARTMENT** John W. Minto, Mayor

#### **SUMMARY**

The 22nd District Agricultural Association (District), which manages and operates the Del Mar Fairgrounds and produces the San Diego County Fair, is launching Fairgrounds 2050, a project that will help shape the future of the Fairgrounds property through the development of a new comprehensive Master Site Plan. This new Master Site Plan will help ensure the Fairgrounds can continue to serve as San Diego County's iconic coastal community gathering place for the decades to come.

As a part of the District's region-wide outreach efforts this year, they are conducting outreach and attending meetings to inform our region's leaders on the master site planning process and provide more opportunities for leaders and their constituents to give their input.

# FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW ⋈ N/A • ☐ Completed

RECOMMENDATION

Receive the presentation.

<u>ATTACHMENT</u>

None.



#### MEETING DATE April 23, 2025

ITEM TITLE SANTEE

PROCLAIMING APRIL 25, 2025, AS ARBOR DAY IN THE CITY OF

DIRECTOR/DEPARTMENT

John W. Minto, Mayor

#### SUMMARY

In 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees. This year marks the 153<sup>rd</sup> year of this tradition, which is now celebrated across the nation and the world.

Trees have many uses and benefits. They can be a solution to cutting heating and cooling costs. clean the air, provide habitat for wildlife, and they are a renewable source that gives us paper, wood for our homes, fuel for our fires, and more.

In recognition of Arbor Day, the City of Santee planted 38 oak and mesquite trees at Weston Park.

# FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW ⋈ N/A • ☐ Completed

# Present the Proclamation.

## **ATTACHMENT**

Proclamation





# Proclamation

**WHEREAS,** in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees; and

**WHEREAS,** this special day, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

**WHEREAS**, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, this year is the 153<sup>rd</sup> celebration of Arbor Day; and

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing lifegiving oxygen, and providing habitat for wildlife; and

**WHEREAS**, trees are a renewable resource, giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

**WHEREAS**, trees – wherever they are planted – are a source of joy and spiritual renewal.

**NOW, THEREFORE, I, John W. Minto, Mayor of the city of Santee, on behalf of the City Council do hereby proclaim April 25, 2025, as** 

#### "ARBOR DAY"

in the city of Santee and urge all citizens to celebrate Arbor Day, to support efforts to protect our trees and woodlands, and to plant trees to gladden the heart and promote the wellbeing of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of April, two thousand twenty-five, and have caused the Official Seal of the city of Santee to be affixed.

Mayor John W. Minto

## MEETING DATE April 23, 2025

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

#### **DIRECTOR/DEPARTMENT** James Jeffries, City Clerk

#### **SUMMARY**

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

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

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

# **FINANCIAL STATEMENT**

N/A

# <u>CITY ATTORNEY REVIEW</u> □ N/A • ⊠ Completed

## RECOMMENDATION

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

## **ATTACHMENT**

None.



## MEETING DATE April 23, 2025

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE REGULAR MEETING OF APRIL 9, 2025, AND THE DISTRICT 4 TOWN HALL SPECIAL MEETING OF APRIL 17, 2025

# **DIRECTOR/DEPARTMENT** James Jeffries, City Clerk

#### **SUMMARY**

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

#### FINANCIAL STATEMENT

N/A

<u>CITY ATTORNEY REVIEW</u> ⊠ N/A • □ Completed

# **RECOMMENDATION**

Approve Minutes as presented.

## **ATTACHMENT**

April 9, 2025, Regular Meeting Minutes April 17, 2025, District 4 Town Hall Special Meeting Minutes



# **DRAFT**

# Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California April 9, 2025

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:31 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Rob McNelis, and Councilmembers Ronn Hall, Laura Koval, and Dustin Trotter

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and City Clerk James Jeffries

**INVOCATION** was given by Nina Bacas – St. Bartholomew's Episcopal Church

**PLEDGE OF ALLEGIANCE** was led by Shawn Hagerty, City Attorney

**RECOGNITION:** Dave Paulsen

Nicolas Chavez, Community Services Director; Councilmember Koval; and Dean Velasco, Santee Park and Recreation Committee Chair; presented a Certificate of Recognition to Dave Paulsen for his contributions to pickleball court improvements at Big Rock Park.

#### **CONSENT CALENDAR:**

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk Jeffries)
- (2) Approval of Meeting Minutes of the Santee City Council for the Regular Meeting of March 26, 2025. (City Clerk Jeffries)
- (3) Approval of Payment of Demands as Presented. (Finance Jennings)
- (4) Adoption of a Resolution Accepting the Citywide Streetlight LED Upgrade Project (CIP 2023-02) Phase I as Complete. (Engineering Schmitz) (Reso 036-2025)
- (5) Adoption of a Resolution Awarding the Construction Contract to T&M Electric Inc. DBA Perry Electric for the Citywide Streetlight LED Upgrade Project Phase 2 (CIP 2024-12) for a total amount of \$612,750.00. (Engineering Schmitz) (Reso 037-2025)

(6) Council Authorization to Re-stripe Park Center Drive to Allow Parking. (Engineering – Schmitz)

(7) Adoption of a Resolution Authorizing the Purchase of New Structural Firefighting Clothing (Turnouts) from Allstar Fire Equipment Inc., per Sourcewell Contract #010424-LIO for an amount not to exceed \$28,165.58. (Fire – Matsushita) (Reso 038-2025)

**Action:** Councilmember Hall moved approval of the Consent Calendar.

Vice Mayor McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

#### **NON-AGENDA PUBLIC COMMENTS (15 minutes):**

- (A) Brenda Hammond spoke about homelessness and religion.
- (B) Carl Costantino commented about traffic management around the City.

#### **NEW BUSINESS:**

(8) Recommendation from the Salary Setting Advisory Committee Regarding Compensation for the Mayor and City Council. (City Clerk – Jeffries)

James Jeffries, City Clerk, introduced the Item and Dean Velasco, Salary Setting Advisory Committee Chair, provided a report and responded to Council questions with the assistance of Heather Jennings, Finance Director.

The Council received the report and provided feedback and direction to staff.

(9) Santee Community Center (CIP 2018-31) Project Workshop, and a Resolution Increasing the Appropriation of Funds, Authorizing an Interfund Loan for the Construction of the Santee Community Center (CIP 2018-31) Project, and Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (Engineering/Community Services – Schmitz/Chavez) (Reso 039-2025)

Carl Schmitz, Engineering Director, and Heather Jennings, Finance Director, provided a PowerPoint presentation and responded to Council questions with the assistance of Steve Miller, Principal Civil Engineer, and Sandi Sawa, Planning and Building Director.

**Action:** Vice Mayor McNelis moved approval of staff recommendation.

Councilmember Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

(10) Presenting the Santee Fire Hazard Severity Zone Map as Recommended by Cal Fire for Public Comment and Ask City Council to Receive the Report and Provide Staff Direction. (Fire – Matsushita)

Justin Matsushita, Fire Chief, introduced the Item and Aaron Murg, Fire Marshal, provided a PowerPoint presentation and responded to Council questions with the assistance of Shawn Hagerty, City Attorney.

**Action:** Vice Mayor McNelis moved approval of staff recommendation.

Councilmember Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

#### **NON-AGENDA PUBLIC COMMENT: (Continued)**

None.

#### **CITY COUNCIL REPORTS:**

Councilmember Trotter announced the District 4 Town Hall meeting on Thursday, April 17, 2025, at 6:30 p.m. in the Council Chamber.

Vice Mayor McNelis announced a fundraiser organized by the Santee Chamber of Commerce to support local high school students with all the proceeds going toward scholarships for students pursuing trade school careers.

Councilmember Koval informed the community she will not be at the April 23, 2025, City Council meeting due to a medical procedure.

Mayor Minto announced he will miss the April 23, 2025, City Council meeting because he will be in Sacramento at a League of California Cities meeting; he also highlighted the City's informative pamphlets and Santee's initiatives to address homelessness and clean up the riverbed in collaboration with neighboring communities.

Councilmember Hall expressed gratitude to the Sheriff's Department, PACE, and East County Transitional Living Center for their services; he also shared insights from his ridealong with local law enforcement and noted ongoing homelessness working group meetings at City Hall.

#### **CITY MANAGER REPORTS:**

Marlene Best, City Manager, informed the community about upcoming events.

#### **CITY ATTORNEY REPORTS:**

None.

#### **CLOSED SESSION:**

Councilmembers recessed at 8:08 p.m. and convened in Closed Session at 8:10 p.m.

## (11) Conference with Labor Negotiators

(Government Code Section 54957.6) City Designated Representative: City Manager Employee Organization: Santee Firefighters Association

#### (12) Public Employee Performance Evaluation

(Gov. Code section 54957) Title: City Manager

Councilmembers reconvened in Open Session at 9:51 p.m., with all members present. Mayor Minto reported on Item 11 direction was given to staff and Item 12 direction was given.

#### **ADJOURNMENT**:

There being no further business, the meeting was adjourned at 9:52 p.m.
Date Approved:
James Jeffries, City Clerk

# Minutes Town Hall – District 4 Council Chamber – Building 2 10601 Magnolia Avenue Santee, California April 17, 2025

#### 1. Call to Order

Present: Councilmember Dustin Trotter.

The District 4 Town Hall Special Meeting was called to order by Councilmember Trotter at 6:30 p.m.

#### 2. Town Hall – District 4

Councilmember Trotter provided a PowerPoint presentation providing updates on Military Support, the Hometown Heroes program, Fire Department operations, homeless coordination efforts, citywide street resurfacing, economic development, active development projects, cannabis, the Town Center Specific Plan, the Land Use Element update, community center, and announced the 2025 District 4 person of the year, Kristen Dare.

After the presentation he responded to questions from the community with the assistance of staff.

## 3. Adjournment

There being no further business, the meeting was adjourned at 7:45 p.m.

Date Approved:	
James Jeffries, City 0	Clerk

## MEETING DATE April 23, 2025

**ITEM TITLE** APPROVAL OF PAYMENT OF DEMANDS

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance

#### **SUMMARY**

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

# **FINANCIAL STATEMENT**

Adequate budgeted funds are available for the Payment of Demands per the attached listing.

CITY ATTORNEY REVIEW ⋈ N/A • ☐ Completed

# RECOMMENDATION MOB

Approve the Payment of Demands as presented.

# **ATTACHMENT**

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



## Payment of Demands Summary of Payments Issued

<u>Date</u>	<b>Description</b>	<u>Amount</u>
04/02/25	Accounts Payable	\$ 189,979.73
04/02/25	Accounts Payable	134,070.48
04/03/25	Payroll	472,363.29
04/04/25	Accounts Payable	50,156.40
04/04/25	Retiree Health	5,203.00
04/04/25	Accounts Payable	285,576.87
04/07/25	Accounts Payable	39,217.37
04/08/25	Accounts Payable	157,831.21
04/09/25	Accounts Payable	255,235.42
04/17/25	Payroll	 515,032.78
	TOTAL	\$ 2,104,666.55

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

Heather Jennings, Director of Finance

Heather Jennings

vchlist 04/02/2025 11:07:39AM

#### **Voucher List CITY OF SANTEE**

Bank code :	ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138895	4/2/2025	11139 ACE UNIFORMS, LLC - SAN DIEGO	SD0214561	54825	WEARING APPAREL Total:	85.23 <b>85.23</b>
138896	4/2/2025	10412 AT&T	301053963; APR25 301053963; MAR25		MAST PARK MAST PARK <b>Total</b> :	149.80 159.79 <b>309.59</b>
138897	4/2/2025	12951 BERRY, BONNIE	April 1, 2025		RETIREE HEALTH PAYMENT Total :	91.00 <b>91.00</b>
138898	4/2/2025	10032 CINTAS CORPORATION 694	4223717320	54844	MISC SHOP RENTALS  Total:	90.78 <b>90.78</b>
138899	4/2/2025	10035 COMPETITIVE METALS INC	536598	55102	VEHICLE SUPPLIES  Total:	661.77 <b>661.77</b>
138900	4/2/2025	10268 COOPER, JACKIE	April 1, 2025		RETIREE HEALTH PAYMENT  Total:	91.00 <b>91.00</b>
138901	4/2/2025	11862 CORODATA SHREDDING INC	DN1511756		CORODATA SHREDDING  Total:	49.82 <b>49.82</b>
138902	4/2/2025	15413 COUNTYWIDE MECHANICAL SYSTEMS	73187 73189 73200	55099 55099 55099	PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M Total:	4,237.60 5,802.61 2,530.00 <b>12,570.21</b>
138903	4/2/2025	10333 COX COMMUNICATIONS	141609501; MAR25		APT IT-OPS 9534 VIA ZAPADOR Total :	207.39 <b>207.39</b>
138904	4/2/2025	10333 COX COMMUNICATIONS	063453006; MAR25 112256001; MAR25		9534 VIA ZAPADOR 9130 CARLTON OAKS DR Total :	98.38 97.53 <b>195.91</b>
138905	4/2/2025	10433 DEPARTMENT OF CONSERVATION	OCT-DEC 2024		OCTOBER - DECEMBER 2024 SMIP Total:	1,449.96 <b>1,449.96</b>

# Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138906	4/2/2025	11017 DIVISION OF THE STATE	AB1379 OCT-DEC 2024	CT-DEC 2024 AB1379 OCT-DEC 2024 Total :		298.80 <b>298.80</b>
138907	4/2/2025	11295 DOKKEN ENGINEERING	48555	52440	AS-NEEDED ENGINEERING SERVICE Total:	6,615.00 <b>6,615.00</b>
138908	4/2/2025	10009 FIRE ETC	196977	54855	WEARING APPAREL  Total:	64.65 <b>64.65</b>
138909	4/2/2025	12638 GEORGE HILLS COMPANY, INC.	INV1031455	55094	ADMIN-LIABILITY CLAIMS  Total:	1,500.00 <b>1,500.00</b>
138910	4/2/2025	12008 HACKETT, AARON	07354D		EMPLOYEE REIMBURSEMENT Total :	250.00 <b>250.00</b>
138911	4/2/2025	10997 LAKESIDE FIRE PROTECTION	12312024	54972	NURSE COORDINATOR FY25 Q2 Total:	28,091.45 <b>28,091.45</b>
138912	4/2/2025	10204 LIFE ASSIST INC	1579298 1579319 1579933	54807 54807 54807	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES Total:	1,906.67 399.20 2.97 <b>2,308.84</b>
138913	4/2/2025	10174 LN CURTIS AND SONS	INV923480	54909	EQUIPMENT SUPPLIES  Total:	305.08 <b>305.08</b>
138914	4/2/2025	15225 LONG, CHERYLL	April 1, 2025		RETIREE HEALTH PAYMENT Total :	91.00 <b>91.00</b>
138915	4/2/2025	14742 LOWNDES, BECKY	BUNNY25		2025 BUNNY TRAIL CASH ADVANCI Total :	200.00 <b>200.00</b>
138916	4/2/2025	14759 MSC INDUSTRIAL SUPPLY CO.	79625649 79625659	55169 55169	INDUSTRIAL GAS PRESSURE WAS INDUSTRIAL GAS PRESSURE WAS Total:	2,603.58 1,301.79 <b>3,905.37</b>
138917	4/2/2025	10308 O'REILLY AUTO PARTS	2968-272454 2968-272557	54864 54864	VEHICLE SUPPLIES VEHICLE SUPPLIES	245.61 172.31

# Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
138917	4/2/2025	10308 O'REILLY AUTO PARTS	(Continued) 2968-273579 2968-273655	54864 54864	VEHICLE REPAIR PART VEHICLE REPAIR PART Total :	53.11 36.62 <b>507.65</b>
138918	4/2/2025	12904 PAT DAVIS DESIGN GROUP INC	8150	54893	GRAPHIC ARTIST SPRING MARKET  Total:	10,269.00 <b>10,269.00</b>
138919	4/2/2025	12062 PURETEC INDUSTRIAL WATER	2276412	55043	DEIONIZED WATER SERVICE Total :	234.85 <b>234.85</b>
138920	4/2/2025	12237 RAYON, KYLE	April 1, 2025		RETIREE HEALTH PAYMENT  Total:	91.00 <b>91.00</b>
138921	4/2/2025	10407 SAN DIEGO GAS & ELECTRIC	04229703218; MAR25 22373580042; MAR25 34223805628; MAR25 43940205509; MAR25 79900685777; MAR25 85097421694; MAR25		STREET LIGHTS TRAFFIC SIGNALS ROW / MEDIANS (GAS) LMD BALLFIELDS; FACILITIES; PARKS CITY HALL GROUP BILL Total:	47,880.81 7,716.23 282.03 2,130.56 21,497.27 9,197.52 88,704.42
138922	4/2/2025	14261 SMOSNA, ADAM	041240		EMPLOYEE REIMBURSEMENT Total :	250.00 <b>250.00</b>
138923	4/2/2025	10217 STAPLES ADVANTAGE	6026533055 6026591726	54870 54869	OFFICE SUPPLIES - P&B, E FY 24/25 OFFICE SUPPLIES - FINAN Total :	54.92 132.55 <b>187.47</b>
138924	4/2/2025	10534 STATE CONTROLLER'S OFFICE	FAUD-00004772	54880	FYE 2024 ANNUAL STREET REPOR Total :	3,200.00 <b>3,200.00</b>
138925	4/2/2025	13451 TELEFLEX FUNDING LLC	9509716122	54815	EMS SUPPLIES  Total:	1,293.00 <b>1,293.00</b>
138926	4/2/2025	10250 THE EAST COUNTY	00150525 00150893 0150378		RFP - CITYWIDE PAVEMENT MANA ORD UPDATE TOWN CENTER SPEC CLERK OFFICE PUBLICATION ORD	63.00 136.50 126.00

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#### Voucher List CITY OF SANTEE

Page 4

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138926	4/2/2025	10250 THE EAST COUNTY	(Continued) 150379		CLERK OFFICE PUBLICATION ORD Total:	119.00 <b>444.50</b>
138927	4/2/2025	15120 THE WATCHLIGHT CORPORATION	878743	54912	SECURITY ALARM SERVICES  Total:	195.00 <b>195.00</b>
138928	4/2/2025	15091 T-MOBILE USA INC	993045165; MAR25		CITY HALL  Total:	1,198.36 <b>1,198.36</b>
138929	4/2/2025	10482 TRISTAR RISK MANAGEMENT	118453 119202	55095 55095	WORKERS COMP LOSSES WORKERS COMP LOSSES Total:	11,287.50 11,287.50 <b>22,575.00</b>
138930	4/2/2025	10475 VERIZON WIRELESS	6108196479		WIFI SERVICE Total :	1,274.63 <b>1,274.63</b>
138931	4/2/2025	12930 WILLIAMS, ROCHELLE	April 1, 2025		RETIREE HEALTH PAYMENT  Total:	91.00 <b>91.00</b>
138932	4/2/2025	12641 WITTORFF, VICKY DENISE	April 1, 2025		RETIREE HEALTH PAYMENT  Total:	31.00 <b>31.00</b>
3	8 Vouchers f	or bank code: ubgen			Bank total :	189,979.73
38	8 Vouchers i	n this report			Total vouchers :	189,979.73

Prepared by:	wells	
Date:	4.2.25	
Approved by:		
Date:		4/2/25

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#### **Voucher List CITY OF SANTEE**

Page 5

Bank code :

ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
21233	4/2/2025	10956 FRANCHISE TAX BOARD	PPE 3/26/25		CA STATE TAX WITHHELD  Total:	33,453.68 <b>33,453.68</b>
21257	4/2/2025	10955 DEPARTMENT OF THE TREASURY	PPE 3/26/25		FEDERAL WITHHOLDING TAX  Total:	100,616.80 <b>100,616.80</b>
	2 Vouchers	for bank code : ubgen			Bank total :	134,070.48
	2 Vouchers	in this report			Total vouchers :	134,070.48

Prepared by:

Date:

Approved by:
Date:

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#### Payroll Processing Report CITY OF SANTEE

3/13/2025 to 3/26/2025-1 Cycle b

Page 6

EARNINGS SECTION			DEDUCTIONS SECTION			LEAVE SECTION						
Туре	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
				sb-1		90.21						
				sb-3		72.08						
				sffa		3,639.68						
				sffapc		1,037.29						
				st1cs3	86,983.05	2,609.49	-2,609.49					
				st2cs3	15,934.38	478.03	-478.03					
				texlif		249.71						
				vaccpr		758.00						
				vaccpt		195.37						
				vcanpr		441.02						
				vcanpt		145.05						
				vgcipt		68.63						
				vghipr		31.12						
				vision	14,687.80	574.33						
				voladd		17.55						
				voldis		392.86						
				vollad			159.94					
				vollif		159.97						
Grand	16,152.50	***	741,150.25		1.5	268,786.96	341,529.82		Gross:	741,150.25	5	
Totals									Net:	472,363.29	)	
									M. F			

<< No Errors / 8 Warnings >>

2B 4/1928 PPE 3/26/25 Paydate 4/3/25

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#### **Voucher List** CITY OF SANTEE

Page 7

	Bank	code	:	ubgen
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Voucher	Date	Vendor	Invoice	PO#	Description/Account		Amount
6040333	4/4/2025	14704 457 MISSIONSQUARE	PPE 3/26/25		ICMA - 457	Total :	45,103.51 <b>45,103.51</b>
6230054	4/4/2025	14705 RHS MISSIONSQUARE	PPE 3/26/25		RETIREE HSA	Total :	5,052.89 <b>5,052.89</b>
	2 Vouchers	for bank code: ubgen				Bank total :	50,156.40
	2 Vouchers	in this report			Tota	al vouchers :	50,156.40

Prepared by: Date:

Approved by:
Date:

# Payroll Processing Report CITY OF SANTEE

4/1/2025 to 4/30/2025-1 Cycle m

Page 8

	EARNIN	IGS SECTION	N		DEDUCTIO	NS SECTION			LEAV	E SECTIO	N	
Type_	Hours/units	Rate	Amount Src	<u>Plan</u>	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Tot	als		5.460.00	Employees:	<b>30</b> 5,460.00	46.00						
ietii			5,400.00	fedtax	5,460.00	211.00		17				
Grand Totals	0.00	_	5,460.00			257.00	0.00		Gross: Net:	5,460.00 5,203.00		

<< No Errors / No Warnings >>

Paydete 4/4/25
PAYDETE 4/4/25
PPE 4/30/25

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#### Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138933	4/4/2025	12724 AMERICAN FIDELITY ASSURANCE	D829306		VOLUNTARY LIFE INS-AM FIDELITY Total :	5,281.48 <b>5,281.48</b>
138934	4/4/2025	12903 AMERICAN FIDELITY ASSURANCE CO	2535878C		FLEXIBLE SPENDING ACCOUNT Total:	3,046.15 <b>3,046.15</b>
138935	4/4/2025	10334 CHLIC	3518022		HEALTH AND DENTAL INSURANCE Total:	268,807.71 <b>268,807.71</b>
138936	4/4/2025	10844 FRANCHISE TAX BOARD	PPE 3/26/25		WITHHOLDING ORDER  Total:	186.70 <b>186.70</b>
138937	4/4/2025	10785 RELIANCE STANDARD LIFE	April 2025	2	VOLUNTARY LIFE INSURANCE Total :	319.91 <b>319.91</b>
138938	4/4/2025	10424 SANTEE FIREFIGHTERS	PPE 3/26/25		DUES/PEC/BENEVOLENT/BC EXP Total:	4,818.86 <b>4,818.86</b>
138939	4/4/2025	10776 STATE OF CALIFORNIA	PPE 3/26/25		WITHHOLDING ORDER  Total:	449.53 <b>449.53</b>
138940	4/4/2025	10776 STATE OF CALIFORNIA	PPE 3/26/25		WITHHOLDING ORDER  Total:	260.30 <b>260.30</b>
138941	4/4/2025	10001 US BANK	PPE 3/26/25		PARS RETIREMENT  Total:	1,764.70 <b>1,764.70</b>
138942	4/4/2025	14600 WASHINGTON STATE SUPPORT	PPE 3/26/25		WITHHOLDING ORDER  Total:	641.53 <b>641.53</b>
10 \	ouchers fo	o <b>r bank code</b> : ubgen			Bank total :	285,576.87
10 V	ouchers ir	n this report			Total vouchers :	285,576.87

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#### Voucher List CITY OF SANTEE

Page 10

Bank code:

ubgen

Voucher

Date Vendor

Invoice

PO#

Description/Account

Amount

Prepared by: Date:\_\_\_\_

Approved by

Date:

04/08/2025 4:01:15PM

#### Voucher List CITY OF SANTEE

Page 11

Bank code :

ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
765786	4/7/2025	10482 TRISTAR RISK MANAGEMENT	122173		WORKERS COMP LOSSES; MAR25 Total :	39,217.37 <b>39,217.37</b>
	1 Vouchers	for bank code : ubgen			Bank total :	39,217.37
	1 Vouchers	in this report			Total vouchers :	39,217.37

Prepared by:

Date:

Approved by:

Date:

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#### **Voucher List CITY OF SANTEE**

Page 12

Bank code :

ubgen

Voucher	Date	Vendor		Invoice	PO#	Description/Account	Amount
3254	4/8/2025	10353 PERS		03 25 4		RETIREMENT PAYMENT  Total:	157,831.21 <b>157.831.21</b>
	1 Vouchers	for bank code :	ubgen			Bank total :	,
	1 Vouchers	in this report				Total vouchers :	157,831.21

Prepared by: '

Date:

Approved by Date:

