



Third 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 City of Santee 2020-2024 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 2020-2024 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 2022 CDBG Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the third 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 2022, the Santee Annual Action Plan will generate the following estimated results:

- Render homeless prevention support and services for up to 190 persons;

- Assist up to 15,752 low- and moderate-income persons, many with special needs, via CDBG funded public services;
- Fund public infrastructure improvements to benefit disabled and visually impaired persons (presumed low- and moderate-income) through the Citywide Americans with Disabilities Act (ADA) Pedestrian Ramp Project.
- Assist up to 150 persons with fair housing issues funded with CDBG Administration Funds.

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 completed 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 9, 2022 during which public input on community needs and priorities was invited. The second hearing was conducted on March 9, 2022 during which the allocation of Program Year 2022 Community Planning and Development (CPD) funding was determined based on the estimated PY 2022 City of Santee allocation. A 30-day public review and comment period for the City of Santee Program Year 2022 Annual Action Plan began on March 25, 2022 and extended through April 25, 2022. A public hearing was held on April 27, 2022 by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2022 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.

A 30-day public review and comment period for the City of Santee Program Year 2022 Annual Action Plan began on March 25, 2022 and extended through April 25, 2022. A public hearing was also held on

April 27, 2022 by the Santee City Council where it sought input on the draft plan. The hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

However, no public comments were received during the 30-day public comment period or during the public hearings.

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

Not applicable as no public comments were received.

7. Summary

This document represents the City Santee's Program Year 2022 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.

Agency Role	Name	Department/Agency
CDBG Administrator	SANTEE	Department of Development Services

Table 1 – Responsible Agencies

Narrative

None.

Consolidated Plan Public Contact Information

Bill Crane, Senior Management Analyst, City of Santee Department of Development Services,
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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 9, 2022 during which public input on community needs and priorities was invited. The second hearing was conducted on March 9, 2022 during which the allocation of Program Year 2022 Community Planning and Development (CPD) funding was determined. A 30-day public review and comment period for the City of Santee Program Year 2022 Annual Action Plan began on March 25, 2022 and extended through April 25, 2022. A public hearing was held on April 27, 2021 by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2022 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(l)).

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 also participates in the East County Homeless Task Force (ECHTF), which is under the East County Chamber of Commerce Foundation. The role of the ECHTF is to;

- Increase service provider programs' capacity;
- Facilitate collaboration to bring funding to the region;
- Provide information about access to homeless resources;
- Act as a conduit for inserting East County needs into County-wide discussions; and
- Sponsor monthly coordinated homeless outreach meetings.

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.

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 Regional Task Force on the Homeless, 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	Agency/Group/Organization	CRISIS HOUSE, INC.
	Agency/Group/Organization Type	Services - Housing Services-Homeless Services – Victims of Domestic Violence
	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 consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing. Recipient of \$30,000 in CDBG-CV funding for emergency housing services.
2	Agency/Group/Organization	SANTEE MINISTERIAL COUNCIL- SANTEE FOOD BANK
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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.
3	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
	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.
4	Agency/Group/Organization	EAST COUNTY YMCA-CAMERON FAMILY FACILITY
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	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.
5	Agency/Group/Organization	ELDERHELP OF 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.
6	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?	Attendance and testimony/involvement at public hearing on February 9, 2022.
7	Agency/Group/Organization	Voices for Children
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	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 9, 2022

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

The citizen input process associated with the preparation of the Program Year 2022 Annual Action Plan was inclusive and involved many 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?
Regional Task Force on the Homeless	San Diego Regional Continuum of Care	Seek to further the efforts of the RTFH.
City of Santee Housing Element, 2021-2029	City of Santee	The 2020-2024 City of Santee Consolidated Plan conforms with the adopted City of Santee Housing Element, 2021-2029

Table 3 - Other local / regional / federal planning efforts

Narrative

All of the Program Year 2022 CDBG applicants addressed the Mayor, City Council and members of the public present at the City Council Public Hearing. The applicants provided information on the programs that would be funded by CDBG and the various needs and demographics of the persons their programs serve.

