



# Fourth 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.

## GENERAL

### Executive Summary

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

##### 1. Introduction

The City of Santee 2015-2019 Consolidated 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 2015-2019 Citizen Participation Plan. The five-year Consolidated Plan includes a needs assessment, market analysis, and identification of priority needs and long-term strategies.

An Annual Action Plan implements the strategies and provides a basis for allocating federal block grant resources. This document represents the City of Santee's Program Year 2018 CDBG Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the fourth year of the five-year Consolidated Plan.

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In Program Year 2018, the Santee Annual Action Plan will generate the following estimated results:

- Assist up to 10,600 persons with special needs via CDBG funded public services;
- Render homeless prevention support and services for up to 200 persons;
- Lightly rehabilitate up to 10 dwelling units for seniors with CDBG resources;
- Assist about 885 low- and moderate- income households in census tract 166.17 with the CDBG financed Section 108 project;

- Assist up to 160 persons with fair housing issues funded with CDBG public services.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 recent review of Consolidated Plan program funds, HUD has determined that the overall performance of the City's CDBG program was satisfactory.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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 14, 2018 during which public input on community needs and priorities was invited. The second hearing was conducted on February 28, 2018 during which the allocation of Program Year 2018 CPD funding was determined. A 30-day public review and comment period for the City of Santee Program Year 2018 Annual Action Plan began on March 23, 2018 and extended through April 23, 2018. A public hearing was held on April 25, 2018 by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2018 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**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

None received.

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

Not applicable. No comment received.

### **7. Summary**

This document represents the City Santee's Program Year 2018 CDBG Action Plan.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	SANTEE	Department of Development Services

**Table 1 – Responsible Agencies**

### **Narrative**

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

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

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

### **1. Introduction**

The City of Santee conducted significant consultation with citizens, municipal officials, nonprofit agencies, private developers, governmental agencies, and the Continuum of Care in preparing the 2015 – 2019 Consolidated Plan. Consultation was undertaken through a combination of direct stakeholder interviews, a targeted internet survey and two public hearings. Public hearings were held at the start of the process to solicit community input and at the end to elicit comment on the draft plans. The protocol undertaken and the results generated are summarized in the Citizen Participation Section of this plan.

Two public hearings were held during the preparation of the Program Year 2018 Annual Action Plan. The first was held on February 14, 2018 during which community needs and priorities were solicited. The second hearing was conducted on February 28, 2018 during which the allocation of Program Year 2018 CPD funding was determined. Public hearing dates and comment periods were published in the East County Californian and notices were distributed to various non-profit organizations in addition to the City's website.

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

The City of Santee allocates CDBG resources to expand social services, prevent homelessness, provide emergency shelter, transitional housing, permanent supportive housing and other support services for homeless and special needs clients throughout the region. The City of Santee participates in the San Diego Regional Continuum of Care.

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

Santee is committed to addressing the needs of homeless citizens in relation to both physical and mental/behavioral health needs. Santee participates in a regional Continuum of Care. The Continuum of Care Plan 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.

**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 consulted with the San Diego County Regional Continuum of Care, however, the city does not directly receive HUD Emergency Solutions Grant (ESG) resources.

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

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

1	<b>Agency/Group/Organization</b>	Crisis House, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.
2	<b>Agency/Group/Organization</b>	LUTHERAN SOCIAL SERVICES CARING NEIGHBORS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.

3	<b>Agency/Group/Organization</b>	SANTEE MINISTERIAL COUNCIL- SANTEE FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.

4	<b>Agency/Group/Organization</b>	MEALS ON WHEELS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.
5	<b>Agency/Group/Organization</b>	EAST COUNTY YMCA-CAMERON FAMILY FACILITY
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.



6	<b>Agency/Group/Organization</b>	ELDERHELP OF SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.
7	<b>Agency/Group/Organization</b>	SANTEE SANTAS FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.

8	<b>Agency/Group/Organization</b>	HOME OF GUIDING HANDS
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.
9	<b>Agency/Group/Organization</b>	CSA San Diego County
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing.

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

The citizen input process associated with the preparation of the Program Year 2018 Annual Action Plan was inclusive and involved all possible organizations, entities and persons.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Diego Regional Continuum of Care	Seek to further the efforts of the SD RCCC.
City of Santee Housing Element, 2013-2021	City of Santee	The 2015-2019 City of Santee Consolidated Plan conforms with the adopted City of Santee Housing Element, 2013-2021

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

**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 and sent out via social media, such Twitter, and Facebook, to inform the public of public meetings, public hearings and document public review periods, including the Program Year 2018 Annual Action Plan containing the proposed activities for the program year.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	Notice of two Public Meetings (1/18/2018) in East County Californian	N.A.	N.A.	
2	Public Hearing	Non-targeted/broad community	Public Meetings on 2/14/2018 and 2/28/2018 to solicit public input.	Speakers addressed needs of community elderly persons, homeless, low-income and disabled.	All comments were considered.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Santee is a CDBG Entitlement jurisdiction. The City anticipates receiving \$253,260 in CDBG funds in Program Year 2018. The City of Santee is a member of the San Diego County HOME Investment Opportunities Consortium. The County of San Diego is recognized by HUD as a Participating Jurisdiction on behalf of the Consortium and includes HOME Program goals, activities and accomplishments in its Consolidated Plan and Annual Action Plans. The City of Santee does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Solutions Grant (ESG) program funding. Please refer to the County of San Diego ([www.sdhcd.com](http://www.sdhcd.com)) and City of San Diego ([www.sandiego.gov](http://www.sandiego.gov)) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.

The City does not anticipate a regular stream of Program Income over the course of this Consolidated Plan. Program income received from the repayment of home rehabilitation loans (CDBG and HOME) and First Time Homebuyer loans will be applied to approved current-year activities prior to drawing down new grant funds.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	253,260	0	32,748	286,008	539,610	The City of Santee will expend \$149,884 in PY 2018 for debt service related to a Section 108 loan to partially fund drainage and roadway improvements to Buena Vista and Railroad Avenues. The City will allocate \$42,926 to a debt service reserve fund to ensure future payments on the Section 108 loan. The balance of resources of \$93,198 will be expended on new projects in conformance with city goals and priorities articulated herein.

**Table 5 - Expected Resources – Priority Table**

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

All subrecipients rely on a variety of funding sources and several are staffed entirely by volunteers. The City of Santee's Section 108 project leveraged additional resources for drainage and roadway improvements to Buena Vista and Railroad Avenues.

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

No publically owned property is anticipated to be used.

## **Discussion**

The City anticipates receiving \$253,260 in CDBG funds in Program Year 2018. Prior year resources in the amount of \$32,748 are available for distribution. The allocation of grant funding among program year activities will comply with the 20% cap on administrative activities and the 15% cap on public service activities.



## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities/Infrastructure Support	2015	2020	Non-Housing Community Development	Citywide	Infrastructure Maintenance & Support Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients	CDBG: \$169,154	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 885 Persons Assisted
2	Affordable Housing Production & Maintenance	2015	2020	Affordable Housing	Citywide	Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients	CDBG: \$2,971	Rental units rehabilitated: 15 Household Housing Unit
3	Public Services Support.	2015	2020	Non-Homeless Special Needs	Citywide	Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients	CDBG: \$22,971	Public service activities other than Low/Moderate Income Housing Benefit: 12913 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Prevention Services	2015	2020	Homeless	Citywide	Support Services For Special Needs Clients Homeless Prevention & Services.	CDBG: \$14,000	Homelessness Prevention: 982 Persons Assisted
5	Fair Housing Services	2015	2020	Affordable Housing	Citywide	Acquisition & Maintenance Of Affordable Housing Fair Housing Support	CDBG: \$15,500	Public service activities for Low/Moderate Income Housing Benefit: 160 Households Assisted

Table 6 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Public Facilities/Infrastructure Support
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Affordable Housing Production & Maintenance
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Public Services Support.
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Homeless Prevention Services
	<b>Goal Description</b>	

5	<b>Goal Name</b>	Fair Housing Services
	<b>Goal Description</b>	

## 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 operated citywide are noted. The majority of the projects are targeted 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 meet program service targets.

#	Project Name
1	Program Administration
2	Program Administration - Fair Housing
3	Public Services - East County Family YMCA
4	Public Services - Crisis House
5	Public Services - ElderHelp San Diego
6	Public Services - LSS Caring Neighbors Project
7	Public Services - Meals on Wheels Greater San Diego
8	Public Services - Santee Food Bank
9	Public Services - Santee Santas
10	Public Facilities - Section 108 Loan Debt Service
11	Public Facilities - Section 108 Loan Debt Service Reserve

Table 7 – Project Information

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities/Infrastructure Support Affordable Housing Production & Maintenance Public Services Support. Homeless Prevention Services Fair Housing Services
	<b>Needs Addressed</b>	Infrastructure Maintenance & Support Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients Homeless Prevention & Services. Fair Housing Support
	<b>Funding</b>	CDBG: \$37,756
	<b>Description</b>	General program administration.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	Santee administrative resources for the FY 2015/2016 CDBG program.
2	<b>Project Name</b>	Program Administration - Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support. Fair Housing Services
	<b>Needs Addressed</b>	Support Services For Special Needs Clients Fair Housing Support
	<b>Funding</b>	CDBG: \$15,500
	<b>Description</b>	Provide fair housing counseling and referral services. Conduct fair housing testing.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 125 persons will receive assistance with fair housing issues and landlord/tenant disputes.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide counseling and referral services to persons alleging violations of Fair Housing laws and persons seeking information and/or resolution regarding conflicts between tenants and landlords.
<b>3</b>	<b>Project Name</b>	Public Services - East County Family YMCA
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support.
	<b>Needs Addressed</b>	Support Services For Special Needs Clients
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Provides class and program fees for disadvantaged youth.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>		
<b>4</b>	<b>Project Name</b>	Public Services - Crisis House
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support. Homeless Prevention Services
	<b>Needs Addressed</b>	Support Services For Special Needs Clients Homeless Prevention & Services.
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Homelessness prevention/resolution through case management, food, shelter and referrals.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	Up to 160 persons will be assisted.
	<b>Planned Activities</b>	Address homeless issues through case management. Provide food, shelter vouchers and referrals.
5	<b>Project Name</b>	Public Services - ElderHelp San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Production & Maintenance Public Services Support.
	<b>Needs Addressed</b>	Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients
	<b>Funding</b>	CDBG: \$2,971
	<b>Description</b>	Independent living support through case management and referrals.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 50 low-income seniors will be assisted.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide case management through a trained social worker to help seniors remain in their homes by providing referrals and information.
6	<b>Project Name</b>	Public Services - LSS Caring Neighbors Project
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Production & Maintenance Public Services Support.
	<b>Needs Addressed</b>	Acquisition & Maintenance Of Affordable Housing Support Services For Special Needs Clients
	<b>Funding</b>	CDBG: \$2,971
	<b>Description</b>	Support decent living conditions through minor home repairs.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 40 low-income persons will be assisted.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	Provide minor home repairs to senior homeowners.
<b>7</b>	<b>Project Name</b>	Public Services - Meals on Wheels Greater San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support.
	<b>Needs Addressed</b>	Support Services For Special Needs Clients
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Administer senior nutrition program.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 100 low-income seniors will be assisted.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide meals to homebound Santee residents, including seniors and persons with special needs.
<b>8</b>	<b>Project Name</b>	Public Services - Santee Food Bank
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support. Homeless Prevention Services
	<b>Needs Addressed</b>	Support Services For Special Needs Clients Homeless Prevention & Services.
	<b>Funding</b>	CDBG: \$13,000
	<b>Description</b>	Provide emergency food to community residents.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 12,638 requests will be fulfilled. Beneficiaries are low-income persons.
	<b>Location Description</b>	Services are provided at 9715 Halberns Boulevard.
	<b>Planned Activities</b>	Provide an emergency food supplies.
<b>9</b>	<b>Project Name</b>	Public Services - Santee Santas
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Support.
	<b>Needs Addressed</b>	Support Services For Special Needs Clients



	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	Provide meals, non-perishable food and school supplies to needy families and seniors.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 822 low-income persons will be assisted
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Assist families and individuals with nutritional assistance.
<b>10</b>	<b>Project Name</b>	Public Facilities - Section 108 Loan Debt Service
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities/Infrastructure Support
	<b>Needs Addressed</b>	Infrastructure Maintenance & Support
	<b>Funding</b>	CDBG: \$149,884
	<b>Description</b>	Repayment of Section 108 loan. Loan proceeds were dedicated to improvement of Buena Vista Avenue and Cottonwood Avenue.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated approximately 885 low and moderate income households with the relevant census tract 166.17.
	<b>Location Description</b>	Buena Vista Avenue and Cottonwood Avenue in census tract 166.17.
	<b>Planned Activities</b>	Funds allocated to principal and interest payments associated with Section 108 loan obtained to fund Buena Vista Avenue/Cottonwood Avenue public improvements.
<b>11</b>	<b>Project Name</b>	Public Facilities - Section 108 Loan Debt Service Reserve
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities/Infrastructure Support
	<b>Needs Addressed</b>	Infrastructure Maintenance & Support
	<b>Funding</b>	CDBG: \$42,926
	<b>Description</b>	Reserve fund to partially off-set insufficient future CDBG allocations.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated approximately 885 low and moderate income households with the relevant census tract 166.17.
	<b>Location Description</b>	Buena Vista Avenue and Cottonwood Avenue in census tract 166.17
	<b>Planned Activities</b>	Funds allocated to principal and interest payments associated with Section 108 loan obtained to fund Buena Vista Avenue/Cottonwood Avenue public improvements.

**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 (other than Section 108) is the City of Santee in its entirety. Public improvements funded by a Section 108 loan are focused on Buena Vista Avenue and Railroad Avenue, located within a CDBG-eligible census tract.

**Geographic Distribution**

Target Area	Percentage of Funds
Citywide	48

**Table 8 - Geographic Distribution**

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

The geographic priority area for available CDBG resources (other than Section 108) 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 Section 108 loan proceeds to (partially) fund drainage and roadway improvements to Buena Vista Avenue and Railroad Avenue was due to need in this CDBG-eligible low income area and this rationale will continue through the Consolidated Plan planning period (end of FY 2019).

**Discussion**

The allocation of CDBG Section 108 loan proceeds to (partially) fund drainage and roadway improvements to Buena Vista Avenue and Railroad Avenue was due to need in this CDBG-eligible low income area and this rationale will continue through the Consolidated Plan planning period (end of FY 2019).

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

### **Introduction**

The City of Santee has a strong 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 for affordable housing, a density bonus ordinance, 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, combined with reductions in federal HOME funds, has materially impaired the City's ability to support 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. Separate owners of smaller parcels 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 January 2015, the city updated its 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 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 2018 City of Santee Annual Action Plan includes the actions planned to address the obstacles in meeting underserved needs, to foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop the institutional structure and enhance coordination between public and private housing and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general deficiency of funding resources available to the public and private agencies that serve the needs of low- and moderate-income residents. The elimination of redevelopment agencies significantly impacted the city's efforts to maintain infrastructure, expand housing and promote economic development. Furthermore, entitlement grants have fallen off dramatically over recent years, further decreasing funds available to provide services and meet the City's needs. Santee will seek to remedy obstacles by exploring alternative funding vehicles, leveraging resource investments to the maximum feasible degree and exploring new sources of municipal revenue generation.

### **Actions planned to foster and maintain affordable housing**

Santee will continue 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.

### **Actions planned to reduce lead-based paint hazards**

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

### **Actions planned to reduce the number of poverty-level families**

The City seeks to reduce the number of people living in poverty by continuing to implement its anti-poverty strategy incorporating housing assistance and supportive services. As a means of reducing the number of persons with incomes below the poverty line, the city will coordinate its efforts with those of

other public and private organizations serving the poor.

### **Actions planned to develop institutional structure**

As administrator of block grant programs, the director of Development Services 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**

In the course of monitoring CDBG-financed public services/resources to local services agencies, the city will endeavor to strengthen coordination with public and private affordable housing organizations and the San Diego County Housing Authority. Santee will continue to address the needs of homeless citizens in relation to both physical and mental/behavioral health needs. Santee participates in a regional Continuum of Care plan.

## Program Specific Requirements

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

#### Introduction

The following identifies additional resources available for allocation to Program Year 2018 activities. Also identified are the amount of urgent need and percentage expended on activities that benefit persons of low- and moderate- income are provided.

#### 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 the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion

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