Voucher List CITY OF SANTEE

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Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
138943	4/9/2025	14929 ARTHUR J. GALLAGHER RISK	5537132		SLEMSA PUBLIC OFFICIALS LIABIL Total:	8,902.59 <b>8,902.59</b>
138944	4/9/2025	10189 ATTENTION GETTERS DESIGN INC	54713	54832	VEHICLE SUPPLIES  Total:	530.43 <b>530.43</b>
138945	4/9/2025	10262 AUSTIN, ROY	04022025		RETIREE HEALTH INSURANCE Total :	1,720.85 <b>1,720.85</b>
138946	4/9/2025	15569 BRISTOL, RAEYA MARIE	294533		EMPLOYEE REIMBURSEMENT Total :	35.00 <b>35.00</b>
138947	4/9/2025	13990 C.P. RICHARDS SIGNS, INC.	66178	55162	GRAPHICS FOR TYPE 6 ENGINE Total :	2,191.02 <b>2,191.02</b>
138948	4/9/2025	15570 CHRISTENSEN, SALLY	3047325.001		REFUND OF RECREATION TRIP  Total:	30.00 <b>30.00</b>
138949	4/9/2025	10032 CINTAS CORPORATION 694	4224473342 4224493812	54844 54844	MISC SHOP RENTALS STATION SUPPLIES Total :	74.14 55.66 <b>129.80</b>
138950	4/9/2025	10719 COUNTY OF SAN DIEGO	4190		SIGNATURE VERIFICATION FOR IN Total:	52,652.00 <b>52,652.00</b>
138951	4/9/2025	10333 COX COMMUNICATIONS	141609201; MAR25		APT IT-FS4 8950 COTTONWOOD A\  Total:	207.39 <b>207.39</b>
138952	4/9/2025	10046 D MAX ENGINEERING INC	9144 9145	54850 54849	SANTEE 24-25 CONSTRUCTION IN: STORMWATER PROGRAM ASSIST!* Total:	2,418.00 26,828.29 <b>29,246.29</b>
138953	4/9/2025	13129 DAVID TURCH AND ASSOCIATES	03132025	54881	HIGHWAY 52 COALITION  Total:	10,000.00 <b>10,000.00</b>
138954	4/9/2025	14811 DIGITECH COMPUTER LLC	60007245	54998	SLEMSA BILLING CONTRACT SERV	40,814.24

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# Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138954	4/9/2025	14811 14811 DIGITECH COMPUTER LLC	(Continued)		Total :	40,814.24
138955	4/9/2025	12483 DISCOUNT SIGNS AND BANNERS	5788	54854	IDENTIFICATION DECALS  Total:	32.33 <b>32.33</b>
138956	4/9/2025	10197 DRAEGER SAFETY INC	5951883679	55054	EQUIPMENT SERVICE Total:	1,142.34 <b>1,142.34</b>
138957	4/9/2025	12970 DUDEK	202501277	55175	PROFESSIONAL SVS RELATED TO Total:	22,258.75 <b>22,258.75</b>
138958	4/9/2025	14675 EAST COUNTY TRANSITIONAL	20250307C	54681	ARPA FUNDED SHELTER SERVICE: Total :	9,960.00 <b>9,960.00</b>
138959	4/9/2025	15214 EMERGENCY VEHICLE SYSTEMS LLC	2486	55132	RADIO EQUIPMENT INSTALLATION Total :	3,436.39 <b>3,436.39</b>
138960	4/9/2025	14446 ENTERPRISE FM TRUST	282938A-040325 FOT0181631	55040	VEHICLE LEASING PROGRAM FLEET MAINTENANCE SERVICES Total :	13,857.67 681.11 <b>14,538.78</b>
138961	4/9/2025	10009 FIRE ETC	197175	54855	SAFETY APPAREL  Total:	398.68 <b>398.68</b>
138962	4/9/2025	12876 FUN 4 KIDS ENTERTAINMENT	000482	55191	DISCOVER YOUR COMMUNITY ENT Total :	450.00 <b>450.00</b>
138963	4/9/2025	10066 GLOBALSTAR USA LLC	87818427		SATELLITE PHONE SERVICE  Total:	106.11 <b>106.11</b>
138964	4/9/2025	14459 HMC ARCHITECTS	178902	53747	SANTEE COMMUNITY CENTER CIP Total :	15,298.84 <b>15,298.84</b>
138965	4/9/2025	15563 HUTH AND ASSOCIATES	1030	55186	CONSULTING SERVICES  Total:	3,820.00 <b>3,820.00</b>
138966	4/9/2025	10272 JENKINS, CARROLL	04022025-C		RETIREE HEALTH INSURANCE Total :	1,677.60 <b>1,677.60</b>

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# Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138967	4/9/2025	13247 JOHNSON, DOUGLAS	04022025-B		RETIREE HEALTH INSURANCE Total:	1,110.00 <b>1,110.00</b>
138968	4/9/2025	10120 KEARNY PEARSON FORD	2031200 2032345 2032352	54887 54887 54887	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS VEHICLE REPAIR PART Total:	162.41 11.16 1,052.98 <b>1,226.55</b>
138969	4/9/2025	15572 LAUGHTON, MADDIX	326208		EMPLOYEE REIMBURSEMENT Total:	25.00 <b>25.00</b>
138970	4/9/2025	10204 LIFE ASSIST INC	1580177 1580178 1580398	54807 54807 54807	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES Total:	188.48 565.45 48.38 <b>802.31</b>
138971	4/9/2025	15571 MESERVE, GARRETT	224229		EMPLOYEE REIMBURSEMENT Total :	35.00 <b>35.00</b>
138972	4/9/2025	10507 GREAT AMERICA FINANCIAL SVCS	38868923		MITEL MXE III CONTROLLER SATA : Total :	1,588.52 <b>1,588.52</b>
138973	4/9/2025	15593 OPLIGER, ROBERT	040425.1		PUBLIC SPEAKING TRAINING  Total:	200.00 <b>200.00</b>
138974	4/9/2025	14366 PACIFIC PLAY SYSTEMS INC	2024-2033		PLAYGROUND PARTS  Total:	205.00 <b>205.00</b>
138975	4/9/2025	10095 RASA	5849	54976	MAPCHECK CAMERON BC 2024-00 Total :	700.00 <b>700.00</b>
138976	4/9/2025	10768 SANTEE SCHOOL DISTRICT	9665	54923	BALLFIELD LIGHTS Total:	1,358.70 <b>1,358.70</b>
138977	4/9/2025	10110 SECTRAN SECURITY INC	25030623	54924	FY 24/25 ARMORED CAR TRANSPC Total:	180.24 <b>180.24</b>
138978	4/9/2025	15540 SOUTHWEST MOBILE STORAGE	RSO03448	55172	20' X 8' 6" STANDARD DRY FREIGH	6,105.12

#### Voucher List CITY OF SANTEE

Bank	code	:	ubgen
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Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
138978	4/9/2025	15540 SOUTHWEST MOBILE STOP	RAGE (Continued)		Total :	6,105.12
138979	4/9/2025	10837 SOUTHWEST TRAFFIC SIGNAL	83875 83876 83877 83878 83879 83880	54955 54955 54955 54955 54955 54955	DIG ALERTS TRAFFIC SIGNAL - SERVICE CALLS Total:	414.99 742.32 257.75 1,319.68 477.54 2,038.74 <b>5,251.02</b>
138980	4/9/2025	11910 SPECTRUM GAS PRODUCTS	00645041	55028	OXYGEN CYLINDER REFILLS Total :	220.50 <b>220.50</b>
138981	4/9/2025	10217 STAPLES ADVANTAGE	6026654294 6026808961 6027043914	54897 54869 54869	OFFICE SUPPLIES FY 24/25 OFFICE SUPPLIES - FINAN FY 24/25 OFFICE SUPPLIES - FINAN Total:	88.12 24.28 207.66 <b>320.06</b>
138982	4/9/2025	13451 TELEFLEX FUNDING LLC	9509722667	54815	EMS SUPPLIES  Total:	1,124.91 <b>1,124.91</b>
138983	4/9/2025	10250 THE EAST COUNTY	00151041 00151042		NOTICE OF PH - TPM 2020-1 AND E RFQ - AS NEEDED ON-CALL PLANN Total :	248.50 140.00 <b>388.50</b>
138984	4/9/2025	10165 TRAD AM ENTERPRISES INC	318		INSTRUCTOR PAYMENT  Total:	591.00 <b>591.00</b>
138985	4/9/2025	12480 UNITED SITE SERVICES	114-14032596 INV-5214471	55056 55056	PORTAPOT FOR EVENT ADA RESTROOM Total :	566.77 135.54 <b>702.31</b>
138986	4/9/2025	10642 USPS-POC	3312025-2		POSTAGE REIMBURSEMENT  Total:	661.98 <b>661.98</b>
138987	4/9/2025	12276 VARGAS, CROSSBY	304	55157	DISCOVER YOUR COMMUNITY ENT Total :	300.00 <b>300.00</b>

04/09/2025

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Voucher List CITY OF SANTEE

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Bank code :	ubgen
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138988	4/9/2025	10136 WEST COAST ARBORISTS INC	224250	54816	FY24/25 URBAN FORESTRY MANA( Total:	8,644.10 <b>8,644.10</b>
138989	4/9/2025	10537 WETMORE'S	06P105467	54905	VEHICLE REPAIR PARTS  Total:	225.47 <b>225.47</b>
138990	4/9/2025	15189 ZERO FOODPRINT	3993	55146	SB1383 CONSULTANT  Total:	3,689.70 <b>3,689.70</b>
48 Vouchers for bank code: ubgen Bank total:						255,235.42
48	3 Vouchers i	in this report			Total vouchers :	255,235.42

Prepared by:
Date:

Approved by:
Date:

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#### Payroll Processing Report CITY OF SANTEE

3/27/2025 to 4/9/2025-2 Cycle b

Page 18

EARNINGS SECTION			DEDUCTIONS SECTION			LEAVE SECTION						
Туре	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
				rhsabc	31,604.69	632.10						
				roth	110,638.46	14,154.69						
				sb-1		93.93						
				sb-3		73.44						
				sffa		3,717.12						
				sffapc		1,059.36						
				st1cs3	87,145.32	2,614.36	-2,614.36					
				st2cs3	15,934.38	478.03	-478.03					
				texlif		249.64						
				vaccpr		758.00						
				vaccpt		195.37						
				vcanpr		441.02						
				vcanpt		145.05						
				vgcipt		68.63						
				vghipr		31.12			\$1			
				vision	17,447.01	567.13						
				voladd		17.50						
				voldis		18.58						
				vollif		159.94						
				vollpb			-159.94					
rand	17,376.08	0	808,102.69		-	293,069.91	94,420.20		Gross:	808,102.69	9	
otals	,570,00		,			,			Net:	515,032.78		

PRE 4/9/25
Perdate 4/17/25

MEETING DATE

April 23, 2025

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$93,759.19 FOR MARCH 2025 LEGAL SERVICES

# **DIRECTOR/DEPARTMENT** Heather Jennings, Finance



#### **SUMMARY**

Legal services invoices proposed for payment for the month of March 2025 total \$93,759.19 as follows:

1)	General Retainer Services	\$ 17,877.00
2)	Labor & Employment	11,675.60
3)	Litigation & Claims	10,436.67
4)	Special Projects - General Fund	29,456.17
5)	Special Projects – Other Funds	1,938.20
6)	Third-Party Reimbursable Projects	22,375.55
	Total	 93,759.19

## FINANCIAL STATEMENT

Account Description: Legal Services

General Fund:	AMOUNT	BALANCE				
Adopted Budget	\$ 891,530.00					
Revised Budget	966,530.00					
Prior Expenditures	(627,740.64)					
Current Request	(69,445.44)	\$ 269,343.92				
Other Funds (excluding third-party reimbursable items):						
Adopted Budget	\$ 25,000.00					
Revised Budget	25,000.00					
Prior Expenditures	(8,410.57)					
Current Request	(1,938.20)	\$ 14,651.23				

# <u>CITY ATTORNEY REVIEW</u> ⊠ N/A □ Completed

# RECOMMENDATION MASS

Approve the expenditure of \$93,759.19 for March 2025 legal services and reimbursable costs.

# **ATTACHMENTS**

- 1. Legal Services Billing Summary March 2025
- 2. Legal Services Billing Recap FY 2024-25



### LEGAL SERVICES BILLING SUMMARY MARCH 2025

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer	\$ 17,877.00	1025291	
1001.00.1201.51020	17,877.00		
Labor & Employment:			
Labor & Employment	 11,675.60	1025292	
1001.00.1201.51020	 11,675.60		
Litigation & Claims:			
Litigation & Claims	2,612.67	1025293	
Schaeffer Receivership	155.50	1025304	
Collinwood Drive Receivership	722.50	1025306	
Hope for the Homeless Lakeside Inc.	 6,946.00	1025305	
1001.00.1201.51020	 10,436.67		
Special Projects (General Fund):			
Community Oriented Policing	9,311.19	1025294	
CEQA Special Advice	578.00	1025309	
Water Quality	144.50	1025296	
Entertainment District	2,947.80	1025297	
Advanced Records Center Services for PRA	6,328.40	1025300	
Cannabis	3,121.20	1025301	
General Telecommunications Work	260.10	1025302	
Surplus Land Act/Real Property Special Advice	3,354.78	1025303	
Housing and Planning Legal Support	 3,410.20	1025298	
1001.00.1201.51020	 29,456.17		
M. 11	4.054.50	4005005	0004 04 4400 54000
Mobile Home Rent Control Commission Cuyamaca Street Right-of-Way Acquisition	1,851.50 86.70	1025295 1025299	2901.04.4106.51020 cip71402.30.05
Cuyamaca Street Right-of-Way Acquisition	 1,938.20	1023299	CIP7 1402.30.03
	 1,936.20		
Third-Party Reimbursable:			
MSCP Subarea Plan	128.40	1025307	spp1704a.10.05
HomeFed Project	4,356.75	1025308	tm22001a.10.05
Redevelopment of Carlton Oaks Golf Course	10,700.00	1025310	cup1906a.10.05
Palisade Warehouse	6,634.00	1025312	dr23002a.10.05
Townsend Project Design Review Palmer Lakes Annexation	256.80 299.60	1025313 1025314	tm24003a.10.05 gpa2501.10.05
	 22,375.55		
Total	\$ 93,759.19		
	 ,		

### LEGAL SERVICES BILLING RECAP FY 2024-25

Category	Adopted Budget	Revised Budget	Previously Spent Year to Date	Available Balance	Curre Mo./Yr.	ent Request Amount
General Fund: General / Retainer Labor & Employment Litigation & Claims Special Projects	\$ 216,530.00 80,000.00 75,000.00 520,000.00	\$ 216,530.00 105,000.00 125,000.00 520,000.00	\$ 143,563.19 60,768.52 118,009.55 305,399.38	\$ 72,966.81 44,231.48 6,990.45 214,600.62	Mar-25 Mar-25 Mar-25 Mar-25	\$ 17,877.00 11,675.60 10,436.67 29,456.17
Total	\$ 891,530.00	\$ 966,530.00	\$ 627,740.64	\$ 338,789.36		\$ 69,445.44
Other City Funds: MHFP Commission Capital Projects SLEMSA JPA Total	\$ 10,000.00 5,000.00 10,000.00 \$ 25,000.00	\$ 10,000.00 5,000.00 10,000.00 \$ 25,000.00	\$ 4,604.31 2,794.76 1,011.50 \$ 8,410.57	\$ 5,395.69 2,205.24 8,988.50 \$ 16,589.43	Mar-25 Mar-25 Mar-25	\$ 1,851.50 86.70 - \$ 1,938.20
Third-Party Reimbursal	ole:					
Total			\$ 121,451.00			\$ 22,375.55

FY 2024-2	25		Total Proposed for	Pay	ment
General Fund	\$	627,740.64	General Fund	\$	69,445.44
Other City Funds		8,410.57	Other City Funds		1,938.20
Applicant Deposits or Grants		121,451.00	Applicant Deposits or Grants		22,375.55
Total	\$	757,602.21	Total	\$	93,759.19

### MEETING DATE April 23, 2025

<u>ITEM TITLE</u> RESOLUTION APPROVING THE CITY OF SANTEE INVESTMENT POLICY AND DELEGATING AUTHORITY TO THE CITY TREASURER.

### <u>DIRECTOR/DEPARTMENT</u> Heather Jennings, Finance ₩

### SUMMARY

On April 24, 2024 the City Council adopted Resolution No. 038-2024 approving the City of Santee Investment Policy ("Policy") and delegating authority to the City Treasurer for the management of the City's investment program. In accordance with the Policy and good fiscal practices, the Policy shall be reviewed annually and adopted by resolution of the City Council. Included within the Policy is a provision that the City Council's management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year. Subject to review, the City Council may renew the delegation of authority each year.

A review of the Policy has been completed by the City Treasurer and the City's investment advisor PFM Asset Management LLC (PFM). Due to a change to Code Section 53601(o) which took effect January 1, 2025, the amount permitted in Placement Service Deposits will increase from 30% to 50%. Placement Service Deposits are a way to ensure a deposit is insured by the FDIC (up to \$250,000). If the investment is more than \$250,000, a Placement Service Deposit would break up the investment in amounts of \$250,000 or less so each is insured. At this time, the City does not have any investments in Placement Service Deposits. Section (V)(14) of the City of Santee Investment Policy has been updated to reflect these legislative changes.

### FINANCIAL STATEMENT

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

### **CITY ATTORNEY REVIEW** □ N/A • ⋈ Completed

### RECOMMENDATION MAS

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

### **ATTACHMENT**

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



RESOLUTION NO	ESOLUTION NO	
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### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE INVESTMENT POLICY AND DELEGATING AUTHORITY TO THE CITY TREASURER

**WHEREAS**, the City Council of the City of Santee adopted an updated Investment Policy on April 24, 2024, with Resolution No. 038-2024; and

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

WHEREAS, a review of the Investment Policy has been completed by the City Treasurer and the City's investment advisor, and at the recommendation of the investment advisor, language was added to update the amount permitted in Placement Service Deposits from 30% to 50% of the City's investments.

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

**Section 1:** The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

**Section 2:** The City of Santee Investment Policy, attached hereto as Exhibit "A", is approved and adopted.

**Section 3:** Management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 23<sup>rd</sup> day of April 2025, by the following roll call vote to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
IAMES IEEEDIES CITY CLEDK	

Attachment: Exhibit "A" - City of Santee Investment Policy



April 23, 2025

### I. PURPOSE AND DELEGATION

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

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

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

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

### II. DEFINITIONS

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

### III. POLICY AND GUIDELINES

The City Treasurer is responsible for depositing and/or investing the surplus funds in the City Treasury in accordance with the California Government Code, Sections 53600 et seq. The City manages its investment program in accordance with California Government Code Sections 53600.3, under which those making investments on its behalf are deemed to act in a fiduciary capacity subject to the prudent investor standard. Under the prudent investor standard those making investment decisions shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City, in order to safeguard the principal and maintain the liquidity needs of the City.

### IV. OBJECTIVE

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

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

### V. INVESTMENT INSTRUMENTS

### A. Eligible Securities:

The City of Santee may invest in the following instruments under the guidelines as provided herein and in accordance with Sections, 16429.1, 53601 et seq., and 53684 of the California Government Code. Percentage limitations on the purchase of securities apply at the time of purchase. It is the City's intent at the time of purchase to hold all investments until maturity to ensure the return of all invested principal dollars, but sales prior to maturity are permitted.

1) <u>BANK DEPOSITS</u> Bank deposits including, but limited to, demand deposit accounts, savings accounts, market rate accounts, and time certificates of deposit in California depositories. All deposits must be collateralized in accordance with the California Government Code. The City Treasurer may waive collateral for the portion of deposits covered by federal deposit insurance. A written depository contract is required with all institutions that hold City deposits. There is no limitation as to the amount of the City's surplus funds that may be invested in liquid bank deposits; however, purchases of certificates of deposit are restricted to a maximum of 30% of the City's surplus funds and a maximum maturity of one year.

- 2) <u>FEDERAL AGENCY OBLIGATIONS</u> Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There is no limitation as to the amount of the City's surplus funds that may be invested in federal agency obligations.
- 3) <u>U.S. TREASURY OBLIGATIONS</u> U.S. Treasury Bills, Notes, Bonds or Certificates of Indebtedness, or those for which the full faith and credit of the United States are pledged for the payment of principal and interest. There is no limitation as to the amount of the City's surplus funds that may be invested in U.S. Treasury obligations.
- 4) <u>LOCAL AGENCY INVESTMENT FUND (LAIF)</u> Investment of funds in the California LAIF which allows the State Treasurer to invest through the Pooled Money Investment Account subject to the State's annual investment policy. Maximum investment is subject to State regulation.
- 5) LOCAL GOVERNMENT INVESTMENT POOL Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in the securities and obligations authorized in subdivisions (a) to (q), inclusive. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:
  - (1) The adviser is registered or exempt from registration with the Securities and Exchange Commission.
  - (2) The adviser has not less than five years of experience investing in the securities and obligations authorized in subdivisions (a) to (q), inclusive.
  - (3) The adviser has assets under management in excess of five hundred million dollars (\$500,000,000)."
- 6) BANKERS ACCEPTANCES Bills of exchange or time drafts drawn on and accepted by a commercial bank, otherwise known as Bankers Acceptances, both domestic and foreign, which are eligible for purchase by the Federal Reserve System. Purchases of Bankers Acceptances must be from banks with a short-term debt rating of "A-1" or its equivalent or higher, and may not exceed 180 days maturity or 40% of the City's surplus funds.
- 7) COMMERCIAL PAPER Commercial Paper of "prime" quality of the highest rating as provided by a nationally recognized statistical rating organization (NRSRO). Purchases of eligible commercial paper may not exceed 270 days maturity nor represent more than 25% of the City's surplus funds. Eligible paper is further limited to issuing corporations that are organized and operating within the United States as a general corporation, have total assets

in excess of five hundred million dollars (\$500,000,000), and have debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by an NRSRO.

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

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

- 10) MONEY MARKET MUTAL FUNDS Money Market Mutual funds are limited to those money market funds that invest in U.S. Treasuries, Federal Agency obligations, and repurchase agreements relating to such obligations. The management companies shall either (1) attain the highest ranking or the highest letters and numerical rating provided by not less than two of the three largest nationally recognized rating services, or (2) have an investment advisor registered with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations as authorized above and with assets under management in excess of five hundred million dollars (\$500,000,000) and (3) follow regulations specified by the SEC under the Investment Company Act of 1940 (15 U.S.C. Section 80a-1, et seq.). The purchase price of shares for beneficial interest shall not include any commission these companies may charge and shall not exceed 15% of the City's surplus funds.
- 11) <u>MEDIUM TERM NOTES</u> Medium-term notes defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less issued by corporations organized and operating within the

United States or by depository institutions licensed by the United States or any State and operating within the United States. Notes eligible for investment shall be rated in a rating category of "A" or its equivalent or higher by an NRSRO. The amount invested in medium term notes may not exceed 30% of the City's surplus funds.

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

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

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

- 13) <u>SUPRANATIONALS</u> United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. The amount invested in supranationals shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and shall not exceed 30% of the City's surplus funds.
- 14) PLACEMENT SERVICE DEPOSITS Insured deposits placed with a private sector entity that assists in the placement of deposits with eligible financial institutions located in the United States (Government Code Section 53601.8). The full amount of the principal and the interest that may be accrued during the maximum term of each deposit shall at all times be insured by federal deposit insurance. Placement Service Deposits shall not exceed 50% of the total value of the District's investments. The maximum investment maturity will be restricted to three (3) years.
- 15) <u>ASSET BACKED SECURITIES</u> A mortgage passthrough security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable passthrough certificate, or consumer receivable-backed bond. Securities eligible for purchase under this subdivision not issued or guaranteed by an agency or issuer identified in subdivisions (2) or (3) above, the following limitations apply:

- (1) The security shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and have a maximum remaining maturity of five years.
- (2) The amount invested in asset backed securities shall not exceed 20% of the City's surplus funds.
- 16) SAN DIEGO COUNTY TREASURER'S INVESTMENT POOL (SDCTIP) The SCTIP established by the County Board of Supervisors to invest the assets of the County, school districts in the County, and other public agencies in the county.
- 17) OTHER Other investments that are, or may become, legal investments through the State of California Government Code and with prior approval of the City Council.

#### **B.** Prohibited Securities:

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

### VI. BOND PROCEEDS

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

### VII. CREDIT RATINGS, DIVERSIFICATION AND MATURITY

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

market price of the security.

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

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

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

### VIII. <u>INTERNAL CONTROLS</u>

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

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

understanding of their authority and responsibility to avoid improper actions.

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

### IX. PERFORMANCE STANDARDS

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

### X. <u>CRITERIA FOR SELECTING FINANCIAL INSTITUTIONS AND BROKER/DEALERS</u>

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

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

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

### XI. INVESTMENT REPORTS AND POLICY

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

### MEETING DATE April 23, 2025

ITEM TITLE RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2025-26 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

### **DIRECTOR/DEPARTMENT** Heather Jennings, Finance

### **SUMMARY**

Santee Landscape Maintenance District ("SLMD") is a City-wide district and is comprised of eighteen (18) zones, ten (10) of which are assessed and maintained by the City. A combination of contract maintenance and City forces maintain the zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step of approving the proposed engineer's report, declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the May 14, 2025 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 9, 2025 City Council meeting.

### **FINANCIAL STATEMENT**

Funding for the preparation of the engineer's report is included in the FY 2024-25 adopted budget for each zone of the Santee Landscape Maintenance District.

### <u>CITY ATTORNEY REVIEW</u> □ N/A • ⊠ Completed

### RECOMMENDATION MAB

Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

### **ATTACHMENT**

Resolution (w/Exhibits – Assessment Diagrams)



### RESOLUTION NO.

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2025-26 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

WHEREAS, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: SANTEE LANDSCAPE MAINTENANCE DISTRICT ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2025; and

WHEREAS, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, there are no proposed new improvements or any substantial changes in existing improvements; and

WHEREAS, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels; and

WHEREAS, the initiation of proceedings and preparation of the Report is not a project subject to CEQA pursuant to State CEQA Guidelines section 15378, as it involves an administrative and fiscal activity of government. Alternatively, even if preparation of the Report is considered a "project" under CEQA, it is statutorily exempt pursuant to State CEQA Guidelines section 15262 (feasibility and planning studies) as it involves a planning study for future action, will not result in adverse environmental impacts, and does not bind the City to future action.