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 to inform the public of public meetings, public hearings and document public review periods, including the Program Year 2022 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 (1/28/2022) in East County Californian	N.A.	N.A.	
2	Public Hearing	Non-targeted/broad community	Public Meetings on 2/9/2022, 3/9/2022 and 4/27/2022 to solicit public input.	Speakers at the February public hearings addressed needs of community, including elderly persons, homeless, youth, low-income and disabled.	All comments were considered.	www.cityofsanteeca.gov

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 will receive an estimated \$279,789 in CDBG funds in Program Year 2022. 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) 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 HOME) and First Time Homebuyer loans will be applied to approved current-year activities

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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	292,200	0	25,387	320,587	505,000	The City of Santee plans to apply for Section 108 Loan for a Citywide ADA Pedestrian Ramp Project. The project would benefit 3,557 Santee residents citywide that have “ambulatory difficulties” and 1,232 residents that have “vision difficulties” according to the U.S. Census Bureau’s 2019 ACS. This Section 108 Loan would be combined with allocations from PYs 2021 and 2022 to make approximately \$1.72 million available for the project.

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

While the 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 homes 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

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to inventory and assess surplus State properties for their development potential. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in Santee). For its part, the City regularly reviews its real estate portfolio and assesses if properties are being put to best use. However, 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

See Above.

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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.	2020	2024	Infrastructure	Citywide	Improve Infrastructure and Facilities	CDBG: \$217,287	Citywide ADA Pedestrian Ramp Improvement Project: To be determined
2	Provide Public Services	2020	2024	Public Services	Citywide	Public Services for LMI-Resident	CDBG: \$44,270	Public service activities other than Low/Moderate Income Housing Benefit: 15,752 Persons Assisted Homelessness Prevention: 190 Persons Assisted
3	Support Affordable Housing Opportunities LMI	2020	2024	Affordable Housing	Citywide	Support Affordable Housing for LMI Residents.	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 45 persons served – Caring Neighbors program suspended due to coronavirus pandemic.
4	Fair Housing	2020	2024	Fair Housing	Citywide	Fair Housing	CDBG: \$15,500	Provide Fair Housing and Tenant\Landlord Mediation Services: 150 persons assisted.

Table 6 – Goals Summary

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Goal Descriptions

1	Goal Name	Improve community infrastructure and facilities.
	Goal Description	Provision of public facilities/infrastructure maintenance and support via CDBG resources, of which part are comprised of Section 108 loan funding.
2	Goal Name	Provide Public Services
	Goal Description	Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness - Provision of housing and/or support services to clients of which many are comprised of special needs populations, to include those experiencing homelessness.
3	Goal Name	Support Affordable Housing Opportunities LMI
	Goal Description	Assist in facilitation the creation of new affordable rental and homeownership housing through acquisition, preservation, and rehabilitation.
4	Goal Name	Fair Housing
	Goal Description	Retain the services of a Fair Housing provider, 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 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 – CSA San Diego
3	Public Services - East County Family YMCA
4	Public Services - Crisis House
5	Public Services - ElderHelp San Diego
6	Public Services - Meals on Wheels Greater San Diego
7	Public Services - Santee Food Bank
8	Public Services – Voices for Children
9	Public Facilities – Citywide ADA Pedestrian Ramp Project

Table 7 – 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 needs. 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
	Target Area	Not Applicable
	Goals Supported	Public Facilities/Infrastructure Support Affordable Housing Production & Maintenance Public Services Support. Homeless Prevention Services Fair Housing Services
	Needs Addressed	Infrastructure Maintenance & Support Acquisition & Maintenance of Affordable Housing Support Services for Special Needs Clients Homeless Prevention & Services. Fair Housing Support
	Funding	CDBG: \$43,530
	Description	General program administration.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	City of Santee administrative resources for the FY 2022/2023 CDBG program.
2	Project Name	Program Administration - Fair Housing -CSA San Diego
	Target Area	Not Applicable
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$15,500
	Description	Provide fair housing counseling and referral services. Conduct fair housing testing.
	Target Date	6/30/2023

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	Estimate the number and type of families that will benefit from the proposed activities	Up to 150 residents will receive assistance with fair housing issues and landlord/tenant disputes.
	Location Description	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.
3	Project Name	Public Services - East County Family YMCA
	Target Area	Not Applicable
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$3,960
	Description	Provides class and program fees (scholarships) for low- and moderate-income youth ages 5 to 13.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit up to 40 low-income and disadvantaged youth and teens (Kindergarten thru 8th Grade) in Santee schools.
	Location Description	East County (Cameron Family) YMCA, 10123 Riverwalk Drive, Santee, CA 92071
4	Project Name	Public Services - Crisis House
	Target Area	Not Applicable
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$5,270
	Description	Homeless prevention/resolution through case management, food, shelter and referrals.
	Target Date	6/30/2023

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	Estimate the number and type of families that will benefit from the proposed activities	Crisis House anticipates serving approximately 190 City of Santee residents. All will be at or below low- to moderate-income levels.
	Location Description	Citywide
	Planned Activities	Address homeless issues through case management. Provide food, shelter vouchers and referrals.
5	Project Name	Public Services - ElderHelp San Diego
	Target Area	Not Applicable
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$6,860
	Description	Independent living support for Santee Seniors through case management, food delivery and referrals.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	ElderHelp of San Diego anticipates serving 40 older adults, with an average age of greater than 75, in the City of Santee. Ninety-six percent of those served are either low income or very low-income person, many of which are disabled.
	Location Description	Citywide.
	Planned Activities	Provide grocery delivery and case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information.
6	Project Name	Public Services - Meals on Wheels Greater San Diego
	Target Area	Not Applicable
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$5,270
	Description	Administer home delivered meals to elder adults, most of whom are low- to extremely-low income.
	Target Date	6/30/2023

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	Estimate the number and type of families that will benefit from the proposed activities	Meals on Wheels anticipates serving 87 unduplicated homebound low-income seniors in the city of Santee.
	Location Description	Citywide.
	Planned Activities	Provide meals to homebound Santee residents, including seniors and persons with special needs.
7	Project Name	Public Services - Santee Food Bank
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Resident
	Funding	CDBG: \$17,640
	Description	Provide emergency food assistance to community residents.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The Santee Food Bank anticipates serving 15,634 Santee residents in Program Year 2022.
	Location Description	Program serves residents citywide. Santee Food Bank is located at 9715 Halberns Blvd, Santee, CA 92071.
	Planned Activities	Provide an emergency food assistance and commodity distribution.
8	Project Name	Public Services - Voices for Children
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Resident
	Funding	CDBG: \$5,270
	Description	Support Services-Abused and Neglected Foster Children
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The Voices for Children anticipates serving two foster children with two Court Appointed Special Advocates (CASAs). CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and the community.

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	Location Description	Citywide.
	Planned Activities	Provide CASAs for foster children in Santee.
9	Project Name	Public Infrastructure – Citywide ADA Pedestrian Ramp Project
	Target Area	Citywide
	Goals Supported	Improve community infrastructure and facilities.
	Needs Addressed	Infrastructure improvements in Low-and Moderate-Income Communities
	Funding	CDBG: \$217,287
	Description	Citywide installation of ADA compliant pedestrian ramps at locations where no ramp exists and the retrofitting of existing pedestrian ramps to conform with current ADA Standards.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 3,557 Santee residents citywide that have “ambulatory difficulties” and 1,232 residents that have “vision difficulties” according to the U.S. Census Bureau’s 2019 American Community Survey.
	Location Description	ADA Pedestrian Ramps to be installed or improved citywide. All eligible intersections without pedestrian ramps and all non-ADA compliant pedestrian ramps will be improved in the City’s low and moderate-income census block groups.
	Planned Activities	Citywide ADA Pedestrian Ramp Project is planned to start construction in Program Year 2022.

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 in Program Year 2022 will be located within a CDBG-eligible census tract or otherwise qualified area.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	

Table 8 - Geographic Distribution

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 in Program Year 2022 to fund public facilities will likely occur citywide with an emphasis on completing all non-ADA compliant pedestrian ramp locations in CDBG-eligible low- and moderate-income areas and this rationale will continue through the Consolidated Plan planning period.

Discussion

The allocation of CDBG in Program Year 2022 to fund public infrastructure will likely occur in CDBG-eligible low- and moderate-income areas and citywide as discussed above and this rationale will continue through the Consolidated Plan planning period.

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 lands owners 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 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 2022 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 leveled off over recent years, further stretching funds available to provide increasing needs for 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, including those with ambulatory and vision difficulty, as well as strengthen the local provision of homeless services and homeless prevention services.

Additionally, the City has recently completed the process of updating 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). Amongst the programs included in the City's update Housing Element (Sixth Cycle) is the to facilitate affordable housing development.

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 age and condition and the age of household members are taken into consideration when

determining lead-based paint danger.

Actions planned to reduce the number of poverty-level families

The City of Santee 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 the administrator of block grant programs, Department of Development Services staff 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 persons experiencing Homelessness 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 2022 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.	TBD
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
Total Program Income:	0

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.