



# City of Citrus Heights General Plan Annual Progress Report 2023

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## Purpose of this Document

Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

State law requires that the General Plan Annual Progress Report (APR) be completed and submitted to the state each year for the previous calendar year. This APR looks at the City of Citrus Heights's progress toward implementing its General Plan during the 2023 planning year.

## General Plan Background

Upon incorporation in January 1997, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan. The resulting plan was adopted on November 15, 2000. Citizen participation played an important role in preparing the City's General Plan. Because a General Plan needs to reflect community goals and aspirations, citizens were involved with issue identification and goal formulation. The public as well as various civic and professional organizations were consulted during the General Plan preparation stage whenever possible. Numerous public meetings were held to discuss the General Plan. In 2011, a *focused* update to the General Plan was completed that addressed the areas of mobility/complete streets, water quality, climate change/sustainability. The Housing Element of the General Plan was updated in 2013 and again in 2021 to reflect the planning periods 2013-2021 and 2021-2029.

The General Plan addresses State General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The General Plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the Plan must be internally consistent. The City's Plan is organized into three elements that meet the State requirements, as shown in Table 1: General Plan Content.

**Table 1**  
**General Plan Content**

<b>Citrus Heights Plan Elements</b>	<b>Required Plan Topics</b>	<b>Issues Covered</b>
Community Development	Land Use Circulation Housing	Community character, neighborhoods, corridors, economic development, gateways, public spaces, housing, transportation and mobility, regional coordination
Resource Conservation	Conservation Open Space	Biological resources, open space, energy conservation, cultural resources
Community Health	Noise Safety	Flooding, seismic activity, hazardous materials, noise, air quality, climate change, services, parks and recreation, education, utilities

### **City's Responsibility**

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. The implementation of the Plan is the responsibility of numerous departments and divisions including:

- City Manager's Office (Includes City Clerk and Risk Management)
- Economic Development and Community Engagement Department
- City Attorney
- Community Development Department (Includes Planning, Building and Housing Divisions)
- Police Department (Includes Code Enforcement, Animal Control, and Rental Housing Inspection Divisions)
- General Services Department (Includes Public Works and Engineering, Community Services, Facilities, and Fleet Divisions)
- Administrative Services Department (Includes Finance, Information Technology, and Human Resources Divisions)

Additionally, several other governmental agencies provide services within the City's boundary. While these agencies are neither part of the City's operational structure nor directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These agencies include, but are not limited to the following:

- Water Districts (3)
- Sacramento Metropolitan Fire District
- San Juan Unified School District
- Sunrise Recreation and Park District
- Sacramento Area Sewer District

## Amendments to the General Plan

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

In 2023, the City did not make any changes to the adopted General Plan.

## Major Project Developments

Construction was approved, initiated or completed within Citrus Heights for the following major projects during the 2023 planning year:

**Mitchell Farms** – The 260-unit Mitchell Farms single-family subdivision began construction in 2022 and the final home was completed in fall of 2023. The new subdivision was built on approximately 32 acres and includes a new park and walking trails that connect to the Arcade Cripple Creek trail.

**Wyatt Ranch Subdivision** – Originally entitled in 2016, the 23-unit Wyatt Ranch subdivision began construction in 2021 and to date, 10 homes have been completed.

**Fair Oaks Senior Apartments** – Fair Oaks Senior Apartments is a new apartment project located on the east side of the City, along Fair Oaks Boulevard just south of Greenback Lane. The 108-unit project will provide housing for income qualified seniors. The project began construction in the summer of 2021 and is still under construction.

**Sunrise Pointe Multi-family Housing** - Sunrise Pointe, a 47-unit supportive multi-family project, is the City's first affordable project in over 20 years. Sunrise Pointe will provide permanent housing and wraparound services to persons and families who were previously unhoused. The project started construction in 2021 and was completed in December 2023.

## Other Major Milestones and Projects that Support the Goals of the General Plan

**Arcade-Cripple Creek Trail** – The Arcade-Cripple Creek Trail (ACCT) broke ground in November 2022 and is nearing completion. This new trail is a 2.9 mile long multi-use trail between Sunrise Boulevard (near Arcade Creek Park Preserve) and Wachtel Way that will largely follow an existing Sacramento Municipal Utility District (SMUD) electric corridor easement. The project is located in the City and unincorporated Orangevale, and connects several neighborhoods to eight parks, several schools and the Sunrise MarketPlace.

**Citrus Heights Cares** – The City launched its Beautification Crew program in October 2022 to provide maintenance and beautification services, including litter and weed abatement, illegal sign removal, minor graffiti removal, cleaning of debris along sidewalks and trails, among other things.

## Status of General Plan Implementation Actions

The table below analyzes selected General Plan policies and action items that made notable progress in 2023. The table is not a comprehensive list of all policies and action items in the General Plan; many policies/actions are under ongoing implementation, and may not be listed here. A majority of the General Plan policies and related action items have been implemented through the adoption of ordinances or resolutions, incorporated into the regular governmental activities, or considered during the review of development proposals. The policy implementations below provide a streamlined review to highlight the annual progress efficiently. A comprehensive list of all General Plan policies and action items with status and/or implementation can be viewed in prior General Plan APRs.