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

**SECTION 1.** That the above recitals are all true and correct.

### **RESOLUTION NO.**

**SECTION 2.** That diagrams, entitled **SANTEE LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**SECTION 3.** That the maintenance work within the area proposed to be assessed shall be the maintenance or servicing, or both, of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** There are no proposed new improvements or any substantial changes to existing improvements.

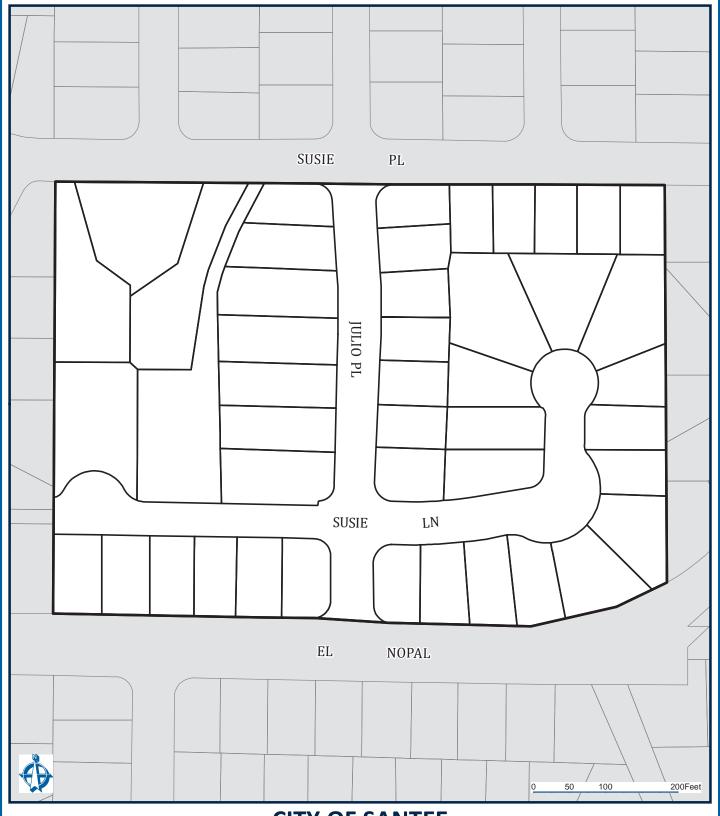
**SECTION 5**. That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the Law.

**SECTION 6.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this City Council for its consideration pursuant to sections 22623 and 22624 of the Streets and Highways Code.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23<sup>rd</sup> day of April, 2025, by the following roll call vote to wit:

JAMES JEFFRIES, CITY CLERK		
ATTEST:	JOHN W. MINTO, MAYOR	
ABSENT:	APPROVED:	
NOES:		
AYES:		

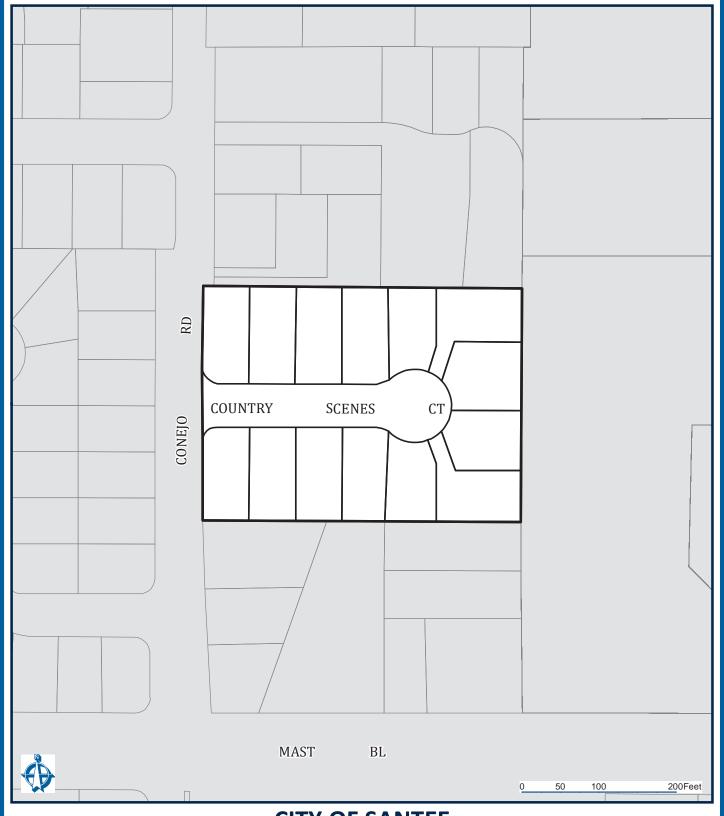
EXHIBITS A-J: Vicinity Map (Diagrams)



SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 1
(EL NOPAL ESTATES)
Exhibit A



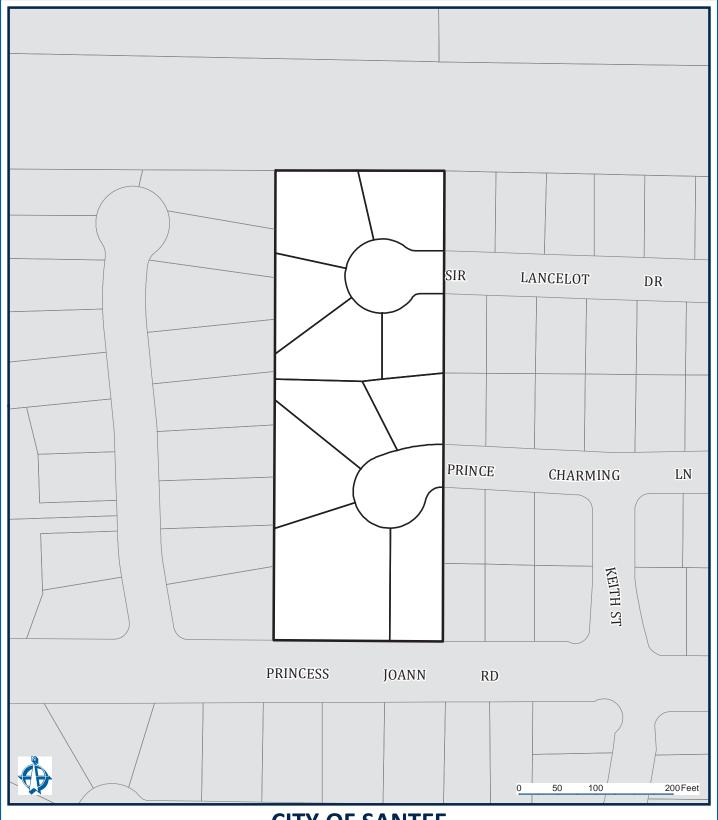




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 3
(COUNTRY SCENES)
Exhibit B



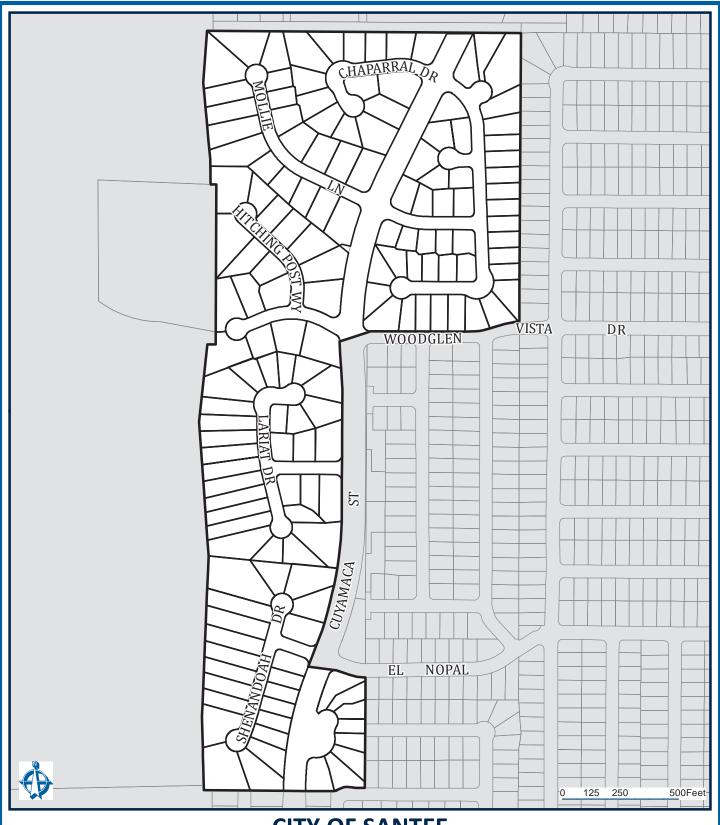




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 4
(CAMELOT HEIGHTS)
Exhibit C



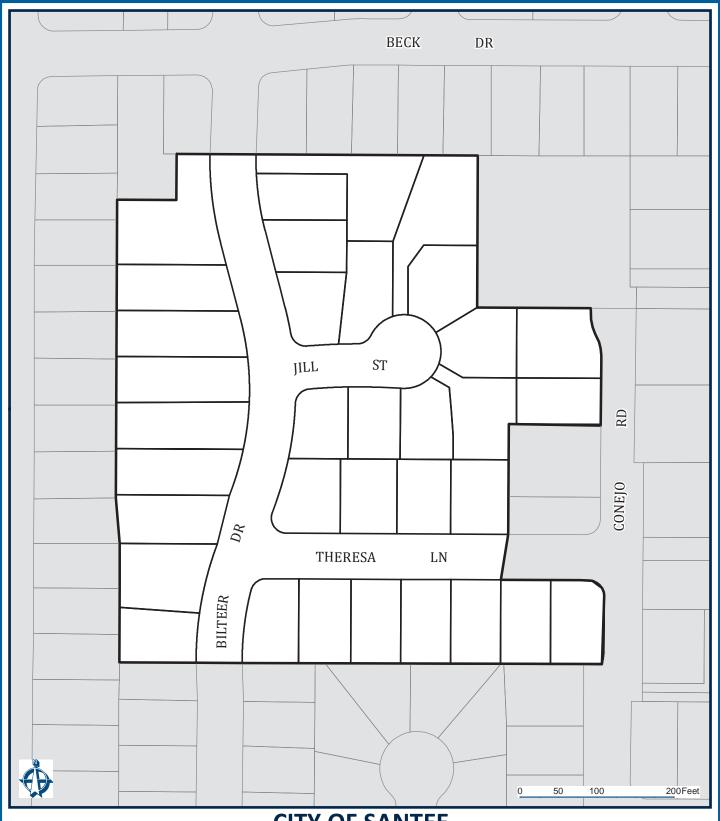




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 8
(SILVER COUNTRY ESTATES)
Exhibit D



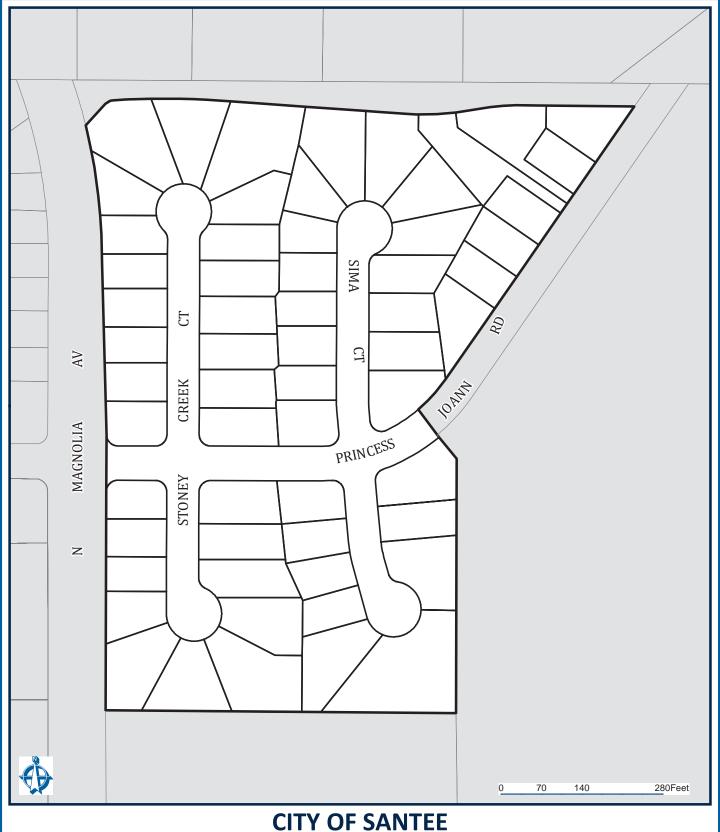




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 9
(TIMBERLANE/MATTAZARO)
Exhibit E



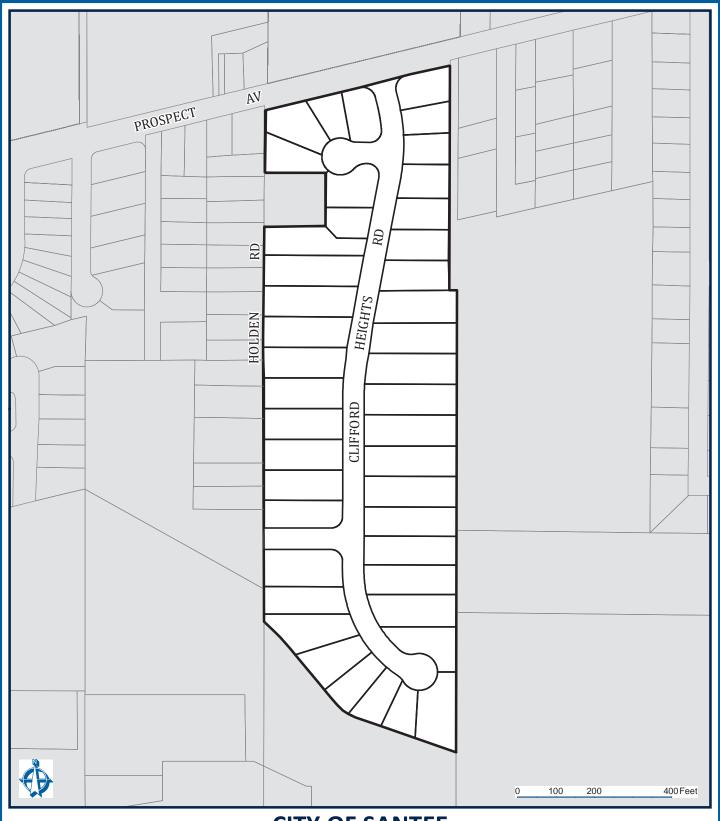




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 12
(THE HEIGHTS)
Exhibit F



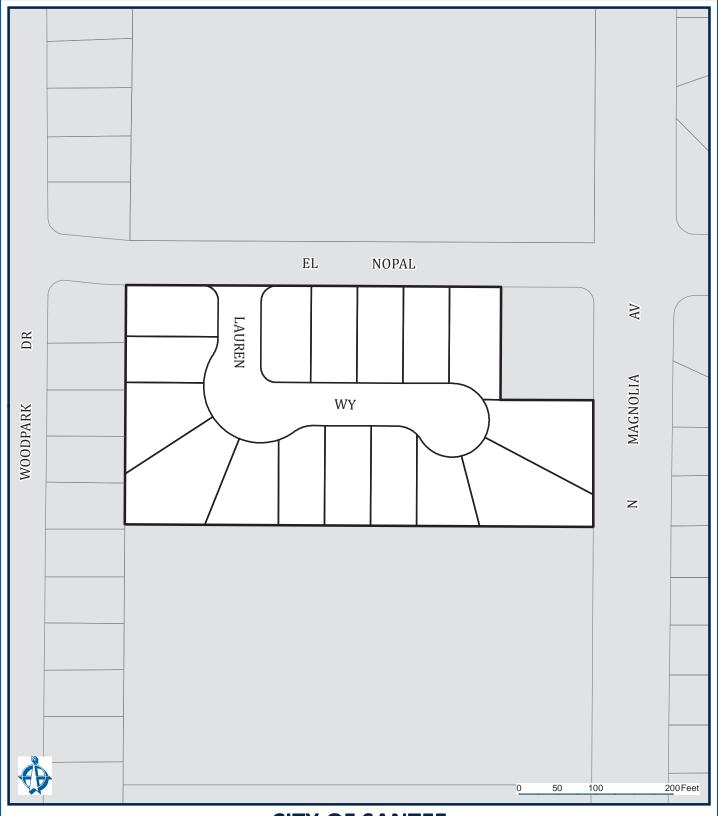




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 13
(PROSPECT HILLS)
Exhibit G



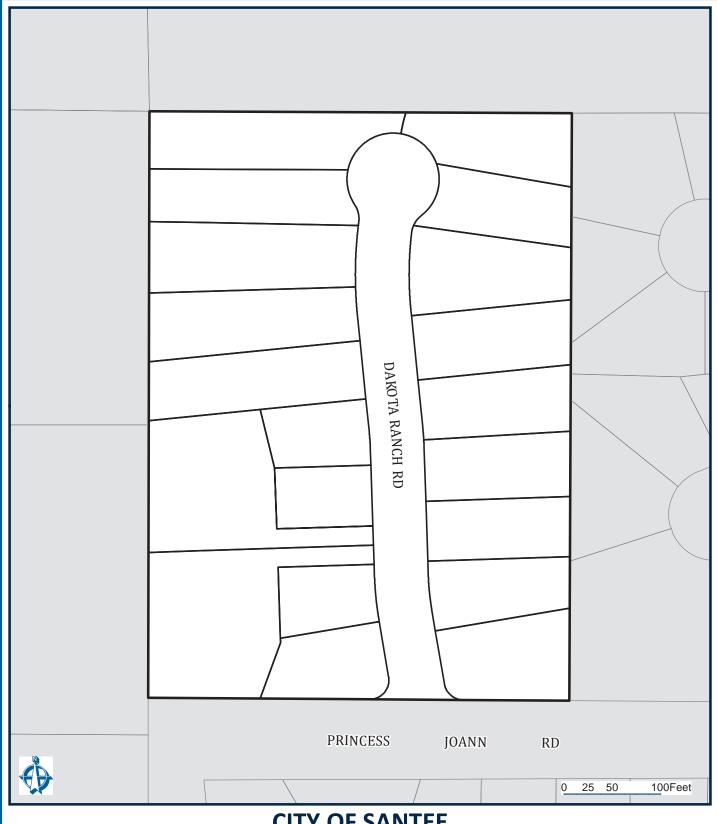




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 14
(MITCHELL RANCH)
Exhibit H



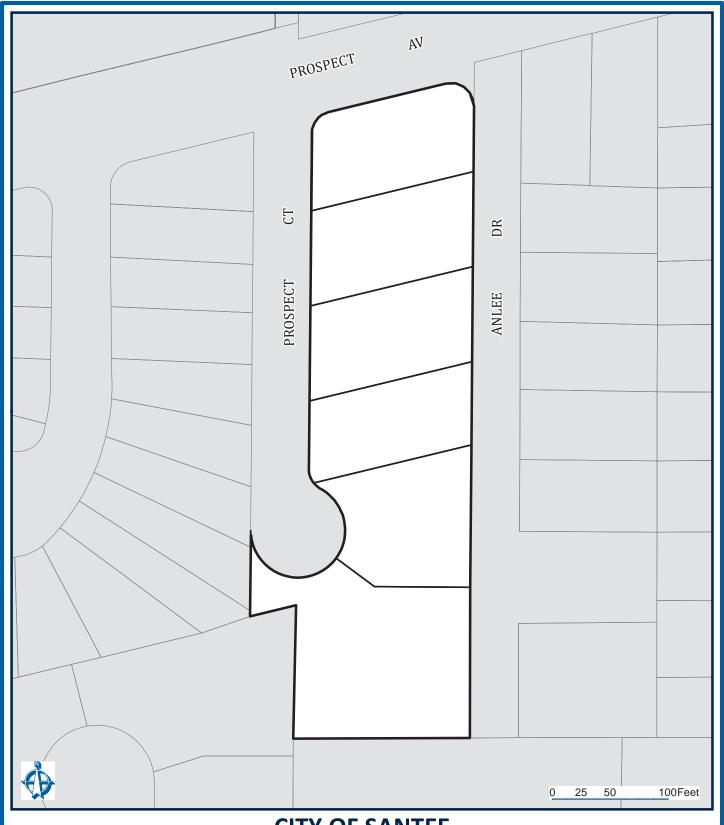




SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 17
(DAKOTA RANCH)
Exhibit I







SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 18
(ALLOS)
Exhibit J





MEETING DATE April 23, 2025

ITEM TITLE RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2025-26 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

### **DIRECTOR/DEPARTMENT** Heather Jennings, Finance



### SUMMARY

Town Center Landscape Maintenance District ("TCLMD") was originally formed in 1987. It now comprises eight distinct zones, four of which are assessed: "Zone A – "Town Center Parkway," Zone B – "The Lakes," Zone C – "San Remo," and Zone D – the mixed-use project known as "Mission Creek." Contractors provide landscape, irrigation, and lighting maintenance services to these four assessed zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to either approve, or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step of approving the proposed engineer's report, declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the May 14, 2025 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 9. 2025 City Council meeting.

### FINANCIAL STATEMENT

Funding for the preparation of the engineer's report is included in the FY 2024-25 adopted budget for each zone of the Town Center Landscape Maintenance District.

### CITY ATTORNEY REVIEW ☐ N/A • ☑ Completed

### RECOMMENDATION MAB

Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

### **ATTACHMENT**

Resolution (w/Exhibits – Assessment Diagrams)



#### RESOLUTION NO.

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2025-26 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

WHEREAS, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2025; and

WHEREAS, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS,** there are no proposed new improvements or any substantial changes in existing improvements; and

WHEREAS, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels; and

WHEREAS, the initiation of proceedings and preparation of the Report is not a project subject to CEQA pursuant to State CEQA Guidelines section 15378, as it involves an administrative and fiscal activity of government. Alternatively, even if preparation of the Report is considered a "project" under CEQA, it is statutorily exempt pursuant to State CEQA Guidelines section 15262 (feasibility and planning studies) as it involves a planning study for future action, will not result in adverse environmental impacts, and does not bind the City to future action.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California.

**SECTION 1.** That the above recitals are all true and correct.

#### RESOLUTION NO.

**SECTION 2.** That diagrams, entitled **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**SECTION 3.** That the maintenance work within the area proposed to be assessed shall be the maintenance or servicing, or both, of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** There are no proposed new improvements or any substantial changes to existing improvements.

