



First Program Year Action Plan, City of Santee

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

Executive Summary

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

1. Introduction

The Draft City of Santee 2025-2029 Consolidated Plan (Con Plan) outlines the community's strategies for meeting its identified housing and community development needs, developed through a citizen participation process as detailed in the 2025-2029 Citizen Participation Plan. The five-year Consolidated Plan includes a needs assessment, market analysis, and identification of priority needs and long-term strategies.

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

An Annual Action Plan implements the strategies included in the Con Plan and provides a basis for allocating federal block grant resources. This document represents the City of Santee's Program Year 2025 CDBG Annual Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the fifth year of the five-year Consolidated Plan.

2025-2026 Program Year

On TBD, HUD announced the final grant allocation of CDBG funds the City will receive for the 2025 Program Year. Therefore, to facilitate the citizen participation process, ensure timely adoption and submission of the Action Plan, and preserve the ability of the City of Santee to start its 2025 Program Year in a timely manner, the project and activity funding levels reflected in this Action Plan are based on the 2025 HUD grants allocation levels outlined for City of Santee as \$322,704 for CDBG Funds and \$1,500 of program income. The total budget allocated to projects in this action plan is \$324,204.

2024-2025 CDBG Activities

Public Service

Crisis House	\$5,000
Elder Help of San Diego	\$5,000
Meals-On-Wheels	\$5,000
Santee Food Bank	\$23,600
Santee Santas Foundation	\$5,000
Voices for Children	\$5,000

Sub-Total: **\$48,600**

Capital

City of Santee: Citywide ADA Pedestrian Ramp Project	\$210,804
--	-----------

Sub-Total: **\$210,804**

Administration

Program Administration	\$43,800
CSA San Diego (Fair Housing\Tenant Landlord Mediation)	\$21,000

Sub-Total: **\$64,800**

TOTAL 2025-2026 CDBG PROGRAM **\$324,204**

2. Summarize the objectives and outcomes identified in the Plan

In Program Year 2025, the Santee Annual Action Plan will generate the following estimated results:

- Assist up to 15,598 low- and moderate-income persons, many with special needs, via CDBG funded public services.
- Fund public infrastructure improvements to benefit more than 1,200 “elderly” persons and persons with “disabilities.”
- Assist up to 110 persons with fair housing issues funded with CDBG Program Administration funds.

3. Evaluation of past performance

Each program year of the Consolidated Plan period, the City must submit to HUD a Consolidated Annual Performance and Review Report (CAPER) with detailed information on progress towards the priorities, goals and objectives outlined in the Consolidated Plan.

In its most recently completed review of Consolidated Plan program funds, HUD has determined that the overall performance of the City’s CDBG program was satisfactory.

4. Summary of Citizen Participation Process and consultation process

The City of Santee conducted two public hearings to solicit public participation in the allocation of CDBG resources. The first was held on February 12, 2025, during which public input on community needs and priorities was invited. The second hearing was conducted on February 26, 2025, during which the allocation of Program Year 2025 Community Planning and Development (CPD) funding was determined based on the estimated PY 2025 City of Santee CDBG allocation. A 30-day public review and comment period for the City of Santee Program Year 2025 Annual Action Plan began on March 14, 2025, and extended through April 13, 2025. A public hearing was held on April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

5. Summary of public comments

A 30-day public review and comment period for the City of Santee Program Year 2025 Annual Action Plan began on March 14, 2025, and extended through April 13, 2025. A public hearing was held on April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

Public Hearing 1 (February 12, 2025) Summary of public comments included the presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period on the merits of their programs and services.

Public Hearing 2 (February 26, 2025) Applicant ElderHelp of San Diego was present and presented on the merits of their funding request as they were not able to attend the February 12, 2025, City Council meeting.

Public Hearing 3 (April 23, 2025): To be determined.

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

The City welcomed public comments during the public review and comment period that ran from March 14, 2025, to April 13, 2025, including a public hearing before the City Council on April 23, 2025. All the public comments received during this period were accepted.

7. Summary

This document represents the City Santee's Program Year 2025 CDBG Annual Action Plan.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	CITY OF SANTEE	Department of Planning & Building

Table 1 – Responsible Agencies

Narrative

None.

Consolidated Plan Public Contact Information

Brittany Gohres, Senior Management Analyst

City of Santee Department of Planning & Building

bgohres@cityofsanteeca.gov

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

1. Introduction

The City of Santee conducted two public hearings to solicit public participation in the allocation of federal block grant resources. The first was held on February 12, 2025, during which public input on community needs and priorities was invited. The second hearing was conducted on February 26, 2025, during which the allocation of Program Year 2025 Community Planning and Development (CPD) funding was determined. A 30-day public review and comment period for the City of Santee Program Year 2024 Annual Action Plan took place between March 14, 2025, and April 13, 2025. A public hearing was held on April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

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

The City of Santee allocates CDBG resources to expand social services, prevent homelessness, provide emergency shelter, transitional housing and other support services for homeless and special needs clients throughout the region. The City of Santee participates in the Regional Task Force on the Homeless (RTFH), an integrated array of stakeholders tasked with strategic planning and coordination of resources to strengthen its collective impact with the goal of ending homelessness in the San Diego region.

The City of Santee's Homeless Working Group (HWG) which started in 2023 includes, city staff and representative of other government agencies including the District Attorney's Office, the California Department of Transportation, County of San Diego and the San Diego Sheriff's Department. The HWG meets monthly for homeless services coordination purposes, and includes several services providers that participate including, PATH San Diego, The East County Transitional Living Center, Crisis House and the Regional Task Force on the Homeless.

The City of Santee also participates in the East County Homeless Task Force (ECHTF). The ECHTF promotes collaboration between public, private, and non-profit sectors to discover and enact solutions for homelessness in East San Diego County.

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

Santee is committed to addressing the needs of homeless citizens in relation to both physical and mental/behavioral health needs. The City of Santee participates in a regional Continuum of Care (Regional Task Force on the Homeless). The Regional Task Force on the Homeless provides direction on planning and policy issues that impact the homeless population by making updates to the Regional Plan to End Homelessness and a consolidated application to the U.S. Department of Housing and Urban Development in support of programming that assists the Santee's homeless and 'at risk' population. The City of Santee also has a Homeless Working Group which includes, city staff and representative of other government agencies including the District Attorney's Office, the California Department of Transportation, County of San Diego and the San Diego Sheriff's Department. The Homeless Working Group, which meets monthly, also has several services providers that participate including, PATH San Diego, The East County Transitional Living Center, Crisis House and the Regional Task Force on the Homeless.

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

The City of Santee does not receive HUD Emergency Solutions Grant (ESG) resources.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SANTEE MINISTERIAL COUNCIL- SANTEE FOOD BANK
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Food Bank
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing on February 12th. The Santee Food Bank is a current CDBG Subrecipient.
2	Agency/Group/Organization	MEALS ON WHEELS OF GREATER SAN DIEGO
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing on February 12th. Meals on Wheels of Greater San Diego is a current CDBG Subrecipient.
3	Agency/Group/Organization	ELDERHELP OF SAN DIEGO
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing on February 26th. ElderHelp of San Diego is a current City of Santee CDBG subrecipient.
4	Agency/Group/Organization	CSA San Diego County
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CSA San Diego County is a current City of Santee CDBG subrecipient. CSA San Diego participated in the February 12 th public hearing and was consulted through a monitoring meeting and regular communications with City staff.
5	Agency/Group/Organization	Santee Santas Foundation
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing on February 12, 2025.
6	Agency/Group/Organization	VOICES FOR CHILDREN
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing on February 12, 2025. CSA San Diego County is a current City of Santee CDBG subrecipient.
7	Agency/Group/Organization	CRISIS HOUSE
	Agency/Group/Organization Type	Services - Housing Services – Victims of Domestic Violence Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Strategy

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing on February 12, 2025.
--	--

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

The City consistently revisits action plans, organizations and other stakeholders that have expressed an interest in the City’s CDBG program and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys. Any agency or organization that was not consulted and would like to be included in future correspondence regarding its CDBG funding, said agency or organization may contact the City.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Task Force on the Homeless	Seek to further the efforts of the Regional Task force on the Homeless.
City of Santee Housing Element, 2021-2029	City of Santee	The 2025-2029 City of Santee Consolidated Plan conforms with the adopted City of Santee Housing Element, 2021-2029.

Table 3 - Other local / regional / federal planning efforts

Narrative

Six of the Seven of the Program Year 2025 CDBG applicants addressed the Mayor, City Council, and members of the public present at the City Council Public Hearing. The seven applicants for Program Year 2025 funding provided information on the programs that would be funded by CDBG and the various needs and demographics of the persons their programs serve. One applicant (Elderhelp of San Diego) presented at the February 26, 2025, City Council meeting as they were not able to attend the February 12th City Council meeting.

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Information regarding the CDBG program, resources, and local program contact information were all posted on the City website. Public notices were published in a local newspaper (East County Californian) to inform the public of public meetings, public hearings and document public review periods, including the Program Year 2025 Annual Action Plan containing the proposed activities for the program year.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Notice of Funding Availability and accepting of applications for 2025-2026 CDBG funding.	None	Not Applicable	https://eccalifornian.com/
2	Newspaper Ad	Non-targeted/broad community	Notice of two Public Hearings (1/31/2025) in East County Californian. Notice of Public Hearing and public comment period for Draft PY 2025 Annual Action Plan on March 14, 2025.	None	Not Applicable	https://eccalifornian.com/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	Public Meeting on 2/12/2025 and public input.	Presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period.	All comments received during public hearing are included in the final submission of the Action Plan to HUD	www.cityofsanteca.gov
4	Public Hearing	Non-targeted/broad community	Public Meetings on 2/26/2025 to discuss funding recommendations for activities identified in 2025-2026 Action Plan	Applicant ElderHelp of San Diego was present and spoke on the merits of their application.	All comments, if any received during public hearing have and will be included in the final submission of the Action Plan to HUD	www.cityofsanteca.gov

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	Public Meetings on 4/23/2025 to solicit public input and City Council to consider and approve the Program Year 2025-2026 Action Plan and 2025-2029 Consolidated Plan	TBD	No Public Comments Received	www.cityofsanteca.gov

Table 4 – Citizen Participation Outreach

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

Introduction

The City of Santee is a CDBG Entitlement jurisdiction. The City will receive an estimated \$322,704 in CDBG funds in Program Year 2025. The City of Santee is a member of the San Diego County HOME Investment Opportunities (HOME) Consortium. The County of San Diego is recognized by HUD as a Participating Jurisdiction on behalf of the Consortium and includes HOME Program goals, activities and accomplishments in its Consolidated Plan and Annual Action Plans. The City of Santee does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Solutions Grant (ESG) program funding. Please refer to the County of San Diego (www.sdhcd.com) and City of San Diego (www.sandiego.gov) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.

The City does not anticipate a regular stream of Program Income over the course of this Consolidated Plan. Program Income received from the repayment of home rehabilitation loans (CDBG) and First Time Homebuyer loans will be applied to approved current-year activities (For the 2025-2026 Program Year an additional \$1,500 is available from program income (interest earned)) This Annual Action Plan sets forth to allocate a total of \$324,204 of CDBG funds

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Program	Public - Federal	Administration & Planning, Public Services and Public Infrastructure	\$322,704	\$1,500	\$0.00	\$324,204	\$1,329,270	The City of Santee will expend these funds on projects that align directly with Con Plan goals. CDBG funding will reimburse subrecipients for services that benefit LMI residents. Funds allocated for administrative activities will be used to provide fair housing services. The public facilities/infrastructure projects will fund the next phase of the Citywide ADA Pedestrian Ramp project.

Table AP-15.01: Expected Resources Table

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

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

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

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

Discussion

Not Applicable.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities.	2025	2029	Infrastructure	To be determined	Improve Infrastructure and Facilities	CDBG: \$210,804	Public Facility or Infrastructure Activities. No project in PY 2025.
2	Provide Public Services	2025	2029	Public Services	Citywide	Public Services for LMI-Resident	CDBG: \$48,600	Public service activities other than Low/Moderate Income Residents Benefit: 15,589 Persons
3	Support Affordable Housing Opportunities LMI	2025	2029	Affordable Housing	Citywide	Support Affordable Housing for LMI Residents.	CDBG\$ 0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
4	Fair Housing	2025	2029	Fair Housing	Citywide	Fair Housing	CDBG: \$21,000	Housing counseling, enforcing fair housing laws and promoting fair housing outreach and education Other: 110 Persons

Table AP-20.01: Goals Summary

Goal Descriptions

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are based on the City's identified priority needs and activities. Projects/programs that are operate citywide are noted. All of the projects are targeted at low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and serve program goals.

1	Program Administration - Fair Housing -CSA San Diego
2	Public Services - Crisis House
3	Public Services - ElderHelp San Diego
4	Public Services - Meals on Wheels Greater San Diego
5	Public Services - Santee Food Bank
6	Public Services - Santee Santas
7	Public Services - Voices for Children
8	Program Administration
9	Public Facilities/Infrastructure – Pedestrian Ramps

Table AP-35.01: Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were established by the City of Santee City Council based on their collective knowledge of the community's need. The most significant obstacle to addressing underserved needs is the lack of sufficient resources to do so.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration - Fair Housing -CSA San Diego
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$21,000
	Description	Provide fair housing counseling and referral services. Conduct fair housing testing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Up to 110 residents will receive assistance with fair housing issues and landlord/tenant disputes.
	Location Description	Citywide.
	Planned Activities	Provide counseling and referral services to persons alleging violations of Fair Housing laws and persons seeking information and/or resolution regarding conflicts between tenants and landlords.
2	Project Name	Public Services - Crisis House
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$5,000
	Description	Homeless prevention/resolution through case management, food, shelter and referrals.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Crisis House anticipates serving approximately 75 Santee residents. All will be at or below low- to moderate-income levels.
	Location Description	Citywide.

	Planned Activities	Address homeless issues through case management. Provide food, shelter vouchers and referrals.
3	Project Name	Public Services - ElderHelp San Diego
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$5,000
	Description	Independent living support for Santee seniors through case management, transportation, minor home repairs, and referrals.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	ElderHelp of San Diego anticipates serving 50 persons, in the City of Santee.
	Location Description	Citywide.
	Planned Activities	Provide case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information.
4	Project Name	Public Services - Meals on Wheels Greater San Diego
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$5,000
	Description	Administer home delivered meals to elder adults, most of whom are low to extremely low income.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Meals on Wheels anticipates serving 73 unduplicated homebound low-income seniors in the city of Santee.
	Location Description	Citywide.
	Planned Activities	Deliver daily meals to homebound Santee residents, including seniors and persons with special needs.

5	Project Name	Public Services - Santee Food Bank
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Resident
	Funding	CDBG: \$23,600
	Description	Provide emergency food assistance to community residents with food insecurity.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Santee Food Bank anticipates serving 14,757 Santee residents in Program Year 2025.
	Location Description	Program serves residents citywide. Santee Food Bank is located at 9715 Halberns Blvd, Santee, CA 92071.
	Planned Activities	Provide emergency food assistance.
6	Project Name	Public Services - Santee Santas Foundation
	Target Area	Citywide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services for LMI-Resident
	Funding	CDBG: \$5,000
	Description	Provide meals, non-perishable food and school supplies to needy families and seniors.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Santee Santas anticipates serving up to 630 individuals with the city of Santee with food assistance through its December Holiday Program.
	Location Description	Citywide.
	Planned Activities	Assist families and individuals with nutritional assistance.
7	Project Name	Public Services - Voices for Children
	Target Area	Citywide
	Goals Supported	Provide Public Services

	Needs Addressed	Public Services for LMI-Residents
	Funding	CDBG: \$5,000
	Description	Improve quality of lives for abused, abandoned, or neglected foster children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Voices for Children anticipates serving four foster children with two CASAs. CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and the community.
	Location Description	Citywide.
	Planned Activities	Provide CASAs for foster children in Santee.
8	Project Name	Public Facilities/Infrastructure
	Target Area	To Be Determined.
	Goals Supported	Improve community infrastructure and facilities.
	Needs Addressed	Improve Infrastructure and Facilities
	Funding	CDBG: \$210,804
	Description	Citywide installation of ADA compliant 5pedestrian ramps at locations where no ramp exists and the retrofitting of existing pedestrian ramps to conform with current ADA Standards. PY 2025 funding to be used for the next phase of the Citywide ADA Pedestrian Ramp Project. Project location(s) is yet to be determined.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,211 persons assisted by these public facilities improvements in Program Year 2024. .
	Location Description	Citywide
	Planned Activities	Install pedestrian ramps citywide and in low-to-moderate income areas within the city
9	Project Name	Program Administration
	Target Area	Citywide