A review of the Housing Element implementation status for all action items, and progress toward meeting the City's Regional Housing Needs Assessment, is provided in the subsequent section, beginning on page 9.

## Community Character and Identity

Goal 2: Preserve the unique character of Citrus Heights, and create a distinctive community identity
<b>Policy 2.3:</b> <i>Maintain a high level of services for all citizens, including high standards of public safety.</i>
<b>Status/Implementation:</b> At the July 12, 2023 City Council meeting, City Council adopted a Focus Area Work Plan that outlined and clarified strategic objectives for the City to accomplish by March of 2024. Part of those objectives included the creation of a Beautification Crew. The crew began working in November of 2022, and provides expeditious cleanup and response, active enforcement of encampments and nuisance situations that impede public right-of-ways and other public areas that are detrimental to public enjoyment and safety.  Additionally, at the October 27, 2022 City Council meeting, Council adopted a Shopping Cart ordinance to aid businesses in the retention of carts and reduce long-term costs for businesses relative to shopping cart replacement and addressing the public nuisance created by stolen shopping carts that become community blight and litter.

## Housing

Goal 25: Provide adequate sites for a variety of housing opportunities to serve all residents
<b>Policy 25.1:</b> <i>Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.</i>
<b>Action 25.1A:</b> Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the Zoning Code  <b>Status/Implementation:</b> In the 2023 year alone, the City issued 23 building permits for the construction of Accessory Dwelling Units (ADUs). Eight of these permits were from the City's Permit-Ready Accessory Dwelling Unit Program (PRADU), providing 18 different ADU plans to prospective applicants free of charge. This is all part of the City's efforts to create more housing opportunities within single-family zoned neighborhoods.

<b>Policy 25.2:</b> <i>Strive to meet the City's fair share housing allocation based on the Regional Housing Needs Assessment.</i>
<b>Status/Implementation:</b> The City remains committed to achieving our RHNA goal by 2029, with just 354 units left to meet the target.

<b>Goal 26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community</b>
<b>Policy 26.1:</b> <i>Encourage the conservation and improvement of existing housing.</i>
<b>Action 26.1A:</b> Promote the use of administrative remedies to remediate substandard rental units  <b>Status/Implementation:</b> The city's Rental Housing Inspection Program officially launched in 2019. Since then, the team has been in the field conducting inspections and working with rental property owners and property managers to resolve code violations that are negatively impacting the quality of the city's housing stock. In 2023, the RHIP team identified 468 individual housing units with violations and identified a total of 1,626 total violations, of which 1,556 violations were cleared. In most cases, each one of these violations has the potential to cause a hazard that could result in great bodily harm or death. These impressive results highlight and underscore the need and importance of having a program dedicated to improving the city's rental housing.
<b>Action 26.1F:</b> Continue and expand the City's Owner Occupied Rehabilitation Program where feasible.  <b>Status/Implementation:</b> The City has partnered with local organizations to provide health and safety repairs, accessibility improvements, and maintenance to several homeowners. A variety of funding sources have been used to fund Home Repair Programs: Community Development Block Grant (CDBG) funds, CalHome funds, loan repayment funds, and other funding sources.

<b>Goal 28: Ensure housing opportunities for all segments of the community</b>
<b>Policy 28.1:</b> <i>Pursue necessary resources for the development, maintenance and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.</i>
<b>Action 28.1A:</b> Enforce Code requirements to ensure that housing is accessible to the disabled  <b>Status/Implementation:</b> The City continues to seek funding on accessibility improvements to public infrastructure, ADA-compliant sidewalks
<b>Policy 28.2:</b> <i>Endeavor to meet the housing needs of homeless persons</i>
<b>Action 28.2B:</b> Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services.  <b>Status/Implementation:</b> The City continues to work with the Department of Homeless Services and Housing, formerly known as Department of Housing Assistance to provide supportive services to Citrus Heights.

**Policy 28.3:**

*Support and cooperate with regional and community-based organizations in the delivery of special needs housing resources.*

**Action 28.3A:** Support SHRA efforts to provide housing assistance within the community.

**Status/Implementation:** The City continues to have a great working relationship with our local housing authority, Sacramento Housing Redevelopment Agency (SHRA). To help in the efforts to reduce the potential for displacement, the City recently completed a 46-unit affordable and supportive housing project, which utilized a variety of regional funding sources. This project was completed December 2023.

## Resource Conservation

**Goal 36: Preserve, protect and increase plantings of trees within the City****Policy 36.1:**

*Incorporate existing trees into development projects. Avoid adverse effects on health and longevity of native oaks or other significant trees through appropriate design measures and construction practices. When tree preservation is not possible, require appropriate tree replacement.*

**Action 36.1B:** Prepare a plan to systematically increase tree canopy in the City

**Status/Implementation:** For the sixth year in a row, the City of Citrus Heights has been named a Tree City USA by the Arbor Day Foundation, in honor of the City's ongoing commitment to effective urban forest management.