**SECTION 5.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

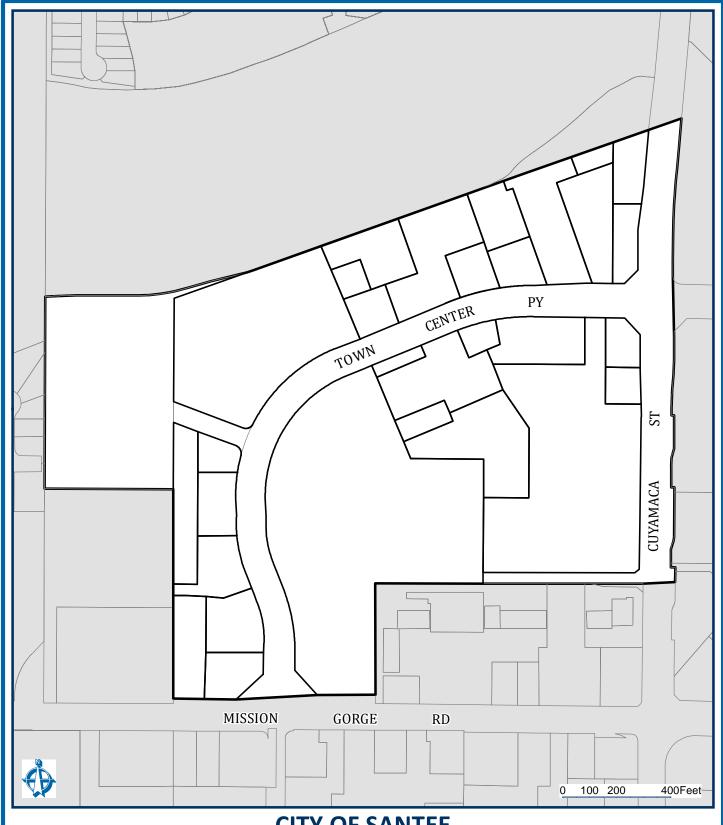
**SECTION 6.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this City Council for its consideration pursuant to sections 22623 and 22624 of the Streets and Highways Code.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23<sup>rd</sup> day of April, 2025 by the following roll call vote to wit:

A V/EO

EXHIBITS A-D: Vicinity Maps (Diagrams)

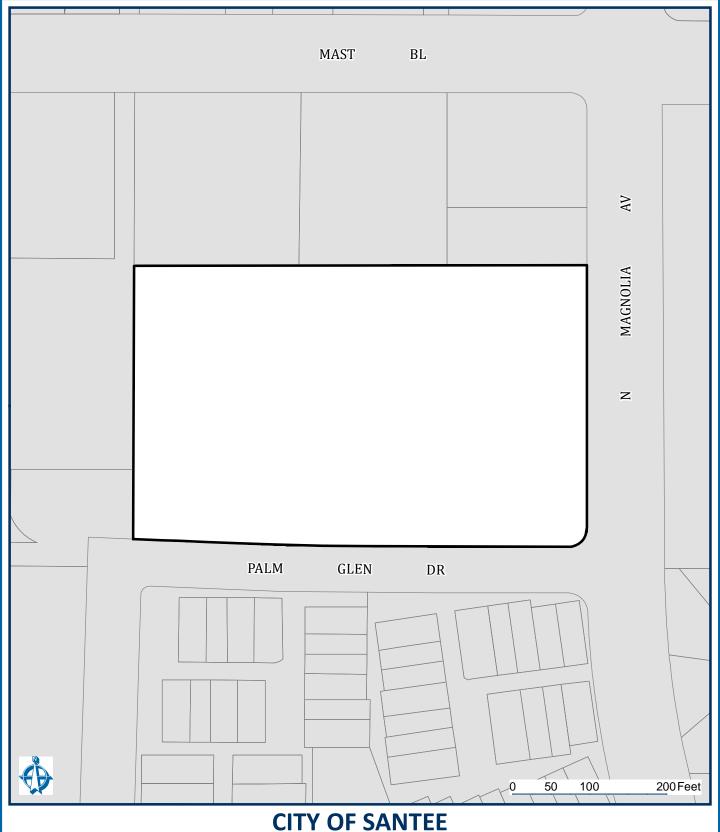
ATES:		
NOES:		
ABSENT:		
	APPROVED:	
ATTEST:	JOHN W. MINTO, MAYOR	
JAMES JEFFRIES, CITY CLERK		



TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE A
(TOWN CENTER)
Exhibit A



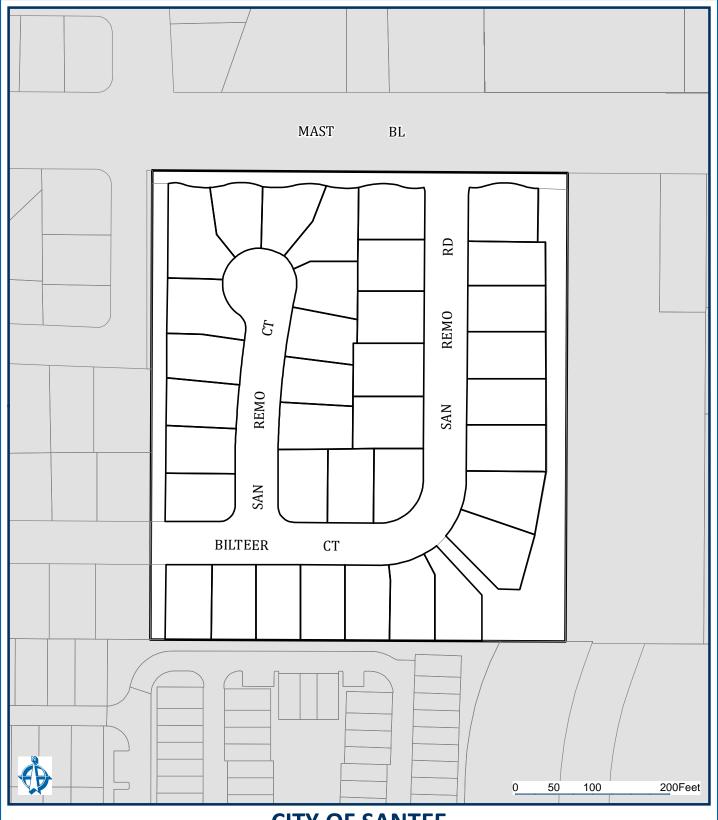




TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE B
(THE LAKES)
Exhibit B



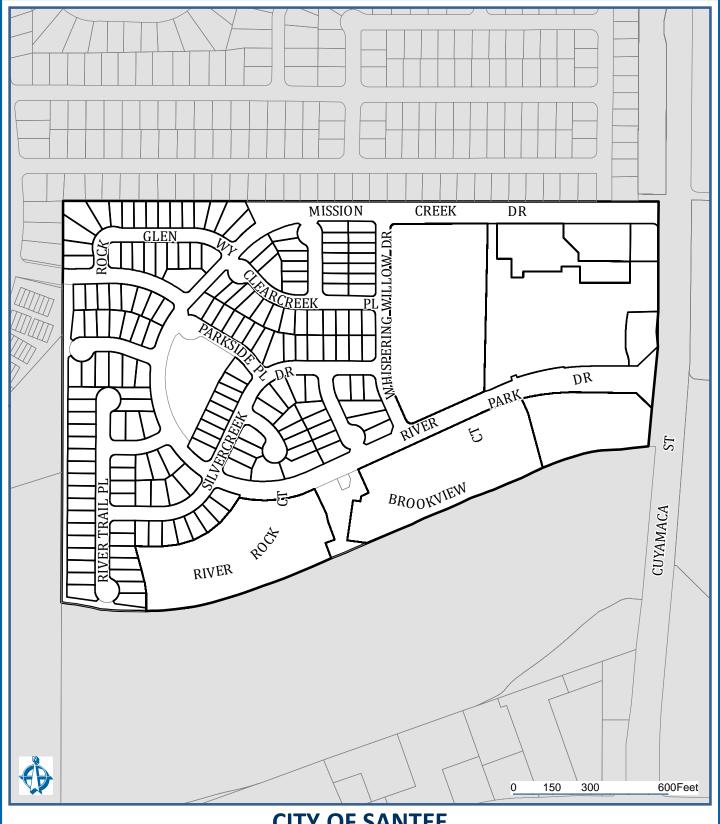




TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE C
(SAN REMO)
Exhibit C







TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE D
(MISSION CREEK)
Exhibit D





### MEETING DATE April 23, 2025

ITEM TITLE RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2025-26 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS

### **DIRECTOR/DEPARTMENT** Heather Jennings, Finance

### SUMMARY

The Santee Roadway Lighting District ("SRLD") has two zones, each with separate funding sources. Zone A is contiguous with the City's boundaries; i.e., all properties in the City are within Zone A. Zone B comprises numerous areas throughout the City, and contains street lights defined as primarily having local benefit.

The funding of street light energy, maintenance and administrative costs for both Zone A and Zone B have been obtained from two sources: (1) an ad valorem property tax designated for street lighting purposes (Zone A), (2) and a special benefit assessment (Zone B). It is estimated that 20 new lights will be added within SRLD in FY 2025-26.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step of approving the proposed engineer's report, declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the May 14, 2025 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 9, 2025 City Council meeting.

### FINANCIAL STATEMENT

Funding for the preparation of the engineer's report is included in the FY 2024-25 Santee Roadway Lighting District Zone "B" adopted budget.

### **CITY ATTORNEY REVIEW** □ N/A • ⊠ Completed

### RECOMMENDATION MAS

Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

### **ATTACHMENT**

Resolution (w/Exhibits - Assessment Diagram)



### **RESOLUTION NO.**

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2025-26 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS

WHEREAS, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a lighting district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: SANTEE ROADWAY LIGHTING DISTRICT ("District"); and

**WHEREAS,** these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2025; and

WHEREAS, there has been submitted to this City Council for its consideration at this time, a map showing the boundaries of the areas of assessment for the above referenced fiscal year, said map showing and further describing in general the areas of the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS,** it is estimated that 20 new lights will be added within the District in FY 2025-26; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels; and

WHEREAS, the initiation of proceedings and preparation of the Report is not a project subject to CEQA pursuant to State CEQA Guidelines section 15378, as it involves an administrative and fiscal activity of government. Alternatively, even if preparation of the Report is considered a "project" under CEQA, it is statutorily exempt pursuant to State CEQA Guidelines section 15262 (feasibility and planning studies) as it involves a planning study for future action, will not result in adverse environmental impacts, and does not bind the City to future action.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California.

**SECTION 1.** That the above recitals are all true and correct.

#### **RESOLUTION NO.**

**SECTION 2.** That the map, entitled **SANTEE ROADWAY LIGHTING DISTRICT**, as submitted to this City Council, showing the boundaries of the proposed area to be assessed and the areas of the improvements to be maintained, is hereby approved, and a copy thereof shall be on file in the Office of the City Clerk and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**SECTION 3.** That the maintenance work within the areas proposed to be assessed shall be the maintenance or servicing, or both, of any facilities that are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

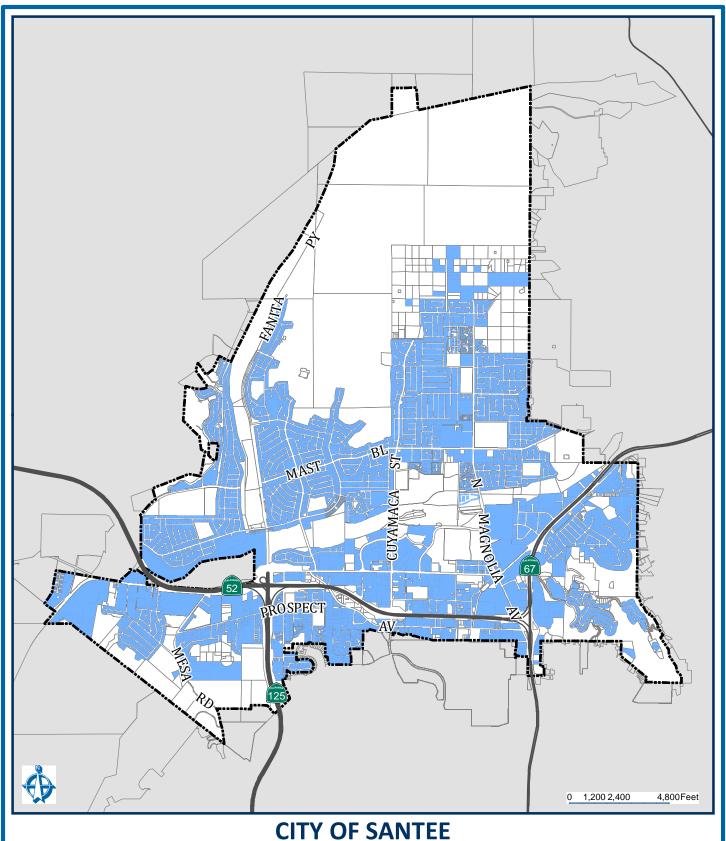
**SECTION 4.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

**SECTION 5.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this City Council for its consideration pursuant to sections 22623 and 22624 of the Streets and Highways Code.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23<sup>rd</sup> day of April, 2025 by the following roll call vote to wit:

AYES:		
NOES:		
ABSENT:		
	APPROVED:	
ATTEST:	JOHN W. MINTO, MAYOR	
JAMES JEFFRIES, CITY CLERK		

**EXHIBIT A: Vicinity Map** 



## CITY OF SANTEE ASSESSMENT DIAGRAM

**SANTEE ROADWAY LIGHTING DISTRICT** 





LEVIED (ZONE B)

Santa

Indoport the City

MEETING DATE

April 23, 2025

ITEM TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE WALKER
TRAILS SUBDIVISION PROJECT (TM2016-1) AS COMPLETE AND FINDING THIS
ACCEPTANCE IS NOT A CEQA PROJECT. LOCATION: NORTHWEST OF THE SAN
DIEGO RIVER AND MAGNOLIA AVENUE

### **DIRECTOR/DEPARTMENT** Carl Schmitz, Engineering

### SUMMARY

This item requests City Council accept the public improvements constructed as part of the Walker Trails Subdivision project, TM2016-1, located northwest of the San Diego River and Magnolia Avenue. The public improvements constructed by Sam-Santee, LLC include curb, gutter, sidewalks, street lighting, fire hydrant, pedestrian ramps, pavement along Walker Trails Drive, Magnolia Avenue, and Cottonwood Avenue, new traffic signals at the intersection of Magnolia Avenue and Walker Trails Drive, and public trail improvements located along the southern project boundary adjacent to the San Diego River.

The public improvements are completed and ready for acceptance and incorporation into the City's maintained street system. All required improvements along Magnolia Avenue, Walker Trails Drive, Cottonwood Avenue, and the river trail have been constructed in accordance with the Resolution of Approval (Resolution No. 096-2018), the accepted plans, and to the satisfaction of the Director of Engineering.

### **ENVIRONMENTAL REVIEW**

Environmental review was completed at the time of development review approval. The Mitigated Negative Declaration (AEIS2016-6) was adopted on August 8, 2018.

### FINANCIAL STATEMENT

Acceptance of these public improvements will result in a minor increase in City street maintenance costs. These costs will be offset by increased tax revenues.

### <u>CITY ATTORNEY REVIEW</u> □ N/A ⊠ Completed

### RECOMMENDATION MASS

Adopt the Resolution accepting the public improvements as complete and directing the City Clerk to release 90 percent of the faithful performance bond and retain 10 percent for 12 months as a warranty bond and retain the labor and material bond for six months.

### **ATTACHMENTS**

Resolution Vicinity Map



<b>RESOLUTION I</b>	NO.
KESOLUTION I	NO.

# RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE WALKER TRAILS SUBDIVISION PROJECT (TM2016-1) AS COMPLETE AND FINDING THIS ACCEPTANCE IS NOT A CEQA PROJECT

LOCATION: NORTHWEST OF THE SAN DIEGO RIVER AND MAGNOLIA AVENUE

**WHEREAS,** Sam-Santee, LLC, the developer of the Walker Trails Subdivision project, entered into a subdivision improvement agreement to construct certain public improvements associated with the development; and

**WHEREAS,** the public improvements on Magnolia Avenue, Walker Trails Drive, Cottonwood Avenue, and the public trail located along the southern project boundary are constructed according to the improvement agreement, accepted plans, the requirements of Resolution of Approval No. 096-2018 and to the satisfaction of the Director of Engineering; and

**WHEREAS,** environmental review was completed at the time of development review approval, a Mitigated Negative Declaration (AEIS2016-6) was approved on August 8, 2018, and this acceptance is an administrative activity of government and not a project subject to CEQA.

**NOW, THEREFORE BE IT RESOLVED** that City Council of the City of Santee, California, does hereby accept the public improvements and incorporates them into the City's maintained street system.

**BE IT FURTHER RESOLVED** that the City Council does hereby direct the City Clerk to retain 10 percent of the faithful performance bond for 12 months as a warranty bond, and retain the labor and material bond for six months. The retained bonds shall be released upon approval of the Director of Engineering.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 23rd day of April 2025, by the following roll call vote to wit:

AYES:		
NOES:		
ABSENT:		
	APPROVED:	
ATTEST:	JOHN W. MINTO, MAYOR	
JAMES JEFFRIES, CITY CLERK		

### **Vicinity Map**



Walker Trails Subdivision
Public Improvements to be Accepted
TM2016-01, G-1313



**MEETING DATE** 

April 23, 2025

ITEM TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE POPEYE'S
CHICKEN PROJECT (P2021-1) AS COMPLETE AND FINDING THIS ACCEPTANCE IS
NOT A CEQA PROJECT LOCATION: 10308 MISSION GORGE ROAD

**DIRECTOR/DEPARTMENT** Carl Schmitz, Engineering

### SUMMARY

This item requests the City Council accept the public improvements constructed as part of the Popeye's Chicken Project, P2021-1 located on the northeast corner of Mission Gorge Road and Cottonwood Avenue, 10308 Mission Gorge Road. The public improvements constructed by David Beshay; DNBA Properties, LLC, include curb, gutter, sidewalks, street lighting, fire hydrant, pedestrian ramps, and pavement along Mission Gorge Road, Cottonwood Avenue and 3<sup>rd</sup> Street.

The public improvements are completed and ready for acceptance and incorporation into the City's maintained street system. All required improvements along Mission Gorge Road, Cottonwood Avenue and 3<sup>rd</sup> Street have been constructed in accordance with the Resolution of Approval (Resolution No. 140-2022), the accepted plans and to the satisfaction of the Director of Engineering.

### **ENVIRONMENTAL REVIEW**

Environmental review was completed at the time of conditional use approval. The project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 pertaining to new construction of commercial structures in an urbanized area that has no value as habitat for endangered, rare, or threatened species and that it will not result in significant effects to traffic, noise, air quality or water quality

### FINANCIAL STATEMENT

Acceptance of these public improvements will result in a minor increase in City street maintenance costs. These costs will be offset by increased tax revenues.

### <u>CITY ATTORNEY REVIEW</u> □ N/A ⊠ Completed

RECOMMENDATION MOS

Adopt the attached Resolution accepting the public improvements as complete and directing the City Clerk to release 90 percent of the faithful performance bond and retain 10 percent for 12 months as a warranty bond and retain the labor and material bond for six months.

### **ATTACHMENTS**

Resolution Vicinity Map



<b>RESOLUTION NO.</b>	
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# RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE POPEYES CHICKEN DRIVE THRU RESTAURANT PROJECT (P2021-1) AS COMPLETE AND FINDING THIS ACCEPTANCE IS NOT A CEQA PROJECT LOCATION: 10308 MISSION GORGE ROAD

WHEREAS, David Beshay; DNBA Properties, LLC, the developer of the Popeye's Chicken Drive-thru Restaurant project, entered into an improvement agreement to construct certain public improvements associated with the development; and

**WHEREAS,** the public improvements on Mission Gorge Road, Cottonwood Avenue and 3<sup>rd</sup> Street are constructed according to the Public Right-of-Way Improvement agreement, accepted plans, the requirements of Resolution of Approval No. 140-2022 and to the satisfaction of the Director of Engineering; and

WHEREAS, environmental review was completed at the time of conditional use approval. The project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 pertaining to new construction of commercial structures in an urbanized area that has no value as habitat for endangered, rare, or threatened species and that it will not result in significant effects to traffic, noise, air quality or water quality

**NOW, THEREFORE BE IT RESOLVED** that City Council of the City of Santee, California, does hereby accept the public improvements and incorporates them into the City's maintained street system.

**BE IT FURTHER RESOLVED** that the City Council does hereby direct the City Clerk to retain 10 percent of the faithful performance bond for 12 months as a warranty bond, and retain the labor and material bond for six months. The retained bonds shall be released upon approval of the Director of Engineering.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 23<sup>rd</sup> day of April 2025, by the following roll call vote to wit:

JAMES JEFFRIES, CITY CLERK		
ATTEST:		
	JOHN W. MINTO, MAYOR	
,,,	APPROVED:	
ABSENT:		
NOES:		
AYES:		

### **Vicinity Map**



Popeye's Chicken Drive-Thru

Public Improvements (P2021-1)



### MEETING DATE April 23, 2025

ITEM TITLE RESOLUTION TO AUTHORIZE AN AMENDMENT TO INCREASE THE CONTRACT VALUE OF THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH EBBIN MOSER + SKAGGS, LLP FOR ADDITIONAL SERVICES RELATED TO THE SANTEE MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN, ENVIRONMENTAL ASSESSMENT, ENVIRONMENTAL IMPACT REPORT AND IMPLEMENTING AGREEMENT

### **SUMMARY**

This item recommends adoption of a resolution authorizing an amendment to the existing Professional Services Agreement with Ebbin Moser + Skaggs, LLP to increase the contract value. The additional funding will provide for continued legal services in support of the Santee Multiple Species Conservation Program (MSCP) Subarea Plan, including the preparation of an Environmental Assessment (EA) pursuant to the National Environmental Policy Act (NEPA), an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA), and the associated Implementing Agreement (IA). The amendment proposes an increase to the contract value, including \$112,500 in General Fund appropriations previously approved by the City Council on March 12, 2025, through Resolution No. 029-2025 (attached for reference).

### **ENVIRONMENTAL REVIEW**

This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by Guidelines Section 15061(b)(3) as additional legal services would have no adverse effect on the environment.

FINANCIAL STATEMENT

Upon approval of this item and adoption of the accompanying resolution, the contract amount will increase the not-to-exceed amount to \$954,555. The additional legal support authorized under the Sixth Amendment will be funded by the General Fund appropriation.

CITY ATTORNEY REVIEW ☐ N/A ☒ Completed

RECOMMENDATION MAN

Adopt the resolution authorizing the Sixth Amendment to the Professional Services Agreement with Ebbin Moser + Skaggs, LLP to increase the contract value for legal services related to the Santee Multiple Species Conservation Program Subarea Plan, including the Environmental Assessment, Environmental Impact Report, and Implementing Agreement.

### **ATTACHMENT**

Attachment 1 - Resolution No. 029-2025 - General Fund Appropriation

Attachment 2 - Resolution



### RESOLUTION NO. 029-2025

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE APPROPRIATION OF \$112,500 TO THE FY 2024-25 PLANNING OPERATING BUDGET FROM THE CITY'S GENERAL FUND RESERVE FOR LEGAL SERVICES RELATED TO THE MULTIPLE SPECIES CONSERVATION PLAN (MSCP) SUBAREA PLAN

WHEREAS, the City of Santee is in need of legal services to assist with the finalization of the Subarea Plan, the Environmental Impact Report (EIR) and Implementing Agreement; and

**WHEREAS,** it has been determined that an additional appropriation of \$112,500 is needed to fund the legal services to ensure compliance with local, state and federal laws and proper integration of these laws with the City's planning processes and MSCP Plan.

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

**Section 1:** Authorize the appropriation of \$112,500 from the General Fund Reserve to the Planning FY 2024-25 Operating Budget for legal services related to the finalization of the Subarea Plan, the EIR and Implementing Agreement.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12<sup>th</sup> day of March 2025, by the following roll call vote, to wit:

AYES: HALL, KOVAL, MCNELIS, MINTO, TROTTER

NOES: NONE

ABSENT: NONE

APPROVED:

ATTEST:

JAMES JEFFRIES, CITY CLERK

<b>RESOLUTION NO.</b>	
-----------------------	--

RESOLUTION TO AUTHORIZE AN AMENDMENT TO INCREASE THE CONTRACT VALUE OF THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH EBBIN MOSER + SKAGGS, LLP FOR ADDITIONAL SERVICES RELATED TO THE SANTEE MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN, ENVIRONMENTAL ASSESSMENT, ENVIRONMENTAL IMPACT REPORT AND IMPLEMENTING AGREEMENT

WHEREAS On September 9, 2019, the City of Santee (City) and Ebbin Moser + Skaggs, LLP (Consultant) entered into a Professional Services Agreement for legal support related to the Santee Multiple Species Conservation Program (MSCP) Subarea Plan, Environmental Assessment (EA) or Environmental Impact Statement (EIS) prepared pursuant to the National Environmental Policy Act (NEPA), and Environmental Impact Report (EIR) prepared pursuant to the California Environmental Quality Act (CEQA) and Implementing Agreement (IA) in the amount of \$234,990.00 funded by developer-funded accounts; and;

**WHEREAS** The City and Consultant amended the Agreement five times to reflect the evolution of the Project. On November 30, 2020, the City amended the Agreement to increase the amount allocated to Consultant for additional work, project meetings, and management by \$262,395.00 (First Amendment);

**WHEREAS** On September 12, 2022, the City and Consultant amended the Agreement to extend the period of performance to December 31, 2023, due to circumstances beyond the Parties' reasonable control (Second Amendment);

WHEREAS On November 22, 2023, the City and Consultant amended the Agreement to increase the amount allocated to Consultant for additional work, project meetings, and management by \$128,985.00 and extend the period of performance to December 31, 2024, due to circumstances beyond reasonable control (Third Amendment);

**WHEREAS** On February 29, 2024, the City and Consultant amended the Agreement to increase the amount allocated to Consultant for additional work and management by \$103,185.00 (Fourth Amendment);

WHEREAS On January 27, 2025, the City and Consultant amended the Agreement to reflect an increase in Developer Funds, totaling \$112,500, and to extend the period of performance to December 31, 2025, due to circumstances beyond reasonable control (Fifth Amendment). The City is under no obligation to compensate Consultant in excess of the \$729,555 previously appropriated to the Agreement except to the extent funds have been deposited with City for such purposes. Consultant will not be compensated for any services performed following the expenditure of the Developer Funds:

<b>RESOL</b>	.UTION	NO.	

**WHEREAS** On March 12, 2025, the City Council budgeted and appropriated \$112,500.00 from the General Fund to the Planning FY 2024-25 Operating Budget for legal services related to the finalization of the Subarea Plan, the EIR and Implementing Agreement; and

**WHEREAS** The City and Consultant now wish to further amend their Agreement to reflect the revised Agreement amount of \$954,555.00 and the allocation of \$112,500.00 in General Fund monies.

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

- 1. The recitals set forth above are true and correct and are incorporated into this Resolution.
- 2. The City Council authorizes the City and Consultant to enter into the Sixth Amendment to increase the Agreement value to fund additional legal support.
- 3. This Resolution shall become effective immediately following its passage.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 23rd day of April, 2025, by the following roll call vote to wit:

JAMES JEFFRIES, CITY CLERK	
ATTEST:	JOHN W. MINTO, MAYOR
	APPROVED:
ABSENT:	
NOES:	
AYES:	

### MEETING DATE April 23, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF IN ACCORDANCE WITH SECTION 13146.4 OF THE CALIFORNIA HEALTH AND SAFETY CODE (ANNUAL FIRE INSPECTION COMPLIANCE REPORT)

### **DIRECTOR/DEPARTMENT** Justin Matsushita, Fire Chief

### **SUMMARY**

Senate Bill (SB) 1205, Fire Protection Services, Inspections, Compliance Reporting, was passed in 2018 which requires every city or county fire department to inspect all apartment houses, hotels and motels, and public and private schools within their jurisdiction for compliance with building standards and other regulations promulgated by the State Fire Marshal. These inspections include but are not limited to accessing emergency access to structures and water supplies, ensuring maintenance of fire protection equipment and systems such as fire alarm systems, automatic fire sprinkler systems, and fixed fire suppression systems, proper egress, electrical systems and identifying other potential fire and life safety hazards.

Health and Safety Code (H&SC) Section 13146.4 requires fire departments to report annually to their administering authority on its compliance with performing these inspections. The City Council is required to acknowledge receipt of the annual compliance report that is provided below in the form of a resolution.

