

City of Santee
Program Year 2015 CAPER

July 2015 – June 2016

September 2016

City of Santee
Department of Development Services
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 Consolidated Annual Performance & Evaluation Report (CAPER) is the first of five annual reports on progress made in relation to the city of Santee's 2015-2019 Consolidated Plan and covers Program Year 2015 (July 1, 2015 to June 30, 2016). This report addresses the city's use of Community Development Block Grant funds. The City of Santee participates in the HOME Investment Partnerships Program through membership in the San Diego County HOME Consortium. The County of San Diego administers the Consortium and reports annual HOME Program goals and accomplishments in the CAPER it prepares. The city of Santee does not receive an award of 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.

Program Administration funds are used for the administration of the overall CDBG program. All Public Service activities and Program Administration activities were successfully completed and their related expenditures drawn for PY2015. Funds not expended for Program Administration will be reallocated to activities in Program Year 2017.

Included as attachments to this CAPER are the Financial Summary Report (PR206), Summary of Activities (PR03) and Summary of Accomplishments (PR23). It should be noted that this is the first year in which the City of Santee will submit its CAPER through the Integrated Disbursement and Information System (IDIS). Program Year 2015 goals and accomplishments have been manually entered in Tables 1 & 2 to correct for errors in the association of current year IDIS projects and activities with projects described in the Program Year 2015 Action Plan.

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 City of Santee has made significant progress toward achieving the goals established in its 5-year Consolidated Plan. However, during PY2015, fewer requests than anticipated were received for fair housing and landlord/tenant assistance. Requests for food assistance during PY2015 were higher than projected.

Table 1 - Accomplishments - Program Year

	CDBG Funding	PY15 Goal	PY15 Accomplishment	Percent Complete
<u>Affordable Housing Production & Maintenance</u>				
Luth. Soc. Svcs - Caring Neighbors	\$ 3,000	12 projects	11 projects	91.67%
<u>Fair Housing Services</u>				
CSA San Diego County	\$ 13,500	160 persons	61 persons	38.13%
<u>Homeless Prevention Services</u>				
Crisis House	\$ 5,000	300 persons	221 persons	73.67%
Santee Santas	5,000	150 households	230 households	153.33%
<u>Public Facilities/Infrastructure Support</u>				
Section 108 Loan Repayment	\$ 156,226	885 persons	885 persons	100.00%
Home of Guiding Hands	13,473	2 households	2 households	100.00%
<u>Public Services Support</u>				
(Other than L/M Housing Benefit)				
Cameron Family YMCA	\$ 2,000	55 persons	72 persons	130.91%
Meals-On-Wheels	8,000	55 persons	86 persons	156.36%
Santee Food Bank	13,122	9,840 persons	13,534 persons	137.54%
(L/M Housing Benefit)				
ElderHelp of San Diego	3,000	50 persons	52 persons	104.00%

Table 2 - Accomplishments - Strategic Plan to Date

	<u>CDBG Funding</u>	<u>5-Year Expected Outcome</u>	<u>Strategic Plan-to- Date Outcome</u>	<u>Percent Complete</u>
<u>Affordable Housing Production & Maintenance</u>				
Luth. Soc. Svcs - Caring Neighbors	\$ 3,000	60 projects	11 projects	18.33%
<u>Fair Housing Services</u>				
CSA San Diego County	\$ 13,500	800 persons	61 persons	7.63%
<u>Homeless Prevention Services</u>				
Crisis House	\$ 5,000	1500 persons	221 persons	14.73%
Santee Santas	5,000	750 households	230 households	30.67%
<u>Public Facilities/Infrastructure Support</u>				
Section 108 Loan Repayment	\$ 156,226	885 persons	885 persons	100.00%
Home of Guiding Hands	13,473	10 households	2 households	20.00%
<u>Public Services Support</u>				
(Other than L/M Housing Benefit)				
Cameron Family YMCA	\$ 2,000	275 persons	72 persons	26.18%
Meals-On-Wheels	8,000	275 persons	86 persons	31.27%
Santee Food Bank	13,122	49,200 persons	13,534 persons	27.51%

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 PY2015 Action plan, the City gives funding priority for those activities which address long-term solutions to identified community needs. Such solutions are focused at 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: affordable housing, neighborhood revitalization, quality living environment, elimination of slums and blight, economic development, or improvements required to meet the ADA requirements.

During PY2015 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 for homeless and at-risk populations; minor home repairs for seniors and handicapped persons, 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 2015-19 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)

	CDBG
White	11,346
Black or African American	305
Asian	322
American Indian or American Native	105
Native Hawaiian or Other Pacific Islander	63
Total	12,141
Hispanic	2,577
Not Hispanic	9,564

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

Narrative

The City of Santee identifies priority needs and offers services and programs to eligible households regardless of race or ethnicity. The City is proactive in encouraging participation in each project. Advertisements occur in local circulations, public presentations and events, and through housing providers.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		260,984	261,160

Table 2 – Resources Made Available

Narrative

Program Year 2015 funding, including new grant and unspent prior-year funds, totaled \$260,984. The amount expended through August 31, 2016, including disbursements made after the end of the fiscal year, was \$261,159.73. The difference between expended and available funding results from the City's commitment of Program Year 2014 funding towards the City's August Section 108 debt service payment.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 3 – Identify the geographic distribution and location of investments

Narrative

Projects funded by CDBG are offered on a City-wide basis and although many of the program beneficiaries may be in one of the target areas listed, these programs are not exclusive to the 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 of Santee seeks to leverage its CDBG funds with a variety of resources in order to maximize the effectiveness of available funds.

With regard to 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, 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 a number of these housing-related activities. The City uses general fund resources to administer remaining loan portfolios and activities.

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 Non-Homeless households to be provided affordable housing units	12	11
Total	12	11

Table 4 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	2	2
Number of households supported through the production of new units	N/A	N/A
Number of households supported through the rehab of existing units	N/A	N/A
Number of households supported through the acquisition of existing units	N/A	N/A
Total	2	2

Table 5 – Number of Households Supported

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

Subrecipient Home of Guiding Hands requested funding for repairs/improvements to three group homes with a total resident population of 18. Based on final subrecipient allocations, funding available to the Home of Guiding Hands was sufficient to achieve their revised goal of completing improvements to two homes with a total resident population of 12.

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 the current 5-year goals are needed. The City looks to performance in a given year, and trends over time, to inform and calibrate future targets. The City of Santee 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.

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 Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	12	0
Low-income	0	0
Moderate-income	0	0
Total	12	0

Table 6 – Number of Persons Served

Narrative Information

CDBG funding allocated by the City of Santee provided for repairs/improvements to two group homes for adults with developmental disabilities.

The City of Santee participates in the HOME Program through membership in the San Diego County HOME Consortium. The County of San Diego, as administrator of the consortium, reports on HOME Program accomplishments.

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 of Santee participates in a regional approach to ending homelessness. The San Diego Regional Continuum of Care Council (RCCC) coordinates program planning and implementation, including the allocation of funding for housing and services for homeless families and individuals. The RCCC and ESG entitlement communities are responsible for reporting and evaluating the performance of ESG program recipients and subrecipients.

The City of Santee maintains cooperative relationships with public agencies and nonprofit organizations, such as the San Diego County Sheriff’s Department, Santee Food Bank and Crisis House to promote outreach and assistance to homeless persons and individuals at risk of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Santee supports the San Diego Regional Continuum of Care Council in its coordination of public funding allocated to emergency shelters and services for the homeless throughout the region. The City of Santee allocates CDBG funding to Crisis House, which provides and/or refers homeless persons to services, emergency shelter and transitional housing opportunities.

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

The City of Santee provides funding to Crisis House, which operates a homeless prevention and intervention program. Crisis House also provides employment counseling, health screenings, and addresses emergency needs of homeless residents. The City's contract with the CSA San Diego County for fair housing services assists those at risk of becoming homeless by improving tenant/landlord relationships, reducing evictions, and assisting households in finding adequate housing. The City provides funding to the Santee Food Bank which provides nutritional assistance to at-risk individuals as well as referrals.

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 of Santee actively supports a regional approach to ending homelessness. The San Diego Regional Continuum of Care 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.

In addition, the City of Santee provides funding to Crisis House, which provides employment counseling, health screenings, and addresses emergency needs of homeless residents. The City provides 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 of Santee is not a provider of public housing. The City of Santee 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 of Santee.

Actions taken to provide assistance to troubled PHAs

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

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 of Santee is a lack of sufficient resources to address all of the needs that exist. To supplement federal CDBG and HOME funds, the City has used General Fund funds to support a variety of public services and facilities benefitting low and moderate-income households.

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

The City utilized several methods to offset the potential negative effects of policies that might act as barriers to affordable housing, such as building codes, development impact and permit processing fees, parking requirements, development standards, etc. As part of the City's 2010-2015 Housing Element update, the City undertook the following actions to remove barriers to affordable housing:

1. Provide Regulatory Concessions and Incentives for Affordable Housing: Due to changes in State law, the City's density bonus ordinance (Chapter 17.26 of the Municipal Code) was revised. In accordance with State law (Section 65915 of the California Government Code) the City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. Regulatory concessions and incentives could include, but are not limited to, reductions in the amount of required on-site parking, fee reductions, expedited permit processing, and other reduced development standards.
2. Housing for Persons with Disabilities: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. The City amended its Zoning Code to address housing for persons with special needs, including persons with disabilities. These include a formal process in the Zoning Code to allow reasonable accommodations for persons with disabilities and Council passed an ordinance to allow congregate care facilities for seniors with a CUP in the multiple family density zones.

The City of Santee continues to review and analyze policies and procedures to better meet the needs of the under-served and address "worst case" housing needs through supportive services and homeless service providers. The under-served are assisted through the Section 8 Leased Housing program administered by the County of San Diego along with supportive services through the CDBG and the county-administered ESG program. The City of Santee supports the regional Homelessness Prevention and Rapid Re-Housing Program (HPRP) to provide homelessness prevention assistance to households who would otherwise become homeless and to provide assistance to rapidly re-house persons who are homeless.