Citrus Heights achieved Tree City USA recognition by meeting four requirements set by the Arbor Day Foundation, including having a tree board or department, a tree care ordinance, an annual community forestry budget of at least \$2 per capita, and an Arbor Day observance and proclamation. A tree planting event was held in October 2023.

## Open Space

**Goal 38: Establish a system of creekside trails, passive open space and parks for public use****Policy 38.1:**

*Provide for recreational trail rights-of-way along local creek channels through development easements and agreements.*

**Action 38.1A:** Pursue development of recreational trails that respect privacy of adjoining properties, safety of users, and maintenance of natural areas.

**Status/Implementation:** The Arcade-Cripple Creek Trail (ACCT) broke ground in November 2022 and is nearing completion. This new trail is a 2.9 mile long multi-use trail between Sunrise Boulevard (near Arcade Creek Park Preserve) and Wachtel Way that will largely follow an existing Sacramento Municipal Utility District (SMUD) electric corridor easement. The project is located in the City and unincorporated Orangevale, and connects several neighborhoods to eight parks, several schools and the Sunrise MarketPlace.



## Public Safety

<b>Goal 58: Ensure excellent public safety services and rapid and effective emergency response</b>
<b>Policy 58.1:</b> <i>Provide police staffing as necessary to meet community needs</i>
<p><b>Status/Implementation:</b> IMPACT Detectives and the SWAT Team, in conjunction with Code Enforcement and the City’s Building Division, were successful in shutting down an illegal gambling operation within the City limits. The neighboring businesses and landlord were extremely appreciative for the police department’s assistance.</p> <p>The IMPACT Unit and the Homeless Outreach Navigators proactively partnered with other City government departments and the City Attorney's Office to look for strategies and best practices to tackle issues concerning blight and chronic nuisances that have negatively affected the quality of life in Citrus Heights. This collaboration led to forming a Community Prosecutor position through the City Attorney's Office. A chronic nuisance offender (CNO) is any person who negatively affects the quality of life in our city through repeated violations of the City Municipal Codes and Ordinances and is a drain on City resources. This program aims to have an efficient way for the City of Citrus Heights and the Police Department to work with our Community Prosecutor to hold those accountable who are chronic nuisance offenders.</p>

## **Housing Element Annual Progress Report**

### **Overview**

Preserving and enhancing the range and affordability of housing is an important goal of the General Plan. A goal of the Plan is to continue to address the housing needs for all, including move-up homeowners, low-income renters, seniors, disabled persons, and other with special needs. The Plan includes a variety of goals, policies and actions primarily directed toward the following objective:

- Increase the level of home ownership in the community
- Preserve the existing housing supply and assure its continuing quality.

This annual report includes a review of the Plan's goals as they relate to housing. Table D, included within this report, provides the status/progress of the programs within the housing element section of the General Plan.

### **Regional Housing Needs Plan**

In an effort to address statewide housing needs, the state of California requires regions to address housing issues and needs based on future growth projections for the area. Housing and Community Development (HCD) allocates regional housing needs to councils of government throughout the state. The Regional Housing Needs Plan (RHNP) then allocates to each city and unincorporated county their "fair share" of the region's projected housing needs by household income level. This distribution is commonly referred to as the Regional Housing Needs Allocation (RHNA).

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

For the City, the RHNP is developed by the Sacramento Area Council of Governments (SACOG). State law requires the City to identify its progress in meeting its share of the RHNA as well as local efforts to remove governmental constraints to housing. The City's General Plan Housing Element includes programs and actions to be taken to meet these objectives, and reflects the RHNP and RHNA for the Sacramento region.

SACOG, along with the City and the other jurisdictions in the region, prepared the Regional Housing Needs Plan (RHNP) and the Regional Housing Needs Assessment (RHNA) for the 2021–2029 planning period. The RHNP identified a total of 697 dwelling units as the City's fair share of the regional needs total. Table 2 identifies the breakdown of this number for each of the income categories covered by the RHNP for the City.

**Table 2**  
**Regional Housing Needs Allocation (6<sup>th</sup> Cycle – May 15, 2021 to May 15, 2029)**

Income Category	RHNA	Total Units to Date of Current Planning Cycle	Total Remaining RHNA by Income Level
Extremely Low Income/Very Low	132	13	119
Low Income	79	157	0
Moderate Income	144	8	136
Above Moderate	342	243	99
<b>Total</b>	<b>697</b>	<b>421</b>	<b>354</b>

*\*Numbers from Table B of the Annual Housing Element Report*

### Summary of Units

The information below is a summary of housing unit activity of the City of Citrus Heights during 2023. This information is a summary of Tables A through K submitted to the State of California's Housing and Community Development Department.

### Housing Element Program Implementation

The City adopted its 2021–2029 Housing Element on May 27, 2021. It was subsequently certified by the State's Housing and Community Development Department (HCD).

<b>Jurisdiction</b>	Citrus Heights	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	1
	Non-Deed Restricted	1
Low	Deed Restricted	
	Non-Deed Restricted	21
Moderate	Deed Restricted	
	Non-Deed Restricted	5
Above Moderate		15
<b>Total Units</b>		<b>43</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Number of Units Permits Issued	Completed 2023
Single-family Dwellings	15	31
Multi-family		47
Accessory Dwelling Units	28	23
<b>Total</b>	<b>43</b>	<b>101</b>

<b>Housing Applications Summary 2023</b>	
Total Housing Development Applications Submitted and Deemed Complete	2
Number of Proposed Units in All Applications Received:	110
Total Housing Units Approved :	0
Total Housing Units Disapproved	94
<b>Use of Streamlining Provisions (SB 9, SB 35, SB6, AB 2011)</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

State law requires the City to complete a specific review of the implementation of the programs in the Housing Element. Table D lists each of the programs in the Housing Element and indicates the timeframe to complete the program and the City's efforts to date. As the table shows, the City is on track with implementation of its Housing Element.

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# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Citrus Heights
<b>Reporting Year</b>	2023 (Jan. 1 - Dec. 31)

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

<b>Housing Programs Progress Report</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
24.1A	Use City Housing funds to leverage private funds to create home ownership opportunities	Ongoing	Ongoing
24.1B	Continue to participate in programs that encourage people to own homes close to their workplaces	Ongoing	The City has continued to promote a variety of housing types in the community in in-fill locations. Due to the built-out nature, most of these in-fill locations are located in or adjacent to existing commercially zoned land. This type of development enables residents to live near where they work. For example, the Sunrise Tomorrow Specific Plan adopted in 2021 will introduce over 1,200 housing units on the 100-acre site, located in the heart of the city's commercial and business core known as the Sunrise MarketPlace. In addition, in 2022 the City continued issuing building permits and certificates of occupancy for 260 new small lot single family homes on the site of a former golf course. This project is located adjacent to the Sunrise MarketPlace is in close proximity to hundreds of jobs and businesses.
24.1C	Conduct outreach and provide information at City Hall and on the City's website about resources available to potential homebuyers.	Ongoing	The City provides information at City Hall and on the City's website regarding resources available to potential homebuyers.
24.1D	Use available state and federal funds for the city-wide first time home buyer assistance program	Ongoing	Ongoing
24.1E	Create and participate in partnerships that encourage home ownership	Ongoing	The City has developed successful partnerships over the years with a variety of housing organizations related to homeownership, including; Habitat for Humanity of Greater Sacramento, Mercy Housing, The California Apartment Association, Sacramento Housing Alliance, and NeighborWorks Sacramento Homeownership Center.
24.1F	Explore and pursue innovative ways of creating opportunities for increased home ownership	Ongoing	Ongoing
24.1G	The City will monitor foreclosures and provide programs and technical assistance as necessary.	Ongoing	During the peak of foreclosure crisis, the City has able to provide resources to homeowners to assist with the crisis. The City continues to provide resources to homeowners facing foreclosure
24.2A	Develop a program to allow and encourage conversion of small rental properties to owner occupancy	Ongoing	In 2010, the City purchased and demolished several dilapidated rental units on Sayonara Drive and developed the Sayonara Replacement Housing Plan. The City has initiated a partnership with Habitat for Humanity of Greater Sacramento, a nonprofit housing builder to replace the demolished units with ownership housing for income restricted households. This project began its planning phase in fall 2022 and is expected to take three years to complete.

24.2B	Investigate ways to provide ownership of mobile home parks by their residents	No action at this time	No update at this time.
25.1A	Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the Zoning Code	Ongoing	In the 2023 year alone, the City issued 23 building permits for the construction of Accessory Dwelling Units (ADUs). Eight of these permits were from the City's Permit- Ready Accessory Dwelling Unit Program (PRADU), providing 18 different ADU plans to prospective applicants free of charge. This is all part of the City's efforts to create more housing opportunities within single-family zoned neighborhoods.
25.1B	Update the Zoning Code to bring Agricultural Worker Housing into compliance with all current State requirements pursuant to Health and Safety code 17021.5.	No action at this time	No update at this time.
25.1C	Implement the City's Pre-Approved Accessory Dwelling Unit program, with a goal of permitting 100 total ADUs over the 2021-29 planning period.	Dec-29	Program was initiated in 2022 and since that time 38 permit-ready ADU permits have been issued.
25.2A	Maintain and update an inventory of land suitable within the City for the development of housing for all segments of the community.	Ongoing	Ongoing
25.2B	Prepare an Annual General Plan Progress Report to analyze the City's progress to meet the fair share allocation based on the RHNP.	Ongoing	Ongoing
25.2C	Establish a housing monitoring program that includes annual review of the following: · Inventory of land suitable within the City for the development of housing for all segments of the community · Proposed and approved residential projects and building permits issued · Home and apartment vacancies · Rental and home sales survey and Multiple Listing Service summary · Infrastructure and public services capacity.	Ongoing	Ongoing
25.3A	Continue to encourage mixed use development along the City's major corridors, with the goal of creating at least 349 housing units within mixed-use zones. Continue to meet with developers, including nonprofits and community stakeholders to discuss opportunities under the City's zoning and other resources as part of Program 28.7C	Ongoing	The Auburn Boulevard Specific Plan, the revised Zoning Code, and the Sunrise Tomorrow Specific Plan encourage this type of development.

25.3B	The City will adopt a Specific Plan for the Sunrise Mall site by January 2022 including policies that promote and require residential uses for the overall plan development. Residential development in the Specific Plan shall be encouraged to be at densities of at least 20 units per acre and shall include design standards such as reduced parking and setbacks and increased building heights as compared to existing zoning. Site planning should include logical phases or developable areas of 50-150 units of varying housing typologies. The City will routinely coordinate with property owners and implement CEQA streamlining afforded by the Specific Plan.	Jan-22	Completed. The Sunrise Tomorrow Specific Plan was adopted in November 2021.
25.3C	Pursue funding to incentivize and promote housing within the City's three identified "Green Zones" for the SACOG Green Means Go Pilot Project, with the goal of achieving 25-35% of the City's overall RHNA requirement within these zones.	Ongoing	The City continues to apply for funding for housing in these zones including Green Means Go and other programs.
25.4	Support a variety of housing opportunities on vacant or under-utilized lands.	Ongoing	The City recently adopted Objective Design and Development standards for housing within its commercial corridors.
25.5	Promote fair distribution of special needs facilities throughout the City to avoid over concentration in any particular neighborhood, including assisted housing, below-market-rate projects, and senior housing, with the goal of entitling 50% more of these facilities over the 2021-29 housing period than were entitled during the 2013- 2021 period.*	Ongoing	Currently under construction are 108 Affordable Senior Apartment at the eastern edge of the City. Also under consideration is a Habitat for Humanity project located on Sayonara Drive. Sunrise Pointe Apartments was also recently completed and provides 46 very-low income tenants stable housing.
26.1A	Promote the use of administrative remedies to remediate substandard rental units	Ongoing	The city's Rental Housing Inspection Program officially launched in 2019. Since then, the team has been in the field conducting inspections and working with rental property owners and property managers to resolve code violations that are negatively impacting the quality of the city's housing stock. In 2023, the RHIP team identified 468 individual housing units with violations and identified a total of 1,626 total violations, of which 1,556 violations were cleared. In most cases, each one of these violations has the potential to cause a hazard that could result in great bodily harm or death. These impressive results highlight and underscore the need and importance of having a program dedicated to improving the city's rental housing.



26.1B	Remove unsafe or dilapidated housing through the Code Enforcement Program. Secure vacant residential structures that are unsafe to occupy and require resolution	Ongoing	The Rental Housing Inspection Program will assist in improving dilapidated housing.
26.1C	Offer incentives and financing assistance for affordable housing and housing rehabilitation	Ongoing	When funding is available, the City offers affordable housing assistance through its First-Time Homebuyer Program and Home Repair Programs.  The City has also implemented Zoning Code modifications to incentivize construction of ADUs throughout the City. The City has used LEAP funding to help create pre- approved ADU plans and offer other educational opportunities related to ADUs.
26.1D	The City will work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation. The City will identify funding to create affordable housing opportunities for multi- family properties undergoing foreclosure. The City will partner with organizations such as the local housing authority (Sacramento Housing and Redevelopment Agency) to modernize public housing as needed	Ongoing	The City has partnered with organizations to provide the City's Critical Home Repair Grant Program and Home Repair Loan Program. The Home Repair programs are designed to preserve and revitalize homes to ensure low-income and or disabled homeowners live independently in comfort and safety. A variety of health and safety repairs are offered to the homeowner to ensure they remain in their home.  A variety of funding sources have been used to fund these two programs: Community Development Block Grant (CDBG) funds, CalHome funds, loan repayment funds, and other funding sources.
26.1E	Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance.	Ongoing	The City has partnered with local organizations to provide health and safety repairs, accessibility improvements, and maintenance to several homeowners.  The City has lead efforts for housing rehabilitation of residential projects and cleanup annually through the Sacramento Valley Association of Building Officials (SVABO).  The City continues to search for opportunities to partner with nonprofits, local partners, and community groups to assist with home repairs.
26.1F	Continue and expand the City's Owner Occupied Rehabilitation Program where feasible	Ongoing	The City has partnered with local organizations to provide health and safety repairs, accessibility improvements, and maintenance to several homeowners.  A variety of funding sources have been used to fund Home Repair Programs: Community Development Block Grant (CDBG) funds, CalHome funds, loan repayment funds, and other funding sources.
26.1G	Continue to provide interest free housing repair loans to senior residents through the City's Owner-Occupied Rehabilitation Program.	N/A	The City has evaluated the feasibility of a Resale Inspection Program and determined a program of this nature is not feasible. Instead, in 2019, the City created the Rental Housing Inspection Program (RHIP). The RHIP requires regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained.  Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well.
26.1H	Use available housing funds to assist in rehabilitating housing.	Ongoing	Ongoing
26.1I	Pursue a variety of funding sources such as the Housing Stock Fee and the Abandoned Vehicle Abatement Program to fund and strengthen code enforcement activities.	Ongoing	Ongoing

26.1J	Use a system of cumulative and substantial fines and other innovative approaches to gain compliance from the owner of nuisance properties..	Ongoing	The Municipal Code provides for a system of cumulative and substantial fines to gain compliance from nuisance property owners. The Code Enforcement Division has successfully implemented the system and over \$25,000 in fines are issued annually.
26.1K	Work with community-based organizations to create self-help housing in the City.	Ongoing	The City continues to look for ways to create self-help housing in Citrus Heights.
26.1L	Seek new ownership opportunities to redevelop existing problematic housing developments.	Ongoing	The City has invested over \$6.2 million to revitalize the Sayonara Neighborhood. The City leveraged Redevelopment funds and other funding resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City's Housing Replacement Plan outlines future construction of a variety of housing. The City's Permanent Local Housing Allocation includes funding to assist with the pre- development work on this project. The City has utilized receivership options in cases with problematic properties as well. This has worked well recently, and the City plans to use this resource on future problem properties.
26.1M	Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock.	Ongoing	Ongoing
26.1N	Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock	Ongoing	Ongoing
26.2A	Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones	Ongoing	The City recently adopted Objective Design and Development standards for housing within its commercial corridors.
26.2B	Continue streamlining the review process to minimize any constraints on or disincentives to housing development	Ongoing	Ongoing
26.2C	Promote quality design by offering flexible housing development standards	Ongoing	Ongoing
26.2D	Use available funding to assist in developing a variety of housing types.	Ongoing	Ongoing
26.2E	Encourage and offer incentives to developments that include Green practices including LEED Certification and/or Photovoltaic Systems	Ongoing	Ongoing
26.2F	Encourage and offer incentives to developments that promote Universal Housing	Ongoing	Ongoing
26.2G	Analyze the parking requirements for studio and one-bedroom apartments in the Zoning Code to ensure they are not a constraint or disincentive to housing development.	Ongoing	Analyzed and no changes were needed.

26.2H	Create an application streamlining process in compliance with SB35	Jan-23	Completed.
26.3A	Continue to implement the Rental Housing Inspection Program, which issues over 4,000 corrections for housing violations per year, leading to better housing conditions within the community.	Ongoing	The City's Rental Housing Inspection Program officially launched in 2019. Since then, the team has been in the field conducting inspections and working with rental property owners and property managers to resolve code violations that are negatively impacting the quality of the City's housing stock. In 2023, the RHIP team identified 583 individual housing units with violations and identified a total of 3,431 total violations, of which 2,119 violations were cleared. In most cases, each one of these violations has the potential to cause a hazard that could result in great bodily harm or death. These impressive results highlight and underscore the need and importance of having a program dedicated to improving the City's rental housing.
26.3B	Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City	Ongoing	City staff has met with the local housing authority, Sacramento Housing Redevelopment Agency (SHRA), toured local public housing and discussed ways the City can help enhance the quality and appearance of public housing within Citrus Heights. Since that time, all SHRA owned housing in Citrus Heights has been upgraded and improved. The City will continue to look for funding opportunities to partner with SHRA.
26.4A	Implement the Design Guidelines within the Zoning Code	Ongoing	Ongoing
26.5A	Continue to pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks	Annually	The City has been unsuccessful in obtaining funds for this purpose. The City will conduct annual assessment with Mobile Home Park owners and residents to evaluate the potential for partnerships to achieve this task.
26.5B	Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes	Ongoing	The City offers a Critical Home Repair Grant Program to eligible Citrus Heights residents. The City continues to seek funding opportunities for this program.
26.5C	Continue to fund the Critical Repair Program for lower income homeowners, including mobile home and manufactured homes	Ongoing	The City continues to fund the Critical Home Repair Grant Program as funding is available.
26.5D	The City will investigate the feasibility of converting mobile home parks to resident owned or similar ownership. The City will conduct annual assessment with Mobile Home Park owners and residents to evaluate the potential for partnerships to achieve resident ownership in mobile home parks	Annually	The City remains open to working with Mobile Home Park owners and residents to evaluate the potential for partnerships to achieve this task.
26.5E	Redevelop / Rehabilitate existing deteriorated mobile home parks or manufactured homes	Ongoing	The City continues to rehabilitate existing deteriorated mobile homes as funding is available.
27.1A	Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention	Ongoing	The City has annually reviewed housing projects to determine the best method to preserve affordable housing. The City has worked closely with several of the subject property owners to intervene where appropriate.
27.1B	Work with the federal Housing and Urban Development Department (HUD), Sacramento Housing and Redevelopment Agency (SHRA), and other agencies to determine the City's options in preserving at risk units	Ongoing	The City works with available agencies when necessary, however, the need has been limited as the majority of at-risk units have been renewed, are not at-risk, or are under stable ownership.

27.1C	Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes to convert to market rate	Ongoing	The City works with available agencies when necessary, however, the need has been limited as the majority of at-risk units have been renewed recently, are not at-risk, or are under stable ownership.
27.1D	If preservation of an "at-risk" development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided	Ongoing	Ongoing
27.1E	Use CDBG, Redevelopment funds and other available resources to subsidize identified "at-risk" units, rehabilitate substandard units, and/or fund self-help projects, to retain their availability as low- income housing	Ongoing	Ongoing
27.1F	Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana)	Ongoing	The City has invested over \$6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Redevelopment funds and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City's Housing Replacement Plan calls for the future construction of a variety of housing. The City's Permanent Local Housing Allocation includes funding to begin the pre-development work on this project.
28.1A	Enforce Code requirements to ensure that housing is accessible to the disabled	Ongoing	The City continues to seek funding on accessibility improvements to public infrastructure, ADA-compliant sidewalks.
28.1B	The City will consider development of Universal/Adaptable Design Guidelines for disabled and aging populations	Ongoing	The City encourages Universal Design and Adaptable Design during the development review process.
28.1C	Update Reasonable Accommodation section of Zoning Code to comply with Government Code Section 65583(c)(3).	Dec-24	Future update, if needed.
28.1D	Update Zoning Code to modify required design features and parking requirements for Emergency Shelters in compliance Government Code Section 65583(a)(5).	Dec-21	Complete
28.2A	Work with other jurisdictions to assess need for transitional housing and develop plans to address this problem.	Ongoing	A City representative serves on the Continuum of Care (CoC) Board, which meets on a monthly basis. The City will continue to explore opportunities to partner on a regional transitional housing plan as they become available. Also, the City approved Sunrise Pointe Apartment project, a 46 unit deed restricted affordable and supportive housing project, which utilized a variety of regional funding sources. Project completed December 2023.
28.2B	Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services	Ongoing	The City continues to work with the Department of Homeless Services and Housing, formerly known as Department of Housing Assistance to provide supportive services to Citrus Heights.
28.2C	Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services	Ongoing	The City allocates available CDBG public service funds to homelessness. Currently, the Community Outreach Homeless Program has been funded by District 4 ARPA funding through December 2025.
28.2D	Update the Zoning Code to allow Transitional and Supportive Housing by right in all zones that allow residential development, including commercial, in compliance with AB 101 and 2162.	Dec-21	Completed

28.3A	Support SHRA efforts to provide housing assistance within the community	Ongoing	The City continues to have a great working relationship with our local housing authority, Sacramento Housing Redevelopment Agency (SHRA). To help in the efforts to reduce the potential for displacement, the City recently completed a 46-unit affordable and supportive housing project, which utilized a variety of regional funding sources. This project was completed December 2023.
28.3B	Enforce Federal and State anti- discrimination laws.	Ongoing	The City currently contracts with 211 Sacramento to provide the “Renters Helpline”. The Renters Helpline serves as a resource for tenants and landlords, and helps mitigate any potential discriminatory housing practices.
28.3C	Continue to educate, and be a conduit of information for residents and landlords regarding the fair housing and landlord-tenant dispute services available to them in the community. Use CDBG and other grants to fund these programs where appropriate.	Ongoing	The City currently contracts with 211 Sacramento to provide the “Renters Helpline”. The Renters Helpline serves as a resource for tenants and landlords and helps mitigate any potential discriminatory housing practices.
28.4A	Conduct annual review as part of the submittal of the Annual Report to HCD as required by law	Annually	The City continues to report annually to HCD on the effectiveness and appropriateness of housing related goals, policies, and actions.
28.4B	Seek grant funding to implement housing programs.	Annually	The City aggressively monitors the availability of new housing resources and program funds.
28.4C	Ensure existing affordable housing developments are meeting their rent and income restrictions	Annually	The City has an exclusive agreement with SHRA to monitor and ensure that all existing affordable housing developments are meeting their rent and income restrictions. The City monitors its rehab and first time home buyer loans to verify occupancy and income requirements.
28.4D	Monitor market conditions to determine the effect of density and land costs on development of affordable housing.	Bi-Annually	In 2018, the City commissioned a study by UCLA on the feasibility of increasing affordability in Citrus Heights via increased density, based on current market conditions. The study showed that the market conditions in Citrus Heights do not necessitate an increase in density to provide more affordability. The City will continue to monitor market conditions as they relate to density and affordability.
28.5A	Review the City’s available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types	Annually	In 2012, the City prepared a Vacant, Pending, and Underutilized Land Inventory (VLI). This inventory was subsequently updated in 2020 for the 2021-2029 Housing Element cycle. The VLI has identified sites that provide the potential for up to 831 housing units. Additionally, the City has identified other sites that may have the potential for housing should one of the other sites not be developed.
28.6A	Continue to educate residents on the fair housing resources available to them in the community, and provide public funding to these organizations where appropriate.	Annually	The City currently contracts with 211 Sacramento and Project Sentinel to educate residents on tenant landlord and fair housing issues. The Renter’s Helpline serves as a resource for tenants and landlords, and helps mitigate any potential discriminatory housing practices.
28.7A	Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications	Ongoing	The City Interdepartmental Development Review Committee (IDRC) continues to meet twice a month to ensure projects are reviewed accurately and in a timely manner.
28.7B	Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.	Ongoing	The Zoning Ordinance, as amended in 2006 allows staff level approvals for Minor Use Permits, Minor Variances, Zoning Clearances, Multi-family units (less than 10), and other minor applications.
28.7C	Continue to use density bonuses, federal funds and other available resources to promote housing opportunities, especially for low-income persons and those with special needs, including developmental disabilities.	Ongoing	The Zoning Ordinance allows density bonuses for a variety of project types including targeting low-income and senior populations. The City provides material to distribute to non-profits and developers informing them about the opportunities the City has available on its website. Two projects, Sunrise Senior Apartments and Sunrise Pointe, both utilized the density bonus to provide additional housing in their respective developments.
28.7D	Examine all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. Consult with outside agencies such as the Human Rights and Fair Housing Agency, housing advocates, building trade organizations, Chamber of Commerce, and other private interests in making this assessment.	Ongoing	The city went through a comprehensive fee update in 2019 that took effect January 1, 2020. Development and impact fees will be updated in the future.