Therefore, in accordance with SB1205 and California Health and Safety Code section 13146.4, the Calendar Year 2024 report below includes the types of occupancies in the City of Santee that require an annual fire and life safety inspection, and the number of inspections conducted. If there are more inspection numbers listed than occupancies, that is because additional follow up inspections were performed to obtain compliance with fire and building codes.

Calendar Year 2024 State Mandated Inspection Compliance							
Occupancy Type	No. of Occupancies	No. of Inspections	Percent Completed				
Educational (E):							
Public/Private Schools	12	13	100%				
Residential (R1):							
Hotel/Motel	3	5	100%				
Residential (R2):							
Apartments	52	87	100%				

In accordance with Health and Safety Code section 13146.4, a Resolution expressly acknowledging receipt of the above report is attached for City Council to review and adopt.



### FINANCIAL STATEMENT N/A

 ${\color{red} \textbf{CITY ATTORNEY REVIEW}} \hspace{0.1cm} \square \hspace{0.1cm} \textbf{N/A} \bullet \boxtimes \textbf{Completed}$ 

RECOMMENDATION Adopt the Resolution.

ATTACHMENT Resolution



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# RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF OF THE SANTEE FIRE DEPARTMENT IN ACCORDANCE WITH SECTION 13146.4 OF THE CALIFORNIA HEALTH AND SAFETY CODE

**WHEREAS**, California Health and Safety Code section 13146.4 was added in 2018 and became effective on January 1, 2019; and

**WHEREAS,** California Health and Safety Code sections 13146.2 and 13146.3 require all fire departments that provide fire protection services to perform annual inspections in all apartment houses, hotels and motels, and all public and private schools for compliance with building standards and other regulations promulgated by the State Fire Marshal, as provided; and

WHEREAS, California Health and Safety Code section 13146.4(a) requires all fire departments that provide fire protection services to report annually to the administering authority its compliance with sections 13146.2 and 13146.3; and

WHEREAS, the Fire Chief for the City of Santee provided the annual report for the calendar year 2024 to the City Council at its regularly scheduled meeting on April 23, 2025; and

WHEREAS, the City Council acknowledges receipt of the report and intends this Resolution to fulfill the requirements of section 13146.4 of the California Health and Safety Code regarding acknowledgement of the Santee Fire Department's compliance with California Health and Safety Code sections 13146.2 and 13146.3.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee that it expressly acknowledges receipt of the report for calendar year 2024 made by the Fire Chief of the Santee Fire Department in accordance with section 13146.4 of the California Health and Safety Code regarding sections 13146.2 and 13146.3 of the California Health and Safety Code which require annual inspections in all apartment buildings and condominiums, hotels and motels, and all public and private schools.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23rd day of April 2025, by the following roll call vote, to wit:

AYES:		
NOES:		
ABSENT:		
	APPROVED:	
ATTEST:	JOHN W. MINTO, MAYOR	
JAMES JEFFRIES, CITY CLERK	-	

**MEETING DATE** 

April 23, 2025

ITEM TITLE PUBLIC HEARING TO REVIEW THE DRAFT PROGRAM YEARS 2025-2029 CONSOLIDATED PLAN AND PROGRAM YEAR 2025 ANNUAL ACTION PLAN. THIS ITEM IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") BY GUIDELINES SECTION 15061(B)(3)

<u>DIRECTOR/DEPARTMENT</u> Sandi Sawa, AICP, Director of Planning and Building/City Planner ₩₩√\

**SUMMARY** 

A Five-Year Consolidated Plan (Con Plan) and Annual Action Plan are required by the U.S. Department of Housing and Urban Development (HUD) for the City to remain eligible for federal funding under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. The Con Plan covers the period from July 1, 2025, to June 30, 2029 (Program Years 2025 to 2029), while the Annual Action Plan covers the period from July 1, 2025, to June 30, 2026 (Program Year 2025). The main objective of the Con Plan is to develop a comprehensive strategy for the use of federal grant funding that addresses the City's housing, community, homeless and economic development needs. It also identifies short- and long-term goals, objectives, and strategies to guide implementation. The Con Plan, developed with input from residents and stakeholders, is a community-driven planning document that also serves as the City's formal application for CDBG funding. The City's current Con Plan will expire on June 30, 2025.

This second public hearing provides an opportunity for the public to comment on the Con Plan and Annual Action Plan. Notice of this hearing was published in the East County Californian on April 11<sup>th</sup>, 2025. The Draft 2025-2029 Con Plan has also been available for public review and comment at City Hall and on the City's website beginning on March 14, 2025. To date, the City has received only one public comment during the first public hearing held on March 12<sup>th</sup>, 2025.

### **ENVIRONMENTAL REVIEW**

This action is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378 because it involves a fiscal activity of governments that will not result in any potentially significant impact on the environment. Even if this action is considered a project, it is exempt from environmental review under CEQA Guidelines section 15061(b)(3), as there is no potential for the action to cause a significant environmental effect.

### FINANCIAL STATEMENT

The Five-Year Con Plan and the Program Year 2025 Annual Action Plan are required documents for the City to continue to receive CDBG funds. For planning purposes, staff anticipates an allocation of approximately \$322,704 in CDBG funds for Program Year 2025. This estimate is based on the City's average annual allocation over the past three years and is subject to adjustment pending HUD's final grant allocation. In addition to the CDBG allocation, \$1,500 in program income will be used to fund CDBG projects, resulting in a total estimated amount of \$324,204.

### CITY ATTORNEY REVIEW

 $\square$  N/A

1. Conduct and close the second public hearing;

- 2. Approve and adopt the Resolution for the 2025-2029 Con Plan and the Program Year 2025 Annual Action Plan; and
- 3. Authorize the City Manager to submit the CDBG grant application to HUD.

### **ATTACHMENTS**

- 1. Draft PY 2025-2029 Con Plan
- 2. Draft PY 2025 Annual Action Plan
- 3. Draft Con Plan Summary of Public Comment
- 4. Resolution



### **CITY OF SANTEE**



### **CONSOLIDATED PLAN**

**PROGRAM YEARS 2025-2029** 

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Appendix C – Community Survey Responses

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Appendix E – Public Comment from Public Hearings

### **Executive Summary**

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

#### 1. Introduction

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

The Con Plan is a five-year planning document that identifies needs within low-to -moderate- income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments in and helps achieve HUD's mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations. Jurisdictions participating in any of the following HUD funding programs must submit a Consolidated Plan every five years

- Community Development Block Grants (CDBG) CDBG is a flexible funding source that can be
  used for both housing and non-housing activities, including neighborhood revitalization,
  workforce and economic development, community and nonprofit facilities, and infrastructure
  and public services in LMI communities.
- HOME Investment Partnerships (HOME) HOME is used for building, acquiring, and rehabilitating
  affordable housing for rent and homeownership. It may also be used for direct rental assistance
  to low-income residents.
- Emergency Solutions Grants (ESG) ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.
- Housing Opportunities for Persons with AIDS (HOPWA) HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

As a small city, Santee directly receives only CDBG funding, but it utilizes HOME funding through the County of San Diego's HOME Consortium. (The HOME Consortium is comprised of the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.) This Con Plan covers CDBG and non-federal housing and community development resources. The City anticipates receiving approximately \$350,916 in CDBG funds annually over the next five program years, or \$1,754,580 total. This estimate is based on the annual average allocation over the course of the past 3 years.

This Con Plan is divided into five major parts:

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

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

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

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

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

### 3. Evaluation of past performance

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

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

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

### 4. Summary of citizen participation process and consultation process

The City's community participation process was informed by the Citizens Participation Plan, which guides the implementation of a community engagement process and notification of community meetings and public hearings. To facilitate as much community participation as possible, the City held a held a community meeting on September 26, 2024, and distributed both a Community Needs Assessment Survey and a Stakeholder Survey to gather input.

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

### 5. Summary of public comments

At the first public hearing, the City received public testimony from one member of the public. Truth's public comment is summarized as follows:

- Expressed that the median single family home price of \$850,000 is unaffordable
- Noted that the categorization of job types by business sector lacks information on job locations, specifically whether employment is within the city or outside of it.
- Questioned commuting patterns, particularly the claim that 55% of workers have a commute of 30 minutes or less, citing traffic variability. Also noted that the report does not consider the potential for commuters to use alternate modes of transportation (e.g., walking, biking).
- Raised questions about the relevance of the 2021 Regional Plan, specifically, the "5 Big Moves," including mobility hubs, Next OS, and transit leaps.
- Suggested the removal of the Sustainable Santee Plan from the report
- Commented that while the Plan mentions funding a homeless shelter and services, the City currently does not have a shelter and currently, there is no plan to establish one.
- Identified a typographical error on page 64 concerning the term "East County."
- Noted that community survey respondents did not prioritize electric vehicle (EV) charging infrastructure and did not favor transportation-related initiatives.

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

No public comments have been received to date. For the purposes of publishing the Draft Consolidated Plan, this section will be updated upon the completion of the remaining two public hearings and 30-day public comment period.

### 7. Summary

The five-year Con Plan articulates the housing and community development needs in Santee. The plan also incorporates a comprehensive and coordinated strategy for the implementation of CDBG and other possible funds that could be leveraged to address identified priorities and goals. More broadly, the City is committed to providing every opportunity for residents and stakeholders in Santee to participate in the Con Plan process and expanding opportunities for its LMI populations to thrive. This Con Plan and the associated community engagement process are indicative of that commitment.

### The Process

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

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

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

Table PR-05.01: Responsible Agencies

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

#### **Narrative**

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

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

Brittany Gohres, Senior Management Analyst 10601 Magnolia Avenue, Santee, CA 92071 619-258-4100 ext. 221 bgohres@cityofsanteeca.gov

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

#### 1. Introduction

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

The City of Santee has long communicated and collaborated with many governmental and non-governmental agencies in the region to address the needs of the City's LMI population. The City's formalized collaborative efforts include being a member of the County of San Diego's HOME Consortium and recipient of Housing Choice Vouchers (Section 8) through the County of San Diego's voucher program. City staff also participates in its own Homeless Working Group, which includes four different non-profit homeless services providers and works closely with the County of San Diego Health and Human Services Agency.

Other non-governmental agencies the City works closely with include, but are not limited to: Santee Santas, Meals on Wheels, , PATH San Diego, the East County Transitional Living Center, Crisis House, Meals on Wheels, Voices for Children and the Cameron Family YMCA. The City encourages agencies to work together to leverage resources and prevent duplication of services for the betterment of the people being served. During the community engagement process, the City consulted with these and other agencies and businesses at community meetings, through interviews and an online survey.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City works closely with the Regional Task Force on the Homeless (RTFH), San Diego County's Continuum of Care (CoC) as they participate in the City's Homeless Working Group, which meets monthly. The RTFH organizes the annual Point-in-Time Count (PIT), in which the community engages and surveys those experiencing homelessness countywide to provide a count of the region's sheltered and unsheltered homeless community. During the 2024 PIT, 73 unsheltered individuals and 0 sheltered individuals in Santee were counted. Table PR-10.01 below provides demographic information of the unsheltered individuals experiencing homelessness in Santee.

Table PR-10.01: Santee Homeless Profile

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

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

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

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

The City of Santee does not receive or administer ESG funds.

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

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

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

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

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

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

No agency or organization was purposely excluded from providing input on the Consolidated Plan.

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

**Table PR-10.03: Other Local / Regional / Federal Planning Efforts** 

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

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

The City has a long history of working cooperatively with other CDBG entitlement jurisdictions in the County of San Diego to address common needs. In addition, the City works with the County of San Diego and the other HOME Consortium members to provide for the community's housing and community development needs. Moreover, the County of San Diego manages the Section 8 rental assistance voucher program for the City and many of its neighboring jurisdictions, so coordinating and communicating with the County government is essential.

The State of California has recently bolstered its funding for housing and homelessness programs. For example, Senate Bill 2 (Atkins) creates a permanent source of funding for affordable housing, including services to persons experiencing homelessness. Starting in Program Year 2025, the City plans to utilize SB 2 funds (Permanent Local Housing Allocation (PLHA) funds for homeless outreach and housing navigation services. It is important that the City coordinates with local partners and stakeholders to best leverage potential new funding and resources.

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

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

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

Additionally, a Community Needs Assessment Survey was offered online and via hard copy. A total of 199 individuals responded to the survey. A copy of the survey and a summary of the responses are provided in Appendix C. A public notice was posted on the City's website and printed in the *East County Californian* at least 10 days prior to the City Council public hearing on March 12, 2025, at which the draft Consolidated Plan was presented, and the 30-day public comment period was opened. Notice of the public review and comment period was advertised through a publication in East *County Californian* and on the City's website. The draft Consolidated Plan was available on the City website and at City Hall during the 30-day public comment period from March 14, 2025, to April 13, 2025. One public comment was received during the 30-day public review period. A second public notice was posted on the City's website and printed in the *East County Californian* at least 10 days prior to the City Council public hearing on April 23, 2025, at which the Consolidated Plan was approved. [INSERT NUMBER] public comments were received. All public comments received during both public hearings are included in Appendix E of the Consolidated Plan.

### **Citizen Participation Outreach**

Table PR-15.01: Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
In-person community meeting on September 26, 2024	Non- targeted/ broad community	7 participants	Senior services, youth services/ services for children in foster care, and infrastructure were identified as the top needs among participants.	All comments were accepted	Presentation slides provided in Appendix B
Online Survey	Non- targeted/ broad community	199 responses	Affordable housing, community services, infrastructure, and community facilities were identified as top needs by survey respondents.	All comments were accepted	URL closed; survey provided in Appendix C
Online Survey	Key Stakeholders	9 responses	Senior services, affordable housing, mental health services, and services for individuals experiencing food insecurity were identified as top needs by survey respondents	All comments were accepted	URL closed; survey provided in Appendix D
Public Hearing on March 12, 2025	Non- targeted/ broad community	1 public comments was received.	Concerns regarding affordable housing, economic opportunities sited in the Plan, and no homeless shelter in the City	All comments were accepted	N/A
Public hearing on April 23, 2025	Non- targeted/ broad community	X public comments were received.	[TBD]	All comments were accepted.	N/A

### **Needs Assessment**

#### NA-05 Overview

#### **Needs Assessment Overview**

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

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

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

Extremely low income: 0 to 30 percent of HAMFI

Very low income: 30 to 50 percent of HAMFI

• Low income: 50 to 80 percent of HAMFI

Moderate income: 80 to 100 percent of HAMFI

• Upper income: 100 percent of HAMFI and above

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

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

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

#### **Housing Needs**

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

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

Table NA-05.02: Household Income Distribution

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

Source: CHAS, 2017-2021

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

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

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

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

**Table NA-05.03: Housing Problems** 

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

Source: CHAS, 2017-2021

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

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

Table NA-05.04: Severe Housing Problems Overview

	Owner	Renter	Total	Distribution	Distribution of
				of Owner	Renter
				Households	Households
Household has at least 1 of 4	2,460	1,845	4,305	17%	32%
Housing Problems	2,400	1,043	4,303	1770	32/0
Household has none of 4					
Housing Problems OR cost	12,445	3,870	16,315	83%	68%
burden not available no other	12,443	3,870	10,313	8370	0876
problems					
Total Number of Households	14,905	5,715	20,620	100%	100%

Source: CHAS, 2017-2021

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

Table NA-05.05: Housing Cost Burden

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

Source: CHAS, 2017-2021

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

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

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

Source: CHAS, 2017-2021

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

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

Source: CHAS, 2017-2021

Table NA-05.08: Housing Problems, Owners

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

Source: CHAS, 2017-2021

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

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

Income Category	Cost burden > 30%	Cost burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	2,290	1,820	2,875	30%	54%	80%	63%
>30% to <=50% HAMFI	1,675	910	2,365	22%	27%	71%	38%
>50% to <=80% HAMFI	2,110	585	3,980	27%	17%	53%	15%
>80% to <=100% HAMFI	835	40	2,350	11%	1%	36%	2%

>100% HAMFI	785	0	9,045	10%	0%	9%	0%
Total Number of	7,695	3,355	20,620	100%	100%		
Households							

Source: CHAS, 2017-2021

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

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

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

Source: CHAS, 2017-2021

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

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

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

Source: CHAS, 2017-2021

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

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

Between July 2023 and June 2024, a total of 2,486 Santee residents accessed services through 2-1-1, resulting in 3,639 referrals to various providers. As shown in Figure NA-05.01, the largest age group utilizing 2-1-1 were individuals aged 30 to 39, representing 21 percent of clients. Most clients identified as women (62 percent), and 42 percent of households included children. While non-Hispanic White/Caucasian individuals make up 66 percent of Santee's population, they accounted for only 61 percent of clients. Similarly, individuals identifying as Hispanic or

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

General Demographics Age Group Gender Identity Race/Ethnicity Woman Alaska Native/ Native Indian 0.7% 18% 17% Asian/ Pacific Islander/ Hawaiian 6% 16% Man Black/African American 7% Hispanic/Latino White/ Caucasian ry Genders Bi-Racial/Multi-Racial 3% Other 796 Military/Veteran Household Size Number of Children Military/Veteran 42% with children 3% 196 0.3% Not Military/Veteran None

Figure NA-05.01: 2-1-1 Referral Demographics

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

Figure NA-05.02 indicates that 46 percent of 2-1-1 clients had at least some college education, however, 37 percent reported being unemployed and an additional 18 percent reported being disabled and/or unable to work. More than 80 percent of callers seeking assistance reported being extremely low income, earning less than 30 percent of AMI.

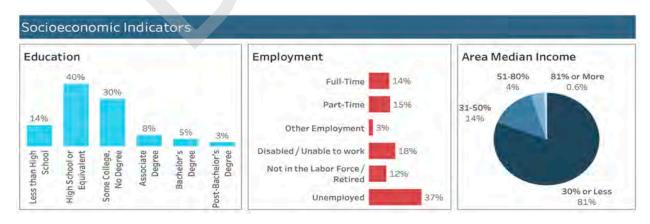
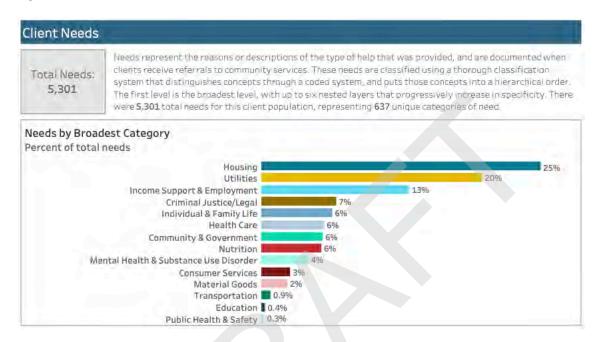


Figure NA-05.02: 2-1-1 Socioeconomic Indicators

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

In FY 2023-24, the 2,486 Santee residents who utilized 2-1-1 services reported a total of 5,301 needs. As shown in Figure NA-05.03 below, needs related to housing and utilities accounted for the largest share of these needs (45 percent). The next commonly identified need was income support and employment (13 percent).

Figure NA-05.03: 2-1-1 Client Needs



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

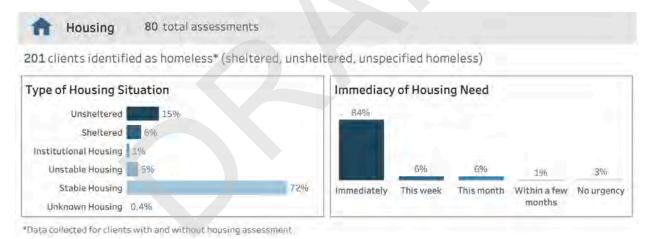
Figure NA-05.04 shows that, of the 73 assessments conducted for Santee clients with nutrition needs in FY 2023-24, 46 percent reported being often concerned that their food supply would run out, and 55 percent indicated that they often experienced running out of food. Additionally, 68 percent reported having to meet other basic needs before they could pay for nutritional needs.

Figure NA-05.04: 2-1-1 Nutrition Referrals



Figure NA-05.04 shows that, of the 80 assessments conducted for Santee clients with housing needs in FY 2023-24, 84 percent of the clients reported an immediate housing need. Additionally, 201 clients identified as experiencing some form of homelessness.

Figure NA-05.05: 2-1-1 Housing Referrals



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

Figure NA-05.06 shows that, of the 118 assessments conducted for Santee clients with utility-related needs in FY 2023-24, 77 percent of clients noted that their utility bill represented more than 25 percent of their income and 7 percent reported having their utilities shut off.

Additionally, 82 percent reported that at least one of their utility bills were past due.

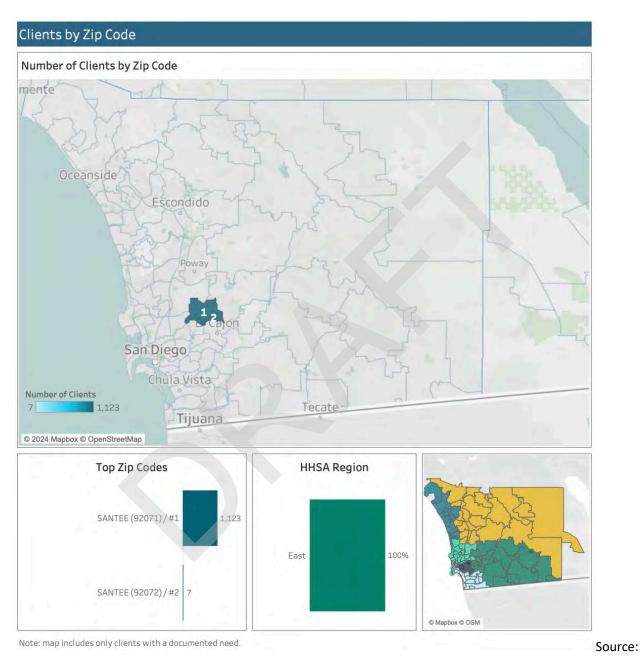
Figure NA-05.06: 2-1-1 Utilities Referrals



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

Figure NA-05.07 below provides a map of the zip codes of Santee residents utilizing 2-1-1 services in FY 2023-24.

Figure NA-05.07: 2-1-1 Referrals by Zip Code



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

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

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

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

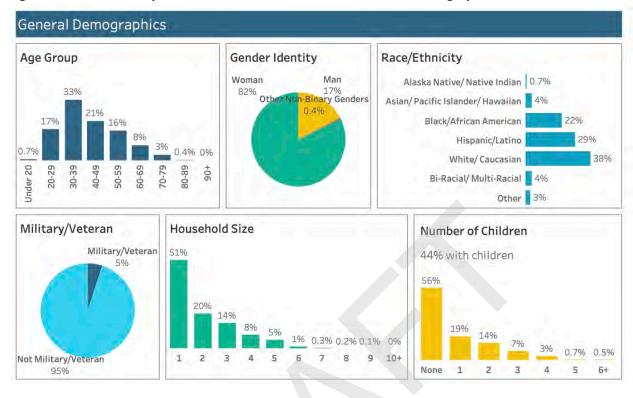


Figure NA-05.08: Countywide 2-1-1 Domestic Violence Referrals – Demographics

Figure NA-05.09 below indicates that approximately 47 percent of clients reported having some college education, while 48 percent identified as unemployed. An additional 17 percent reported being unable to work or having a disability. Furthermore, 88 percent of clients reported earning an extremely low income, underscoring the significant economic challenges often faced by survivors of domestic violence.

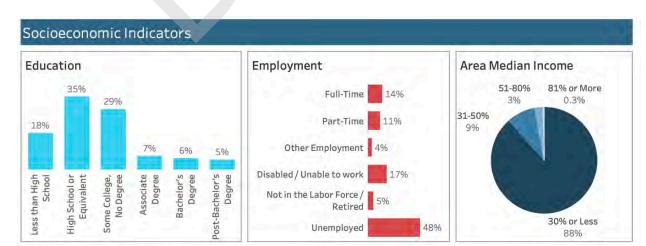


Figure NA-05.09: 2-1-1 Countywide Domestic Violence Referrals – Socioeconomic Indicators

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

Client Needs Needs represent the reasons or descriptions of the type of help that was provided, and are documented when clients receive referrals to community services. These needs are classified using a thorough classification Total Needs: system that distinguishes concepts through a coded system, and puts those concepts into a hierarchical order. 8,608 The first level is the broadest level, with up to six nested layers that progressively increase in specificity. There were 8,608 total needs for this client population, representing 32 unique categories of need. Needs by Broadest Category Percent of total needs Housing 55% Mental Health & Substance Use Disorder Criminal Justice/Legal Individual & Family Life 0.6% Community & Government 0% Health Care 0%

Figure NA-05.10: Countywide 2-1-1 Domestic Violence Referrals – Client Needs

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

Figure NA-05.11 shows that, of the 110 assessments conducted for County clients with both domestic violence-related needs and nutrition needs in FY 2023-24, 59 percent reported being often concerned that their food supply would run out, and 61 percent indicated that they often experienced running out of food. Additionally, 72 percent reported having to meet other basic needs before they could pay for nutrition needs.

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



Figure NA-05.12 shows that, of the 878 assessments conducted for County clients with both domestic violence-related needs and housing needs in FY 2023-24, 90 percent of the clients reported an immediate housing need. Additionally, 1,155 individuals identified as experiencing some form of homelessness.

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



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

Figure NA-05.13 shows that, of the 96 assessments conducted for County clients with both domestic violence-related needs and utility-related needs in FY 2023-24, 84 percent of clients noted that their utility bill represented more than 25 percent of their income and 4 percent reported having their utilities shut off. Additionally, 87 percent reported that at least one of their utility bills were past due.

