

City of Santee

PY 2024

**Consolidated Annual Performance &
Evaluation Reports
(CAPER)**

July 2024 – June 2025



September 2025

City of Santee
Department of Planning and Building
10601 North Magnolia Avenue
Santee, CA 92071

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This overview summarizes the major initiatives and highlights that were proposed and executed throughout the PY.

This Consolidated Annual Performance & Evaluation Report ("CAPER") is the fifth of five annual reports made in relation to the City of Santee's ("City") 2020-2024 Consolidated Plan and covers Program Year (PY) 2024 (July 1, 2024, to June 30, 2025). This report addresses the City's use of Community Development Block Grant funds.

The City participates in the HOME Investment Partnerships Program through membership in the San Diego County HOME Consortium which includes six smaller cities and the County of San Diego. The County of San Diego administers the Consortium and reports annual HOME Program goals and accomplishments in the CAPER it prepares. The City does not receive ESG funds. Goals and accomplishments related to ESG-funded programs for the homeless or those at risk of homelessness are reported by the County of San Diego.

All entitlement-funded public service activities for the PY were successfully completed, with all associated expenditures fully drawn down. Fair Housing activities were also completed as planned, and the related expenditures were drawn for PY 2024.

Included as attachments to this CAPER are the Financial Summary Report (PR 26), CDBG Financial Summary Report (PR 26), CDBG Activity Summary Report (PR 03), Summary of Consolidated Plan Projects for Report (PR 06), and CDBG Summary of Accomplishments (PR 23).

The PY 2024 goals and accomplishments have been manually entered in CR05 Table 1 & 2 to correct for errors in the association of current year IDIS projects and activities with projects described in the PY 2024 Action Plan. The CR10 (Families Assisted) Table has also been manually entered to correct IDIS errors in the reporting of racial and ethnic status.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

The two charts on the following pages show the progress that was made toward the Consolidated Plan goals during the PY (Table 1) and for the Strategic Plan to Date (Table 2).

Table 1 - Accomplishments – PY & Strategic Plan to Date

CR05

Table 1 - Accomplishments - Program Year 2024

	CDBG Funding	PY 24 Goal	PY 24 Accomplishments	Percent Complete
<u>Affordable Housing Production & Maintenance</u>				
Luth. Soc. Svcs - Caring Neighbors (Program Suspended due to Coronavirus Pandemic)	\$ -	0 projects	0 projects	0.00%
<u>Fair Housing Services</u>				
CSA San Diego County	\$ 21,000	110 persons	31 persons	28.18%
<u>Homeless Prevention Services</u>				
Santee Santas Foundation	\$ 5,730	770 persons	737 persons	95.71%
<u>Public Facilities/Infrastructure Support</u>				
Citywide ADA Pedestrian Ramp Project	\$ 216,175	2000 persons	2000 persons	100.00%
Home of Guiding Hands	\$ 17,180	6 persons	6 persons	0.00%
<u>Public Services Support</u>				
(Other than L/M Housing Benefit)				
Meals-On-Wheels	\$ 5,730	97 persons	48 persons	49.48%
Santee Food Bank	\$ 29,740	19,120 persons	15,883 persons	83.07%
Voices for Children	\$ 5,730	3 persons	3 persons	100.00%
(L/M Housing Benefit)				
ElderHelp of San Diego	\$ 5,730	65 persons	65 persons	100.00%

CR05

Table 2 - Accomplishments - Strategic Plan to Date

	CDBG Funding	5-Year Expected Outcome	Strategic Plan-to- Date Outcome	Percent Complete
<u>Affordable Housing Production & Maintenance</u>				
Luth. Soc. Svcs - Caring Neighbors	\$ -	150 projects	0 projects	0.00%
<u>Fair Housing Services</u>				
CSA San Diego County	\$ 21,000	150 persons	143 persons	95.33%
<u>Homeless Prevention Services</u>				
Crisis House	\$ -	750 persons	1,039 persons	138.53%
Santee Santos Foundation	\$ 5,730	4,000 persons	2,794 persons	69.85%
<u>Public Facilities/Infrastructure Support</u>				
Citywide ADA Pedestrian Ramp Project	\$ -	3443 projects	3443 projects	100.00%
Home of Guiding Hands	\$ 17,180	6 persons	6 persons	100.00%
<u>Public Services Support</u>				
(Other than L/M Housing Benefit)				
Meals-On-Wheels	\$ 5,730	450 persons	371 persons	82.44%
Santee Food Bank	\$ 29,740	60,000 persons	71,141 persons	118.57%
Voices for Children	\$ 5,730	10 persons	12 persons	120.00%
Cameron Family YMCA	\$ -	200 persons	123 persons	61.50%
(L/M Housing Benefit)				
ElderHelp of San Diego	\$ 5,730	250 persons	386 persons	154.40%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Pursuant to the PY 2024 Annual Action Plan, the City gives funding priority for those activities which address long-term solutions to identified community needs. Such solutions are focused on the root causes of inadequate basic life necessities, such as shelter, safety, or nutrition. Moreover, activities to be funded are selected based on their ability to address long-term solutions to needs in one or more of the following areas: supporting seniors, neighborhood revitalization, quality living environment, daily living essentials or improvements needed to meet Americans with Disabilities Act (ADA) requirements.