Supported by funding allocated by the City of Santee, Crisis House provides supportive housing for victims of domestic violence and others at risk of homelessness. These special needs non-homeless persons/families receive case management services, outreach and financial assistance in order to

maintain live in the community in a safe environment. The goal is independent living, including support for education, job training and employment.

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

Consistent with HUD's Lead Safe Housing Rule, as listed in 24 CFR Part 35, the City took appropriate actions to ensure that each applicable program activity involving housing constructed before January 1, 1978 evaluated and, if necessary, reduced lead-based paint hazards. Actions include informing residents of the potentials of Lead-Based Paint (LBP) hazards in their home, evaluating the degree of LBP hazards, mitigating these hazards, providing clearance on the rehabilitated areas affected by the LBP work, and providing the required notifications.

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

The City works with local economic development organizations to reduce unemployment and expand business opportunities. The City assists local businesses to retain and expand their workforce and works to attract and nurture startup firms and entrepreneurs with a high potential for expansion and job creation.

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

Due to financial constraints, the City of Santee is limited in its ability to meet all of the housing and community development needs of lower and moderate income households. However, the City continues to work to combine City resources with 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, financial institutions, and various service providers.

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

During Program Year 2015, the City maintained dialog with non-profit 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.

Through its support and collaboration with Crisis House, the City continued to participate in and support the San Diego Regional Continuum of Care in order 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 jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City is committed to furthering the fair housing goals described in the 2015-2019 Consolidated Plan. The 2015-2019 San Diego County Regional Analysis of Impediments to Fair Housing Choice (AI) recommends that jurisdictions continue to support and fund non-profit agencies capable of receiving, investigating and resolving housing discrimination complaints.

The 2015-2019 AI carried forward two jurisdiction-specific impediments from previous AI's. No new jurisdiction-specific impediments were identified in the 2015-2019 AI. The jurisdiction-specific impediments from previous AI's include:

1. Density Bonus Law Conformance: Amend zoning ordinances to reflect provisions of SB 1818 (effective January 1, 2015) which amended prior law to expand incentives for inclusion of affordable units in market-rate residential developments.
2. Farmworker Housing/Employee Housing Law Conformance: Amend zoning ordinances to accommodate farmworker housing as described in California Health and Safety Code Sections 17000-17062.5.

City of Santee Municipal Code Chapter 17.26.200 implements Government Code Sections 65915 through 65917 and provides that any amendments to these sections of the Government Code shall be incorporated by reference and in the event that any inconsistencies exist between the amended state law and the provisions set forth herein, the amended state law shall prevail. A document explaining of any such amendments and inconsistencies is available for review at the city clerk's office.

While no city residents (housed or homeless) were identified as employed in agricultural operations in 2012, the City of Santee Housing Element (2013 – 2020) establishes as a program goal changes to the Zoning Ordinance to achieve consistency with State employee housing law.

The City actively participates in an alliance of jurisdictions working to advance fair housing and eliminate regional impediments to fair housing as identified in the 2015-2019 AI.

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 PY2015, staff of the Department of Development Services monitored all relevant contracts to ensure compliance with all federal regulatory requirements for projects and activities accomplished or undertaken during the program year.

The City's CDBG program monitoring has four components: project implementation, contract management, monitoring compliance, and audit. CDBG subrecipients receive instruction regarding compliance with CDBG requirements, other federal requirements, and City contracting requirements. All

reporting documents were discussed and distributed. Each contract is individually monitored by a staff person that ensures funds are expended in accordance with the approved activity. Staff provides technical assistance and guides and follows up with field audits to ensure program performance is completed as contracted.

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.

The City 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, direct mailings, and electronic surveys. The City endeavored to reach a broad scope of community members and service providers. Survey participation, in particular, yielded the most citizen participation of these methods.

The Notice of Availability for Public Review and Comment for the PY2015 CAPER was published on September 8, 2016, in the Daily Californian. The notice indicated that citizens had from September 8, 2016 through September 29, 2016, to make comments. This provided the 15-day comment period as required by 24 CFR §91.105(d).

A copy of the full CAPER report was available for review and public comment at the City's Department of Development Services, the office of the City Clerk, and online at the City's webpage.

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.

Overall, the City has made progress towards achieving the goals outlined in the City's PY2015 Annual Action Plan and 2015-19 Consolidated Plan (ConPlan). The primary obstacles the City faced during this program year were the continued recovery of the local real estate market coupled with a continued reduction in available federal funding for affordable housing and other community development needs.

The priorities and accomplishments outlined in the 2015-19 ConPlan are based on assumptions about future CDBG funding. Given that these programs are subject to annual congressional appropriations, as well as potential changes in funding distribution formulas, the accomplishment projections and planned activities are subject to change with the availability of funding. Nevertheless, given the modest economic recovery experienced at a national level and stabilization of the local housing market, a conservative projection based on a status quo allocation level has been assumed for strategic planning purposes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

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

N/A