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

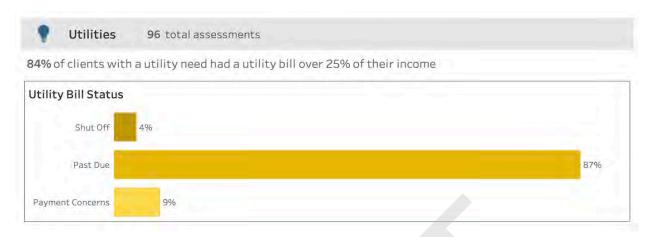
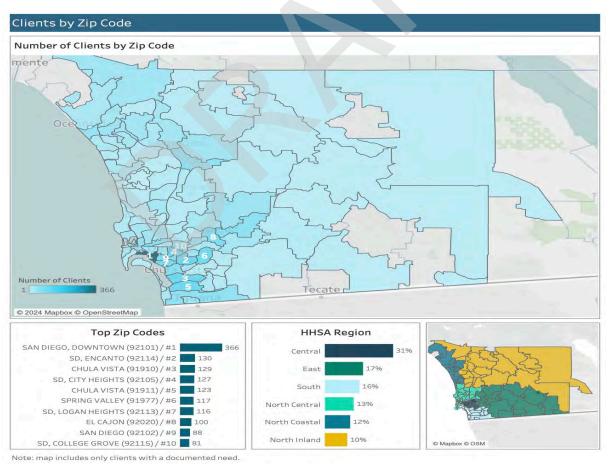


Figure NA-05.14 below provides a map of the zip codes of San Diego County residents experiencing domestic violence who utilized 2-1-1 services in FY 2023-24.

Figure NA-05.14: Countywide 2-1-1 Domestic Violence Referrals by Zip Code



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

# NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) Describe the jurisdiction's need for Public Facilities:

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

### How were these needs determined?

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

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

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

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

### How were these needs determined?

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

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

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

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

### How were these needs determined?

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

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

Not applicable.

## **Housing Market Analysis**

### **MA-05 Overview**

### **Housing Market Analysis Overview:**

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

Table MA-05.01: Total Units

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

Source: SANDAG, 2018 and 2023

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

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

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

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

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

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

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

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

Table MA-05.03a: Housing Opportunity Index by Affordability Rank, 4th Quarter 2023

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

<sup>\*</sup>Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.

Source: National Association of Home Builders, 2024

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

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

Source: National Association of Home Builders, 2024

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

Table MA-05.04: Average Rents

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

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

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

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

### Introduction

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

### **Economic Development Market Analysis**

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

### **Business Activity**

Table MA-45.01: Business Activity

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

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

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

Table MA-45.02: Labor Force

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

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

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

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

Source: 2018-2022 ACS [Table S2401]

Table MA-45.04: Travel Time

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

Source: 2018-2022 ACS [Table B08303]

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

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

Source: 2018-2022 ACS [Table B23006]

Table MA-45.06: Educational Attainment by Age

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

Source: 2018-2022 ACS [Table B15001]

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

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

Source: 2018-2022 ACS [Table B20004]

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

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

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

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

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

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

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

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

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

To support workforce development needs, the City's Economic Development Division assists prospective businesses seeking to start a business in the community. The City also maintains relationships with the Santee Chamber of Commerce and the East County Economic Development Council to continue fostering economic prosperity in the region. The San Diego Workforce Partnership (discussed below) operates the East County Career Center in El Cajon, a nearby city, which offers job search and career development resources to Santee residents. Regarding infrastructure needs, community members who completed the Community Needs Assessment Survey ranked public safety improvements, drainage improvements, and street/alley improvements as the top infrastructure improvements needed in Santee.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Santee's Mayor currently serves on SANDAG's Board of Directors, which gives the City a voice in regional initiatives and investments. The most significant effort SANDAG is working on is the 2025 Regional Plan. The release of the 2025 draft Regional Plan is anticipated for the Spring of 2025 and approval and

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

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

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

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

The sectors with the greatest number of jobs in Santee – Construction; Education and Health Care Services; and Retail Trade – represent a wide range of potential occupations with varying educational requirements. Some of these require an undergraduate or advanced degree, while others require less formal education. Nonetheless, workers with less than a college degree (high school diploma or equivalent or less) earn less than comparable populations and amongst this population there is higher unemployment.

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

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

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

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

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

Yes

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

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

The South and East San Diego County Comprehensive Economic Development Strategy (CEDS)

Committee is designed to bring together the public and private sectors, nonprofits and individuals in the

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

#### Discussion

See above.

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

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

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

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

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

Map Legend X
% of LI Households With Any of 4
Severe Housing Problems

0-38.54%
38.54-53.93%
53.93-67.07%
67.07-80.70%
>80.70%

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

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

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

Map Legend
Housing Cost Burden HAMFI

0-29 28% Paying>30%
29 28-38.78% Paying>30%
47.69-58.44% Paying>30%
>>58.44% Paying>30%
>>58.44% Paying>30%

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

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

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

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

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

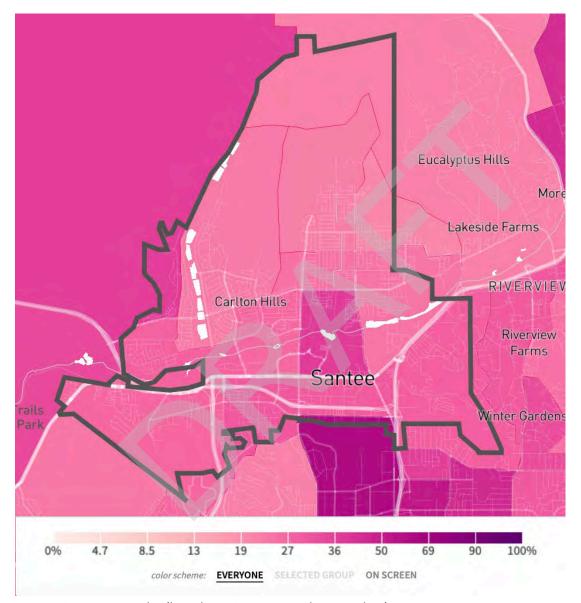


Figure MA-50.03: Census Tract – Non-White Population

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

The census tracts with a higher concentration of non-white populations correlate with the census tracts with the lowest median incomes in the City. The map below shows the same census tracts that are below the City's median income.

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

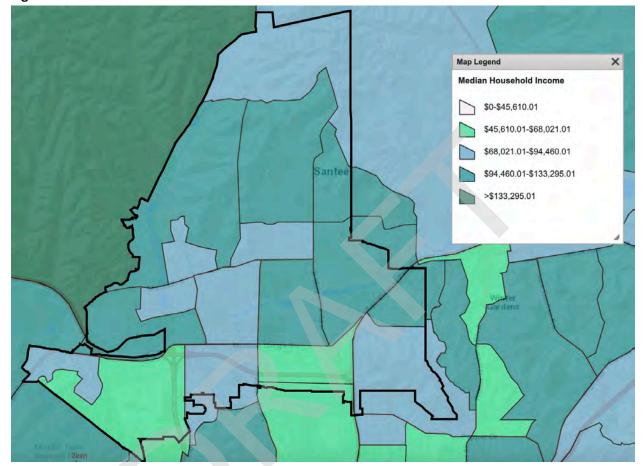


Figure MA-50.04: Census Tract - Median Income

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

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

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

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

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

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

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

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

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

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

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In preparing the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) to estimate the number of households with and without internet access.

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

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

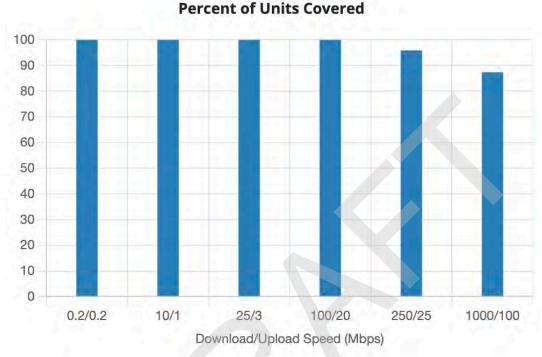
EUCALYPTUS HILLS SAN DIEGO SANTEE BOSTONIA Legend EL CAJON **Fixed Consumer Served Status** Served >= 25 Mbps Down / 3 Mbps Up Unserved < 25 Mbps Down / 3 Mbps Up Priority Unserved < 10 Mbps Down / 1 Mbps Up El Cajon Unpopulated Places

Figure MA-60.01: Map of Broadband Access

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

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

Figure MA-60.02: Units with Fixed Broadband Access in Santee

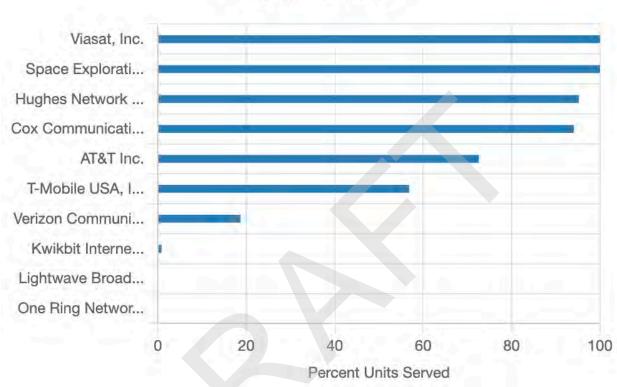


Source: Federal Communications Commission (data as of June 30, 2024)

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

**Top 10 Providers** 

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



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

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

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

### MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

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

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

## Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

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

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

### **Strategic Plan**

### **SP-05 Overview**

### **Strategic Plan Overview**

The Strategic Plan outlines the strategies and policies with which the City plans to address the issues and opportunities presented in the Needs Assessment and Market Analysis. Ultimately, the Strategic Plan will help achieve the City's Con Plan goal by guiding investments in Santee's LMI communities. The goals are:

### **High Priorities**

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

These goals, and the funded activities meant to achieve them, align with HUD's approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity.

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

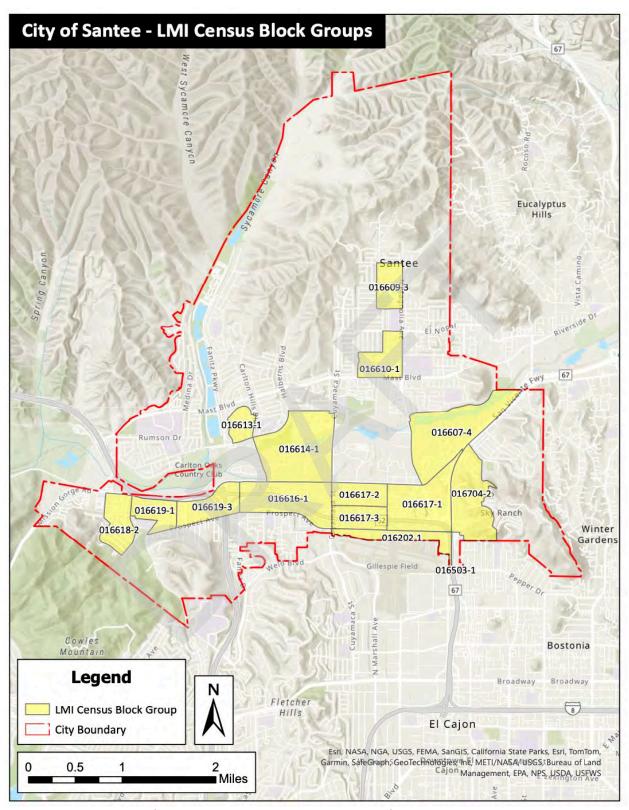
#### **Geographic Area**

Not applicable. Please see discussion below.

#### **General Allocation Priorities**

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

Figure SP-10.01: Low-Mod Block Groups



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

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

Support Affordable	High	Extremely Low	Citywide	Support Affordable	Support affordable	Community Needs Survey,
Housing for LMI		Low		Housing	housing opportunities	stakeholder feedback, City
Residents.		Moderate		Opportunities LMI	for LMI Residents	established priorities, and
		Large Families			- Assist residents by	demographic needs data.
		Families with Children			helping them acquire	
		Elderly			and/or maintain	
					affordable housing in	
					the City of Santee.	
Fair Housing	Medium -	Extremely Low	Citywide	Fair Housing	Fair Housing - Provide	Each year the City must certify to
(included as	HUD	Low			fair housing services to	HUD that the Santee is
part of the	Required	Moderate			foster equal housing	affirmatively furthering fair
Affordable		Large Families			opportunity.	housing. The City contracts with a
Housing		Families with Children				fair housing service provider to
goal above)		Elderly				provide fair housing outreach,
						education, investigation, and
						counseling services.

#### **Narrative**

Priority needs were identified through extensive data on housing and economic, as well as through stakeholder meetings, community surveys, and public meetings. High priorities will be funded with CDBG.. Funding for programs and projects is allocated through an annual application process and will depend on eligibility and available funding

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

The City of Santee is a CDBG Entitlement jurisdiction. The City will receive an estimated \$1,329,270 in CDBG funds in Program Years 2025-2029.

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

The City of Santee is a member of the San Diego County HOME Investment Opportunities (HOME) Consortium. The County of San Diego is recognized by HUD as a Participating Jurisdiction on behalf of the Consortium and includes HOME Program goals, activities and accomplishments in its Consolidated Plan and Annual Action Plans. The City of Santee does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Solutions Grant (ESG) program funding. Refer to the County of San Diego (www.sdhcd.com) and City of San Diego's (www.sandiego.gov) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.

#### **Anticipated Resources**

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

#### **Table SP-35.01: Anticipated Resources**

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

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

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

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

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

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

**Table SP-40.01: Anticipated Resources** 

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Santee	Government	Economic Development	city of Santee
		Homelessness	
		Non-homeless special	
		needs	
		Planning	
		neighborhood	
		improvements	
		public facilities	
		public services	
COUNTY OF SAN DIEGO	Government	Homelessness	county of San Diego
HOUSING AND		Ownership	
COMMUNITY		Public Housing	
DEVELOPMENT		Rental	
CSA SAN DIEGO COUNTY	Non-profit organization	Advocates for the	city of Santee
		eradication of housing	
		discrimination, housing	
		counseling, fair housing	
		testing, enforcing fair	
		housing laws, promoting	
		fair housing outreach and	
		education	
Crisis House, Inc.	Non-profit organization	Homelessness	city of Santee
		Non-homeless special	
		needs	
Meals on Wheels of	Non-profit organization	Non-homeless special	city of Santee
Greater San Diego		needs	
SANTEE FOOD BANK	Non-profit organization	Homelessness	city of Santee
		Non-homeless special	
		needs	
SANTEE SANTAS	Non-profit organization	Homelessness	city of Santee
FOUNDATION		Non-homeless special	
		needs	
ELDERHELP OF SAN DIEGO	Non-profit organization	Non-homeless special	city of Santee
		needs	·
VOICES FOR CHILDREN	Non-profit organization	Non-homeless special	city of Santee
		needs	

#### Assessment of Strengths and Gaps in the Institutional Delivery System

While only a few entities have formal roles in administering HUD's entitlement programs, the City as the lead CDBG agency must work with a host of stakeholders to coordinate activities and achieve the goals of the Con Plan. These include other City departments, government agencies, nonprofit organizations, service providers, subrecipients, and more. Continuous communication and coordination are essential, especially as new resources become available and new challenges emerge. Historically the capacity of nonprofit providers within Santee varies, many of the City's service providers are concentrated in surrounding jurisdictions. There are also limited resources available to smaller nonprofits and start-ups and the City will evaluate the best strategy needed given the increasing needs and demands on housing and public service funding.

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

Table SP-40.02: Homeless Prevention Services Summary

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

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

The City has funded homelessness services and shelters through nonprofits for several years and maintaining and strengthening relationships with subrecipients is essential to the service delivery system. However, the City's resources are limited, and it must rely on partners to fill service gaps. The County of San Diego, for example, allocates Section 8 rental assistance vouchers on behalf of the City. Close coordination with RTFH is also important as new funding and best practices emerge.

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

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

The agencies providing services to special needs populations and persons experiencing homelessness in Santee have a long history and expertise in providing these services. These include Crisis House, Meals on Wheels, Santee Food Bank, Voices for Children and CSA San Diego, among others. These organizations, all funded in the past by the City's CDBG program, together serve youth, seniors, lower-income households, persons with food insecurity, homeless residents, and more.

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

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will also continue strengthening its relationships with partner organizations, especially the County of San Diego, to best address Santee's housing and community development needs. Actions the City commits to are:

 Foster participation of an increasing number of private and non-profit entities to deliver affordable housing and services.

- Forge partnerships with the business, homebuilding, real estate, financial and architectural/planning and engineering community to address Santee's community development needs.
- Use public funds as a lever with other private, non-profit, foundation and other alternative sources to the maximum degree to stimulate affordable housing, homeless and special needs housing production as well as neighborhood revitalization and stabilization.
- Continue the commitment to working cooperatively with RTFH on homeless issues.
- Continue working cooperatively with neighboring jurisdictions and the County to locate a new homeless shelter in East San Diego County.
- Pursue alternative sources of financing for priority needs in the community.

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

#### **Goals Summary Information**

Table SP-45.01: Goals Summary

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

#### **Goal Descriptions**

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

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

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

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

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

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

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

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

An important method for mitigating LBP risks is modernizing the housing stock. This means producing new affordable units that will increase access to housing without LBP hazards. This is a slow process, however, so the County's Health and Human Services Agency offers a lead poisoning prevention program that County residents can access.

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

The City of Santee requires that all federally funded projects be tested for lead-based paint and abate hazards as needed. Lead-based paint warnings are distributed with applications for property related assistance. All applicants are required to sign and return the lead-based paint warning to verify that they have read its contents and are aware of the dangers lead-based paint presents. Factors such as housing conditions and age of household are taken into consideration when determining lead-based

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

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

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

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

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

Based on the American Community Survey (ACS), the 5-year data estimate calculates approximately 8.5 percent of Santee residents were living at or below the federal poverty level of \$14,580 per individual or \$30,000 for a household of 4 persons in 2023. This is lower than both California's and the nation's rate, but any amount of poverty needs to be addressed. Many issues related to poverty are outside of the City's reach, but the City can and will utilize all available tools and resources to assist those residents living at or below the federal poverty level.

A major partner in reducing poverty in Santee is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country.

Additionally, the County of San Diego funds various non-profit organizations and provides health care and social services. The City of Santee will also continue to support organizations that offer health and social services to lower income residents.

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

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

<u>Sub-recipient Orientation.</u> During the grant application process, prospective applicants may request technical assistance in developing complete grant applications. In addition, regulatory requirements of the CDBG program are provided in the Request for Proposals (RFP) document each year. Staff also provides as-needed, one-on-one consultation with potential subrecipients to assist in application development.

<u>Sub-recipient pre-award screening.</u> Prior to the award of funds, all subrecipients receive a pre-contract review to assess the capacity of the agency's administrative and fiscal management systems to successfully complete the proposed activities.

<u>Post-award monitoring.</u> After grant approval, subrecipients are instructed in reporting and reimbursement requirements. Ongoing "desktop" monitoring and technical assistance is provided on a continual basis as billings are reviewed and processed. Onsite monitoring visits are conducted on an annual basis. The City conducts on-site formal monitoring visits and additional onsite technical visits as needed, based upon risk assessments of the contracted agencies.

To assist our partners by providing additional suggestions and guidance, the City may contract with outside professionals/consultants to accompany staff, while conducting comprehensive business audits/monitoring. Public facility and infrastructure projects with statutory requirements such as Davis-Bacon, Uniform Relocation Act, Environmental Review, etc., are implemented, administered and monitored for compliance with the appropriate statutes and regulations. Projects administered by City departments will be monitored through city auditing procedures

#### **Appendix A - Alternate/Local Data Sources**

#### 1 Data Source Name

Consolidated Plan Community Needs Survey

List the name of the organization or individual who originated the data set.

RSG, Inc. and City of Santee staff.

#### Provide a brief summary of the data set.

The survey instrument was Internet-based through the SurveyMonkey website, and 199 individuals responded to the survey.

#### What was the purpose for developing this data set?

Community input was needed help determine the goals and priorities for the City of Santee's 2025-2029 Consolidated Plan. The survey provided an opportunity for the City to learn about the community's goals and priorities directly from residents. The identified priorities will help shape the Consolidated Plan's funding priorities for the next five years.

Provide the year (and optionally month, or month and day) for when the data was collected.

The survey was available from September through October 2024.

Briefly describe the methodology for the data collection.

Online survey through the SurveyMonkey website.

#### Describe the total population from which the sample was taken.

The survey was made available to all Santee residents and non-profit organizations. The survey was marketed on the City website and social media and at the community meeting about the Consolidated Plan.

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

Information about the demographics of the respondents is included in the survey results, which are attached..

#### Data Source Name

Consolidated Plan Stakeholder Survey

List the name of the organization or individual who originated the data set.

RSG, Inc. and City of Santee staff.

Provide a brief summary of the data set.

The survey instrument was Internet-based through the SurveyMonkey website, and 9 individuals responded to the survey.

#### What was the purpose for developing this data set?

Stakeholder input was needed help determine the goals and priorities for the City of Santee's 2025-2029 Consolidated Plan. The survey provided an opportunity for the City to learn about the community's goals and priorities directly from stakeholders. The identified priorities will help shape the Consolidated Plan's funding priorities for the next five years.

Provide the year (and optionally month, or month and day) for when the data was collected.

The survey was available from September through October 2024.

Briefly describe the methodology for the data collection.

Online survey through the SurveyMonkey website.

Describe the total population from which the sample was taken.

The survey was made available to representatives of Santee schools and non-profit organizations.

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

The survey was shared with 14 stakeholders.

#### **Appendix B – Community Workshop Presentation Slides**

## City of Santee 2025-2029 Consolidated Plan: Community Workshop

September 26, 2024



1

## MEETING AGENDA

- Welcome & Introductions
- Consolidated Plan Overview
- Initial Needs Assessment
- · Interactive Activity
- . Q&A







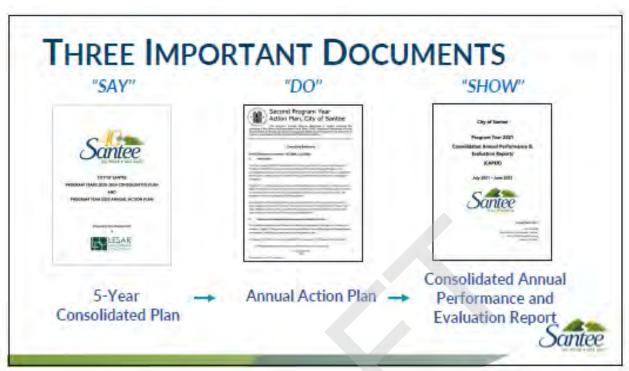
3

## WHAT IS A CONSOLIDATED PLAN?

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

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





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# COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

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



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# CURRENT CONSOLIDATED PLAN PRIORITIES Program Years 2020 to 2024

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

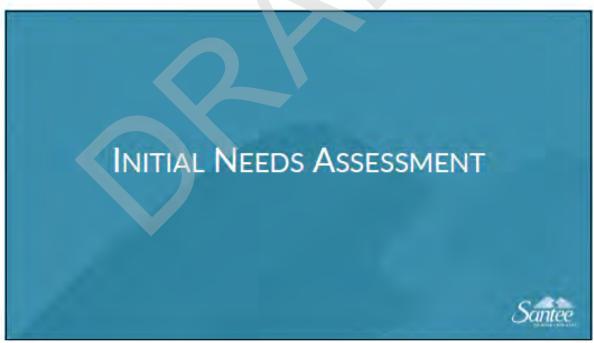


## CITY FY 2024-25 CDBG FUNDING

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



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## SANTEE COMMUNITY PROFILE

Population: 59,497
Median age: 39

Under 18 years old: 23%

65 years old and above: 16%

Median Household Income: \$101,777

July 2024 Unemployment Rate: 4.4%

Below the County rate of 4.9%

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



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## HOUSING STATISTICS FOR SANTEE RENTERS

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

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



## 2024 AVERAGE 2 BD RENTS BY CITY\*

Del Mar: \$4,061

2. Coronado: \$3,367

3. Encinitas: \$3,056

Oceanside: \$2,666

5. San Marcos: \$2,650

6. Imperial Beach: \$2,625

7. San Diego: \$2,508

Carlsbad: \$2,398

9. Santee: \$2,194

10. Lemon Grove: \$2,142

11. La Mesa: \$2,083

12. Chula Vista: \$2,078

13. Escondido: \$2,058

14. National City: \$1,923

15. El Cajon: \$1,892

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

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



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## HOUSING STATISTICS FOR SANTEE OWNERS

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

Sources: U.S. Census Bureau 2017 & 2022 ACS 5-Year Estimates; 2018 to 2020 CHAS



## 2024 AVERAGE HOME VALUES IN COUNTY

Del Mar: \$3,575,187

2. Coronado: \$2,432,930

Solana Beach: \$2,110,738

4. Encinitas: \$1,875,750

5. Carlsbad: \$1,521,735

6. Poway: \$1,229,022

7. San Diego: \$1,013,179

8. San Marcos: \$976,984

9. La Mesa: \$898,061

10. Vista: \$875,578

11. Imperial Beach: \$871,778

12. Oceanside: \$870,383

13. Escondido: \$851,305

14. Chula Vista: \$851,197

15. El Cajon: \$818,241

16. Santee: \$803,821

17. Lemon Grove: \$747,315

18. National City: \$672,438

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



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### SANTEE HOMELESS POPULATION

	Sheltered	Unsheltered	TOTAL	County Total	% of County
2019	0	35	35	8,102	0.4%
2024	0	73	73	10,605	0.3%
Change (%)	-4	+108.6%	+108.6%	+30.9%	-0.1%

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







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## **COMMUNITY NEEDS SURVEY**

What would you like to see in your community?

Complete our community survey online by October 27!





# COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

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

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### INTERACTIVE ACTIVITY

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

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



## QUESTIONS? PLEASE ASK!

City of Santee

Bill Crane (619) 258-4100 x221 bcrane@cityofsanteeca.gov RSG, Inc.

Sara Court scourt@rsgsolutions.com

Jessica Henderson jhenderson@rsgsolutions.com



**Appendix C – Community Survey Responses** 

## Q1 Please provide your zip code.

Answered: 197 Skipped: 2

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46	92119	10/16/2024 5:54 AM
47	92072	10/15/2024 3:26 PM
48	92071	10/15/2024 1:23 PM
49	92071	10/15/2024 12:47 PM
50	92071	10/15/2024 11:41 AN
51	92071	10/15/2024 10:53 AN
52	92071	10/15/2024 9:47 AM
53	92071	10/15/2024 9:17 AM
54	92071	10/15/2024 9:13 AM
55	92071	10/15/2024 8:45 AM
56	92071	10/15/2024 8:31 AM
57	92071	10/15/2024 8:04 AM
58	92071	10/15/2024 8:03 AM
59	92071	10/7/2024 7:41 PM
60	92071	10/7/2024 1:07 PM
61	92071	10/7/2024 12:31 PM
62	92071	10/6/2024 1:12 PM
63	92071	10/5/2024 11:00 PM
64	92071	10/5/2024 3:13 PM
65	92071	10/5/2024 1:12 PM
66	92071	10/5/2024 12:04 PM
67	92071	10/5/2024 11:05 AM
68	92071	10/5/2024 10:49 AM
69	92071	10/5/2024 8:37 AM
70	92071	10/5/2024 6:49 AM
71	92071	10/5/2024 6:35 AM

72	02071	10/5/0004 0:47 44
	92071	10/5/2024 6:17 AN
73	92071	10/5/2024 6:13 AM
'4	92071	10/5/2024 3:17 AM
75	92071	10/5/2024 12:16 AM
76	92071	10/4/2024 11:51 PN
77	92071	10/4/2024 10:56 PM
78	92071	10/4/2024 10:21 PM
79	92071	10/4/2024 9:55 PM
30	92071	10/4/2024 9:23 PM
81	92071	10/4/2024 9:07 PM
32	92079	10/4/2024 8:53 PM
33	92071	10/4/2024 8:52 PM
34	92071	10/4/2024 8:28 PM
35	92071	10/4/2024 8:05 PM
86	92071	10/4/2024 8:03 PM
87	92071	10/4/2024 7:26 PM
88	92071	10/4/2024 7:26 PM
89	92071	10/4/2024 7:10 PM
90	92071	10/4/2024 6:53 PM
91	92071	10/4/2024 6:29 PM
92	92071	10/3/2024 9:49 PM
93	92071	10/3/2024 9:05 AM
94	92071	10/3/2024 7:46 AM
95	92071	10/2/2024 5:40 PM
96	92071	10/2/2024 4:17 PM
97	92071	10/2/2024 4:08 PM
98	92071	10/2/2024 3:39 PM
99	92071	10/2/2024 3:39 PM
100	92071	10/2/2024 2:45 PM
101	92071	10/2/2024 2:22 PM
102	92021	10/2/2024 1:39 PM
103	92071	10/2/2024 1:23 PM
104	92071	10/2/2024 12:38 PM
105	92071	10/2/2024 12:38 PM
106	92071	10/2/2024 11:59 AN
107	92071	10/2/2024 11:41 AN
108	92071	10/2/2024 11:41 AI
109	92071	10/2/2024 11:31 AN

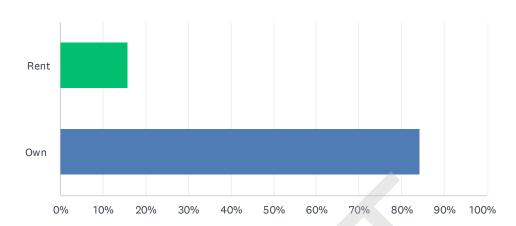
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112	92071	10/2/2024 11:10 AM
113	92071	10/2/2024 11:02 AM
114	92071	10/2/2024 11:01 AM
115	92071	10/2/2024 11:00 AM
116	92071	10/2/2024 10:57 AM
117	92071	10/2/2024 7:09 AM
118	92119	10/1/2024 5:35 PM
119	92071	10/1/2024 4:16 PM
120	92071	10/1/2024 2:28 PM
121	92021	10/1/2024 1:14 PM
122	92120	10/1/2024 11:10 AM
123	92071	10/1/2024 10:20 AM
124	92071	10/1/2024 6:40 AM
125	92071	10/1/2024 6:06 AM
126	92020	10/1/2024 5:47 AM
127	91977	9/30/2024 9:47 PM
128	92071	9/30/2024 9:33 PM
129	91942	9/30/2024 9:08 PM
130	92071	9/30/2024 7:37 PM
131	92071	9/30/2024 7:33 PM
132	92021	9/30/2024 7:28 PM
133	92040	9/30/2024 7:04 PM
134	92120	9/30/2024 6:54 PM
135	92071	9/30/2024 6:48 PM
136	92019	9/30/2024 6:27 PM
137	92021	9/30/2024 6:18 PM
138	92040	9/30/2024 6:14 PM
139	92021	9/30/2024 6:07 PM
140	92071	9/30/2024 6:06 PM
141	92020	9/30/2024 5:43 PM
142	92071	9/30/2024 1:22 AM
143	92071	9/27/2024 10:33 PM
144	92071	9/27/2024 8:33 PM
145	92037	9/27/2024 12:50 PM
146	92071	9/27/2024 12:45 PM
147	92123	9/26/2024 6:53 PM

4.46	22274	0/0-/
148	92071	9/25/2024 9:47 PM
149	92071	9/25/2024 9:30 PM
150	92071	9/25/2024 7:29 PM
151	92071	9/25/2024 6:18 PM
152	92071	9/25/2024 10:53 AM
153	92071	9/24/2024 5:33 PM
154	92071	9/24/2024 3:54 PM
155	92071	9/24/2024 2:41 PM
156	92071	9/24/2024 10:58 AM
157	92071	9/24/2024 8:33 AM
158	92071	9/24/2024 7:29 AM
159	92071	9/24/2024 7:15 AM
160	92071	9/24/2024 6:48 AM
161	92071	9/23/2024 10:13 PM
162	92071	9/23/2024 9:45 PM
163	92071	9/23/2024 9:39 PM
164	92071	9/23/2024 9:24 PM
165	92071	9/23/2024 8:45 PM
166	92071	9/23/2024 7:38 PM
167	92071	9/23/2024 6:35 PM
168	92071	9/23/2024 6:25 PM
169	92071	9/23/2024 5:21 PM
170	92071	9/23/2024 5:09 PM
171	92071	9/23/2024 4:53 PM
172	92071	9/23/2024 4:33 PM
173	92071	9/23/2024 4:12 PM
174	92071	9/23/2024 3:56 PM
175	92071	9/23/2024 3:33 PM
176	92040	9/23/2024 3:28 PM
177	92071	9/23/2024 1:31 PM
178	92071	9/23/2024 11:59 AM
179	92071	9/23/2024 11:31 AM
180	92071	9/23/2024 11:26 AM
181	92071	9/23/2024 10:52 AM
182	92071	9/23/2024 10:51 AM
183	92071	9/23/2024 10:46 AM
184	92071	9/23/2024 10:32 AM
185	92071	9/23/2024 9:55 AM

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

### Q2 Do you rent or own your home?

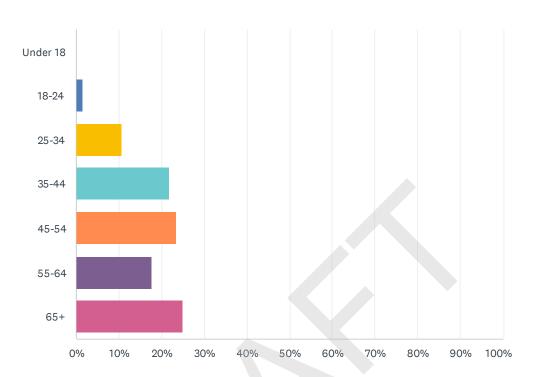
Answered: 197 Skipped: 2



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

## Q3 Please select your age range.

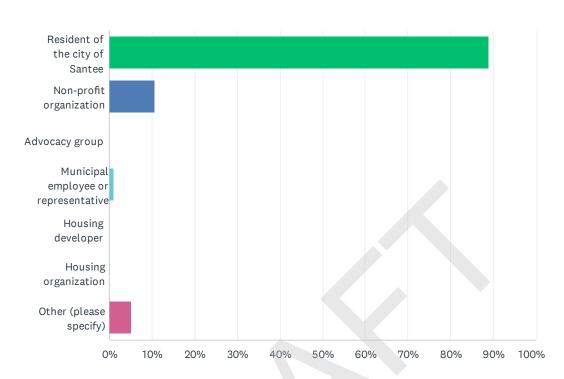
Answered: 197 Skipped: 2



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

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





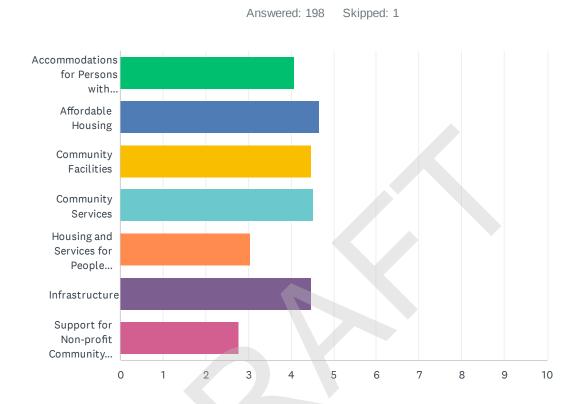
ANSWER CHOICES	RESPONSES	
Resident of the city of Santee	88.83%	175
Non-profit organization	10.66%	21
Advocacy group	0.00%	0
Municipal employee or representative	1.02%	2
Housing developer	0.00%	0
Housing organization	0.00%	0
Other (please specify)	5.08%	10
Total Respondents: 197		

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

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

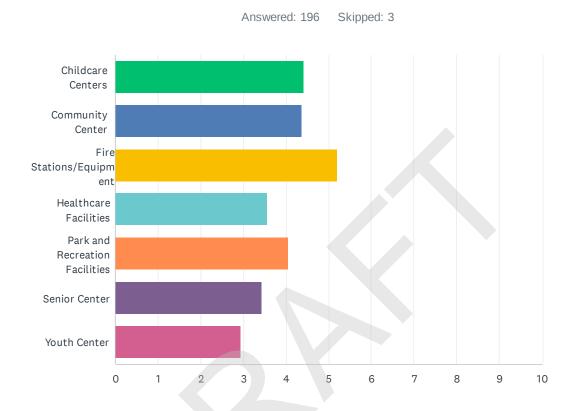


Q5 What are the top community needs in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.



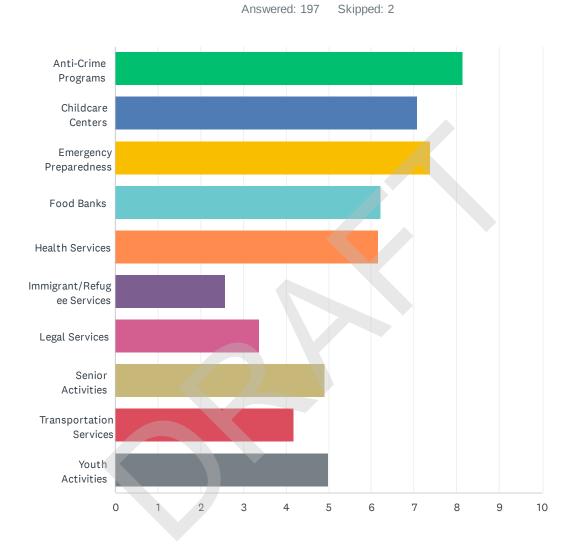
	1	2	3	4	5	6	7	TOTAL	SCORE
Accommodations for Persons with Disabilities	7.58% 15	18.18% 36	14.14% 28	17.68% 35	24.75% 49	11.11% 22	6.57% 13	198	4.07
Affordable Housing	30.30% 60	14.14% 28	10.61% 21	12.12% 24	9.09% 18	16.16% 32	7.58% 15	198	4.66
Community Facilities	9.60% 19	24.24% 48	21.21% 42	14.14%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

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



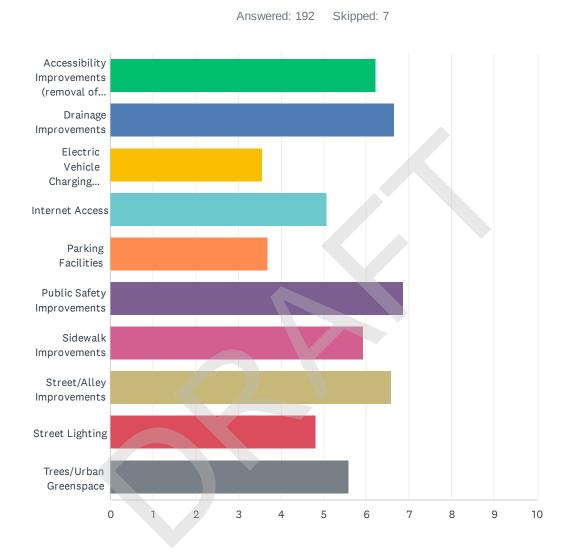
	1	2	3	4	5	6	7	TOTAL	SCORE
Childcare Centers	18.88% 37	19.90% 39	13.27% 26	13.78% 27	11.22% 22	12.24% 24	10.71% 21	196	4.42
Community Center	12.76% 25	19.39% 38	18.37% 36	19.90% 39	11.73% 23	8.16% 16	9.69% 19	196	4.38
Fire Stations/Equipment	40.31% 79	14.80% 29	11.73% 23	10.20% 20	10.71% 21	5.61% 11	6.63%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

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



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

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



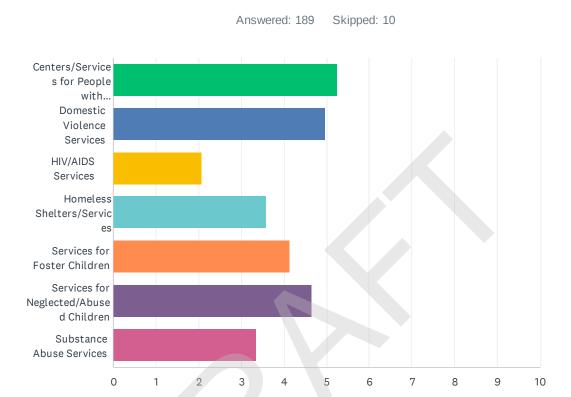
	1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE
Accessibility Improvements (removal of architectural barriers)	16.15% 31	10.94% 21	13.02% 25	9.90% 19	10.94% 21	8.33% 16	8.85% 17	8.85% 17	7.81% 15	5.21% 10	192	6.23
Drainage Improvements	8.33% 16	16.67% 32	16.67% 32	16.15% 31	10.42% 20	13.02% 25	7.81% 15	5.73% 11	4.17%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

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



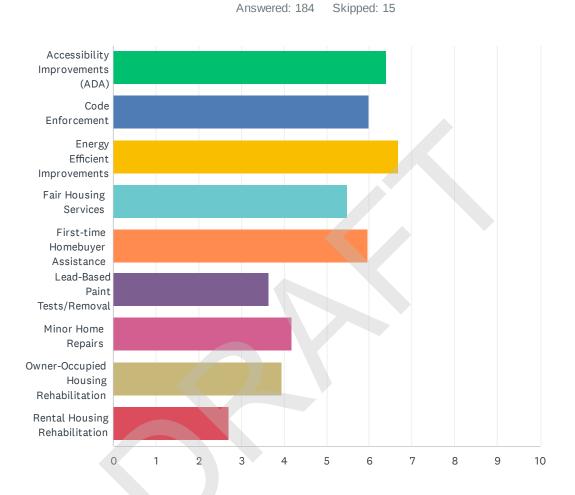
	1	2	3	4	5	TOTAL	SCORE
Clean-up of Abandoned Lots & Buildings	47.54%	28.42%	15.85%	6.01%	2.19%		
	87	52	29	11	4	183	4.13
Code Enforcement	27.87%	26.23%	22.95%	12.02%	10.93%		
	51	48	42	22	20	183	3.48
Graffiti Removal	4.92%	20.77%	34.43%	31.15%	8.74%		
	9	38	63	57	16	183	2.82
Parking Services	1.09%	5.46%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

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



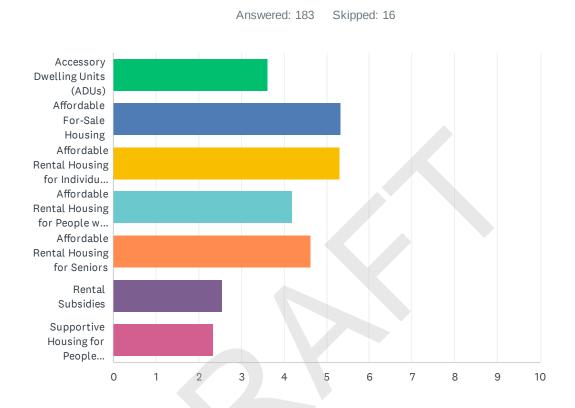
	1	2	3	4	5	6	7	TOTAL	SCORE
Centers/Services for People with Disabilities	35.98% 68	15.34% 29	15.34% 29	15.87% 30	7.41% 14	8.47% 16	1.59% 3	189	5.25
Domestic Violence Services	13.23% 25	22.75% 43	30.69% 58	17.99% 34	12.17% 23	3.17%	0.00%	189	4.97
HIV/AIDS Services	0.00%	0.53%	6.88%	8.99% 17	16.40% 31	15.87%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

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



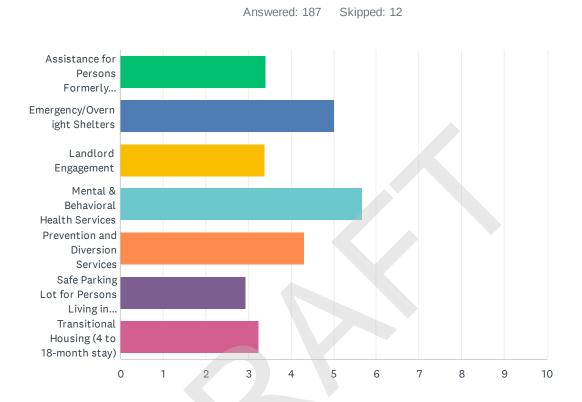
	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Accessibility Improvements (ADA)	20.11% 37	12.50% 23	15.76% 29	22.28% 41	13.04% 24	5.43% 10	7.07% 13	1.63%	2.17%	184	6.39
Code Enforcement	20.11% 37	16.30% 30	14.67% 27	8.70% 16	14.67% 27	6.52% 12	4.35% 8	5.43% 10	9.24% 17	184	5.99
Energy Efficient Improvements	14.13% 26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

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



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

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



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

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

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

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

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

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

## Appendix D – Stakeholder Survey Responses



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

Answered: 9 Skipped: 0

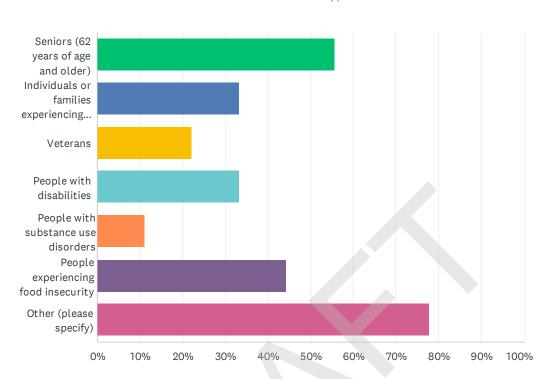
Responses were redacted for confidentiality purposes.

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

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

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





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

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

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

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

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

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

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

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

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

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

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

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

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

Answered: 8 Skipped: 1

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

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

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

Appendix E – Public Comment from Public Hearings

# Santee Draft Consolidated Plan Public Comment March 12, 2025

At the first public hearing, the City received public testimony from one member of the public. Truth's public comment is summarized as follows:

- Expressed that the median single family home price of \$850,000 is unaffordable.
- Noted that the categorization of job types by business sector lacks information on job locations, specifically whether employment is within the city or outside of it.
- Questioned commuting patterns, particularly the claim that 55% of workers have a commute of 30 minutes or less, citing traffic variability. It was also noted that the Consolidated Plan does not consider the potential for commuters to use alternate modes of transportation (e.g., walking, biking).
- Raised questions about the relevance of the 2021 Regional Plan, specifically, the "5 Big Moves," including mobility hubs, Next OS, and transit leaps.
- Suggested the removal of the Sustainable Santee Plan from the Con Plan.
- Commented that while the Con Plan mentions funding a homeless shelter and services, the City does not have a shelter and currently, there is no plan to establish one.
- Identified a typographical error on page 64 concerning the term "East County."
- Noted that community survey respondents did not prioritize electric vehicle (EV) charging infrastructure and did not favor transportation-related initiatives.

# First Program Year Action Plan, City of Santee

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

### **Executive Summary**

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

### 1. Introduction

The Draft City of Santee 2025-2029 Consolidated Plan (Con Plan) outlines the community's strategies for meeting its identified housing and community development needs, developed through a citizen participation process as detailed in the 2025-2029 Citizen Participation Plan. The five-year Consolidated Plan includes a needs assessment, market analysis, and identification of priority needs and long-term strategies.

The Con Plan is a five-year planning document that identifies needs within low-to moderate-income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments in and helps achieve HUD's mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations.

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

#### 2025-2026 Program Year

On TBD, HUD announced the final grant allocation of CDBG funds the City will receive for the 2025 Program Year. Therefore, to facilitate the citizen participation process, ensure timely adoption and submission of the Action Plan, and preserve the ability of the City of Santee to start its 2025 Program Year in a timely manner, the project and activity funding levels reflected in this Action Plan are based on the 2025 HUD grants allocation levels outlined for City of Santee as \$322,704 for CDBG Funds and \$1,500 of program income. The total budget allocated to projects in this action plan is \$324,204.

#### 2024-2025 CDBG Activities

Public Service	
Crisis House	\$5,000
Elder Help of San Diego	\$5,000
Meals-On-Wheels	\$5,000
Santee Food Bank	\$23,600
Santee Santas Foundation	\$5,000
Voices for Children	\$5,000
Sub-Total:	\$48,600
Capital	
City of Santee: Citywide ADA Pedestrian Ramp Project	\$210,804
Sub-Total:	\$210,804
Administration	
Program Administration	\$43,800
CSA San Diego (Fair Housing\Tenant Landlord Mediation)	\$21,000
Sub-Total:	\$64,800
TOTAL 2025-2026 CDBG PROGRAM	\$324,204

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

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

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

### 3. Evaluation of past performance

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

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

**Annual Action Plan** 

### 4. Summary of Citizen Participation Process and consultation process

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

### 5. Summary of public comments

A 30-day public review and comment period for the City of Santee Program Year 2025 Annual Action Plan began on March 14, 2025, and extended through April 13, 2025. A public hearing was held on April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

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

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

Public Hearing 3 (April 23, 2025): To be determined.

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

The City welcomed public comments during the public review and comment period that ran from March 14, 2025, to April 13, 2025, including a public hearing before the City Council on April 23, 2025. All the public comments received during this period were accepted.

### 7. Summary

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

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

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

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

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

Table 1 – Responsible Agencies

### **Narrative**

None.

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

Brittany Gohres, Senior Management Analyst

City of Santee Department of Planning & Building

bgohres@cityofsanteeca.gov

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

#### 1. Introduction

The City of Santee conducted two public hearings to solicit public participation in the allocation of federal block grant resources. The first was held on February 12, 2025, during which public input on community needs and priorities was invited. The second hearing was conducted on February 26, 2025, during which the allocation of Program Year 2025 Community Planning and Development (CPD) funding was determined. A 30-day public review and comment period for the City of Santee Program Year 2024 Annual Action Plan took place between March 14, 2025, and April 13, 2025. A public hearing was held on April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

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

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

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

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Santee is committed to addressing the needs of homeless citizens in relation to both physical and mental/behavioral health needs. The City of Santee participates in a regional Continuum of Care (Regional Task Force on the Homeless). The Regional Task Force on the Homeless provides direction on planning and policy issues that impact the homeless population by making updates to the Regional Plan to End Homelessness and a consolidated application to the U.S. Department of Housing and Urban Development in support of programming that assists the Santee's homeless and 'at risk' population. The City of Santee also has a Homeless Working Group which includes, city staff and representative of other government agencies including the District Attorney's Office, the California Department of Transportation, County of San Diego and the San Diego Sheriff's Department. The Homeless Working Group, which meets monthly, also has several services providers that participate including, PATH San Diego, The East County Transitional Living Center, Crisis House and the Regional Task Force on the Homeless.

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

The City of Santee does not receive HUD Emergency Solutions Grant (ESG) resources.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

Briefly describe how the Agency/Group/Organization was	Attendance and testimony/involvement at public hearing on February 12,
consulted. What are the anticipated outcomes of the	2025.
consultation or areas for improved coordination?	

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

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

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

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

Table 3 - Other local / regional / federal planning efforts

#### Narrative

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

### AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Information regarding the CDBG program, resources, and local program contact information were all posted on the City website. Public notices were published in a local newspaper (East County Californian) to inform the public of public meetings, public hearings and document public review periods, including the Program Year 2025 Annual Action Plan containing the proposed activities for the program year.