During PY 2024 the City provided funding to assist a number of special-needs populations including homeless families and individuals, the elderly, at-risk youth, and the disabled. Specifically, CDBG funding provided support for activities addressing basic needs such as food, services for homeless persons and elderly persons; programs for foster youth, and fair housing assistance.

Securing adequate funding resources to sustain the City's housing and community development initiatives continued to be a priority objective for program administration. Given the reduction of

funding sources that were anticipated at the start of the 2020-24 Consolidated Plan period, the City sought opportunities to leverage funding sources towards the completion of these projects.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

CR-10 - Racial and Ethnic composition of families assisted.

Race	CDBG
White	9,129
Black/African American	374
Asian	1,334
American Indian/Alaskan Native	273
Native Hawaiian/Other Pacific Islander	147
American Indian/Alaskan Native & White	4
Asian & White	17
Black/African American & White	3
American Indian/Alaska Native & Black African American	8
Other multi-racial	5,447
Total	16,736
Hispanic	3,658
Not Hispanic	13,078

Table 1 - Table of assistance to racial and ethnic populations by source of funds

Narrative

The City identifies priority needs and offers services and programs to eligible households regardless of race or ethnicity. Accordingly, the racial and ethnic makeup of persons assisted closely resembles the make-up of the City. According to the most recent U.S. Census Bureau Data, the City is 63.5% White (Non-Hispanic), 21.9% Hispanic, 5.7% Asian\Pacific Islander, 0.7% American Indian and Alaska Native, 2.4% Black, 4.8% Other Race and 16.3% Two or More Races. The City actively promotes community engagement in all projects and activities to ensure representation reflects the diverse makeup of the City's population. The City promotes community engagement through various methods, including advertisements in local publications, public presentations, and outreach via the City's website and social media platforms.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During PY
CDBG	public - federal	\$356,235	\$245,098.89

Table 2 - Resources Made Available

Narrative

PY 2024 funding, including the new entitlement grant, program and unspent prior-year funds, totaled \$356,235. The City was awarded \$350,916 in CDBG funds for PY 2024 and utilized \$5,320 in program income and prior year resources. The amount expended through June 30, 2025, was \$245,098.89 (PR 26 -Line 15) or 68.8% of the total allocation.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	N\A	N\A	Untargeted

Table 3 – Identify the geographic distribution and location of investments

Narrative

The City's PY 2024 projects funded by CDBG are generally offered on a city-wide basis and are not exclusive to any specific target areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City seeks to leverage its CDBG funds with a variety of resources to maximize the effectiveness of available funds.

Regarding housing activities, the primary funding source for leveraging CDBG and HOME funds was historically Redevelopment Housing Set-Aside funds. Prior to the dissolution of redevelopment by the State of California in 2012, Redevelopment Housing Set-Aside funds were allocated to a variety of housing programs, including:

- Mobilehome Rental Assistance Program
- Mobilehome Rent Stabilization
- Mortgage Credit Certificate Program Administration
- Housing Preservation Loan Program

The loss of Redevelopment resources has required the termination of these housing-related activities. Currently, the city uses general fund resources to administer remaining loan portfolios and activities.

The subrecipient agencies also leverage CDBG funds against other sources including government and other grants, program fees, donations and in-kind services. The leveraging of CDBG funds enables these agencies to accomplish much more than they otherwise could without the assistance.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	0	0
Number of special-needs households to be provided affordable housing units	0	0
Total	0	0

Table 4 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	0	11

Number of households supported through the acquisition of existing units	0	1
Total	0	12

Table 5 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's affordable housing objective historically has been to provide homeownership opportunities using HOME funds available through the County of San Diego HOME Consortium. Several years ago, the City received an annual allocation of HOME funds for affordable housing activities as a participant in the County's HOME Consortium. Under revised, more restrictive HUD regulations governing the use of HOME funds, the County of San Diego (County) now retains the entire HOME allocation awarded to the Consortium and awards funds on a first-come first served basis. In PY 2024, the County of San Diego issued one homebuyer a HOME funded First Time Homebuyer loan for the purchase of a property located in Santee.

Regarding the rehabilitation of existing units, this goal has until recently been accomplished through the efforts of former subrecipient Lutheran Social Services - Caring Neighbors (Caring Neighbors) which provided minor home repairs for low-income senior and/or disabled homeowners through volunteer groups providing assistance. In 2020 the Lutheran Social Service Caring Neighbors' Program Manager resignation combined with the inability to organize volunteer projects based on Coronavirus safety concerns, resulted in the suspension of this program. However, recently ElderHelp of San Diego has begun a Home Safety and Maintenance Program which utilizes volunteers to help with minor repairs such as installation of safety bars, locks, lighting, fire alarms/carbon monoxide detectors, trip, fire or safety hazards, step and railing repairs and more.

In PY 2024, five Santee residents were enrolled in the Home Safety and Maintenance program. ElderHelp assisted these seniors with 10 different projects including installing grab bars, safety inspections and fixing stair landings. Additionally, in PY 24 the City awarded CDBG grant funds to Home of Guiding Hands for a rehabilitation project aimed at enhancing the accessibility of outdoor spaces at one of its residential care facilities, benefiting six Santee residents with disabilities.

Discuss how these outcomes will impact future annual action plans.

The CAPER provides an opportunity for the City to evaluate the performance of its programs and services and to determine whether adjustments to future Consolidated Plan and Annual Action Plan goals are needed. The City looks at performance in a given year, and trends over time, to inform and calibrate future targets. The City has observed a trend toward smaller annual awards of CPD funding. Annual goals and outcomes will continue to be adjusted in recognition of reductions in available resources.

Specifically, regarding the minor home repairs program, the City will work with ElderHelp of San Diego to increase the amount of minor home repairs provided in Santee and specifically to the senior population in mobile homes, which are most likely to utilize this program.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	11
Moderate-income	0	0
Total	0	0

Table 6 – Number of Households Served

Narrative Information

The City participates in the HOME Investment Partnerships Program (HOME) as a member of the San Diego County HOME Consortium. The County of San Diego, serving as the Consortium's administrator, is responsible for reporting program accomplishments and the number of persons served by income-level.

During PY 2024, a total of 11 rehabilitation projects were completed. Of these, ten were administered by ElderHelp and benefited six low-income senior residents in Santee. The remaining project was managed by Home of Guiding Hands and benefited the six individuals with disabilities residing in the care facility. All individuals served through these projects were classified as low-income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City participates in a regional approach to ending homelessness. The San Diego Regional Task Force on the Homeless (RTFH), San Diego County's Continuum of Care, coordinates program planning and implementation, including the allocation of funding for housing and services for homeless families and individuals. The RTFH and Emergency Solutions Grant (ESG) entitlement communities are responsible for reporting and evaluating the performance of ESG program recipients and subrecipients.

The City maintains cooperative relationships with public agencies and nonprofit organizations, such as the San Diego County Sheriff's Department, East County Homeless Task Force, Crisis House, PATH San Diego, and the East County Transitional Living Center to promote outreach and assistance to homeless persons and individuals at risk of homelessness.

During PY 2024, the City spent \$98,841.50 in ARPA funding to PATH San Diego for Santee Enhanced Outreach Program to provide unsheltered persons with connections and opportunities for accessing permanent homes through, street-based case management. During PY 2024, PATH's Outreach Worker served 117 homeless persons in Santee.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City supports and participates in regional efforts related to the coordination of public funding allocated to emergency shelters and services for the homeless.

In PY 2024, the City provided the East County Transitional Living Center, the only Homeless Shelter in east San Diego County, \$120,580 in ARPA funding to provide an emergency shelter program for homeless persons in Santee. The program provided three daily meal opportunities, counseling\case management and up to a maximum of 28 nights of emergency shelter to homeless families or individuals. The emergency shelter program served 343 individuals during the PY. Many of the shelter participants were able to transition to longer term housing as a result of this assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As previously noted, the City partners with both East County Transitional Living Center (ECTLC) and PATH San Diego to support initiatives aimed at addressing homelessness. These efforts include conducting street outreach, providing access to transitional or temporary shelter for individuals at risk of homelessness, and facilitating connections to long-term permanent housing. Through these partnerships, individuals are also linked to essential resources such as healthcare services, education, and employment support.

In addition, the City contracts with CSA San Diego County to provide fair housing services that play a critical role in preventing homelessness. These services focus on improving tenant-landlord relationships, reducing eviction risks, and assisting households in securing stable and appropriate housing.

The City also provides funding to Voices for Children, the organization responsible for administering the Court Appointed Special Advocates (CASA) program. This program matches foster youth with trained volunteers who serve as advocates both in court and in the community. CASAs work to promote the health, education, wellness, and placement stability of the children they serve. Voices for Children plays a vital role in supporting abused, abandoned, and neglected children by addressing their immediate needs and contributing to their long-term well-being. In Program Year 2024, Voices for Children served three foster youth from Santee.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City actively supports a regional approach to ending homelessness. The San Diego Regional Task Force on the Homeless coordinates efforts to assist chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth in their transition to permanent housing and independent living.

During the PY, the funding the City provided to PATH San Diego for Santee Enhanced Outreach Program helped homeless persons become aware of opportunities for accessing permanent homes through, a full-time Homeless Outreach Worker. PATH's Outreach Worker was able to transition 14 persons to more permanent shelter in PY 2024.

In addition, the City provided PY 2024 funding to the Santee Food Bank which provides nutritional assistance to at-risk individuals as well as referrals.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City is not a provider of public housing and does not administer Housing Choice Voucher (Section 8) funds or properties.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

There are no public housing communities located within the jurisdiction of the City

Actions taken to provide assistance to troubled PHAs

There are no public housing communities located within the jurisdiction of the City.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The major obstacle to meeting underserved housing and community development needs in the City is a lack of sufficient resources to address all the needs that exist. To supplement federal CDBG and HOME funds, the City has used its General Funds and other eligible funds to support a variety of public services and facilities benefiting low and moderate-income households.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The primary challenge in meeting the full range of identified community needs—including priority areas—is the overall shortage of funding available to both public and private entities that serve low- and moderate-income residents. The dissolution of redevelopment agencies significantly hindered the City's capacity to maintain infrastructure, expand affordable housing, and support economic development. Entitlement grants have leveled off over recent years, further straining available resources amid increasing service demands and community needs. Santee will seek to remedy obstacles by exploring alternative funding vehicles by seeking additional State and Federal grants, maximizing the impact of existing resource investments, and exploring new opportunities for municipal revenue generation.

To support the development of affordable housing, the City has recently completed an update of its Housing Element, which is the City's primary policy and planning document guiding housing development. This update includes an assessment of current and projected housing needs across all income levels for an eight-year period aligned with the Regional Housing Needs Allocation (RHNA). As part of the Housing Element update, the City implemented a rezoning program to identify sites suitable for low-income housing. Additionally, the City is in the process of updating its Land Use Element, which is evaluating opportunities for mixed-use development that could incorporate housing options for low-income households.

In a continued effort to expand resources for individuals at risk of homelessness, the City has applied for State formula grant funds under the Permanent Local Housing Allocation (PLHA) Program. The City has been awarded entitlement funding through this program, which will be used to supplement Community Development Block Grant (CDBG) funding and enhance support services for individuals experiencing or at risk of homelessness.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City 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 risk and the need for remediation.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the United States Census Bureau, 8.5% of Santee residents live below the poverty line, which is lower than the national average of 12.4%. To further reduce poverty and promote economic growth, the City actively collaborates with local economic development organizations to support job creation and expand business opportunities. These efforts include assisting existing businesses with workforce retention and growth, as well as supporting startups and entrepreneurs with high potential for job generation. The City's Economic Development Division also reports on available retail spaces and development opportunities, which is updated regularly and published on the City's website in an effort to attract new businesses and expand the local workforce.

As part of the City's anti-poverty strategy, the City partners with the County to provide housing assistance and related services. The County administers the CalWORKs program, which provides financial assistance to families for basic needs such as housing, healthcare, and clothing, while also offering job training in collaboration with local community college districts. Additionally, the County manages CalFresh, the federally funded food assistance program widely recognized as one of the most effective tools for reducing poverty.

The City has also recently approved several major projects and programs aimed at stimulating economic growth and job creation. These include the implementation of a cannabis business program, with four retail licenses recently awarded; the adoption of the Town Center Specific Plan, which outlines long-term commercial and residential development over the next 10 to 20 years; and the approval of a private development project that will add approximately 3,000 residential units and 80,000 square feet of commercial, park, open space, and agricultural uses. These initiatives are expected to strengthen the local economy, increase employment opportunities, and further reduce poverty within the City.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Due to financial constraints, the City is limited in its ability to meet all the housing and community development needs of low and moderate-income households. However, the City continues to work to combine private industry and non-profit agency resources to meet as much of the need as financially feasible. The City will strengthen, coordinate, and integrate the governmental institutions, non-profit and private delivery systems outlined in this Consolidated Plan through on-going interaction between City staff, private developers, non-profit organizations, and various service providers to develop better institutional structures to serve the community's needs. Additionally, through subrecipient monitoring and ongoing communications with subrecipients, City staff can identify and assist with the development of subrecipient institutional structure, particularly for the smaller volunteer-based organizations.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In PY 2024, the City maintained dialog with non-profit social service organizations and government agencies that serve low and moderate-income persons. The City worked to enhance and improve the organizational capacity and foster a collective planning process of social services agencies. In 2022, the City established a Homeless Working Group, which includes City staff from several departments, elected officials, law enforcement and homeless services providers, to respond to the current homelessness crisis in many parts of the Country. Additionally, the City continued to participate in and support both the East County Homeless Task Force and the San Diego Regional Task Force on the Homeless (Continuum of Care) to enhance and implement strategies for addressing homelessness in the region. Although there are coordinated programs and services to address the needs of lower income households and the homeless, it is recognized that many unmet needs remain.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

The City is committed to furthering the fair housing goals described in the 2020 San Diego County Regional Analysis of Impediments to Fair Housing Choice (AI). The AI identifies various land use policies, zoning provisions, and development regulations may affect the range of housing choice available which are considered to be impediments. The list below identifies the City's actions to address these impediments.

Density Bonus Law: Due to frequent modifications to State Density Bonus Law, in June 2019 the Santee City Council revised the Density Bonus Chapter of the City's Zoning Ordinance (Chapter 13.26) with language that the City would apply the latest provisions of the State Density Bonus law as set forth in Sections 65915 through 65918 of the California Government Code. Additionally, in recent years the City has created a density bonus application to facilitate density bonus housing projects.

Accessory Dwelling Units: To comply with recent changes of State law regarding Accessory Dwelling Units (ADU), the City's Zoning Ordinance was amended in January 2020 and again in December 2022 to update the ADU provisions to be consistent with State law. Additionally, in 2021 the City's ADU Ordinance was amended to increase the maximum size of an ADU to 1,200 square feet and to remove the two-bedroom limit. These revisions to the ADU Ordinance are expected to accelerate the development of additional ADUs. Since 2019, 94 building permits for ADUs have been permitted with 18 permitted in PY 2024.

Transitional and Supportive Housing: The City's Zoning Ordinance was amended in January 2013 to add Section 13.10.030.F.10 to allow Transitional and Supportive Housing in all residential zones, including multi-family zones, as a by-right use pursuant to California Government Code Section 65583(a)(5). The City has currently not established a mixed-use zone and therefore, has not needed to update the Zoning Ordinance pursuant to California Assembly Bill 139.

Farmworker Housing/Employee Housing: Section 13.10.03.F of Santee’s Zoning Ordinance was updated as part of a comprehensive update of the Zoning Ordinance in 2017 to allow farm worker (agricultural employee) housing in residential zones. A definition was also added to the Santee Municipal Code for “Agricultural Employee Housing.”

San Diego Regional Alliance for Fair Housing: In PY 2024, the City actively engaged in the San Diego Regional Alliance for Fair Housing (SDRAFH), a collaborative group of regional jurisdictions committed to promoting fair housing and addressing systemic barriers to housing equity. The City participated in both quarterly and subcommittee meetings, contributing to the development of strategies aimed at enhancing public outreach and education on fair housing rights.

Land Use Element Update: In PY 2024, the City, in collaboration with its consultant, began updating the Land Use Element to incorporate land use alternatives that support a diverse range of housing, open space, and commercial opportunities to better meet the evolving needs of the community. The updated Land Use Element will outline planned locations for various types of development— including residential, commercial, employment centers, parks, and public facilities— to guide growth and land use decisions over the next 20 years.

CR-40 - Monitoring 91.220 and 91.230

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

In PY 2024, Department of Planning and Building staff monitored CDBG Subrecipient contracts and programs to ensure compliance with all federal regulatory requirements for projects and activities accomplished or undertaken during the PY.

The City’s CDBG program monitoring has three components: project implementation, contract management, and monitoring compliance. All reporting documents were discussed and distributed. Each contract is individually monitored by the City’s CDBG Administrator that ensures funds are expended in accordance with the approved activity. Staff provides technical assistance, guidance and follows up to ensure program performance is completed as contracted.

During the PY, program monitoring occurred for all CDBG subrecipients. The initial In-person monitoring visits occurred in May and June 2025. Additional communications and technical assistance were provided after the monitoring visits to address concerns that surfaced for one subrecipient during the initial monitoring meetings.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Historically, the City has utilized various methods for engaging and encouraging the public to participate in the planning processes for its Consolidated Plan, Analysis of Impediments, and CDBG funding allocation process. Citizen participation in the consolidated planning process was facilitated through workshops, public meetings, and electronic surveys. The City endeavored to reach a broad scope of community members and service providers. Electronic survey participation, in particular, yielded the most citizen participation of these methods.

Pursuant to 24 CFR Part 91, the City solicited public review and comment on the draft PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER). The 15-day public review period was from September 5, 2025, through September 20, 2025. The PY 2024 CAPER was available for public review on the City's website and in the Department of Development Services lobby during this time.

[X public comments were received during the 15-day public review and comment period and are summarized as follows: - TO BE UPDATED AFTER CLOSE OF PUBLIC REVIEW PERIOD]

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has made meaningful progress toward achieving the goals established in its PY 2024 Annual Action Plan and the 2020–2024 Consolidated Plan (ConPlan). The priorities and accomplishments identified in the 2020–2024 ConPlan were based on projected levels of future CDBG funding. However, since these programs rely on annual congressional appropriations and may be affected by changes in funding allocation formulas, both the projected outcomes and planned activities remain subject to change based on the availability of funds.

Drawing from the City's experience over the 2020–2024 program years, as well as public input received through the Community Needs Survey and Stakeholder Survey that informed the development of the 2025–2029 Consolidated Plan, the City's program objectives continue to focus on improving community infrastructure, delivering public services to low- and moderate-income (LMI) residents, and expanding affordable housing opportunities for LMI individuals. At this time, the City does not anticipate any changes to its priorities or objectives. However, with the transition to a new administration, future programmatic adjustments may occur, potentially prompting a re-evaluation of the City's goals and objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not Applicable

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	143				
Total Section 3 Worker Hours	143				
Total Targeted Section 3 Worker Hours	35				

Table 1 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

Table 2 – Qualitative Efforts - Number of Activities by Program

Narrative

During PY 2024, the City continued implementation of its ongoing ADA Pedestrian Ramp Improvements Project. As part of this effort, 39 locations were identified throughout the City where pedestrian ramps had not previously existed. In collaboration with the selected contractor, the City began construction at these sites, with all 39 installations anticipated to be completed in PY 2025. These improvements are designed to enhance sidewalk accessibility for individuals with physical disabilities and senior residents.

Additionally, in PY 2024, the City allocated CDBG funds to support an accessibility rehabilitation project in partnership with Home of Guiding Hands. The CDBG funding was used solely for the purchase of materials; no labor costs were covered.

DRAFT

[PLEASE NOTE: THE FOLLOWING “PR” REPORTS ARE DRAFT REPORTS FOR DRAWDOWN FUNDING, ACTIVITIES AND ACCOMPLISHMENTS REPORTED THROUGH JUNE 30, 2025. SYSTEM GENERATED REPORTS DO NOT INCLUDE FINAL PY 2024 DRAWDOWN AMOUNTS PROCESSED BY THE CITY IN SEPTEMBER 2025. THE FINAL REPORTS WILL BE INCORPORATED AFTER IDIS- MICROSTRATEGY COMPLETES SYSTEM UPDATES. THE FINAL DRAWDOWN AMOUNTS ARE SUMMARIZED ON THE NEXT PAGE. WITH DRAFT “PR” REPORTS FOLLOWING]

DRAFT

PROGRAM YEAR 2024 FUNDING ALLOCATION AND EXPENDITURES

Activity No.	Description	PY 2024 Allocation	Drawdown/ Expenditures	Unexpended Allocation	% Expended
501	Administrative Costs (Labor, Consulting, Materials & Supplies, etc.)	\$ 43,720.00	\$ 43,330.24	\$ 389.76	99%
502	CSA San Diego - Fair Housing Services	\$ 26,500.00	\$ 24,762.07	\$ 1,737.93	93%
503	ElderHelp of San Diego	\$ 5,730.00	\$ 5,730.00	\$ -	100%
504	Meals on Wheels	\$ 5,730.00	\$ 5,730.00	\$ -	100%
505	Santee Food Bank	\$ 29,740.00	\$ 29,740.00	\$ -	100%
506	Voices for Children	\$ 5,730.00	\$ 5,730.00	\$ -	100%
507	Santee Santas	\$ 5,730.00	\$ 5,730.00	\$ -	100%
508	Facility Project - ADA Pedestrian Ramp*	\$ 216,175.00	\$ 121,896.66	\$ 94,278.34	56%
509	Facility Project - Home of Guiding Hands**	\$ 17,180.00	\$ 2,449.92	\$ 14,730.08	14%
TOTAL		\$ 356,235.00	\$ 245,098.89	\$ 111,136.11	69%

* Unused funds will be repurposed for future years/phases of the pedestrian ramp project contingent on HUD and City Council approval

** Due to unforeseen delays and issues with the project, only a portion of this activity was completed. Unused funds will be repurposed for future facility projects contingent on HUD and City Council approval

DRAFT



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PGM Year: 1994
Project: 0002 - CONVERTED CDBG ACTIVITIES
IDIS Activity: 2 - CDBG COMMITTED FUNDS ADJUSTMENT

Status: Open 1/23/2002 12:00:00 AM
Location: 10601 N Magnolia Ave
Santee, CA 92071-1222

Objective:
Outcome:
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:**

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/01/0001

Description:

THIS IS A SYSTEM ACTIVITY, GENERATED BY IDIS, NO PROGRAM WORK WAS ACCOMPLISHED THIS YEAR UNDER THIS ACTIVITY

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$3,006,275.78	\$0.00	\$0.00
		1986	B86MC060568		\$0.00	\$623,680.00
		1988	B88MC060568		\$0.00	\$319,000.00
		1989	B89MC060568		\$0.00	\$331,000.00
		1990	B90MC060568		\$0.00	\$319,000.00
		1991	B91MC060568		\$0.00	\$356,000.00
		1992	B92MC060568		\$0.00	\$372,000.00
		1993	B93MC060568		\$0.00	\$400,000.00
		1994	B94MC060568		\$0.00	\$285,595.78
Total	Total			\$3,006,275.78	\$0.00	\$3,006,275.78

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		



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Black/African American & White:	0	0
American Indian/Alaskan Native & Black/African American:	0	0
Other multi-racial:	0	0
Asian/Pacific Islander:	0	0
Hispanic:	0	0
Total:	0	0
Female-headed Households:	0	0

<i>Income Category:</i>			
	Owner	Renter	Total
Extremely Low			0
Low Mod			0
Moderate			0
Non Low Moderate			0
Total	0	0	0
Percent Low/Mod			

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2000	THIS IS A SYSTEM ACTIVITY CREATED BY IDIS NO ACTUAL WORK WAS DONE UNDER THIS ACTIVITY	



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PGM Year: 2024
Project: 0001 - Program Administration
IDIS Activity: 501 - Program Administration

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/09/2024

Description:

Grantee Administration of the City's CDBG Program (Allocation: \$49,220.00)

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC060568	\$43,720.00	\$42,783.99	\$42,783.99
Total	Total			\$43,720.00	\$42,783.99	\$42,783.99

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

0



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year:	2024		
Project:	0002 - Program Administration - Fair Housing - CSA San Diego		
IDIS Activity:	502 - Program Administration - Fair Housing		
Status:	Open	Objective:	
Location:	,	Outcome:	
		Matrix Code:	Fair Housing Activities (subject to 20% Admin Cap) (21D)
		National Objective:	

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/09/2024

Description:

CSA San Diego will provide fair housing, counseling, referral and tenant\landlord mediation service to low- and moderate-income Santee resident. (Allocation: \$21,000).

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC060568	\$26,500.00	\$19,891.33	\$19,891.33
Total	Total			\$26,500.00	\$19,891.33	\$19,891.33

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0



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Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year:	2024		
Project:	0003 - Public Services - ElderHelp of San Diego		
IDIS Activity:	503 - Public Services - ElderHelp of San Diego		
Status:	Open	Objective:	Create suitable living environments
Location:	9590 Chesapeake Dr San Diego, CA 92123-1374	Outcome:	Availability/accessibility
		Matrix Code:	Senior Services (05A)
		National Objective:	LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/09/2024

Description:

Services provided include care coordination, housing services, Seniors A Go Go (volunteer driver program), RUOK Calls, Family Caregiver Assistance Program, and referral services for seniors in need.
(Allocation: \$5,730.00)

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC060568	\$5,730.00	\$4,317.54	\$4,317.54
Total	Total			\$5,730.00	\$4,317.54	\$4,317.54

Proposed Accomplishments

People (General) : 65

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	61	5
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total: 0 0 0 0 0 0 65 5

Female-headed Households: 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	14
Low Mod	0	0	0	50
Moderate	0	0	0	0
Non Low Moderate	0	0	0	1
Total	0	0	0	65
Percent Low/Mod				98.5%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2024	Accomplishments through 6/30/2025.	



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PGM Year:	2024				
Project:	0004 - Public Services - Meals on Wheels Greater San Diego				
IDIS Activity:	504 - Public Services - Meals on Wheels Greater San Diego				
Status:	Open	Objective:	Create suitable living environments		
Location:	2254 San Diego Ave Ste 200 San Diego, CA 92110-2944	Outcome:	Availability/accessibility		
		Matrix Code:	Senior Services (05A)	National Objective:	LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/10/2024

Description:

Home delivered meal service for elderly low- and moderate-income Santee residents seven days a week.
Meals on Wheels is expected to serve 99 seniors during Program Year 2024 (Allocation: \$5,730).

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC060568	\$5,730.00	\$4,149.75	\$4,149.75
Total	Total			\$5,730.00	\$4,149.75	\$4,149.75

Proposed Accomplishments

People (General) : 97

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	47	5
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total: 0 0 0 0 0 0 48 5

Female-headed Households: 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	33
Low Mod	0	0	0	15
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	48
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2024	Accomplishments through 6/30/2025	



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PGM Year: 2024
Project: 0005 - Public Services - Santee Food Bank
IDIS Activity: 505 - Public Services - Santee Food Bank

Status: Open
Location: 9715 Halberns Blvd Santee, CA 92071-1432

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Food Banks (05W)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/10/2024

Description:

Provide emergency food and commodities for low- and moderate-income residents of Santee.
The Santee Food Bank expects to serve 19,920 persons in Program Year 2024.
(Allocation: \$29,740)

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC060568	\$29,740.00	\$29,740.00	\$29,740.00
Total	Total			\$29,740.00	\$29,740.00	\$29,740.00

Proposed Accomplishments

People (General) : 19,120

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	8,422	1,522
Black/African American:	0	0	0	0	0	0	357	65
Asian:	0	0	0	0	0	0	1,306	289
American Indian/Alaskan Native:	0	0	0	0	0	0	273	54
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	146	30
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	5,379	1,564
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total:	0	0	0	0	0	0	15,883	3,524
Female-headed Households:	0		0		0			
Income Category:								
	Owner	Renter	Total	Person				
Extremely Low	0	0	0	13,500				
Low Mod	0	0	0	1,590				
Moderate	0	0	0	793				
Non Low Moderate	0	0	0	0				
Total	0	0	0	15,883				
Percent Low/Mod				100.0%				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2024	Accomplishments through June 30, 2025.	



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PGM Year:	2024				
Project:	0006 - Public Services - Voices for Children				
IDIS Activity:	506 - Public Services - Voices for Children				
Status:	Open	Objective:	Create suitable living environments		
Location:	2851 Meadow Lark Dr San Diego, CA 92123-2709	Outcome:	Availability/accessibility		
		Matrix Code:	Abused and Neglected Children (05N)	National Objective:	LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/10/2024

Description:

Voices for Children will use the CDBG funding for three (3) Court Appointed Special Advocates (CASAs) for Santee based foster children.
(Allocation: \$5,730.00)

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC060568	\$5,730.00	\$2,342.80	\$2,342.80
Total	Total			\$5,730.00	\$2,342.80	\$2,342.80

Proposed Accomplishments

People (General) : 3

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	3	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total: 0 0 0 0 0 0 3 0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	3
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	3
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2024	Accomplishments through 6/30/2025.	



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PGM Year: 2024
Project: 0007 - Public Services - Santee Santos Foundation
IDIS Activity: 507 - Public Services - Santee Santos Foundation

Status: Open
Location: PO Box 710033 Santee, CA 92072-0033

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in
05A-05Y, 03T (05Z)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/10/2024

Description:

Holiday meals and non-perishable food for low- to moderate income families and seniors that reside in the City of Santee.
The Santee Santos estimates that they will serve 770 persons in Program Year 2024.
(Allocation: \$5,730.00)

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC060568	\$5,730.00	\$5,730.00	\$5,730.00
Total	Total			\$5,730.00	\$5,730.00	\$5,730.00

Proposed Accomplishments

People (General) : 770

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	596	84
Black/African American:	0	0	0	0	0	0	16	0
Asian:	0	0	0	0	0	0	26	2
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	4	0
Asian White:	0	0	0	0	0	0	17	0
Black/African American & White:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	8	3
Other multi-racial:	0	0	0	0	0	0	67	35
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total:	0	0	0	0	0	0	737	124
Female-headed Households:	0		0		0			
Income Category:								
	Owner	Renter	Total	Person				
Extremely Low	0	0	0	481				
Low Mod	0	0	0	119				
Moderate	0	0	0	137				
Non Low Moderate	0	0	0	0				
Total	0	0	0	737				
Percent Low/Mod				100.0%				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2024	Accomplishments for Program Year 2024.	



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PGM Year:	2024				
Project:	0010 - Public Infrastructure - Citywide ADA Pedestrian Ramp Project (Phase 2)				
IDIS Activity:	508 - Public Infrastructure - ADA Pedestrian Ramp Project				
Status:	Open		Objective:	Create suitable living environments	
Location:	10601 N Magnolia Ave Santee, CA 92071-1222		Outcome:	Availability/accessibility	
			Matrix Code:	Sidewalks (03L)	National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/16/2025

Description:

Install pedestrian ramps at thirty-nine (39) locations in two Census Block Groups in Santee (Tract 16613, Block Group 1 and Tract 16618, Block Group 2).
This second phase of the Citywide ADA Pedestrian Ramp project will serve 457 elderly Santee residents and 754 adults with ambulatory difficulties (disabled).

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2022	B22MC060568	\$48,637.40	\$0.00	\$0.00
		2023	B23MC060568	\$219,396.81	\$0.00	\$0.00
		2024	B24MC060568	\$216,175.00	\$17,381.93	\$17,381.93
Total	Total			\$484,209.21	\$17,381.93	\$17,381.93

Proposed Accomplishments

People (General) : 2,000

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0



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Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:	0	0	0
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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2024
Project: 0009 - Public Facilities - Home of Guiding Hands
IDIS Activity: 509 - Public infrastructure - Home of Guiding Hands

Status: Open
Location: Address Suppressed

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Facility for Persons with Disabilities (03B)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/04/2025

Description:

Yard improvements at group home in Santee (Regina's Court).

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC060568	\$2,450.00	\$2,449.92	\$2,449.92
Total	Total			\$2,450.00	\$2,449.92	\$2,449.92

Proposed Accomplishments

Public Facilities : 6

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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Total Funded Amount:	\$3,615,814.99
Total Drawn Thru Program Year:	\$3,135,063.04
Total Drawn In Program Year:	\$128,787.26



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Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Housing	Rehab; Single-Unit Residential (14A)	1	\$0.00	0	\$0.00	1	\$0.00
	Total Housing	1	\$0.00	0	\$0.00	1	\$0.00
Public Facilities and Improvements	Facility for Persons with Disabilities (03B)	0	\$0.00	1	\$2,449.92	1	\$2,449.92
	Sidewalks (03L)	0	\$0.00	1	\$121,896.66	1	\$121,896.66
	Total Public Facilities and Improvements	0	\$0.00	2	\$124,346.58	2	\$124,346.58
Public Services	Senior Services (05A)	0	\$0.00	2	\$11,460.00	2	\$11,460.00
	Abused and Neglected Children (05N)	0	\$0.00	1	\$5,730.00	1	\$5,730.00
	Food Banks (05W)	0	\$0.00	1	\$29,740.00	1	\$29,740.00
	Other Public Services Not Listed in 05A-05Y, 03T (05Z)	0	\$0.00	1	\$5,730.00	1	\$5,730.00
	Total Public Services	0	\$0.00	5	\$52,660.00	5	\$52,660.00
General Administration and Planning	General Program Administration (21A)	0	\$0.00	1	\$43,330.24	1	\$43,330.24
	Fair Housing Activities (subject to 20% Admin Cap) (21D)	0	\$0.00	1	\$24,762.07	1	\$24,762.07
	Total General Administration and Planning	0	\$0.00	2	\$68,092.31	2	\$68,092.31
Grand Total		1	\$0.00	9	\$245,098.89	10	\$245,098.89



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CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Program Year		
			Open Count	Completed Count	Totals
Public Facilities and Improvements	Facility for Persons with Disabilities (03B)	Public Facilities	0	6	6
	Sidewalks (03L)	Persons	0	3,443	3,443
	Total Public Facilities and Improvements		0	3,449	3,449
Public Services	Senior Services (05A)	Persons	0	113	113
	Abused and Neglected Children (05N)	Persons	0	3	3
	Food Banks (05W)	Persons	0	15,883	15,883
	Other Public Services Not Listed in 05A-05Y, 03T (05Z)	Persons	0	737	737
	Total Public Services		0	16,736	16,736
Grand Total			0	20,185	20,185



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CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Non Housing	White	12,332	1,865	0	0
	Black/African American	414	68	0	0
	Asian	1,421	298	0	0
	American Indian/Alaskan Native	273	54	0	0
	Native Hawaiian/Other Pacific Islander	147	30	0	0
	American Indian/Alaskan Native & White	4	0	0	0
	Asian & White	17	0	0	0
	Black/African American & White	3	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	8	3	0	0
	Other multi-racial	5,566	1,608	0	0
	Total Non Housing	20,185	3,926	0	0
Grand Total	White	12,332	1,865	0	0
	Black/African American	414	68	0	0
	Asian	1,421	298	0	0
	American Indian/Alaskan Native	273	54	0	0
	Native Hawaiian/Other Pacific Islander	147	30	0	0
	American Indian/Alaskan Native & White	4	0	0	0
	Asian & White	17	0	0	0
	Black/African American & White	3	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	8	3	0	0
	Other multi-racial	5,566	1,608	0	0
	Total Grand Total	20,185	3,926	0	0



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CDBG Beneficiaries by Income Category [\(Click here to view activities\)](#)

Income Levels		Owner	Occupied	Renter	Occupied	Persons
Non Housing	Extremely Low ($\leq 30\%$)		0		0	14,031
	Low ($>30\%$ and $\leq 50\%$)		0		0	2,898
	Mod ($>50\%$ and $\leq 80\%$)		0		0	3,255
	Total Low-Mod		0		0	20,184
	Non Low-Mod ($>80\%$)		0		0	1
	Total Beneficiaries		0		0	20,185