Goals Supported	Improve community infrastructure and address deficiencies Provide Public Services Support affordable housing deficiencies
Needs Addressed	Improve community infrastructure and address deficiencies Provide Public Services Support affordable housing deficiencies
Funding	CDBG: \$43,800
Description	Provide for the timely and compliant administration of CDBG programs in accordance with HUD policy and federal regulations.
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
Location Description	Citywide.
Planned Activities	City of Santee administrative resources for the Program Year 2025 funding.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic priority area for available CDBG resources is the City of Santee in its entirety. Public Improvements which may occur with Program Year 2025 funding will be for future phases of the Citywide ADA Pedestrian Ramp (installation) project yet to be finalized.

Geographic Distribution

Table AP-50.01: Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

The geographic priority area for available CDBG resources is the City of Santee in its entirety. CDBG resources were allocated based on the quality and quantity of applications submitted.

The allocation of CDBG Program Year 2025 funding towards public infrastructure will occur at locations to be determined with an emphasis on installing ADA compliant pedestrian ramps at locations where no ramps exist citywide. By the completion of Program Year 2024 all the pedestrian ramps in CDBG eligible LMI census block groups will have been completed.

Discussion

Future public improvements under the 2025-29 Consolidated Plan will occur citywide to serve the disabled and elderly persons in the census block group where the new pedestrian ramp installations occur.

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

Introduction

The City of Santee has a long record of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including flexible development standards, density bonus provisions, and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable housing projects. The loss of Redevelopment Housing Funds after the dissolution of redevelopment in California in 2012, combined with reductions in federal HOME funds, has impaired the City's ability to provide direct financial for future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in the City of Santee is the lack of vacant land suitable for residential development. Private landowners hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In 2020, the City participated in the update of the Regional Analysis of Impediments to Fair Housing Choice, in which it reviewed various city policies and regulations and has determined that none of these is an impediment to housing.

Discussion

The City of Santee will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section of the Program Year 2025 City of Santee Annual Action Plan includes the actions planned to address the obstacles in meeting underserved needs, to foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop the institutional structure and enhance coordination between public and private housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

Santee will continue efforts to maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods as well as assist residents by helping them acquire and/or maintain affordable housing in the community. The City plans on funding specific activities that will improve the quality of life for seniors and persons with special needs as well as strengthen the local provision of homeless services and homeless prevention services.

Additionally, the City has recently updated its Housing Element. The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals and policies that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA).

Actions planned to reduce lead-based paint hazards

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

housing conditions and age of household are taken into consideration when determining lead-based

Actions planned to reduce the number of poverty-level families

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

As a means of reducing the number of persons with incomes below the poverty line, the City will coordinate its efforts with those of other public and private organizations serving lower income residents.

Actions planned to develop institutional structure

As administrator of block grant programs, the Director of Planning & Building collaborates with City departments and outside agencies to implement the objectives established in the Consolidated Plan. The City conducts annual monitoring visits with grant subrecipients to review administrative practices and activity effectiveness.

Actions planned to enhance coordination between public and private housing and social service agencies

Santee is committed to fostering coordination between public and private housing and social service agencies. The City of Santee regularly deals with residential development entities that are both profit and non-profits. The city will continue to work with such organizations to foster the provision of affordable housing in the region and connect such housing organizations with social service providers operating and serving the City of Santee.

Discussion

While monitoring CDBG-financed public services/resources to local services agencies, the City will endeavor to strengthen coordination with public and private affordable housing organizations and the San Diego County Housing Authority. Santee will continue to address the needs of persons experiencing Homelessness in relation to both physical and mental/behavioral health needs.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$1,500
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$1,500

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

Discussion

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