### **Citizen Participation Outreach**

Sort Ord	Mode of Outrea	Target of Outrea	Summary of	Summary of	Summary of comme	URL (If applicable)
er	ch	ch	response/attendan	comments receiv	nts not accepted	
			ce	ed	and reasons	
1	Newspaper Ad	Non- targeted/broad community	Notice of Funding Availability and accepting of applications for 2025-2026 CDBG funding.	None	Not Applicable	https://eccalifornian.co m/
2	Newspaper Ad	Non- targeted/broad community	Notice of two Public Hearings (1/31/2025) in East County Californian. Notice of Public Hearing and public comment period for Draft PY 2025 Annual Action Plan on March 14, 2025.	None	Not Applicable	https://eccalifornian.co m/

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Sort Ord er	Mode of Outrea ch	Target of Outrea ch	Summary of response/attendan ce	Summary of comments receiv	Summary of comme nts not accepted and reasons	URL (If applicable)
3	Public Meeting	Non- targeted/broad community	Public Meeting on 2/12/2025 and public input.	Presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period.		www.cityofsanteeca.go v
4	Public Hearing	Non- targeted/broad community	Public Meetings on 2/26/2025 to discuss funding recommendations for activities identified in 2025-2026 Action Plan	Applicant ElderHelp of San Diego was present and spoke on the merits of their application.	All comments, if any received during public hearing have and will be included in the final submission of the Action Plan to HUD	www.cityofsanteeca.go v

Sort Ord	Mode of Outrea	Target of Outrea	Summary of	Summary of	Summary of comme	URL (If applicable)
er	ch	ch	response/attendan	comments receiv	nts not accepted	
			ce	ed	and reasons	
			Public Meetings on			
			4/23/2025 to solicit			
	Public Hearing	Non- targeted/broad community	public input and		No Public Comments Received	s www.cityofsanteeca.go v
			City Council to			
			consider and			
5			approve the	TBD		
			Program Year			
			2025-2026 Action			
			Plan and 2025-			
			2029 Consolidated			
			Plan			

Table 4 – Citizen Participation Outreach

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

#### Introduction

The City of Santee is a CDBG Entitlement jurisdiction. The City will receive an estimated \$322,704 in CDBG funds in Program Year 2025. The City of Santee is a member of the San Diego County HOME Investment Opportunities (HOME) Consortium. The County of San Diego is recognized by HUD as a Participating Jurisdiction on behalf of the Consortium and includes HOME Program goals, activities and accomplishments in its Consolidated Plan and Annual Action Plans. The City of Santee does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Solutions Grant (ESG) program funding. Please refer to the County of San Diego (www.sdhcd.com) and City of San Diego (www.sandiego.gov) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.

The City does not anticipate a regular stream of Program Income over the course of this Consolidated Plan. Program income received from the repayment of home rehabilitation loans (CDBG) and First Time Homebuyer loans will be applied to approved current-year activities (For the 2025-2026 Program Year an additional \$1,500 is available from program income (interest earned)) This Annual Action Plan sets forth to allocate a total of \$324,204 of CDBG funds



## **Anticipated Resources**

Program	Source	Uses of Funds	Exp	Expected Amount Available Year 1		Expected	Narrative Description	
	of		Annual	Program	Prior Year	Total:	Amount	
	Funds		Allocation:	Income: \$	Resources:	\$	Available	
			\$		\$		Remainder of	
							Con Plan Ś	
Community Development Block Program	Public - Federal	Administration & Planning, Public Services and Public Infrastructure	\$322,704	\$1,500	\$0.00	\$324,204	\$1,329,270	The City of Santee will expend these funds on projects that align directly with Con Plan goals. CDBG funding will reimburse subrecipients for services that benefit LMI residents. Funds
								allocated for administrative activities will be used to provide fair housing services. The public facilities/infrastructure projects will fund the next phase of the Citywide ADA Pedestrian Ramp project.

Table AP-15.01: Expected Resources Table

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

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

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

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

#### Discussion

Not Applicable.

## **Annual Goals and Objectives**

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

## **Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities.	2025	2029	Infrastructure	To be determined	Improve Infrastructure and Facilities	CDBG: \$210,804	Public Facility or Infrastructure Activities. No project in PY 2025.
2	Provide Public Services	2025	2029	Public Services	Citywide	Public Services for LMI- Resident	CDBG: \$48,600	Public service activities other than Low/Moderate Income Residents Benefit: 15,589 Persons
3	Support Affordable Housing Opportunities LMI	2025	2029	Affordable Housing	Citywide	Support Affordable Housing for LMI Residents.	CDBG\$ 0	Public service activities for Low/Moderate Income Housing Benefit:  O Households Assisted
4	Fair Housing	2025	2029	Fair Housing	Citywide	Fair Housing	CDBG: \$21,000	Housing counseling, enforcing fair housing laws and promoting fair housing outreach and education Other: 110 Persons

Table AP-20.01: Goals Summary

## **Goal Descriptions**

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

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

#### Introduction

The following projects are based on the City's identified priority needs and activities. Projects/programs that are operate citywide are noted. All of the projects are targeted at low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and serve program goals.

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

Table AP-35.01: Project Information

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

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

## **AP-38 Project Summary**

## **Project Summary Information**

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

	Planned Activities	Address homeless issues through case management. Provide food, shelter vouchers and referrals.
3	Project Name	Public Services - ElderHelp San Diego
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$5,000
	Description	Independent living support for Santee seniors through case management, transportation, minor home repairs, and referrals.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	ElderHelp of San Diego anticipates serving 50 persons, in the City of Santee.
	<b>Location Description</b>	Citywide.
	Planned Activities	Provide case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information.
4	Project Name	Public Services - Meals on Wheels Greater San Diego
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$5,000
	Description	Administer home delivered meals to elder adults, most of whom are low to extremely low income.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Meals on Wheels anticipates serving 73 unduplicated homebound low-income seniors in the city of Santee.
	Location Description	Citywide.
	Planned Activities	Deliver daily meals to homebound Santee residents, including seniors and persons with special needs.

5	Project Name	Public Services - Santee Food Bank
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Resident
	Funding	CDBG: \$23,600
	Description	Provide emergency food assistance to community residents with food insecurity.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Santee Food Bank anticipates serving 14,757 Santee residents in Program Year 2025.
		Program serves residents citywide. Santee Food Bank is located at 9715 Halberns Blvd, Santee, CA 92071.
	Planned Activities Provide emergency food assistance.	
6	Project Name	Public Services - Santee Santas Foundation
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Resident
	Funding	CDBG: \$5,000
	Description	Provide meals, non-perishable food and school supplies to needy families and seniors.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Santee Santas anticipates serving up to 630 individuals with the city of Santee with food assistance through its December Holiday Program.
	<b>Location Description</b>	Citywide.
	Planned Activities	Assist families and individuals with nutritional assistance.
7	Project Name	Public Services - Voices for Children
	Target Area	Citywide
	Goals Supported	Provide Public Services

	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$5,000
	Description	Improve quality of lives for abused, abandoned, or neglected foster children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Voices for Children anticipates serving four foster children with two CASAs. CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and the community.
	<b>Location Description</b>	Citywide.
	Planned Activities	Provide CASAs for foster children in Santee.
8	Project Name	Public Facilities/Infrastructure
	Target Area	To Be Determined.
	Goals Supported	Improve community infrastructure and facilities.
	Needs Addressed	Improve Infrastructure and Facilities
	Funding	CDBG: \$210,804
	Description	Citywide installation of ADA compliant 5pedestrian ramps at locations where no ramp exists and the retrofitting of existing pedestrian ramps to conform with current ADA Standards. PY 2025 funding to be used for the next phase of the Citywide ADA Pedestrian Ramp Project. Project location(s) is yet to be determined.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,211 persons assisted by these public facilities improvements in Program Year 2024
	<b>Location Description</b>	Citywide
	Planned Activities	Install pedestrian ramps citywide and in low-to-moderate income areas within the city
9	Project Name	Program Administration
	Target Area	Citywide

Goals Supported	Improve community infrastructure and address deficiencies
	Provide Public Services
	Support affordable housing deficiencies
Needs Addressed	Improve community infrastructure and address deficiencies
	Provide Public Services
	Support affordable housing deficiencies
Funding	CDBG: \$43,800
Description	Provide for the timely and compliant administration of CDBG
	programs in accordance with HUD policy and federal regulations.
Target Date	6/30/2026
Estimate the number and	Not applicable.
type of families that will	
benefit from the proposed	
activities	
Location Description	Citywide.
Planned Activities	City of Santee administrative resources for the Program Year 2025 funding.

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

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

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

#### **Geographic Distribution**

Table AP-50.01: Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

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

The geographic priority area for available CDBG resources is the City of Santee in its entirety. CDBG resources were allocated based on the quality and quantity of applications submitted.

The allocation of CDBG Program Year 2025 funding towards public infrastructure will occur at locations to be determined with an emphasis on installing ADA compliant pedestrian ramps at locations where no ramps exist citywide. By the completion of Program Year 2024 all the pedestrian ramps in CDBG eligible LMI census block groups will have been completed.

#### Discussion

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

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

#### Introduction

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

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

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

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In 2020, the City participated in the update of the Regional Analysis of Impediments to Fair Housing Choice, in which it reviewed various city policies and regulations and has determined that none of these is an impediment to housing.

#### Discussion

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

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

#### Introduction

This section of the Program Year 2025 City of Santee Annual Action Plan includes the actions planned to address the obstacles in meeting underserved needs, to foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop the institutional structure and enhance coordination between public and private housing and social services agencies.

#### Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting all the identified needs, including those identified as priorities, is the general deficiency of funding resources available to the public and private agencies that serve the needs of low- and moderate-income residents. The elimination of redevelopment agencies significantly impacted the City's efforts to maintain infrastructure, expand housing and promote economic development. Furthermore, entitlement grants have fallen off over recent years, further decreasing funds available to provide services and meet the City's needs. Santee will seek to remedy obstacles by exploring alternative funding vehicles, leveraging resource investments to the maximum feasible degree and exploring new sources of municipal revenue generation.

#### Actions planned to foster and maintain affordable housing

Santee will continue efforts to maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods as well as assist residents by helping them acquire and/or maintain affordable housing in the community. The City plans on funding specific activities that will improve the quality of life for seniors and persons with special needs as well as strengthen the local provision of homeless services and homeless prevention services.

Additionally, the City has recently updated its Housing Element. The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals and policies that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA).

#### Actions planned to reduce lead-based paint hazards

The City of Santee requires that all federally funded projects be tested for lead-based paint and abate hazards as needed. Lead-based paint warnings are distributed with applications for property related assistance. All applicants are required to sign and return the lead-based paint warning to verify that they have read its contents and are aware of the dangers lead-based paint presents. Factors such as

housing conditions and age of household are taken into consideration when determining lead-based

#### Actions planned to reduce the number of poverty-level families

The City seeks to reduce the number of people living in poverty by continuing to implement its anti-poverty strategy incorporating housing assistance and supportive services. A major partner in reducing poverty in Santee is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country.

As a means of reducing the number of persons with incomes below the poverty line, the City will coordinate its efforts with those of other public and private organizations serving lower income residents.

#### Actions planned to develop institutional structure

As administrator of block grant programs, the Director of Planning & Building collaborates with City departments and outside agencies to implement the objectives established in the Consolidated Plan. The City conducts annual monitoring visits with grant subrecipients to review administrative practices and activity effectiveness.

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

Santee is committed to fostering coordination between public and private housing and social service agencies. The City of Santee regularly deals with residential development entities that are both profit and non-profits. The city will continue to work with such organizations to foster the provision of affordable housing in the region and connect such housing organizations with social service providers operating and serving the City of Santee.

#### Discussion

While monitoring CDBG-financed public services/resources to local services agencies, the City will endeavor to strengthen coordination with public and private affordable housing organizations and the San Diego County Housing Authority. Santee will continue to address the needs of persons experiencing Homelessness in relation to both physical and mental/behavioral health needs.

## **Program Specific Requirements**

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

#### Introduction

## Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before	\$1,500
the start of the next program year and that has not yet been reprogrammed	
2. The amount of proceeds from section 108 loan guarantees that will be	\$0
used during the year to address the priority needs and specific objectives	
identified in the grantee's strategic plan	
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the	\$0
planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	\$0
Total Program Income	\$1,500

#### **Other CDBG Requirements**

1. The amount of urgent need activities

0

#### Discussion

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

#### **ATTACHMENT 3**

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

At the first public hearing, the City received public testimony from one member of the public. Truth's public comment is summarized as follows:

- Expressed that the median single family home price of \$850,000 is unaffordable
- Noted that the categorization of job types by business sector lacks information on job locations, specifically whether employment is within the city or outside of it.
- Questioned commuting patterns, particularly the claim that 55% of workers have a commute of 30 minutes or less, citing traffic variability. Also noted that the report does not consider the potential for commuters to use alternate modes of transportation (e.g., walking, biking).
- Raised questions about the relevance of the 2021 Regional Plan, specifically, the "5 Big Moves," including mobility hubs, Next OS, and transit leaps.
- Suggested the removal of the Sustainable Santee Plan from the report
- Commented that while the Plan mentions funding a homeless shelter and services, the City currently does not have a shelter and currently, there is no plan to establish one.
- Identified a typographical error on page 64 concerning the term "East County."
- Noted that community survey respondents did not prioritize electric vehicle (EV) charging infrastructure and did not favor transportation-related initiatives.

<b>RESOLUTION NO</b>	).
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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE PROGRAM YEARS 2025-2029 CONSOLIDATED PLAN AND 2025 ANNUAL ACTION PLAN AND AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

**WHEREAS** A five-year Consolidated Plan and Annual Action Plan are required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to qualify for federal funding under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs;

**WHEREAS** the City developed the draft Program Years 2025-2029 Consolidated Plan and 2025 Annual Action Plan that identifies a comprehensive strategy for the use of federal grant funding to address the City's housing, homeless, community and economic development needs;

**WHEREAS** in Program Year 2025, the City of Santee anticipates receiving an allocation of approximately \$322,704 in CDBG funds and \$1,500 in program income; resulting in a total estimated amount of \$324,204;

**WHEREAS** the City made the draft Consolidated Plan and Annual Action Plan available for a 30-day public comment review period and conducted public hearings to receive public testimony;

**WHEREAS** the City incorporated changes to the draft Consolidated Plan to address comments provided during the public comment period and presented the revised version to City Council at the second public hearing on April 23, 2025;

**WHEREAS**, the City of Santee has followed the prescribed format prior to submission of the required documents; and

WHEREAS, this action is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378 because it involves a fiscal activity of governments that will not result in any potentially significant impact on the environment. Even if this action is considered a project, it is exempt from environmental review under CEQA Guidelines section 15061(b)(3), as there is no potential for the action to cause a significant environmental effect.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Santee, California, does hereby:

- 1. Adopt the Program Years 2025-2029 Consolidated Plan and 2024 Annual Action Plan;
- 2. Direct the City Manager, upon notification by the Department of Housing and Urban Development of the amount of CDBG funding allocated to the City of Santee in Program

RESOLUTION NO.	
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Year 2025, to proportionately adjust allocations among Public Services, Public Facilities and Administrative activities to accommodate any shortfall or surplus between the estimated Program Year 2024 CDBG allocation of \$311,750 and the actual CDBG grant allocated to the City of Santee for Program Year 2024; and

3. Authorize the City Manager to submit the Program Years 2025-2029 Consolidated Plan and the Program Year 2025 Annual Action Plan and Grant Application.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 23<sup>rd</sup> day of April, 2025, by the following roll call vote to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
	JOHN W. MINTO, MAYOR
ATTEST:	
JAMES JEFFRIES CMC, CITY CLERK	

### MEETING DATE April 23, 2025

<u>ITEM TITLE</u> RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE APPOINTING AN INTERIM CITY MANAGER AND APPROVING EMPLOYMENT AGREEMENT

## **DIRECTOR/DEPARTMENT** City Council

### **SUMMARY**

On April 23, 2025, the City Manager position became vacant. The City needs to select an interim City Manager to serve during the recruitment and selection of a permanent City Manager.

The City Council has engaged in a process of review of candidates to consider for appointment to interim City Manager and directed that this matter be brought for consideration of the appointment of an interim City Manager during the recruitment for a new permanent City Manager.

Government Code section 21221(h) allows the City to hire a CalPERS retiree to fill a vacant position on an interim basis during the recruitment for a permanent appointment. This section requires that the appointment be made by the City Council to a position requiring specialized skills, be a one-time appointment, and that the employee does not exceed 960 hours worked in a fiscal year. Section 7522.56 imposes similar restrictions, consistent with Section 21221(h). The law also sets the compensation which must be paid for a CalPERS retiree, as not more than the maximum nor less than the minimum monthly base salary paid to other employees performing comparable duties as listed on the City's publicly available pay schedule, reflected as an hourly rate by dividing the monthly base pay by 173.333. The proposed hourly rate is based on the current monthly compensation for the City Manager position, as contained on the publicly approved salary schedule.

The attached resolution will appoint an interim City Manager in compliance with Section 21221(h) and approves the corresponding Employment Agreement.

## FINANCIAL STATEMENT

Under the Employment Agreement, the interim City Manager would be paid at a rate of \$126.14 per hour. This amount is dictated by Section 21221(h), and the Employment Agreement does not provide for any benefits other than the salary/wage. This rate is supported by the funding available in the FY 2024-25 City Manager Operating Budget.

<u>CITY ATTORNEY REVIEW</u> □ N/A • ⊠ Completed





## **RECOMMENDATION**

Adopt the Resolution of the City Council of the City of Santee Appointing an Interim City Manager and Approving Employment Agreement.

### **ATTACHMENT**

- 1. Resolution
- 2. Employment Agreement



#### **RESOLUTION NO.**

# RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPOINTING RETIREE AS INTERIM CITY MANAGER AND APPROVING EMPLOYMENT AGREEMENT

WHEREAS, Government Code section 21221(h) permits the City Council to appoint a California Public Employees' Retirement System ("CalPERS") retiree to a vacant position requiring specialized skills during recruitment for a permanent appointment, and provides that such appointment will not subject the retired person to reinstatement from retirement or loss of benefits so long as it is a single appointment that does not exceed 960 hours in a fiscal year; and

WHEREAS, the position of City Manager became vacant on April 23, 2025.

WHEREAS, the City Council desires to appoint RETIREE as an interim appointment retired annuitant to the vacant position of City Manager for the City of Santee under Gov. Code section 21221(h), effective April 24, 2025; and

**WHEREAS,** the City Council, the City and RETIREE certify that RETIREE has not and will not receive a Golden Handshake or any other retirement-related incentive; and

WHEREAS, pending the recruitment, selection and employment of a City Manager, the City desires to appoint RETIREE as interim City Manager, pursuant to the authority provided under Government Code section 21221(h), to provide the leadership, managerial and organization skills necessary to manage the City effectively and efficiently; and

**WHEREAS**, an appointment under Government Code Section 21221(h) requires an active, publicly posted recruitment for a permanent replacement; and

**WHEREAS**, the current status of this recruitment is open as directed by the City Council on April 18, 2025, and the vacancy has been publicly posted and applications are being accepted; and

WHEREAS, this Section 21221(h) appointment shall only be made once and therefore will end on the date immediately preceding the date on which the permanent replacement for the vacant position of City Manager for the City of Santee commences his or her employment or, if earlier, the date that this appointment is terminated by the City of Santee or RETIREE; and

**WHEREAS**, it is understood by RETIREE and the City that the combined total hours to be served by RETIREE in any fiscal year for all CalPERS employers combined shall not exceed the 960 hour limitation set forth in California Government Code section 21221(h) and section 7522.56(d); and

**WHEREAS**, the City Council has reviewed a proposed employment agreement by and between RETIREE and the City of Santee and it is attached hereto; and

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

#### **RESOLUTION NO.**

**WHEREAS,** the base salary for this position is \$21,862.99 and the hourly equivalent is \$126.14; and

WHEREAS, the hourly rate paid to RETIREE will be \$126,14; and

**WHEREAS**, RETIREE has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate; and

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

SECTION 1. As required by Government Code sections 7522.56 and 21221(h), the City Council makes the following findings:

- (A) All facts set forth in the Recitals to this Resolution are true and correct.
- (B) RETIREE has the specialized skills needed to perform the work required of the Interim City Manager until a permanent City Manager is appointed and thereafter begins his or her service.
- (C) It is in the best interests of the City of Santee to enter into an employment agreement with and to appoint RETIREE as interim City Manager for the City of Santee pursuant to the authority provided under Government Code section 21221(h).

SECTION 2. RETIREE is hereby appointed as interim City Manager of the City of Santee in accordance with Government Code section 21221(h) and with the provisions of the employment agreement on file with the City Clerk.

SECTION 3. The employment agreement with RETIREE is hereby approved by the City Council of the City of Santee, effective April 24, 2025.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23rd day of April 2025, by the following roll call vote to wit:



Mayor John W. Minto City Council Ronn Hall Laura Koval Rob McNelis Dustin Trotter

# CITY OF SANTEE LIMITED-TERM APPOINTMENT AGREEMENT (CALPERS RETIREE DURING A VACANCY)

#### APPLICANT NAME

#### Dear APPLICANT NAME:

If accepted by you and approved by the City Council, this agreement represents the terms of your appointment as interim City Manager with the City of Santee ("City"). In light of your status as a CalPERS retiree, this is a limited-term appointment subject to the requirements set forth in this letter.

This agreement is made because the City has determined that your specialized skills in the areas of City management are necessary to perform the duties of Interim City Manager. We have also determined that your employment will ensure the efficient continued operation of the City during the recruitment for a permanent City Manager.

The terms of this agreement include:

- The term of your appointment will be from April 24, 2025, until the day immediately preceding the date on which the permanent replacement for the vacant position of City Manager for the City of Santee commences his or her employment or, if earlier, you or the City Council terminates this agreement. You are an at-will employee and can be terminated at any time, with or without notice and without cause.
- Your rate of pay in the position will be an hourly rate of \$126.14.
- You will not receive any further payments or benefits other than the hourly rate unless required by state or federal law.
- Your hours <u>cannot exceed 960 hours</u> in a fiscal year (inclusive of all hours worked for any CalPERS employer).
- You will be reimbursed for documented and necessary business expenses.

The City and you make this agreement with the mutual understanding that the appointment complies with the requirements applicable to the employment of CalPERS retirees, as codified in Government Code sections 7522.56 and 21221(h). Specifically, an appointment under Sections 7522.56 and 21221(h) is permissible if all of the following requirements are met:

- (1) The appointment is made by the City Council;
- (2) The appointment is to a vacant position during recruitment for a permanent appointment;
- (3) The appointment is either during an emergency to prevent stoppage of public business or because the retiree has specialized skills needed in performing the work;
- (4) The retiree is appointed to the vacant position no more than once;





- (5) The rate of pay for the employment shall not be less than the minimum, nor exceed the maximum, paid by the City to other employees performing comparable duties on a monthly basis, divided by 173.333 to equal an hourly rate;
- (6) The compensation paid to the retiree is limited to the hourly rate and no other benefits may be provided;
- (7) The total hours worked by the retiree in a fiscal year, for all CalPERS employers, cannot exceed 960 hours;
- (8) The retiree cannot have received unemployment insurance payments in the prior 12-month period arising from work performed as a retiree for any public employer; and
- (9) For any retirees with a retirement effective date on or after January 1, 2013, the appointment must occur at least 180 days following the date of retirement unless the employer certifies that the appointment is necessary to fill a critically needed position before 180 days have expired and the governing body approves the appointment in a public meeting.

With respect to the requirement at (1), your appointment to the position of interim City Manager will not be effective unless and until it is approved by resolution of the City Council.

In addition, the City, in good faith, has determined that your appointment meets (2) - (7) of the foregoing requirements as follows:

- (2) If approved, your appointment will be to the vacant City Manager position during the City's recruitment for a permanent appointment;
- (3) This appointment is made because you possess the specialized skills, as identified in the first paragraph of this agreement, necessary for the purpose of the appointment and your employment will ensure the efficient continued operation of the City during the recruitment.
- (4) If approved, the appointment will be a one-time appointment and will not be renewed.
- (5) The compensation you will receive is no more than the maximum nor less than the minimum monthly base salary paid to other employees performing comparable duties as listed on the City's publicly available pay schedule divided by 173.333 to determine an hourly rate.
- (6) Your compensation consists of the hourly rate only; no further benefits will be provided.
- (7) Your hours will not exceed 960 hours in a fiscal year.

By executing this agreement, you are also, in good faith, determining that your appointment meets each of the foregoing requirements, including the unemployment insurance requirement noted at (8) above. That is, while the City is not in a position to do so, by signing the acknowledgment at the conclusion of this agreement you are certifying that you have not received unemployment insurance payments within the past 12 months arising from work performed as a retiree for any public employer. Further, by signing this agreement, you are confirming that the 180 day waiting period described in (9) above has been met.

Notwithstanding (7) above, the City has no way of monitoring the hours that you work for another CalPERS employer. As such, it is your responsibility to ensure that the total hours worked for the City and any other CalPERS employer do not exceed 960 hours during the fiscal year. The City's understanding is that you have not worked for any other CalPERS employer this fiscal year and will not do so during your employment with the City. In addition, the City is aware of your status as a retiree with service credit from SDCERS, which as a separate retirement system, does not restrict employment with CalPERS local agencies after retirement.



There is no right to continued public employment expressed by this agreement. All limited-term appointments are subject to the business necessity of the City and are at-will; therefore, the appointment may end with or without cause and without notice.

If you have additional questions or comments feel free to contact me directly.
Sincerely,
John Minto Mayor
Acknowledgment:  I,, agree to this Limited-Term Appointment Agreement (CalPERS Retiree), and hereby warrant that I understand and agree with all of the terms and conditions of employment as set forth in this agreement. Further, I hereby certify to the City of Santee that I have not received unemployment insurance payments within the past 12 months arising from work performed as a retiree for any public employer. I also confirm that the 180 day waiting period described above has been met.
Signature
Date: