CITY OF CITRUS HEIGHTS
CITY COUNCIL
Special and Regular Meetings of Wednesday, October 28, 2026
City Hall Council Chambers 6360 Fountain Square Drive, Citrus Heights, CA
5:30 PM SPECIAL MEETING
6:00 PM REGULAR MEETING

WATCH A CITY COUNCIL MEETING

The City of Citrus Heights welcomes your interest and involvement in the City 's legislative process. The following methods are available to observe a Council meeting:

- In person: City Hall Council Chambers
- Join Zoom Webinar: https://us06web.zoom.us/j/82346696289
- Online: Livestream and replay past meetings at www.citrusheights.net
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HOW TO PARTICIPATE:

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- Live remote public comments:
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  - Dial -in: 1- 669-900- 6833 | Webinar ID: 823 4669 6289
    - Press *9 to raise your hand to request to speak
    - Press *6 to unmute when called upon to speak
- Written public comments:
  - Submit written comments by 4:00 p.m. on the meeting date by completing an online Speaker Card citrusheights.net/FormCenter/City -Council -Meetings -Speaker -Card-30 Written comments will not be read during the City Council meeting but will be forwarded to all Council Members and become part of the public record.

AMERICANS WITH DISABILITIES ACT:

If you need a disability - related modification or accommodation, to participate in this meeting, please contact the City Clerk's Office 916 -725- 2448, cityclerk@citrusheights.net, or City Hall 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1 -1.

October 28, 2026 City Council Agenda Packet

Documents:

10 -28 -26 SPECIAL AND REGULAR COUNCIL AGENDA PACKET.PDF

CALL SPECIAL MEETING TO ORDER

1. Roll Call: Council Members: Karpinski - Costa, Nelson, Schaefer, Middleton, Lopez - Taff

PUBLIC COMMENT

CLOSED SESSION

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8
Property: 7137 Auburn Boulevard, Citrus Heights, CA 95610
Agency Negotiator: Ashley Feeney, City Manager and Ryan Jones, City Attorney
Negotiating Parties: Capital Thunder 501(c)(3)
Under Negotiation: Both price and terms of payment

3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)
Number of potential cases: 1

REPORT OUT OF CLOSED SESSION

ADJOURNMENT

CALL REGULAR MEETING TO ORDER

1. Flag Salute
2. Roll Call: Council Members: Karpinski - Costa, Nelson, Schaefer, Middleton, Lopez - Taff
3. Video Statement

APPROVAL OF AGENDA

PRESENTATIONS

4. Proclamation Of The City Of Citrus Heights Proclaiming October 2026 As "National Manufacturing Month"
5. Proclamation Of The City Of Citrus Heights Proclaiming October 2026 As "Domestic Violence Awareness Month"
6. Presentation By The General Services Department On The Local Road Safety Plan (LRSP)
7. Presentation By The Citrus Heights Water District

PUBLIC COMMENT

Members of the public are entitled to address the City Council concerning any item within the City Council's subject matter jurisdiction. Pursuant to the Brown Act, the City Council is prohibited from discussing or acting on any item raised during "Public Comment" not appearing on the posted agenda.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

CONSENT CALENDAR

It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action are requested by a Council Member.

8. SUBJECT: Approval Of Minutes

RECOMMENDATION: Approve the Minutes of the Special and Regular Meetings of August 12, 2026

PUBLIC HEARINGS

9. SUBJECT: Review 2027 Final Draft Annual Action Plan And Funding Recommendations For The Community Development Block Grant Program

STAFF REPORT: C. Kempenaar / N. Piva / S. Hildebrand
RECOMMENDATION: Staff recommends the City Council:
a. Hear public testimony on the 2027 Draft Annual Action Plan and Proposed Funding Recommendations; and
b. Adopt Resolution No. 2026- ____, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Community Development Block Grant 2027 Annual Action Plan and Submit all Required Documents to the U.S. Department of Housing and Urban Development.

REGULAR CALENDAR

10. SUBJECT: Second Amended Joint Powers Agreement Between The City Of Citrus Heights, The City Of Folsom, The City Of Sacramento And The County Of Sacramento Creating The Sacramento Groundwater Authority

STAFF REPORT: A. Van
RECOMMENDATION: Adopt Resolution No. 2026 -___, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Second Amended Joint Powers Agreement Between the City of Citrus Heights, City of Folsom, City of Sacramento, and the County of Sacramento for the Sacramento Groundwater Authority

11. SUBJECT: Youth Advisory Commission Appointments

STAFF REPORT: A. Van
RECOMMENDATION: Staff recommends the City Council Review and Discuss the Education & Community Programs Committee 's Recommendation and Confirm the Appointments to the City's First Youth Advisory Commission

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

CITY MANAGER ITEMS

ADJOURNMENT

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MariJane Lopez-Taff, *Mayor*
Porsche Middleton, *Vice Mayor*
Dr. Jayna Karpinski-Costa, *Council Member*
Kelsey Nelson, *Council Member*
Tim Schaefer, *Council Member*

CITY OF CITRUS HEIGHTS
CITY COUNCIL
Special and Regular Meetings of Wednesday, October 28, 2026
City Hall Council Chambers, 6360 Fountain Square Dr., Citrus Heights, CA 95621
Special Meeting 5:30 p.m.
Regular Meeting 6:00 p.m.

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October 23, 2026

Amy Van, City Clerk

SPECIAL CITY COUNCIL MEETING
5:30 PM

CALL SPECIAL MEETING TO ORDER

1. Roll Call: Council Members: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff

PUBLIC COMMENT

CLOSED SESSION

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
   Pursuant to Government Code Section 54956.8
   Property: 7137 Auburn Boulevard, Citrus Heights, CA 95610
   Agency Negotiator: Ashley Feeney, City Manager and Ryan Jones, City Attorney
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   Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)
   Number of potential cases: 1

REPORT OUT OF CLOSED SESSION

ADJOURNMENT

REGULAR CITY COUNCIL MEETING
6:00 PM

CALL REGULAR MEETING TO ORDER

1. Flag Salute

2. Roll Call: Council Members: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff

3. Video Statement

APPROVAL OF AGENDA

PRESENTATIONS

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7. Presentation by the Citrus Heights Water District

PUBLIC COMMENT
This is an opportunity to make a public comment on non-agenda items. Pursuant to the Brown Act, the City Council is prohibited from discussing or acting on any item raised during "Public Comment" not appearing on the posted agenda.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

CONSENT CALENDAR (Estimated Start Time 6:45 p.m.)
It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action are requested by a Council Member.

8. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Special and Regular Meetings of August 12, 2026

PUBLIC HEARINGS (Estimated Start Time 6:50 p.m.)

9. **SUBJECT:** Review 2027 Final Draft Annual Action Plan and Funding Recommendations for the Community Development Block Grant Program
STAFF REPORT: C. Kempenaar / N. Piva / S. Hildebrand
RECOMMENDATION: Staff recommends the City Council:

   a. Hear public testimony on the 2027 Draft Annual Action Plan and Proposed Funding Recommendations; and

   b. Adopt Resolution No. 2026-____, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Community Development Block Grant 2027 Annual Action Plan and Submit all Required Documents to the U.S. Department of Housing and Urban Development.

REGULAR CALENDAR (Estimated Start Time 7:00 p.m.)

10. **SUBJECT:** Second Amended Joint Powers Agreement Between the City of Citrus Heights, the City of Folsom, the City of Sacramento and the County of Sacramento Creating the Sacramento Groundwater Authority
STAFF REPORT: A. Van
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Second Amended Joint Powers Agreement Between the City of Citrus Heights, City of Folsom, City of Sacramento, and the County of Sacramento for the Sacramento Groundwater Authority

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STAFF REPORT: A. Van
RECOMMENDATION: Staff recommends the City Council Review and Discuss the Education & Community Programs Committee's Recommendation and Confirm the Appointments to the City's First Youth Advisory Commission

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CITY MANAGER ITEMS

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CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special and Regular Meetings of Wednesday, August 12, 2026
City Hall Council Chambers, 6360 Fountain Square Dr., Citrus Heights, CA 95621

CALL SPECIAL MEETING TO ORDER

The special meeting was called to order at 5:00 p.m. by Mayor Lopez-Taff.

1. Roll Call:
   Council Members present: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
   Council Members absent: None
   Staff Members present: Feeney, Jones, Van

PUBLIC COMMENT

None

CLOSED SESSION

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
   Pursuant to Government Code Section 54956.8
   Property: 7555 and 7569 Old Auburn Road, Citrus Heights, CA 95610
   Agency Negotiator: Ashley Feeney, City Manager and Ryan Jones, City Attorney
   Negotiating Parties: FieldHaven Feline Center
   Under Negotiation: Price, terms of payment, or both

3. CONFERENCE WITH LABOR NEGOTIATORS
   Pursuant to California Government Code Section 54957.6
   Agency designated representatives: Ashley Feeney, City Manager, Ryan Jones, City Attorney, and Patrick Clark, Negotiator
   Employee Organization: Citrus Heights Police Officers Association, Citrus Heights Police Employees Association, and unrepresented employees

The City Council, City Manager, City Attorney, and Labor Negotiator participated in the closed session.

REPORT OUT OF CLOSED SESSION

There was no reportable action from closed session.

ADJOURNMENT

Mayor Lopez-Taff adjourned the special meeting at 6:01 p.m.

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:04 p.m. by Mayor Lopez-Taff.

1. The Flag Salute was led by Vice Mayor Middleton.

2. Roll Call: Council Members present: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
Council Members absent: None
Staff Members present: Blomquist, Cave, Feeney, D. Jones, R. Jones, Miller, Turcotte, Van and department directors.

3. The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Schaefer, the City Council approved the agenda.

AYES: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES: None
ABSENT: None

PRESENTATIONS

4. 2026 Fireworks Enforcement Update

Police Chief Turcotte provided a presentation reviewing the 2025 enforcement measures and an overview of the 2026 fireworks activity. He reported that fireworks calls for service were down 54% from 2025.

5. Presentation by the Administrative Services Department on the Tyler Munis ERP Implementation

The City Council received a presentation by Information Technology Manager Miller with an update on the modules that have been implemented and those pending implementation in 2027.

PUBLIC COMMENT

David Warren expressed concerns about funding sources for the City's road repairs.

Lois Dunham commented on the state of world and politics during and after the COVID-19 pandemic.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Nelson participated in National Night Out alongside Police Lieutenant Garing. She announced that this would be her last City Council meeting before starting her parental leave of absence.

Vice Mayor Middleton attended National Night Out.

Council Member Karpinski-Costa attended the following: National Night Out alongside Police Sgt. Jones; Citrus Heights Chamber Luncheon; FieldHaven Feline Center fundraiser; Art in City Hall; and the Sacramento Employment and Training Agency (SETA) Board.

Council Member Schaefer attended the following: 250th USA Celebration at the Veterans Community Center; National Night Out; and the grand opening of the Citrus Heights Food Truck Plaza.

Mayor Lopez-Taff attended the following: Art in City Hall; 250th USA Celebration at the Veterans Community Center; League of CA Cities' Sacramento Valley Division Board; Sacramento Metropolitan Air Quality Management District Board; Sacramento Public Library Authority Board; Sacramento Regional Transit Board; National Night Out alongside Police Chief Turcotte; Sacramento County Supervisor Rodriguez's community meeting; County/City Homelessness Ad Hoc Task Force; Food Truck Plaza opening; and the Citrus Heights Chamber Luncheon.

CONSENT CALENDAR

6. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Special and Regular Meetings of May 13, 2026

7. **SUBJECT:** Quarterly Treasurer's Report
STAFF REPORT: S. Talwar / D. Jenkins
RECOMMENDATION: Staff recommends the City Council receive and file the Quarterly Treasurer's Report for the quarter ending June 30, 2026

8. **SUBJECT:** Delegating Disbursement Authority for the California Employees Retirement Benefit Trust to Reflect Current Staff Position Titles
STAFF REPORT: S. Talwar / D. Jenkins
RECOMMENDATION: Adopt Resolution No. 2026-072**,** A Resolution of the City Council of the City of Citrus Heights, California, Amending the Delegation of Authority to Request Disbursements from the California Employees Retirement Benefit Trust to Update the Authorized Staff Position Titles

9. Pulled for a separate vote.

Prior to approval, Council Member Schaefer pulled Consent Calendar Item 9 for discussion.

ACTION: On a motion by Vice Mayor Middleton, seconded by Council Member Karpinski-Costa, the City Council adopted Consent Calendar Items 6, 7 and 8.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

CONSENT CALENDAR ITEMS PULLED FOR SEPARATE VOTE

9. **SUBJECT:** Permission for Councilmember Nelson to be Absent from City Council Meetings during Parental Leave of Absence
STAFF REPORT: A. Van
RECOMMENDATION: It is recommended that the City Council Adopt by a Motion Granting Permission to Council Member Kelsey Nelson to be Absent from Regular and Special City Council Meetings through the months of August, September and October 2026 for Parental Leave of Absence

The City Council discussed logistics and remote participation options, if necessary.

ACTION: On a motion by Vice Mayor Middleton, seconded by Council Member Schaefer, the City Council adopted Consent Calendar Item 9.

AYES:	Karpinski-Costa, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSTAIN:	Nelson
ABSENT:	None

REGULAR CALENDAR

10. **SUBJECT:** Agreement for Cost Sharing with the County of Sacramento for the AC Overlay Project 2025 Phase A (Madison Avenue Overlay Project)
STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2026-073**,** A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement for Cost Sharing with the County of Sacramento for the AC Overlay Project 2025 Phase A

City Engineer Blomquist provided a presentation highlighting recent Madison Avenue AC Overlay Improvements designed and constructed by Sacramento County; a comparison of different surface treatment costs; and a breakdown of the City's share of the project.

City Council questions and comments followed.

Public Comment

Zoom participant "User 1" began using disruptive remarks and was not speaking on the topic of Item 10 during their allotted public comment period. The speaker was momentarily muted to allow the Mayor to address the disruptive comments, however the speaker immediately left the meeting.

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Nelson, the City Council adopted Resolution No. 2026-073, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement for Cost Sharing with the County of Sacramento for the AC Overlay Project 2025 Phase A.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

11. **SUBJECT:** A Resolution Authorizing the Participation and Implementation of the California Uniform Public Construction Cost Accounting Act in Conformance with Public Contract Code 22010 – First Reading
STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Staff recommends the following:

    a. Adopt Resolution No. 2026-074, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Participation and Implement of the California Uniform Public Construction Cost Accounting Act in Conformance with Public Contract Code 22010; and

b. Introduce for a First Reading, read by title only, and waive the first full reading of Ordinance No. 2026-005, An Ordinance of the City Council of the City of Citrus Heights, California, Adding Division 6 ("Uniform Construction Cost Accounting Act") to Article V ("Finances") of Chapter 2 ("Administration") of the Citrus Heights Municipal Code.

The City Council received a presentation from Director Cave with an overview of the alternative bidding procedures allowable under CUPCCAA for Public Works contracts and procurement.

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Karpinski-Costa, the City Council adopted Resolution No. 2026-074, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Participation and Implement of the California Uniform Public Construction Cost Accounting Act in Conformance with Public Contract Code 22010.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Nelson, the City Council introduced for a First Reading, read by title only, and waived the first full reading of Ordinance No. 2026-005, An Ordinance of the City Council of the City of Citrus Heights, California, Adding Division 6 ("Uniform Construction Cost Accounting Act") to Article V ("Finances") of Chapter 2 ("Administration") of the Citrus Heights Municipal Code.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

12. **SUBJECT:** Designation of Voting Delegate and Alternate(s) for the League of California Cities Annual Conference and Direction on Proposed 2026 Cal Cities Resolution(s)
STAFF REPORT: A. Van / D. Jones
RECOMMENDATION: Move to designate a voting delegate and up to two alternates to participate at the Annual Business Meeting on September 25, 2026 during the League of California Cities (Cal Cities) Annual Conference

The City Council received a presentation from Administrative Assistant Jones.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Schaefer, the City Council designated Vice Mayor Middleton as the voting delegate and Mayor Lopez-Taff as an alternate to participate in the Annual Business Meeting on September 25, 2026 during the League of California Cities (Cal Cities) Annual Conference.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

Public Comment

David Warren spoke in opposition to the Cal Cities' Resolution.

City Council discussion followed.

Discussion on the proposed 2026 Cal Cities Resolution was continued to the August 26, 2026 City Council meeting in order for the Council to receive additional information prior to taking a position.

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

Council Member Karpinski-Costa requested re-introducing the practice of posting the colors at City Council meetings, seconded by Council Member Schaefer.

CITY MANAGER ITEMS

City Manager Feeney praised Director Cave, City Engineer Blomquist and the General Services Department for their work on multiple street resurfacing projects, which is in alignment with City Council priorities. He discussed National Night Out and Citrus Nights.

ADJOURNMENT

Mayor Lopez-Taff adjourned the regular meeting at 7:26 p.m.

Respectfully submitted,

_____

Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: October 28, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Casey Kempenaar, Community Development Director
Nicole Piva, Housing & Human Services Program Coordinator
Stacy Hildebrand, Administrative Technician

SUBJECT: **Review 2027 Final Draft Annual Action Plan and Funding Recommendations for the Community Development Block Grant Program**

Recommendation

This item is a continuation from October 14, 2026, City Council meeting, during which the Council reviewed funding recommendations for the 2027 Community Development Block Grant (CDBG) program and received public testimony.

The City of Citrus Heights is an entitlement jurisdiction under the federal Community Development Block Grant (CDBG) program and receives an annual allocation of CDBG funds from the U.S. Department of Housing and Urban Development (HUD). Although the City's exact 2027 allocation will not be confirmed until mid-2027, staff estimates that the City will receive approximately $600,000 in CDBG entitlement funds.

The 2027 Annual Action Plan outlines the City's proposed use of CDBG funds to address identified community needs and is guided by the priorities and goals established in the 2025–2029 Consolidated Plan, the City's five-year strategic plan for the use of CDBG resources.

Proposed activities for the 2027 program year include:

- Public service programs benefiting low- and moderate-income residents;
- Public infrastructure improvements that enhance accessibility; and
- Planning and administrative activities necessary to support effective program management and compliance with federal requirements.

Staff Recommends the City Council

1. Hear public testimony on the 2027 Draft Annual Action Plan and proposed funding recommendations; and

2. Adopt Resolution 2026-___ Resolution of the City Council of the City of Citrus Heights, California, Approving the Community Development Block Grant 2027 Annual Action Plan and Submit all Required Documents to the U.S. Department of Housing and Urban Development.

Strategic Plan Alignment

This staff report aligns with the following Citrus Heights City Council Strategic Plan Goals:

- Maintain and Enhance Fiscal Stability While Supporting Operational Excellence
- Maintain Public Infrastructure and Enhance all Modes of Transportation
- Diversify for a Vibrant Economy

Fiscal Impact

CDBG funds are federal funds from HUD. The program allows the City to be reimbursed for costs associated with administering the grant. There is no impact on the City's General Fund associated with this action.

Background and Analysis

In January 2000, the City of Citrus Heights became an entitlement community under the federal CDBG program. As an entitlement community, the City receives an annual allocation of CDBG funds directly from HUD based on a federal allocation formula. In 2026, the City received $596,353 in CDBG entitlement funds.

At the time of this report, the federal CDBG allocation for the 2027 program year has not yet been determined by Congress. As a result, the City's final 2027 allocation is not currently known.

Estimated Available Funds

Based on an estimated 2027 CDBG entitlement allocation of $600,000, the City anticipates the following distribution of available funds. This distribution reflects the standard CDBG funding structure, which limits the amount of CDBG funds that may be allocated to public services and program administration, with the remaining funds available for eligible capital projects and other eligible activities. The amounts below are estimates and will be adjusted as necessary once HUD announces the City's final 2027 allocation.

Estimated 2027 CDBG Entitlement Award	**$600,000**
Available for public services (15%)	90,000
Available for administration (20%)	120,000
Available for capital projects	390,000

Public Service Proposals

In response to the City's Request for Proposals (RFP), staff received seven applications from outside agencies seeking CDBG funding for eligible public service activities. The total amount requested is $164,584, compared to an estimated $90,000 available for public services in the 2027 program year. As a result, available funding is insufficient to fully fund all requests. The public service applications are on file with the City and are available for review upon request.

Summary of 2027 CDBG Public Service Applications & Funding Request

Public Service Organization	Service	Funding Request
Campus Life Connection	Sayonara After School Program	30,000
Meals on Wheels	Senior Nutrition Program	16,000
Community Link Capital Region & Project Sentinel	Renters Helpline Program	24,444
Sunrise Christian Food Ministry	Food Closet Program	48,140
Jake's Journey Home	Case Management and Service Navigation Program	26,000
Pride Industry	Workforce Youth Development	20,000
Total Requests		**$164,584**

Public Service Funding Recommendations

On September 21, 2026, City staff reviewed the CDBG funding allocation and associated requests with the Quality-of-Life Committee comprised of Mayor Lopez-Taff and Councilmember Nelson. If the City receives a higher or lower amount of entitlement funds than estimated, the increase or decrease will be split equally between Campus Life Connection, Meals on Wheels, and Sunrise Christian Food Ministry.

Quality-of-Life Committee Recommendation

Public Service Organization	Quality of Life Committee Recommendation
Campus Life Connection	20,000
Meals on Wheels	16,000
Sunrise Christian Food Ministry	29,556
Community Link Capital Region & Project Sentinel *	24,444
Total Public Service Funds	**$90,000**

**The City of Citrus Heights participates in a regional cost-sharing agreement with other jurisdictions to support the Renters Helpline. The City's contribution is based on the proportion of rental units located within its boundaries compared to the total number of rental units across all participating areas.*

Capital Improvement Funding Recommendations

If approved, the City will use the remainder of the 2027 CDBG allocation, estimated at $390,000, to fund CDBG-eligible improvements associated with the City's 2026/2027 Accessibility and Drainage Project.

In partnership with the General Services Department, the project will consist of accessibility improvements to sidewalks throughout the City, including the construction of approximately 240 accessible curb ramps, installation of missing or repair of damaged sidewalks, and relocation of drainage inlets as necessary at various locations to be determined.

Program Income Funds

The City anticipates receiving approximately $50,000 in program income from loan repayments during the 2027 program year. In accordance with CDBG requirements, program income generated from loan repayments will be allocated as follows:

- 80 percent will be deposited into the City's Revolving Loan Fund to support the housing repair program for low- and moderate-income households.
- 20 percent will be allocated to general planning and administrative activities necessary to support the effective administration and management of the CDBG program.

Environmental Review

California Environmental Quality Act (CEQA): The Project is Categorically Exempt under CEQA pursuant to section 15301, as the repair, maintenance or modification of existing facilities involve no or negligible expansion of use beyond that which currently exists.

National Environmental Policy Act (NEPA): The proposed CDBG public service activities are categorically excluded from further environmental review under NEPA pursuant to the applicable provisions of 24 CFR § 58.34. The accessibility improvements qualify under 24 CFR §§ 58.34(a)(12) and 58.35(a)(2) as activities involving the removal of material and architectural barriers to accessibility.

Next Steps

The 2027 Annual Action Plan was made available for public review and comment in accordance with the City's Citizen Participation Plan. To further encourage community engagement, the City Council held public hearings on October 14 and October 28, to receive and consider public feedback on the draft plan.

All comments received will be reviewed and incorporated into the final version of the Annual Action Plan. The final Annual Action Plan must be approved by City Council no later than November 16, 2026, which is 45 days prior to the end of the calendar program year. The Plan will be submitted to HUD for review and approval.

Attachments

1. 2027 Final Draft Annual Action Plan
2. 2027 CDBG Public Service Application Summary
3. Adopt Resolution 2026-___ Resolution of the City Council of the City of Citrus Heights, California Approving the Community Development Block Grant 2027 Annual Action Plan and Submit all Required Documents to the U.S. Department of Housing and Urban Development.

RESOLUTION NO. 2026-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT 2027 ANNUAL ACTION PLAN AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE AND SUBMIT ALL REQUIRED DOCUMENTS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Community Development Block Grant Program (CDBG), authorized under Title 1 of the Housing and Community Development Act of 1974, as amended (the "Act"), requires jurisdictions to issue grants that further the national objective of providing decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income households; and

WHEREAS, the City Council of the City of Citrus Heights, wishes to apply for federal CDBG funds administered by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the City has prepared its 2027 CDBG Annual Action Plan, which allocates the City's CDBG funds to activities that will be undertaken during the 2027 calendar year, including public service programs, public infrastructure improvements, housing rehabilitation, and planning and administration of the CDBG program; and

WHEREAS, the 2027 Annual Action Plan is consistent with the goals and priorities outlined in the 2025-2029 Consolidated Plan, which guides the use of the City's CDBG funds over the five-year planning period; and

WHEREAS, the draft 2027 Annual Action Plan was made available for a public review and comment in accordance with the City's Citizen Participation Plan and the City Council conducted public hearings on October 14, 2026, and October 28, 2026, to receive public input; and

WHEREAS, all comments received during the public review period and hearings will be incorporated into the final 2027 Annual Action Plan; and

WHEREAS, the City of Citrus Heights receives an annual allocation of approximately $600,000 in CDBG funds from HUD; which will be adjusted to reflect the actual amount awarded; and

WHEREAS, at the time of this plan's development, the federal allocation for the City's 2027 CDBG funds has not yet been determined by the U.S. Congress.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS HEREBY:

1. Adopts the 2027 Community Development Block Grant (CDBG) Annual Action Plan; and

2. Authorizes the City Manager, or designee, to execute all necessary contracts, agreements, and documents with outside agencies to administer and carry out the activities identified in the 2027 CDBG Annual Action Plan; and

3. Authorizes the City Manager, or designee, to correct any errors in the adopted 2027 CDBG Annual Action Plan, to make minor adjustments to individual activity allocations not to exceed twenty-five (25%) upon final Congressional appropriation, and to make minor modifications as may be requested by HUD or the City Council in connection with the final submission of the Plan.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights on the 28th day of October 2026 by the following roll call vote:

Ayes: **Council Members:**
Noes: **Council Members:**
Abstain: **Council Members:**
Absent: **Council Members:**

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk

Exhibit:

A. Final Draft 2027 Annual Action Plan

CITRUS HEIGHTS
Solid roots. New growth.

Draft 2027 Community Development Block Grant Annual Action Plan
Public Comment Period September 29 – October 28, 2026

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

1. Introduction

The 2027 Draft Annual Action Plan outlines the City of Citrus Heights goals, strategies, and planned activities for the upcoming program year, covering the period from January 1 to December 31, 2027. This plan represents the third year of implementation of the City's 2025-2029 Consolidated Plan and is designed to address the community development and low-income housing needs identified through data analysis and public engagement.

Developed by the City's Housing and Grants Division, the Action Plan guides the investment of federal Community Development Block Grant (CDBG) funds. For 2027, the City anticipates receiving an annual CDBG allocation, which will support a range of eligible activities, including public services, public infrastructure improvements, and planning and program administration.

To prepare for the 2027 Action Plan, City staff issued a Notice of Funding Opportunity on July 1, 2026, inviting organizations to apply for public service funding and demonstrate how proposed activities will benefit Citrus Heights residents. The City staff prioritized community engagement throughout the process by hosting a funding workshop, consulting with local service providers, holding public meetings, and inviting public feedback during the draft review period.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's key objectives for the 2025-2029 Consolidated Plan are informed by a comprehensive needs assessment, market analysis, and extensive consultations with residents and stakeholders. These goals will guide the City's use of CDBG resources to enhance quality of life, support vulnerable populations, and promote inclusive community development across Citrus Heights. Based on this process, the City has identified three objectives:

- Build healthy communities
- Preserve and expand housing opportunities
- Provide public services that respond to current needs

In addition, the objectives listed above align closely with three of the City Council's Three-Year Goals (2024-2027) associated with the Strategic Plan:

- Maintain and enhance fiscal stability
- Maintain public infrastructure and enhance all modes of transportation
- Diversify for a vibrant community

Within the framework of the 2025-2029 Consolidated Plan, the City of Citrus Heights has identified five strategic goals to guide the allocation of federal Community Development Block Grant (CDBG) funds:

- Fosters affordable housing
- Provide a variety of public services
- Improve accessibility
- Construct or upgrade public facilities
- Affirmatively further fair housing

To achieve these goals, the City has planned the following activities:

- Partnering with Habitat for Humanity of Greater Sacramento to develop 26 affordable homeownership units and with HOPE Cooperative to provide 88 units of permanent supportive housing for eligible residents
- Offering loans and grants to low-income homeowners for critical health and safety repairs
- Supporting nonprofit organizations that deliver essential social services to residents
- Funding programs that serve low-income individuals and families
- Continuing the Renters Helpline program, which helps fulfill the City's commitment to affirmatively further fair housing
- Investing in accessibility improvements and other public infrastructure upgrades across the city

The City anticipates leveraging a combination of funding sources to support these activities, including Community Development Block Grant (CDBG) funds, Permanent Local Housing Allocation (PLHA) funds, ProHousing Incentive Program (PIP), General Fund resources, and program income from loan repayments.

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3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Citrus Heights documents its progress toward Consolidated Plan goals each year through the Consolidated Annual Performance and Evaluation Report (CAPER). This report provides a detailed overview of CDBG fund usage and the outcomes of funded programs and projects. The most recent CAPER and related information are available on the City's website: Community Development Block Grant | Citrus Heights, CA - Official Website.

During the current program year (PY 2026), the City has partnered with several nonprofit organizations to deliver vital public services to low-income residents. These services include meal delivery for seniors, support for an emergency food closet, and an afterschool youth program.

The City also continues to address homelessness and housing instability. In July 2023, the City entered into agreements with Community Link Capital Region (2-1-1 Sacramento) and Project Sentinel to continue providing tenant/landlord counseling, fair housing services, and dispute resolution through a telephone and online Renters Helpline.

In October 2023, the City signed an MOU with the Sacramento County Department of Homeless Services and Housing (DHSH) to provide outreach and navigation services to unsheltered individuals in Citrus Heights. This initiative is funded through ARPA district-directed funds from Sacramento County District 4 Supervisor Sue Frost. As a result, Community Health Workers (CHWs) has been assigned to Citrus Heights, with additional funding for client assistance and administrative support. This funding is expected through the end of 2026.

The City has also invested CDBG and other state and local funds into the 2026/2027 Accessibility & Drainage Project, which includes installation of sidewalks and ADA-compliant curb ramps in low-income neighborhoods and high-traffic areas to improve pedestrian safety and accessibility. This project is ongoing and is expected to be completed by the end of PY 2027.

Through the Home Repair Program, funded by the City's Revolving Loan Fund and/or CDBG funds, low-income homeowners continue to receive assistance for health and safety repairs. This program helps preserve affordable housing and improve living conditions for vulnerable residents.

The City consistently allocates the maximum 15% of its CDBG funds allowed for public services. These funds support a wide range of services, including food assistance, housing counseling, and outreach. Many residents rely on these critical services, and the City remains committed to supporting them with both CDBG and supplemental funding sources whenever available.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In accordance with HUD Consolidated Plan regulations, the City has developed a Citizen Participation Plan that outlines the public input and notification procedures for the preparation of the Consolidated Plan and Annual Action Plans. The primary goal of this plan is to encourage and facilitate community engagement in the planning, funding allocation, and implementation of the CDBG program.

The City used a combination of public notices, direct outreach, stakeholder engagement, and public hearing meetings to provide opportunities for community and nonprofit participation in the development of the 2027 Annual Action Plan.

- July 1, 2026 – Notice of Funding Opportunity (NOFO)
  City staff released a NOFO to inform interested organizations about available CDBG funding. Outreach included:
  - Email notification to a broad mailing list of organizations interested in CDBG funding.
  - A news announcement on the City's Housing and Grants webpage.
  - Public notice of the Draft 2027 Annual Action Plan in the *Citrus Heights Messenger, Slavic and Spanish Sacramento Newspapers*, at City Hall, and on City's webpage.
- July 9, 2026 – CDBG Funding Application Workshop
  City staff hosted a funding application workshop for nonprofit organizations interested in applying for CDBG funds. Ten representatives attended.
- August 4, 2026 – Application Deadline: Deadline for submission of CDBG funding applications.
- September 21, 2026 – Funding Recommendations: The Quality-of-Life Committee (Mayor MariJane Lopez-Taff and Councilmember Nelson) reviewed applications and recommended public service/capital improvement funding allocations.
- September 29-October 28, 2026 – Public Comment Period: The draft 2027 Annual Action Plan was made available for public review and comment.
- October 14, 2026 – First Public Hearing: City Council will hold a public hearing to review the draft Annual Action Plan and receive public comments.
  - Any public comment received will be included int the Action Plan.
- October 28, 2026 – Second Public Hearing: City Council will hold a second public hearing and adopted the 2027 Annual Action Plan by Resolution.
  - Any public comment received will be included int the Action Plan.

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5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City has yet to receive public comment during the time this report has been drafted.

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

No comments have been received. If comments are received they will be incorporated into the Plan.

7. Summary

The City selected three key priorities for the Consolidated Plan:

- Building healthy communities
- Preserve and expand housing opportunities
- Provide public services responsive to current needs

Within the framework of the 2025-2029 Consolidated Plan, the City of Citrus Heights has identified five strategic goals to guide the allocation of federal Community Development Block Grant (CDBG) funds:

- Fosters affordable housing
- Provide a variety of public services
- Improve accessibility
- Construct or upgrade public facilities
- Affirmatively further fair housing

To achieve these goals, the City plans to:

- Support 26 affordable homeownership through Habitat for Humanity of Greater Sacramento and 88 units of permanent supportive housing units through HOPE Cooperative.
- Provide loans for home repairs for low-income homeowners.
- Support nonprofits and program serving low-income and vulnerable residents.
- Continue the Renters Helpline to advance fair housing.
- Fund accessibility improvements.

The City will leverage CDBG, PLHA, PIP, General Fund, and program income from loan payments to support these activities.

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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	CITRUS HEIGHTS	Community Development Department
HOME Administrator	CITRUS HEIGHTS	SHRA

Table 1 – Responsible Agencies

Narrative

The City of Citrus Heights Housing and Grants Division, within the Community Development Department, serves as the lead agency for the Consolidated Plan and the administration of CDBG funds. Within the Housing and Grants Division, the Housing and Human Services Program Coordinator oversees the administration of the CDBG program.

Consolidated Plan Public Contact Information

City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621
Attention: Housing & Human Services Program Coordinator
916-727-4752
nicolep@citrusheights.net
www.citrusheights.net

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

1. Introduction

The City made efforts to consult with a wide-ranging group of stakeholders during the development of the 2025-2029 Consolidated Plan. The City's consultation efforts are summarized in the following sections.

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)).

At the local level, City staff have formed many partnerships with housing providers, social service agencies, and other public and private organizations through programs. These partnerships have allowed the City to enhance residents' quality of life by improving coordination and systems of care among providers, agencies, and nonprofits.

City staff facilitates the Citrus Heights Collaborative, an informal group whose mission is to improve human and social services by sharing information about existing programs connecting local organizations and creating partnerships to avoid duplicate programs and services. The Collaborative meets monthly to discuss local programs; serves as a bridge between agencies and clients; strengthens existing collaborations; develops effective means for community input; and serves as a review and advisory board for competitive grant opportunities. The Collaborative represents a range of organizations and expertise including but not limited to the Citrus Heights Police Department and City Hall staff, Campus Life Connection, PRIDE Industries, San Juan Unified School District, Sunrise Christian Food Ministry, Homeless Assistance Resource Team, Interim Hospice, SMUD, Sunrise Recreation and Park District, Sylvan Oaks Library and community members.

Additionally, the City participates in the Regionally Shared Governance Partnership which works collaboratively and strategically to address homelessness. The task of the Committee is to have discussions about various models of coordination.

The City also maintains active partnerships with:

- San Juan Unified School District to support educational initiatives
- Sunrise Recreation and Park District to improve community facilities, including prior use of CDBG funds for park improvements
- Affordable housing developers, assisting them through the development process to encourage the production of both affordable and mixed-income housing

These partnerships demonstrate the City's commitment to cross-sector collaboration in meeting the housing and service needs of the community.

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.

The City of Citrus Heights actively coordinates with the Sacramento Continuum of Care (CoC), administered by Sacramento Steps Forward, which serves all jurisdictions within Sacramento County. The CoC provides a regional framework to address homelessness through a collaborative, community-wide approach focused on ending homelessness and improving housing stability.

The City's Housing and Human Services Coordinator serves as a board member of the Sacramento CoC, ensuring that the City remains engaged in regional planning, funding decisions, and policy development related to homelessness.

In addition to CoC coordination, the City supports local efforts such as the Citrus Heights Homeless Assistance Response Team (HART), which offers programs including:

- Winter Sanctuary: Cold weather emergency shelter and meals.
- Clothing Connection: Free clothing and essentials for students and families.
- Rental Assistance: Helps prevent housing loss and homelessness.
- Ongoing outreach services connecting the homeless population with available resources.

The City partners with the Sacramento County Department of Homeless Services and Housing (DHSH), which provides Community Health Workers to conduct outreach and connect individuals experiencing homelessness with essential services and resources. Additionally, the City collaborates with Meals on Wheels and Sunrise Christian Food Ministry, which deliver vital food assistance to both individuals experiencing homelessness and those at risk of becoming homeless.

Through these efforts, the City addresses the diverse needs of homeless individuals, families with children, veterans, unaccompanied youth, and persons at risk of homelessness.

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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

Sacramento Steps Forward, the lead agency for the Sacramento Continuum of Care, receives funding through Sacramento Housing Redevelopment Agency (SHRA). In addition, Sacramento Steps Forward administers the Homeless Information Management System (HMIS) as well as the available Emergency Shelter Grant (ESG) funds for the Sacramento region.

The City of Citrus Heights does not meet the population requirement to receive Emergency Shelter Grant funds directly.

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

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of Citrus Heights
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development 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?	Staff consulted with the City Manager on May 13, 2024, to discuss the City of Citrus Heights most pressing housing, community, and economic development needs. Staff from the Administrative Services Department participated in a stakeholder interview on May 3, 2024. Finance Division staff also participated in a stakeholder interview on May 3, 2024, to evaluate the effectiveness of CDBG funds in the City and identify opportunities for improvement. Staff from the Department of Economic Development participated in a stakeholder interview on June 5, 2024. Additionally, Community Development staff participated in an in-depth stakeholder interview on May 30, 2024.
2	**Agency/Group/Organization**	Citrus Heights Police Department
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Citrus Heights Police Department participated in stakeholder interviews on May 8 and May 13, 2024, to discuss housing and community needs. These interviews provided valuable insight into the Citys processes and systems for transitioning individuals with special needs from institutional settings into permanent housing, as well as how coordinated systems of care work to prevent individuals from experiencing homelessness.
3	**Agency/Group/Organization**	Sacramento Regional Transit
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Sacramento Regional Transit District participated in a stakeholder interview on May 29, 2024, to discuss local community and economic development needs.
4	**Agency/Group/Organization**	Habitat for Humanity of Greater Sacramento
	Agency/Group/Organization Type	Regional organization

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Habitat for Humanity of Greater Sacramento participated in a stakeholder interview on May 15, 2024, to discuss the Citys regulatory processes. They noted that City staff are easy to work with; however, the lack of vacant land for residential development remains an ongoing challenge.
5	**Agency/Group/Organization**	SACRAMENTO PUBLIC LIBRARY
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	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?	A staff member from Sylvan Oaks Public Library participated in a stakeholder interview on May 24, 2024, to discuss community and economic development needs, including youth programming, job training, and initiatives to expand access to internet services and broadband infrastructure.
6	**Agency/Group/Organization**	WEAVE
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from WEAVE, Inc. participated in an in-depth stakeholder interview on May 28, 2024. The primary housing needs and barriers identified for WEAVE clients include a shortage of shelter capacity and application requirements that can limit access to housing. The participant also highlighted challenges related to the lack of temporary housing options within the City for survivors of domestic violence. These issues are further compounded by limited public transportation, particularly for survivors who need housing but are employed and/or have children in Citrus Heights.
7	**Agency/Group/Organization**	Community Link Capital Region
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Two representatives from Community Link Capital Region, also known as 211 Sacramento, participated in a stakeholder interview on May 30, 2024, to discuss the Renters Helpline and fair housing barriers in Citrus Heights and Sacramento County.
8	**Agency/Group/Organization**	Sunrise Christian Food Ministry
	Agency/Group/Organization Type	Regional organization

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Sunrise Christian Food Ministry, a nonprofit that provides an emergency food closet to low-income households, participated in a stakeholder interview on May 10, 2024.
9	**Agency/Group/Organization**	Rebuilding Together Sacramento
	Agency/Group/Organization Type	Regional organization
	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?	A representative from Rebuilding Together Sacramento participated in a stakeholder interview on June 6, 2024.
10	**Agency/Group/Organization**	Interim Hospice
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Interim Hospice participated in an in-depth stakeholder interview on May 24, 2024. The participant recommended that City staff consider innovative programs to reduce the digital divide for seniors and older adults, such as youth-led initiatives to assist seniors with setting up technology and internet access, as well as expanded transportation options to support access to grocery stores and medical appointments. These findings are consistent with results from the community survey.

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11	**Agency/Group/Organization**	Citrus Heights Homeless Assistance Resource Team
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Citrus Heights HART participated in a stakeholder interview on May 14, 2024.
12	**Agency/Group/Organization**	Community HealthWorks
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Community HealthWorks participated in a stakeholder interview on May 8, 2024, to discuss homelessness-related needs in Citrus Heights, specifically the needs of individuals experiencing homelessness.

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13	**Agency/Group/Organization**	Sunrise MarketPlace
	Agency/Group/Organization Type	Planning organization Business Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Economic Development 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?	A representative involved in the redevelopment of Sunrise Marketplace participated in a stakeholder interview on May 14, 2024.

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

No agencies or stakeholders were excluded from the consultation process. The City of Citrus Heights made an effort to engage all relevant stakeholders, organizations, and agencies during the development of the Consolidated Plan. All were invited to participate in interviews and provide input.

The City made specific efforts to consult with organizations addressing the digital divide, hazard mitigation, and resilience planning. While direct participation from agencies focused on these issues was not achieved, meaningful feedback was gathered from internal City departments, including Community Development, Economic Development, and Planning, as well as from Public Library staff and individuals working with older adults in Citrus Heights.

Additionally, the City reached out to organizations involved in systems of care to better understand the risk of individuals entering homelessness upon exiting institutional settings such as hospitals, jails, or treatment centers. Although those specific organizations did not participate, valuable insights were obtained through consultation with the Citrus Heights Police Department, which provided perspective on local systems, gaps in services, and trends in homelessness related to institutional discharge.

Through this outreach, the City ensured a robust consultation process that incorporated input from a diverse range of stakeholders, even when direct agency participation was limited.

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	Sacramento Steps Forward	The goal of addressing homelessness.

Table 3 - Other local / regional / federal planning efforts

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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

The City provided multiple opportunities for public participation and comment throughout the Annual Action Plan process, as outlined below. All comments received through the citizen participation process were incorporated into the 2027 Annual Action Plan and carefully considered in establishing annual goals and funding priorities.

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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	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish and Slavic Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	July 1, 2026 – Notice of Funding Opportunity (NOFO) City staff released a NOFO to inform interested organizations about available CDBG funding. Outreach included: • Email notification to a broad mailing list of organizations interested in CDBG funding. • A news announcement on the City's Housing and Grants webpage. • Public notice of the Draft 2027 Annual Action Plan in the *Citrus*	No comments received.	No comments were rejected.	Community Development Block Grant | Citrus Heights, CA - Official Website

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)
			Heights Messenger, Slavic and Spanish Sacramento Newspapers, at City Hall, and on City's webpage.			
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	July 9, 2026 – CDBG Funding Application Workshop • City staff hosted a funding application workshop for nonprofit organizations interested in applying for CDBG funds. Ten representatives attended.	No comments received.	No comments were rejected.	
3	Newspaper Ad	Minorities Non-English Speaking - Specify	The public notice was published in *The Citrus Heights Messenger*, *Slavic*	No comments received.	No comments were rejected.	

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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)
		other language: Spanish and Slavic Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	*and Spanish Sacramento Newspaper*, and posted at City Hall and on the City website. The notice informed the public of the comment period for the 2027 Draft Annual Action Plan and provided the dates of the two public hearings.			
4	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	During the 30-day public review period, the 2027 Draft Annual Action Plan was available at City Hall, Sylvan Oaks Library, and on the City's website.	No comments received.	No comments were rejected.	

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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	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City will hold a public hearing on October 14, 2026, to receive public comments and present staff's funding recommendations for the 2027 Draft Annual Action Plan to the City Council.			
6	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City held a second public hearing on October 28, 2026 to hear public comments and for City Council to adopt the 2027 Annual Action Plan by resolution.			

Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

The City anticipates receiving CDBG funding throughout the Consolidated Plan period.

Anticipated Resources

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
CDBG	public - federal	Admin and Planning Housing Repair Public Improvements Public Services	600,000	50,000	36,171.06	686,171.06	**Annual Allocation**: Estimated $600,000 **Program Income**: Estimated loan payments generated by CDBG funding. The Revolving Loan Fund is sustained through loan repayments, with 80% repayment to be used to issue new loans/grants for housing rehabilitation projects, and the remaining 20% allocated may be used for the planning and administration of the CDBG program. **Prior Year Resources**: These funds were previously allocated to projects that did not move forward. These funds will go towards the 2026/2027 Accessibility & Drainage Project.

Table 5 - Expected Resources – Priority Table

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

The CDBG program does not require matching funds. However, for public service projects, the City asks subrecipients to identify additional funding sources they will use during the program year. This helps ensure that there are enough non-federal and private funds to support activities and reduce reliance on CDBG funds. The City also contributes general funds to support many nonprofits receiving CDBG funding.

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For capital improvement projects, the City combines CDBG funds with other federal and state sources to cover project costs that exceed the City's CDBG allocation.

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's Housing Element identifies vacant and underutilized sites that may support future residential development, including areas within the Sunrise Tomorrow, Auburn Boulevard, and Antelope Crossing planning areas. While the City's land inventory includes sites that could accommodate additional housing, not all identified sites are publicly owned.

The City will continue to evaluate publicly owned or underutilized properties, when appropriate, for their potential to address identified housing needs, including affordable housing. The City will also pursue partnerships and a variety of funding sources to support affordable housing development. Current projects, including the 26-unit Sayonara affordable homeownership project and the 88-unit Auburn Oaks permanent supportive housing project, are expected to contribute to meeting identified housing needs.

Affordable housing development will continue to require multiple funding sources, including state and federal programs, tax credits, private financing, and local resources.

Discussion

Affordable housing development requires multiple funding sources to address financing gaps and remain financially feasible. The City and affordable housing developers will continue to pursue state and federal programs, private financing, federal and state tax credits, and local resources. Leveraging multiple sources is particularly important for competitive tax credit applications, where projects often require funding beyond minimum matching requirements.

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Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster Affordable Housing	2025	2029	Affordable Housing	City-wide	Preserve and Expand Housing Opportunities	CDBG: $50,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
2	Provide a Variety of Public Services	2025	2029	Homeless Non-Homeless Special Needs	City-wide	Build Healthy Communities Provide Public Services Responsive to Current Need	CDBG: $65,556	Public service activities other than Low/Moderate Income Housing Benefit: 2700 Persons Assisted
3	Improve Accessibility	2025	2029	Non-Housing Community Development	City-wide	Build Healthy Communities	CDBG: $390,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Affirmatively Further Fair Housing	2025	2029	Affordable Housing	City-wide	Build Healthy Communities Provide Public Services Responsive to Current Need	CDBG: $24,444	Public service activities other than Low/Moderate Income Housing Benefit: 338 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

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1	**Goal Name**	Foster Affordable Housing
	Goal Description	The City utilizes program income—consisting of loan repayments deposited into its Revolving Loan Fund—to provide new housing rehabilitation loans. Based on anticipated program income of approximately $50,000 during the program year, the City estimates that one household will receive housing repair assistance.
2	**Goal Name**	Provide a Variety of Public Services
	Goal Description	The public services supported under this goal include Campus Life Connection, Meals on Wheels, and Sunrise Christian Food Ministry. Collectively, these nonprofit organizations are expected to serve approximately 2,700 residents of Citrus Heights. Campus Life Connection: $20,000, Meals on Wheels: $16,000, and Sunrise Christian Food Ministry: $29,556.
3	**Goal Name**	Improve Accessibility
	Goal Description	In partnership with the City's General Services Department, CDBG funds will be used to replace and reconstruct noncompliant ADA curb ramps at various locations throughout the City. These improvements will enhance accessibility for persons with disabilities and ensure compliance with applicable federal accessibility standards. The funding allocation for this activity is $390,000. Additional funding, including prior-year CDBG funds, may be incorporated as needed. Any such adjustments are anticipated to remain below 25 percent of the City's annual CDBG allocation and, therefore, would not constitute a substantial amendment.
4	**Goal Name**	Affirmatively Further Fair Housing
	Goal Description	The public services supported under this goal include Community Link Capital Region and Project Sentinel. Collectively, these nonprofit organizations operate the Renters Helpline, which provides information, referrals, and housing-related assistance to renters, including support for landlord-tenant issues, fair housing concerns, and eviction prevention resources. Through this program, it is anticipated that approximately 338 residents of Citrus Heights will receive services during the program year. Funding allocations are as follows: $24,444.

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Attachment 1

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AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Citrus Heights establishes its CDBG allocation priorities to strategically direct limited federal resources toward the community's most pressing and underserved needs. These priorities are guided by an assessment of local conditions, stakeholder input, and program eligibility requirements, with an emphasis on maximizing impact for low- and moderate-income residents.

#	Project Name
1	2027 Planning & Administration
2	2027 Public Services
3	2026/2027 Drainage & Accessibility Project
4	Revolving Loan Fund (ongoing)

Table 7 – Project Information

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

The City's allocation priorities are guided by local housing, community, and economic development needs, with an emphasis on underserved populations. Priority is given to activities that expand affordable housing, support low- and moderate-income households, improve accessibility for persons with disabilities, and strengthen essential services for vulnerable residents. These priorities are informed by community and stakeholder input and data on local needs and service gaps.

Allocation decisions also consider limited CDBG resources, federal eligibility and national objective requirements, and the need to balance funding among housing rehabilitation, public services, and infrastructure. Key challenges include constrained funding, rising construction and service costs, limited provider capacity, and needs that require larger or multi-year investments. Federal regulations and compliance requirements can also limit flexibility in responding to emerging or non-traditional needs.

AP-38 Project Summary

Project Summary Information

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1	**Project Name**	2027 Planning & Administration
	Target Area	
	Goals Supported	
	Needs Addressed	Build Healthy Communities
	Funding	CDBG: $120,000 (estimate)
	Description	A maximum of 20% of its annual allocation toward effectively administering the federal CDBG program by HUD regulations.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Planning and Administration funds will support the administration, oversight, and management of the City's CDBG program. These activities benefit the broader community by ensuring CDBG-funded activities are effectively planned, implemented, monitored, and compliant with federal requirements. No direct household beneficiaries are anticipated from the use of Planning and Administration funds.
	Location Description	Planning & Administration activities will be undertaken by City staff at Citrus Heights City Hall.
	Planned Activities	CDBG Planning and Administration funds will support the administration, planning, coordination, monitoring, and oversight of the City's CDBG program. Activities will include preparing required plans and reports, managing funding applications and agreements, monitoring subrecipients, ensuring compliance with federal requirements, and coordinating community outreach and public participation.
2	**Project Name**	2027 Public Services
	Target Area	City-wide
	Goals Supported	Provide a Variety of Public Services Affirmatively Further Fair Housing
	Needs Addressed	Build Healthy Communities Provide Public Services Responsive to Current Need
	Funding	CDBG: $90,000 (estimate)
	Description	A maximum of 15% of the annual allocation goes toward public services.
	Target Date	12/31/2027

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	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,000 households will benefit from the public service activities provided by nonprofit organizations. The services will benefit low-income households.
	Location Description	Nonprofits offer services at various locations throughout the City: Campus Life Connection: 7836 Sayonara Drive, Citrus Heights Meals on Wheels: Meals are delivered to seniors as well as seniors may attend nearby Café sites. Sunrise Christian Food Ministry: 5901 San Juan Road, Citrus Heights Renters Helpline: Community Link Capital Region (CLCR) is located at 8001 Folsom Boulevard, Sacramento, CA 95691 and Project Sentinel is located at 1490 El Camino Real, Santa Clara, CA 95050.
	Planned Activities	**PY 2027 EN Activities:** Campus Life Connection (Matrix Code 05D, LMC): Operate an after-school center that provides low-income youth with educational support and recreational activities. Activities include mentoring, tutoring, educational games, technology center, and daily nutritious meals to an estimated 90 youth. Estimated funding for this activity is $20,000. Meals on Wheels (Matrix Code 05A, LMC): Provide balanced, nutritious meals Mon-Fri, 250 days per year to an estimated 211 seniors either drive through distribution of meals at Crosswoods Community Center or by delivery to homebound seniors. Estimated funding for this activity is $16,000. Community Link Capital Region and Project Sentinel: Renter's Helpline (Matrix Code: 05K, LMC): To provide a telephone and Internet-based "Renters Helpline" which provides counseling, dispute resolution, and fair housing services for residents in a housing crisis or dispute to approximately 338 households. Funding for this activity is $24,444. Sunrise Christian Food Ministry, Emergency Food Bank (Matrix Code: 05W, LMC): To provide ongoing emergency food to approximately 2,500 low-income and homeless persons in Citrus Heights. Funding for this activity is $29,556.
3	**Project Name**	2026/2027 Drainage & Accessibility Project
	Target Area	City-wide

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	Goals Supported	Improve Accessibility
	Needs Addressed	Build Healthy Communities
	Funding	CDBG: $390,000 (estimate)
	Description	In partnership with the City's General Services Department, CDBG funds will be used to replace and reconstruct non-compliant ADA curb ramps at various locations throughout the City, ensuring improved accessibility and compliance with federal standards.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 individuals will benefit from this activity.
	Location Description	
	Planned Activities	2026/2027 Drainage & Accessibility Project (Matrix Code 03L, LMA): In partnership with the City's General Services Department, CDBG funds will be used to replace and reconstruct non-compliant ADA curb ramps at various locations throughout the City, ensuring improved accessibility and compliance with federal standards.
4	**Project Name**	Revolving Loan Fund (ongoing)
	Target Area	City-wide
	Goals Supported	Foster Affordable Housing
	Needs Addressed	Preserve and Expand Housing Opportunities
	Funding	CDBG: $50,000 (estimate)
	Description	Home Rehabilitation Project: (Matrix Code 14A, National Objective LMH): Receipts from previous CDBG-funded loans are used to make new home repair loans/grants to low-income households. This activity is funded with the City's Revolving Loan Fund using program income generated from loan payments.
	Target Date	12/31/2027 (ongoing depending on loan payments)
	Estimate the number and type of families that will benefit from the proposed activities	Based on anticipated annual program income, approximately 1-2 eligible low-income households are expected to benefit from this activity.

	Location Description	Specific project locations have not yet been identified, as assistance is provided on an application basis. Applicants must submit an eligibility application to verify household income and meet program requirements for home repair assistance.
	Planned Activities	Provide home repair assistance to eligible homeowners whose properties are located within the City of citrus Heights.

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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 distribution of CDBG assistance is based on the nature of each funded activity. Public services and housing rehabilitation activities are available citywide to eligible residents and households, with a focus on serving low- and moderate-income households and other eligible populations.

Capital improvement projects, including accessibility improvements, are selected in coordination with the City's General Services Department. Project locations are determined based on identified community needs, project readiness, and coordination with other planned City projects and initiatives. This approach allows the City to leverage CDBG funds with other local, state, and federal resources and maximize the impact of available funding.

Assistance is not limited to specific geographic areas of low-income or minority concentration; rather, eligible activities are directed to areas and populations that meet applicable CDBG requirements and demonstrate identified community needs.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	0
CDBG Target Area	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not establish geographic priorities for allocating CDBG investments. Public services, housing rehabilitation, and other eligible activities are available citywide to eligible residents and households. This citywide approach allows the City to respond to identified needs wherever they occur and ensures that eligible low- and moderate-income residents have access to available resources. The City intends to continue this approach based on the effectiveness of existing programs and the benefit of providing services throughout the community.

Discussion

No specific geographic priorities are proposed for the program year. CDBG-funded activities will be implemented citywide, with funding directed toward eligible activities and households based on demonstrated needs, program eligibility, and available resources.

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

Introduction

In 2020, the City participated in the Sacramento Valley Analysis of Impediments to Fair Housing Choice (AI), which identified several regional barriers to fair and affordable housing. Key findings include:

- Segregation and access to opportunity: Despite increasing diversity, historic patterns of segregation and exclusion continue to affect access to housing and economic opportunities, particularly for members of protected classes.
- Disproportionate housing needs: Significant disparities exist in homeownership rates, housing cost burden, housing quality, and displacement risk.
- Access to opportunity: Access to quality schools, neighborhood health resources, and public transportation varies throughout the region. The AI identified disparities in school quality among lower- and higher-income areas, lower neighborhood health ratings in Sacramento and Sacramento County, and transportation challenges related to bus service and regional connectivity.

The AI identified several contributing factors, including a limited supply of affordable rental housing, a lack of accessible housing for persons with disabilities, restrictive rental policies, barriers to homeownership, limited public transportation, educational and labor market disparities, and insufficient supportive housing and services for individuals with disabilities.

The AI recommends expanding homeownership opportunities for underrepresented groups, increasing the supply of affordable rental housing, and improving equitable access to opportunity throughout the region.

The City's Housing Element identifies additional local constraints on the development and preservation of affordable housing. These include an aging housing stock that requires ongoing maintenance and preservation, limited land suitable for higher-density multifamily development, environmental constraints such as floodplains and protected trees, and limited financial resources. Development costs may also be increased by design standards, site improvement requirements, impact fees, and permitting costs. Lengthy entitlement and approval processes can further increase development costs, including carrying costs incurred during project review.

Together, these regional and local factors can limit the availability, accessibility, and affordability of housing. The City will continue to support programs and policies that preserve existing affordable housing, expand housing opportunities for eligible households, and address barriers to fair housing

choice consistent with its available resources and applicable federal, state, and local requirements.

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 will continue to promote infill development and seek opportunities to reduce regulatory and economic barriers to affordable housing. The City will also pursue grant funding and other resources to support the development, preservation, and rehabilitation of affordable housing and improve access to transportation.

Discussion

The City will continue implementing the goals and policies identified in its Housing Element and seek opportunities to maintain and expand affordable housing. The Housing Element provides additional information on identified housing constraints and actions to address them.

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

Introduction

The primary obstacle to meeting the needs of underserved residents is limited funding. Economic challenges have also affected local nonprofit organizations, reducing their capacity to provide services needed.

Actions planned to address obstacles to meeting underserved needs

The City will continue to support local nonprofits with available funding, when possible, despite overall budget constraints. The City will also work with regional transit providers to improve access to services located outside Citrus Heights, including services in Sacramento and Sacramento County.

Limited vacant land also constrains new development. As a result, the City will emphasize preservation of existing housing through programs such as the Home Repair Program.

Actions planned to foster and maintain affordable housing

The City's primary affordable housing priorities for the upcoming planning period are to expand affordable homeownership opportunities, support housing stability for lower-income households, and preserve the City's aging housing stock through rehabilitation and maintenance programs. The City will also continue pursuing partnerships and initiatives that increase the supply of affordable and supportive housing.

Planned actions include:

- Home Repair Program: Provide loans to low-income homeowners for health and safety repairs, helping preserve existing affordable housing.
- Sayonara Redevelopment Project: The City has partnered with Habitat for Humanity of Greater Sacramento to provide 26 homeownership units for low-income households. This project is underway and expected to be completed by the end of 2027.
- Auburn Oaks Project: The City has partnered with HOPE Cooperative to support the acquisition and development of 7501 Sunrise Boulevard, providing 88 permanent supportive housing units.

Actions planned to reduce lead-based paint hazards

An estimated 5,300 housing units occupied by low-income households in Citrus Heights were built before 1978 and may contain lead-based paint. The City will address potential hazards through its Home Repair Program, administered by a qualified third-party contractor.

Qualified professionals will assess lead hazards, develop appropriate mitigation or abatement plans, and ensure work complies with lead-safe practices and applicable federal requirements, including Title X of

the Residential Lead-Based Paint Hazard Reduction Act of 1992 and HUD guidelines.

The City will also pursue grant funding for free lead inspections to further protect the health and safety of eligible households.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy focuses on supporting programs that help low-income individuals and families achieve greater economic stability through employment, benefits assistance, and access to supportive services.

Community Health Works will provide outreach to unhoused residents in Citrus Heights, connecting them with housing, health care, and other resources through the end of 2027.

The City will also continue to support the preservation and expansion of affordable housing, recognizing that stable, affordable housing is essential to long-term economic stability and self-sufficiency.

Actions planned to develop institutional structure

The City's Housing and Grants Division is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Annual Action Plan. The Housing Division works in close consultation with City Departments, and the Director of Community Development Department.

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

The City will continue to collaborate with neighboring jurisdictions, including Sacramento County, the City of Sacramento, the Sacramento Housing and Redevelopment Agency, and the Cities of Folsom, Galt, Elk Grove and Rancho Cordova, as well as local nonprofit organizations, to address regional housing and service needs affecting low-income and special needs populations. The City will also coordinate on shared priorities, research regional issues, and, where appropriate, conduct joint subrecipient monitoring to improve the effectiveness and coordination of available resources.

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Program Specific Requirements

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

Introduction

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	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:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

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Citrus Heights Community Development Block Grant (CDBG) Program
Quality of Life Funding Recommendations for CDBG Calendar Year 2027
Meeting Date: Monday, September 21, 2026

Total CDBG Funds Requested $164,584 & Total Funds Available $90,000

Public Service Agency	Service	2027 CDBG Funding Request	Quality of Life Committee Recommendation 2027 CDBG	*2026 CDBG Award Amount*	Quality of Life Committee Recommendation FY 26/27 CSF	*FY 25/26 CSF Award Amounts*
Campus Life Connection	Sayonara After School Program	30,000	20,000	*19,817.65*	22,500	25,000
Meals on Wheels	Senior Nutrition Program	16,000	16,000	*15,817.65*	35,000	-
Sunrise Christian Food Ministry	Food Closet Program	48,140	29,556	*29,373.65*	15,000	-
Community Link Capital Region & Project Sentinel *	Renters Helpline Program	24,444	24,444	*24,444.00*	-	-
Jakes Journey Home	Case Management and Service Navigation Program	26,000	-	-	-	-
PRIDE Industries	Workforce Youth Development Program	20,000	-	-	-	-
TOTALS		**$164,584**	**$90,000**	***$89,452.95*****	**$72,500**	**$25,000**

*The City of Citrus Heights participates in a regional cost-sharing agreement with other jurisdictions to support the Renters Helpline. The City's contribution is based on the proportion of rental units located within its boundaries compared to the total number of rental units across all participating areas.

**During the development process, the City typically estimates receiving approximately $600,000 in CDGB funding. In 2026, the City received a lower-than-expected allocation of $596,353. In response, the City Council ask that the reduced funding be distributed equally among the City's three public service agencies: Campus Life Connection, Meals on Wheels, and Sunrise Christian Food Ministry.

Citrus Heights Community Development Block Grant (CDBG) Program
Quality of Life Funding Recommendations for CDBG Calendar Year 2027
Meeting Date: Monday, September 21, 2026

Agency Name Executive Director	Service Description Eligible CDBG Activity	2027 CDBG Request & Persons Served	CDBG Funds	Summary
Campus Life Connection **Executive Director** Ed Kaczmarek	**Service Description:** Free after-school and summer services for low- and moderate-income youth, including tutoring, mentoring, technology access, nutritious meals, recreation, life-skills, financial literacy, career exploration, and supervised enrichment activities. **Eligible CDBG Activity:** • **Matrix Code:** 05D Youth Services • **National Objective:** LMC – Benefits Low/Mod Limited Clientele • **Accomplishments:** Persons	$30,000 CDBG 80 Youth	2026 $19,817.65 CDBG 2025 $21,698.20 CDBG	The Sayonara Center (Center) has served the Citrus Heights community since 2004, providing a safe, supportive environment for low- and moderate-income youth through academic support, mentoring, recreation, meals, life-skills activities, and enrichment opportunities. **Program Highlights** • **Academic Support**, daily tutoring, homework assistance, educational games, and access to technology. • **Mentoring & Positive Development** promotes school attendance, positive behavior, confidence, and healthy decision-making. • **Sports & Recreation**, basketball, swimming, flag football, camps, and field trips. Additional recreation includes spring break camps, summer camps, Open Center Days, and other special activities throughout the year. • **Nutrition Support**, nutritious meals and snacks are provided daily, including during the summer when school meal programs may be available. • **Life-skills and Career Preparation**, financial education, career workshops, cooking and baking classes help youth develop practical skills. • **Educational & Enrichment Opportunities**, camps, college tours, day trips, and outings expose youth to experiences they may not otherwise have. • **Strong Community Partnerships**, work with the City, CHPD, schools, churches, businesses, and nonprofits. • **Experienced Staff & Volunteers**, supported by dedicated staff and 21 volunteers Provide additional support with tutoring, mentoring, sports and recreation, transportation to activities, camps, field trips, meal preparation and service, and other youth programming. • **Strong Community Presence**, located at 7836 Sayonara Dr., the Center provides services directly within the neighborhood it serves. **Program Operation** The Center operates Monday-Friday during the school year, with extended programing during the summer months from 2:30 PM to 5:30 PM. Summer hours will vary. **Program Staffing** • Site Co-Director: Full-time staff member responsible for overseeing daily program operations, youth activities, mentoring, and implementation. This is a CDBG funded position. • Site Co-Director: Full-time staff member supporting program operations and supervision of elementary, middle, and high-school youth. *No CDBG funds are requested for this position*. • Site Program Intern: Part-time staff member supporting daily youth activities and program operations. *No CDBG funds are requested for this position*. **Use of CDBG Funds** CDBG funding will support 39.81% of Site Co-Director time dedicated to overseeing daily operations.

Citrus Heights Community Development Block Grant (CDBG) Program
Quality of Life Funding Recommendations for CDBG Calendar Year 2027
Meeting Date: Monday, September 21, 2026

Agency Name Executive Director	Service Description Eligible CDBG Activity	2027CDBG Request & Persons Served	CDBG Funds	Summary
Meals on Wheels Sacramento County **Executive Director** Mindy Klick	**Service Description:** Meals on Wheels provides nutritious meals to seniors supporting their independence and helping them remain in their home and community. **Eligible CDBG Activity:** • **Matrix Code:** 05A Senior Services • **National Objective:** LMC – Benefits a presumed group of low- and moderate-income persons, specifically senior citizens • **Accomplishments:** Elderly Persons	$16,000 CDBG 212 Seniors	2026 $15,817.65 CDBG 2025 $17,698.20 CDBG	Since 2010, Meals on Wheels (MOW) has been providing nutritious meals to seniors across Sacramento County, helping them maintain their independence and continue living safely in their homes and community. The program addresses critical issues such as hunger, food insecurity, social isolation, and overall wellness. All meals are prepared in a USDA-certified facility and delivered by trained staff and volunteers who also conduct daily wellness checks, offer nutrition education, and connect clients with community resources. The actual cost of each meal is $8.00. However, when factoring in the overhead, delivery, and administrative costs associated with providing each meal, the total cost is $19.00 per meal. The City's share of the cost is $4.00 per meal. **Congregate Meals Program** All Seasons Café is a community meeting point for mobile seniors who want to connect with other individuals over a hot and nutritious meal. • **Clients Served:** 47 seniors • **Meals Provided:** 250 meals annually • **Schedule:** Lunch served at 11:30 AM on Tuesday, Thursday, and Friday • **Location:** Crosswoods Community Center, 6742 Auburn Blvd. • **Partner:** Sunrise Recreation & Park District **Home-Delivered Meals Program** Provides one-third of the daily nutritional requirements to frail homebound seniors and addresses their social and emotional needs. • **Clients Served:** 165 homebound seniors • **Meals Provided:** 3,750 meals annually • **Frozen Meals:** Delivered once per week (box of five meals) • **Hot Meals:** Delivered Monday through Friday **Use of CDBG funds** Funds will be used to support the cost of meals at a rate of $4.00 per meal. These funds specifically benefit seniors living in Citrus Heights. • The Recipient's allotted share is $4.00 per meal • 4,000 meals served $4.00/per meal = $16,000

Citrus Heights Community Development Block Grant (CDBG) Program
Quality of Life Funding Recommendations for CDBG Calendar Year 2027
Meeting Date: Monday, September 21, 2026

Agency Name Executive Director	Service Description Eligible CDBG Activity	2027 CDBG Request & Persons Served	CDBG Funds	Summary
Community Link Capital Region (211 Sacramento) **Executive Director** Gabriel Kendall **&** **Project Sentinel** **Executive Director** Carole Conn	**Service Description:** Renters Helpline provides landlord/tenant education, dispute resolution, fair housing counseling and services, investigations, and referrals to help prevent housing discrimination and promote housing stability. **Eligible CDBG Activity:** • **Matrix Code:** 05J Fair Housing • **National Objective:** LMC – Benefits low- and moderate-income persons • **Accomplishments:** Persons	$24,440 CDBG* 368 Persons	2026 $24,444 CDBG 2025 $24,272 CDBG	The program aims to reduce housing discrimination and increase access to fair housing resources through counseling, dispute resolution, education, and referrals, with a focus on low-income residents and individuals with disabilities. By funding the Renters Helpline and its partner agencies, the City of Citrus Heights supports its ongoing efforts to affirmatively further fair housing (AFFH), as required by the U.S. Department of Housing and Urban Development (HUD). The program serves as one component of the City's overall AFFH efforts by helping ensure that fair housing resources, education, counseling, and referrals are accessible to those most in need, particularly low-income residents, seniors, and people with disabilities. **Program Agencies** **1. Community Link Capital Region (211 Sacramento)** Operates the Renters Helpline, providing free housing counseling, dispute resolution, fair housing education, and referrals by phone and online. Services include: • Tenant/landlord dispute and eviction assistance • Tenant rights, security deposits, rental assistance, and AB 1482 information • Referrals of fair housing and discrimination complaints to Project Sentinel • Community outreach and housing stability education • **Proposed Accomplishments**: Serve 338 persons through housing counseling, fair housing education, dispute resolution, referrals, and housing stability resources. **2. Project Sentinel** Provides fair housing enforcement, education, and dispute resolution, including: • Fair housing complaint intake and assessment • Counseling, mediation, and conciliation • Referrals to HUD and other enforcement agencies • Community education and outreach • **Proposed Accomplishments:** Serve 30 persons through fair housing counseling, compliant assistance, dispute resolution, referrals, and community education. **Use of CDBG Funds** CDBG funding supports staff time and program costs for both agencies: • Community Link Capital Region: $15,236 • Project Sentinel: $9,204

**The City of Citrus Heights participates in a regional cost-sharing agreement with neighboring jurisdictions to support the Renters Helpline. The City's contribution is based on the proportion of rental units within Citrus Heights compared to the total number of rental units across all participating jurisdictions.*

Citrus Heights Community Development Block Grant (CDBG) Program
Quality of Life Funding Recommendations for CDBG Calendar Year 2027
Meeting Date: Monday, September 21, 2026

Agency Name Executive Director	Service Description Eligible CDBG Activity	2027 CDBG Request & Persons Served	CDBG Funds	Summary
Sunrise Christian Food Ministry **Executive Director** April Jacek	**Sunrise Christian Food Ministry** provides ongoing food assistance to low-income households. **CDBG activity** benefits low-and moderate-income households.	$48,139.14 CDBG 2,500 Households	2026 $29,373.65 CDBG 2025 $31,426.20 CDBG	Sunrise Christian Food Ministry (SCFM) has been a trusted source of food assistance for families in Citrus Heights for over 40 years. The organization is dedicated to building a healthier community by providing access to nutritious food for low-income families, individuals experiencing homelessness, seniors, and youth. **Hours of Operation** • Mon, Tues, Thurs, Fri: 10:30 AM to 1:00 PM • Wed: 5:00 PM – 6:30 PM (evening distribution for working families). *Approximately 40 households are Citrus Heights residents.* **Onsite Drive-Thru Food Distribution** • Each household receives over 100lbs. of recovered food, including fresh, frozen, and nonperishable items • Provides up to 5 days' worth of meals per household **Expand Community Impact** Beyond addressing food insecurity, SCFM offers a variety of community benefits: • **Senior Support**: Dedicated distribution hours and home-delivery services for seniors in Citrus Heights. • **Volunteer Development**: Engages over 100 volunteers, many gaining life and job skills that support their transition into the workforce. • **Availability & Accessibility**: Reduces barriers to food access, strengthens community partnerships, and provides critical safety net for some of the communities most vulnerable residents. **Food Support for Partner Organizations:** SCFM also provides food to several local partners, including but not limited to: • Campus Life Connection, Sunrise Parks & Recreation District, San Juan Unified School District, CH HART, Veterans Community Center, Vintage Oaks, Holy Family Church, 211, local schools, and senior living communities. **Staffing** The program is managed by a Director, Assistant Director, and Transportation Manager, supported by a team of over 100 dedicated volunteers. **Use of CDBG funds** • Funds will be used to support staff time.

Citrus Heights Community Development Block Grant (CDBG) Program
Quality of Life Funding Recommendations for CDBG Calendar Year 2027
Meeting Date: Monday, September 21, 2026

Agency Name Executive Director	Service Description Eligible CDBG Activity	2027 CDBG Request & Persons Served	CDBG Funds	Summary
Jakes Journey Home **Executive Director** Jeanne Shuman	**Service Description:** Jakes Journey Home provides low-barrier outreach, case management, resource navigation, referrals, and basic needs assistance to individuals and families experiencing homelessness or housing instability, connecting them to housing, healthcare, benefits, employment, and supportive services. **Eligible CDBG Activity:** • **Matrix Code:** 05Z Other Public Services • **National Objective:** LMC – Benefits Low/Mod Limited Clientele • **Accomplishments:** Persons	$26,000.00 CDBG 65 Persons	Jakes Journey Home has previously requested CDBG funding but has never been allocated or awarded CDBG funds.	Jakes Journey Home (JJH) has served vulnerable populations since 2020, beginning with mobile outreach to individuals experiencing homelessness and expanding into a full-service Community Assist Center in 2026. JJH serves adults of all ages, including veterans, seniors, individuals with disabilities, and families seeking stability while facing housing instability, mental health challenges, substance use disorders, and other barriers to accessing essential services. **Mobile Outreach Unit** The JJH Mobile Outreach Unit brings services directly to individuals where they are, particularly those experiencing homelessness or facing barriers that make it difficult to access traditional service locations. The Mobile Outreach Unit provides basic needs assistance, relationship-building, resource navigation, referrals, and connections to housing, healthcare, behavioral health, employment, veteran services, and other community resources. By meeting people where they are, JJH builds trust and creates a pathway toward greater stability and connection to ongoing services. **Community Assist Center** The JJH Community Assist Center is a permanent hub designed to expand and strengthen services for individuals and families facing complex life challenges. Located at 5936 Main Ave., Orangevale, the Center extends support to residents of Citrus Heights, Folsom, Orangevale, Fair Oaks, and surrounding areas of Sacramento County. The Center provides low-barrier assistance, including case management, housing navigation, benefits enrollment, document assistance, employment support, veteran services, behavioral health referrals, legal and court-system navigation, and basic needs assistance. The Center is staffed entirely by dedicated volunteers and serves as a trusted point of connection where individuals can access multiple resources and receive support navigating the systems needed to achieve greater stability and self-sufficiency. **Hours of Operation** • Mobile Outreach Unit: Dedicating 1 day a week in Citrus Heights for outreach • Community Assist Center: Monday, Tuesday, Wednesday & Friday | 10:00 AM–2:00 PM **Staffing** Case Manager dedicated to the Community Assist Center will provide services to eligible low- and moderate-income Citrus Heights. The Case Manager will provide direct client support, including intake and assessment, individualized assistance, connections to housing, healthcare, behavioral health, employment, public benefits, and other essential services. Making sure the client is supported through the process to accomplish success. **Use of CDBG funds** • Funds will be used to support staff time and program costs.

Citrus Heights Community Development Block Grant (CDBG) Program
Quality of Life Funding Recommendations for CDBG Calendar Year 2027
Meeting Date: Monday, September 21, 2026

Agency Name Executive Director	Service Description Eligible CDBG Activity	2027 CDBG Request & Persons Served	CDBG Funds	Summary
PRIDE Industries **Executive Director** **Craig Levra**	**Service Description:** PRIDE Industries provide workforce development, employment preparation, career exploration, job readiness, placement, and retention. **Eligible CDBG Activity:** • **Matrix Code:** 05H Employment Training • **National Objective:** LMC – Benefits Low/Mod Limited Clientele • **Accomplishments:** Persons	$20,000 CDBG 25 Persons	In 2022, PRIDE Industries YES! Program received $61,611 in Community Development Block Grant–Coronavirus (CDBG-CV) funding.	PRIDE Industries' YES! Program provides workforce development services to low- and moderate-income youth and young adults ages 16–24 facing barriers to employment, including disabilities, homelessness, foster care, and justice-system involvement. Operating since 2022, YES! builds on PRIDE Industries' extensive experience in disability employment and workforce development. **Program Highlights** • **Target populations,** Low- and moderate-income youth and young adults ages 16-24. • **Priority populations,** Youth with disabilities, homelessness/housing instability, foster care experience, justice-system involvement, poverty, or disconnection from school/work. • **Core service,** Workforce development and employment preparation through the Citrus Heights Career Hub, located at 7011 Sylvan Road, Citrus Heights. • **Services provided,** Career exploration, individualized case management, job-readiness training, resumes, mock interviews, soft skills financial literacy, education/training connections, work experience, job placement, and retention support. • **Youth Engagement,** Staff build relationships with youth, provide individual support, and connect participants to resources, career pathways, education, training, and employment opportunities. • **School & Community Outreach,** Employment specialist engages with youth through Mesa Verde High School and San Juan High School, and other community and education partners. • **Key Partners**, Sierra College, American River College, Butte College, Sacramento State University, SETA, Department of Rehabilitation, foster youth and reentry organizations, and local employers. **Program Operation** Services are provided through the Citrus Heights Career Hub and in the community offering services Monday-Thursday with Friday services available by appointment. **Staffing** • Workforce Inclusion Manager: Provides program oversight, supervision, compliance, reporting, and quality assurance. No CDBG funding is requested for this position. • Workforce Inclusion Employment Specialist: Provides direct youth services, including outreach, case management, career exploration, job readiness, employment placement, and ongoing support. CDBG funding will support 34.7% of the position. **Use of CDBG funds** • CDGB funding will support 34.7% of one Employment Specialist's time dedicated to providing direct services to Citrus Heights youth.

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: October 28, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Amy Van, City Clerk

SUBJECT: **Second Amended Joint Powers Agreement between the City of Citrus Heights, the City of Folsom, the City of Sacramento and the County of Sacramento creating the Sacramento Groundwater Authority**

Recommendation

Staff recommends that the City Council adopt Resolution No. 2026-___ a Resolution of the City Council of the City of Citrus Heights, California, approving the Second Amended Joint Powers Agreement between the City of Citrus Heights, City of Folsom, City of Sacramento, and the County of Sacramento for the Sacramento Groundwater Authority.

Fiscal Impact

There is no fiscal impact associated with this item.

Background and Analysis

The City of Sacramento, the City of Folsom, the City of Citrus Heights, and the County of Sacramento (for the purposes of this staff report are collectively referred to as the "JPA Parties") created the Sacramento North Area Groundwater Management Authority in 1998 to manage, protect and sustain the groundwater resources in Sacramento County, north of the American River.

The JPA Parties created an agreement that established a 16-member Board of Directors that includes municipal water agencies who pump groundwater as well as other representatives (e.g. a representative of agriculture and a representative of "self-supplied" groundwater pumpers). The JPA Parties pooled their police powers as a means to address problematic groundwater use. In 2002, the organization was renamed the Sacramento Groundwater Authority (SGA).

The City of Citrus Heights current appointments to the SGA are Caryl F. Sheehan and Raymond A. Riehle as the alternate. Per the JPA Agreement the appointments are for a term of four years.

Since the last update of the JPA in 2002, several matters have risen that need to be addressed in a revised JPA. The revisions proposed in this JPA address those matters which include:

- The dissolution of the Del Paso Manor Water District (DPMWD). The existing JPA has a seat for the DPMWD which was dissolved in 2025 and no longer exists. DPMWD's assets, liabilities and customers were absorbed into the Sacramento Suburban Water District. Currently, the DPMWD position is treated as a vacancy, creating challenges for forming a quorum of the Board of Directors. The proposed JPA revisions remove DPMWD as a member on the Board of Directors.
- The passage of the Sustainable Groundwater Management Act (SGMA) in 2014. SGMA gave groundwater sustainability agencies (GSA) certain powers to manage groundwater use. The SGA became a GSA after the passage of SGMA. Revisions to the proposed revised JPA remove conflicts between the JPA Parties delegated powers and SGMA powers.
- Address the time lag between Board members nominating a board member and the JPA parties appointing the member. The current JPA requires the JPA Parties to appoint a board member and this may take weeks to do. This can be especially challenging when a resignation, death, or a member losing an election occurs, and may result in a member agency not having representation on the Board. The proposed JPA revisions allow for a member agency to recommend a board member who may vote immediately, but the JPA Parties will have complete discretion to appoint the member.
- In addition to the items described above, the proposed JPA revisions reduce administrative burden by removing the requirements to have meeting minutes forwarded to the JPA Parties.

Attachments

1. Resolution No. 2026-___ Approving the Second Amended Joint Powers Agreement for the Sacramento Groundwater Authority
2. Second Amended Joint Powers Agreement between the City of Citrus Heights, the City of Folsom, the City of Sacramento, and the County of Sacramento creating the Sacramento Groundwater Authority

RESOLUTION NO. 2026- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING THE SECOND AMENDED JOINT POWERS AGREEMENT BETWEEN THE CITY OF CITRUS HEIGHTS, CITY OF FOLSOM, CITY OF SACRAMENTO AND THE COUNTY OF SACRAMENTO FOR THE SACRAMENTO GROUNDWATER AUTHORITY

WHEREAS, the City of Citrus Heights, together with the City of Folsom, City of Sacramento, and County of Sacramento, entered into a Joint Powers Agreement in 1998 creating the Sacramento North Area Groundwater Management Authority for the purpose of managing, protecting, and sustaining groundwater resources within Sacramento County north of the American River; and

WHEREAS, in 2002, the Sacramento North Area Groundwater Management Authority was renamed the Sacramento Groundwater Authority (SGA); and

WHEREAS, the current Joint Powers Agreement ("Agreement") established a sixteen-member Board of Directors consisting of representatives from municipal water purveyors and other groundwater stakeholders and specifies that the City of Citrus Heights appoints the Citrus Heights Water District's delegate to the Authority's governing board; and

WHEREAS, several minor modifications to the Agreement are proposed, and are included in the Second Amended Agreement as Attachment 2 to the staff report.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does hereby approves the amended Agreement and further authorizes the Mayor to sign the Agreement.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 28th day of October 2026 by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

_____
MariJane Lopez-Taff, Mayor

ATTEST:

_____
Amy Van, City Clerk

SECOND AMENDED JOINT POWERS AGREEMENT BETWEEN THE CITY OF CITRUS HEIGHTS, THE CITY OF FOLSOM, THE CITY OF SACRAMENTO AND THE COUNTY OF SACRAMENTO CREATING THE SACRAMENTO GROUNDWATER AUTHORITY

This Second Amended Agreement amends the Joint Powers Agreement creating the Sacramento Groundwater Authority initially adopted in 1998 and first amended by agreement dated May 7, 2002, by and between the City of Citrus Heights, a municipal corporation, the City of Folsom, a municipal corporation, the City of Sacramento, a municipal corporation, and the County of Sacramento, a political subdivision of the State of California ("County") (collectively "Parties"). Except as amended, the Agreement remains in full force and effect.

RECITALS

WHEREAS, each of the Parties to this Agreement is a local government entity functioning within the County of Sacramento; and

WHEREAS, pursuant to the Joint Exercise of Powers Act (Chapter 5 of Division 7 of Title 1 of the California Government Code), two or more public agencies may by agreement jointly exercise any power held in common by the agencies entering into such an agreement; and

WHEREAS, on August 29, 2014, the California Legislature passed comprehensive groundwater legislation contained in SB 1168, SB 1319 and AB 1739. Collectively, those bills, as subsequently amended, enacted the "Sustainable Groundwater Management Act," or "SGMA." Governor Brown signed the legislation on September 16, 2014, and it became effective on January 1, 2015; and

WHEREAS, each of the Parties hereto has under its police power the authority to regulate groundwater; and

WHEREAS, each of the Parties hereto, or collectively as the Sacramento Groundwater Authority, is authorized to become, or participate in, a Groundwater Sustainability Agency ("GSA") under SGMA; and

WHEREAS, the Parties hereto find that it is to their mutual advantage and benefit to maintain such a groundwater management authority pursuant to this Agreement in order to participate in the implementation of a Groundwater Sustainability Plan; and

WHEREAS, the Parties hereto find and declare that the conservation of groundwater resources within the North Area Basin for agricultural and municipal and industrial uses is in the public interest and for the common benefit of all water users within the County of Sacramento; and

WHEREAS, the overriding purpose of the joint powers authority established pursuant to this Agreement is to maintain the sustainable yield of the North Area Basin as set forth in the Groundwater Sustainability Plan; and

WHEREAS, it is the desire of the Parties hereto to use the groundwater management powers which they have in common that are necessary and appropriate to further the purposes for which the joint powers authority is being established; and

WHEREAS, the Parties seek to modify this Agreement because SGMA granted broad powers to manage groundwater and the Parties intend to incorporate those authorities unless expressly prohibited herein; and

WHEREAS, the Parties further seek to modify this Agreement because one of the original agencies on the Board of Directors dissolved, which requires a modification to remove them; and

WHEREAS, the Parties hereto are receptive to amending this Agreement in the future to include public agencies outside the County of Sacramento who have a specific and relevant interest in the North Area Basin.

NOW, THEREFORE, in consideration of the promises, terms, conditions, and covenants contained herein, the City of Citrus Heights, the City of Folsom, the City of Sacramento and the County hereby agree the following shall constitute the Second Amended JPA Agreement:

1. Incorporation of Recitals. The foregoing recitals are hereby incorporated by reference.

2. Definitions. As used in this Agreement, the following words and phrases shall have the meanings set forth below unless the context clearly indicates otherwise.

(a) "Conjunctive use" shall mean the planned management and use of both

groundwater and surface water in order to maintain the sustainable yield of the North Area Basin.

(b) "North Area Basin" shall mean the portion of the North American Subbasin within Sacramento County.

(c) "Sustainable yield" shall mean the maximum quantity of water, calculated over a base period representative of long-term conditions in the basin and including any temporary surplus, that can be withdrawn annually from a groundwater supply without causing an undesirable result. Sustainable yield requires a balance between extraction and basin recharge and is expressed as the number of acre feet of groundwater per year which can be extracted from the North Area Basin on an average annual basis as set forth in the Groundwater Sustainability Plan.

(d) "Water Production," for purposes of determining assessments, fees or charges to support Water Costs of the Authority, means the total amount of groundwater produced within the boundaries of the Authority by each retail provider, by Agricultural Interests, and by Commercial/Industrial Self-Supplied Water Users for use within the boundaries of the Authority or other areas approved by the Board.

3. Purpose. This Agreement is being entered into in order to establish a joint powers authority for the following purposes:

(a) to maintain the long-term sustainable yield of the North Area Basin;

(b) to manage the use of groundwater in the North Area Basin and facilitate implementation of an appropriate conjunctive use program by water purveyors;

(c) to coordinate efforts among those entities represented on the governing body of the joint powers authority to devise and implement strategies to safeguard groundwater quality; and

(d) to work collaboratively with other entities, including groundwater management authorities that may be formed in other areas of the County of Sacramento and adjacent political jurisdictions, to promote coordination of policies and activities throughout the region.

4. Establishment Of The Authority. There is hereby established pursuant to the Joint Exercise of Powers Act a joint powers authority which shall be a public entity separate from the Parties to this Agreement. The name of such entity shall be the Sacramento Groundwater Authority ("Authority"). The boundaries of the Authority shall be as follows: north of the American River to the Sacramento County line; bounded on the south by the American River; on the west by the Sacramento River; on the north and east by the Sacramento County line; and including the City of Folsom. A map depicting the boundaries of the Authority is attached hereto and incorporated herein as Exhibit "A".

5. Membership Of The Governing Board. The governing body of the Authority shall initially be a Board of Directors of fifteen (15) members consisting of the following representatives who shall be appointed in the manner set forth in Section 7 of this Agreement:

(a) An elected member of the governing board or designated employee of each of the following public agencies: the City of Folsom, the City of Sacramento and the Sacramento County Water Agency.

(b) An elected member of the governing board of each of the following public agencies: the Carmichael Water District, the Citrus Heights Water District, the Fair Oaks Water District, the Rio Linda/Elverta Community Water District, the Sacramento Suburban Water District, and the San Juan Water District.

(c) A member of the board of directors, or designee thereof, of each of the following private water purveyors or investor owned utilities: the Golden State Water Company California-American Water Company, the Natomas Central Mutual Water Company and the Orange Vale Water Company.

(d) One representative of Agricultural Interests within the boundaries of the Authority.

(e) One representative of Commercial/Industrial Self-Supplied Water Users within the boundaries of the Authority.

6. Adjustment To Composition Of Governing Board.

(a) Should circumstances change in the future, any person or entity may petition the Parties hereto to amend this Agreement so as to add or delete representatives to

the Governing Board to accurately reflect groundwater production within the boundaries of the Authority.

(b) The acquisition, takeover, consolidation or merger of a member of the Governing Board by another member of the Governing Board, all within the SGA service area, shall not require a petition to amend this Agreement but shall instead automatically adjust the membership numbers to reflect this change.

7. <u>Appointment Of Members Of Governing Board</u>.

(a) The members of the Governing Board of the Authority[1] shall be appointed as follows:

(i) The City of Folsom representative shall be appointed by the Folsom City Council.

(ii) The Agricultural Interests representative shall be appointed by the County Board of Supervisors.

(iii) The representative of Commercial/Industrial Self-Supplied Water Users shall be appointed by the Sacramento City Council.

(iv) The Citrus Heights City Council shall appoint the representative of the Citrus Heights Water District.

(v) The Sacramento City Council shall appoint the representatives of the following entities: Golden State Water Company, California-American Water Company, the City of Sacramento, the Natomas Central Mutual Water Company, and Sacramento Suburban Water District.

(vi) The County Board of Supervisors shall appoint the representatives of the following entities: Carmichael Water District, Fair Oaks Water District, Orange Vale Water Company, Rio Linda/Elverta Community Water District, San Juan Water District and the Sacramento County Water Agency.

(b) The entities listed in subsections (a)(v) and (vi), above, will submit a recommended appointee for their respective representatives to the appointing Party.

[1] Each appointment assumes the voluntary participation of the appointed entity.

The recommended appointee representative may participate on the Governing Board of the Authority prior to the final appointment by the Party responsible for the appointment. The appointing Party shall act within six months on such recommendation or the recommendation shall terminate, but shall retain the absolute discretion to appoint any person satisfying the criteria for appointment set forth in Section 5 hereof.

8. Governing Board Voting Requirements.

(a) Each member of the Governing Board of the Authority shall have one vote. With the exception of fiscal items as set forth in subsections (b) and (c) below, a majority vote of all members of the Governing Board is required to approve any item.

(b) Fiscal items related to the **Administrative Costs** of the Authority shall require approval by a double majority consisting of the following: a majority vote of all members of the Governing Board and a majority vote weighted according to the financial contribution of each Retail Provider, of Agricultural Interests, or of Commercial/Industrial Self-Supplied Water Users to the total administrative budget for the last complete fiscal year. The weighted vote of each member of the Governing Board shall be established and fixed annually at the time the Financing Plan for the administrative budget is adopted, and shall remain in effect throughout the succeeding fiscal year and shall apply to all votes on fiscal items related to the Administrative Costs of the Authority.

(c) Fiscal items related to **Water Costs** shall require approval by a double majority consisting of the following: a majority of all members of the Governing Board and a majority vote weighted on the basis of Water Production as defined in Section 2(d) hereof.

(d) For purposes of subsection (c) hereof, the weighted vote of the representative of Agricultural Interests and the Commercial/Industrial Self-Supplied Water Users representative shall be weighted on the basis of groundwater production by all such interests and users within the boundaries of the Authority, adjusted to reflect any differential rate which may be paid by a particular classification of water users; e.g., if each acre-foot of water pumped equals one vote and Agricultural Interests pump 100,000

acre feet, but pay only 20% of the per acre-foot assessment, fee or charge levied on other types of pumpers, the vote of the Agricultural Interests representative would be calculated at 20,000 votes.

(e) Water Production, as defined in Section 2(d) hereof, shall be based on an annual determination by the governing body of the Authority during the previous calendar year. Until such time as the governing board of the Authority makes its annual determination of Water Production, the last complete yearly calculation shall be controlling for purposes of the double majority requirement set forth in subsection (c) above.

9. Quorum. A majority of the members of the Governing Board shall constitute a quorum for purposes of transacting business, except less than a quorum may vote to adjourn a meeting.

10. Terms Of Office. With the exception of the initial term of the representatives appointed by the City of Folsom and the City of Sacramento, the term of office of each member of the Governing Board of the Authority shall be for a period of four (4) years. For the purpose of providing staggered terms of office, the term of the initial representatives appointed by the City of Folsom and the City of Sacramento shall be for a period of two (2) years. Thereafter, the term of office of each representative appointed by the City of Folsom and the City of Sacramento shall be for a period of four (4) years. Each member of the Governing Board shall serve at the pleasure of the appointing body and may be removed as a member of the Governing Board by the appointing body at any time. If at any time a vacancy occurs on the Governing Board, a replacement shall be appointed by the represented entities to fill the unexpired term of the previous representative pursuant to the provisions of Section 7 hereof within ninety (90) days of the date that such position becomes vacant.

11. Alternates. The City of Citrus Heights, the City of Folsom, the City of Sacramento and the County, in addition to their regular appointments, shall appoint one or more persons with the required qualifications to serve as alternate members for each representative entity of the Governing Board of the Authority. The entities listed in subsections 6 (a)(v) and (vi) above shall submit a recommended appointment for their respective alternate to the appointing Party. The recommended alternate representative may participate on the Governing Board of the Authority prior to the final appointment by the Party responsible for the appointment. The appointing Party shall act promptly on such recommendation, but shall retain the absolute discretion to appoint any person satisfying the criteria for appointment set forth in Section 5 hereof. Any such alternates shall be empowered to cast votes in the absence of the regular members or, in the event of a conflict of interest preventing the regular member from voting, to vote because of such a conflict of interest.

12. Organization Of The Authority. The Governing Board of the Authority shall elect a chair, a vice chair and such other officers as the Governing Board shall find appropriate. Such officers shall serve for a term of one (1) year unless sooner terminated at the pleasure of the Governing Board.

13. Treasurer, Controller, Clerk and Legal Counsel. The Governing Board of the Authority shall appoint a treasurer, controller, clerk and legal counsel as it deems appropriate. The controller of the Authority shall cause an independent annual audit of the Authority's finances to be made by a certified public accountant in compliance with Government Code Section 6505. The treasurer of the Authority shall be the depositor and shall have custody of all money of the Authority from whatever source. The controller of the Authority shall draw warrants to pay demands against the Authority when the demands have been approved by the Authority or by its authorized representative pursuant to any delegation of authority adopted by the Authority. The treasurer and controller shall comply strictly with the provisions of statutes relating to their duties found in Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the Government Code.

14. Executive Director. The Governing Board of the Authority shall appoint an

Executive Director who shall be responsible to the Governing Board for the proper and efficient administration of the Authority as directed by the Governing Board pursuant to the provisions of this Agreement or of any ordinance, resolution or order of the Governing Board. In addition to any other duties which may be assigned, the Executive Director shall have the following authority:

(a) under the policy direction of the Governing Board, to plan, organize and direct all Authority activities;

(b) to authorize expenditures within the designations and limitations of the budget approved by the Governing Board;

(c) to make recommendations to and requests of the Governing Board concerning any matter which is to be performed, done or carried out by the Governing Board;

(d) to have the authority to appoint, discipline, assign and otherwise supervise and control the activities of any employees or contractors which may be hired or retained by the Authority; and

(e) to have charge of, handle and have access to any property of the Authority.

15. Meetings. The Authority shall provide for regular and special meetings in accordance with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code) or with any successor provision.

16. Powers and Functions.

(a) The Authority shall have no power to regulate land use or to engage in the retail sale of water and shall be prohibited from restricting or otherwise limiting the extraction of groundwater within the boundaries of the Authority except as authorized in SGMA. The Authority shall further be prohibited from funding any capital construction projects, except as provided in subsection 16 (b)(ix) below.

(b) Subject to the limitations set forth in subsection (a), the Authority shall have any and all powers commonly held by the Parties hereto necessary or appropriate to regulate groundwater within the boundaries of the Authority including, but not limited to, the following powers:

(i) Collect and monitor data on the extraction of groundwater from, and the

quality of groundwater in, the North Area Basin;

(ii) Establish and administer a Conjunctive Use program for the purpose of maintaining Sustainable yields in the North Area Basin consistent with the Groundwater Sustainability Plan;

(iii) Buy and sell water on other than a retail basis;

(iv) Exchange water;

(v) Distribute water in exchange for ceasing or reducing groundwater extractions;

(vi) Spread, sink and inject water into the North Area Basin;

(vii) Store, transport, recapture, recycle, purify, treat or otherwise manage and control water for the beneficial use of persons and property within the Authority;

(viii) To implement any Conjunctive Use program which the Authority deems necessary to maintain Sustainable yields in the North Area Basin consistent with the Groundwater Management Element; and

(ix) To construct, own and maintain facilities that allow for the measurement of groundwater conditions or other necessary geophysical measurements within the North Area Basin.

(x) Study and plan ways and means to implement any or all of the foregoing powers.

(c) For purposes of exercising the authority set forth in subsection (b), and subject to the limitations set forth in subsection (a), the Authority shall have the following corporate and political powers:

(i) To sue and be sued in all actions and proceedings in all courts and tribunals.

(ii) To adopt a seal and alter it at its discretion.

(iii) To take by grant, purchase, gift, devise or lease, to hold, use and enjoy, and to lease, convey or dispose of, real and personal property of every kind, within or without the boundaries of the Authority, necessary or convenient to the

full exercise of its power.

(iv) For the common benefit of the Authority, to store water in underground water basins or reservoirs within and outside the Authority, to appropriate water and acquire water rights within or outside the Authority, to import water into the Authority, and to conserve, or cause the conservation of, water within or outside the Authority.

(v) To exercise the right of eminent domain to take any property necessary to supply the Authority or any portion of it with replenishment water; provided that the right of eminent domain may not be exercised with respect to water and water rights, and may not be exercised with respect to any property owned or occupied by any of the Parties hereto or the entities represented on the Governing Board of the Authority.

(vi) To act jointly, or cooperate, with the United States or any agency thereof, the state, or any county or agency thereof, or any political subdivision or district therein, including flood control districts, private and public corporations, and any person, so that the powers of the Authority may be fully and economically exercised.

(vii) To cause taxes, assessments, fees or charges to be levied in accordance with applicable State law, and in a manner consistent with the Groundwater Management Element, to accomplish the purposes of the Authority.

(viii) To require the permitting of groundwater extraction facilities within the boundaries of the Authority, to maintain a record of extraction with respect to any such facilities, and to require the installation of meters on groundwater extraction facilities for the purpose of determining the amount of groundwater being extracted from the North Area Basin.

(ix) To make contracts, employ labor and to do all acts necessary for the full exercise of the Authority's powers.

(x) To carry on technical and other investigations of all kinds necessary to

further the purposes of the Authority.

(xi) To fix rates at which water acquired by the Authority shall be sold for replenishment purposes, and to establish different rates for different classes of service or conditions of service, provided that the rates shall be uniform for like classes and conditions of service.

(xii) To participate in any contract under which producers may voluntarily agree to use surface water in lieu of groundwater, and to that end the Authority may become a party to the contract and pay from Authority funds that portion of the cost of the surface water as will encourage the purchase and use of that water in lieu of pumping so long as persons or property within the boundaries of the Authority are directly or indirectly benefitted by the resulting replenishment of the North Area Basin.

(xiii) To apply for, accept and receive state, federal or local licenses, permits, grants, loans or other aid from any agency of the United States, the State of California, or other public or private entity necessary or appropriate for the Authority's full exercise of its powers.

17. Budgets. Within ninety days after the first meeting of the Governing Board of the Authority, and thereafter prior to the commencement of each fiscal year (defined as July 1 through June 30), the Governing Board shall adopt a budget for the Authority for the ensuing fiscal year.

18. Termination. This Agreement shall remain in effect until terminated by one of the Parties hereto pursuant to this section. This Agreement may be terminated by any of the Parties hereto at any time and for any reason by providing ninety (90) days written notice of termination to the other Parties. Except as provided in Section 19(b) hereof, the Authority shall automatically terminate upon the effective date of the termination of this Agreement.

19. Disposition Of Authority Assets Upon Termination.

(a) In the event of the termination of the Authority where there will be a successor public entity which will carry on the functions of the Authority and assume its assets, the

assets of the Authority shall be transferred to the successor public entity.

(b) If there is no successor public entity which will carry on the functions of the Authority and assume its assets, the assets shall be returned to the Parties hereto in proportion to the contribution of each party during the term of this Agreement.

(c) If there is a successor public entity which will carry on some of the functions of the Authority and assume some of its assets, the assets of the Authority shall be allocated by the Governing Board of the Authority between the successor public entity and the Parties hereto.

20. Liabilities. The debts, liabilities and obligations of the Authority shall be the debts, liabilities and obligations of the Authority alone, and not of the Parties to this Agreement, unless otherwise provided by law.

21. Rules. The Governing Board of the Authority may adopt from time to time such rules and regulations for the conduct of its affairs as it deems necessary and appropriate.

22. Minutes. The clerk appointed by the Governing Board of the Authority shall cause to be kept minutes of all meetings of the Governing Board.

23. Effective Date. The Authority was created on October 13, 1998. This Agreement, which replaces and supersedes all prior Agreements and Amendments to the Joint Powers Agreement creating the Authority, shall become effective when the governing bodies of all the Parties shall have authorized its execution.

24. Amendments. This Agreement may only be amended by the affirmative vote of the governing bodies of all of the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto execute this Agreement on the date last signed below.

CITY OF CITRUS HEIGHTS

Dated: _____ By _____
Mayor

Attest:

_____
City Clerk

Approved As To Form:

_____
City Attorney

CITY OF FOLSOM

Dated: _____ By _____
Mayor

Attest:

_____
City Clerk

Approved As To Form:

_____
City Attorney

CITY OF SACRAMENTO

Dated: _____ By _____
Mayor

Attest: Approved As To Form:

_____ _____
City Clerk City Attorney

COUNTY OF SACRAMENTO

Dated: _____ By _____
Chairperson, Board of Supervisors

Attest: Approved As To Form:

_____ _____
Clerk of the Board County Counsel

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: October 28, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Amy Van, City Clerk

SUBJECT: **Youth Advisory Commission Appointments**

Recommendation

The Education & Community Programs Committee reviewed the applications and is recommending that the City Council appoint the following individuals to the Youth Advisory Commission for a one-year term:

- Abigail Davis
- Kameron Edwards
- Emelin Hernandez Serrano
- Charles Howland
- Tyler Panag
- Lilliana Perez-Salazar
- Hana Robbins
- Gabreal Sansing

Staff recommends the City Council review and discuss the Committee's recommendation and confirm the appointments to the City's first Youth Advisory Commission.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Enhance Community Vibrancy and Engagement

Fiscal Impact

There is no fiscal impact associated with this item.

Background and Analysis

On February 1, 2026, the City Council adopted a resolution establishing a Youth Advisory Commission (YAC). The YAC would serve as a voice for the youth of Citrus Heights to identify their unmet needs, review existing programs, and provide recommendations and information to the City Council and the public at large on topics related to youth as follows:

- Advise the City Council and staff on policies, programs, and initiatives impacting youth.
- Provide recommendations to enhance youth engagement in civic life and community development.
- Participate in community projects and City events, serving as ambassadors for City programs.
- Review and comment on proposed ordinances or programs affecting youth.
- Identify and propose youth-led initiatives aligned with City priorities.
- Prepare and present an annual report summarizing activities, recommendations, and accomplishments.
- Attend monthly meetings and periodic City Council meetings to maintain active participation.

The Youth Commission would be comprised of 13 Citrus Heights students, dependent on applications received, who are entering grades 8 through 12 and reside in the City of Citrus Heights. Meetings would be held at least once a month generally during the academic year. Members would serve a one-year term and may be reappointed for one additional consecutive term, for a maximum of two years of service.

Following the development of an application process, the City Clerk's Office accepted applications from May until September, the application period was extended from June until September to provide an additional opportunity for interested youth to apply.

The City received a total of nine applications as follows:

Youth Commission Candidates

Name	Grade	School
Abigail Davis	11	Mesa Verde High School
Kameron Edwards	11	San Juan High School
Emelin Hernandez Serrano	12	Mesa Verde High School
Charles Howland	12	Mesa Verde High School
Tyler Panag	12	Mesa Verde High School
Lilliana Perez-Salazar	10	Mesa Verde High School
Hana Robbins	8	Sylvan Middle School
Gabreal Sansing	12	The Cottonwood School
Jasmine Vang (*not a resident of Citrus Heights)	12	Mesa Verde High School

The Education & Community Programs Committee comprised of Mayor Lopez-Taff and Vice Mayor Middleton reviewed the applications and are recommending eight of the applicants be appointed as stated in the recommendation above.