28.7E	Establish Council policy on fee waivers and deferrals for future development.	7/9/2021	The Council currently grants fee waivers and deferrals on a case-by-case basis. Such requests have been considered and granted.
28.7F	Partner with outside agencies including the Sacramento Metropolitan Fire District, San Juan Unified School District, Sunrise Recreation and Park District, and Sacramento Regional Sanitation District to provide input in evaluating how these agencies' fees impact housing production.	Ongoing	The City continually monitors total fee packages in comparison to other jurisdictions to determine impacts to development of housing. The City closely reviews fee increases by other agencies that impact the cost of developing housing in Citrus Heights and provides feedback where appropriate.
28.7G	Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.	Ongoing	The City continually evaluates the service capacity of services, facilities, and transportation needs for special populations. The City continually makes improvements to major streets, rehabilitates sidewalks to meet ADA standards and has installed new sidewalk to ensure adequate pedestrian access throughout the City.
28.7H	Conduct an analysis of locally adopted ordinances and revise if necessary that potentially impact the cost and supply of housing.	Ongoing	Continuous
28.8A	Leverage available funding to obtain Federal, State, or other funds for low and moderate housing projects.	Ongoing	The City participates in the Sacramento County Continuum of Care (CoC). The City approved, the Sunrise Pointe Apartments, a 46 unit deed restricted affordable and supportive housing project. Construction completed December 2023. The City will continue to leverage available funding sources for low and moderate income housing projects.
28.9A	The City will pursue place-based strategies to accomplish Fair Housing goals, including targeting funding for housing projects and rehabilitation efforts within low resource areas like Sayonara Drive and SACOG- identified "Green Zones" to achieve 25- 35% of the City's Very-Low and Low- Income RHNA requirement. This is supported by Policy Actions 25.3C, 25.5, 26.2D, and 27.1F.	Ongoing	Continuous
28.9B	The City will foster and encourage housing mobility by providing a variety of housing types (including mixed-use developments, ADUs, special needs facilities, etc.) at all income levels in order to achieve the City's very-low and low-income RHNA requirement of 211 units within the Planning Period. This is supported by Policy Actions 25.1A and B, 25.3A and B, 26.2D, and 28.8A.	Ongoing	Continuous

28.9C	<p>The City will continue its efforts to reduce displacement risk by providing grant funding for resources such as the Renter's Help Line, which provides multi-lingual counseling and mediation services to tenants and landlords. The City will continue to ensure all Federal and State anti-discrimination laws are being enforced and identify hazardous living conditions through the City's Rental Housing Inspection Program which issues corrections for upwards of 4,000 violations per year. The City will continue to support its current purchasing policy which gives preference to local businesses and continue to fund programs such as Activate Auburn which provides grants to small businesses for needed improvements as well as matching grant funding and technical assistance. The City will continue to grant first right of return to existing residents in any units that are marked for rehabilitation or replacement. Additionally, the City will continue to educate residents on all fair housing resources that are available. This is supported by Policy Actions 26.3A and 28.3A, B, and C.</p>	Ongoing	Continuous
28.9D	<p>The City will work to create more housing opportunities within higher resource areas by enhancing low resource areas and creating potential for greater economic outcomes.</p>	Ongoing	<p>The City's efforts include the proposed Sunrise Mall Specific Plan, which has the potential to eliminate its surrounding neighborhood's low resource status by creating greater economic opportunities via increased housing, retail, commercial, office, and recreational facilities. The City's goal is to achieve at least 349 units of housing within the 100-acre site, 50 units of which would be considered low- or very-low income</p>



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