



CITY OF CITRUS HEIGHTS

REACH OUT

Residents' Empowerment Association of Citrus Heights

VOLUME 4 ISSUE 5

MAY 2015

A Monthly Publication to Keep Area Residents Informed of City Projects and Events



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UPCOMING EVENTS

Monday, May 4.....6:00 pm
 Monday, May 4.....7:00 pm
 Wednesday, May 13.....7:00 pm
 Thursday, May 14..... 7:00 pm
 Monday, May 25.....
 Wednesday, May 27.....7:00 pm
 Thursday, May 28.....7:00 pm



R.E.A.C.H Monthly Meeting
 History & Arts Commission Meeting
 Planning Commission Meeting
 City Council Meeting
 Memorial Day City Hall Closed
 Planning Commission Meeting
 City Council Meeting

These dates are subject to change: For up-to-date information about events please refer to the City website at: www.citrusheights.net.

City Hall Phone Directory

Police

City Hall Offices	725-2448	General Business	727-5500
Community Center	727-5400	Non-Emergency Dispatch	727-5500
Building Division	727-4760	Watch Commander	727-5522
Business Licenses	727-4907	Crimes tip-line	727-5524
Garbage/Recycling	725-9060	Narcotics tip-line	727-5523
General Services	727-4770	Traffic hotline	727-5525
Job Line	727-4900	Code Enforcement	725-2845
TDD	725-6185	Emergency Services	dial 9-1-1
Animal Services	725-PETS		
Animal Lost and Found	727-4850		
Planning Division	727-4740		
Pothole Reporting	727-4770		

R.E.A.C.H represents the interests of the community and its citizens and encourages participation in neighborhoods to improve the quality of life in our city. R.E.A.C.H meets the 1st Monday of each month at 6:00 p.m. in the Trellis Hall (6237 Fountain Square Drive). Visit www.citrusheights.net or call (916)725-2448 to find out more about the neighborhood group that serves in your area.





From the desk of the Chief



CHPD's Problem Oriented Policing (POP) unit is dedicated to protecting the quality of life we enjoy in our city. To do so, they employ a variety of crime prevention and problem solving strategies, one of which is CPTED: Crime Prevention through Environmental Design.

Crime prevention through environmental design is an approach to problem solving that considers environmental conditions when assessing the opportunity for crime or other unintended or undesirable behaviors. CPTED attempts to reduce or eliminate those opportunities by using elements of the environment to (1) control access; (2) provide opportunities to see and be seen; and (3) define ownership and encourage the maintenance of the area.

The CPTED model emerged out of research between crime and place; specifically, the crime event, how a criminal offender perceives and uses the environment to commit the crime, and what features of the environment afford opportunities for undesirable activity. The research revealed:

- crime is specific and situational
- the distribution of crimes is related to land use and transportation networks
- offenders are opportunistic and commit crimes in places they know well
- opportunity arises out of daily routines and activities
- places with crime are often also places without observers or guardians

CPTED differs from other crime prevention or security measures because it specifically targets aspects of design, while other measures tend to focus on 'target hardening', that is, denying access to a target using locks and bars, or sensors and cameras to detect and identify an offender. CPTED is also unusual when compared to traditional police activity because CPTED focuses on prevention and considers design and place; historically, policing has valued an efficient and effective response to incidents, and the identification and arrest of offenders.

While CPTED may be distinctly different from traditional policing, it is very consistent with problem oriented policing in that:

- it considers a broad array of problems, not just crime
- it requires a systematic analysis of crime events and the conditions and factors that contribute to opportunities for crime
- it results in a set of programs or strategies that are proactive and tailored to the problem and the location
- it engages an array of citizens, government agencies, and local institutions, each of which has a role to play in defining the problem and deciding upon an appropriate solution.



From the desk of the Chief



Solutions incorporate modifications necessary to achieve basic objectives such as:

- control access by creating both real and perceptual barriers to entry and movement (windows, lighting, signs, proper landscaping, regular maintenance, etc.). The environment must offer cues about who belongs there, when they are supposed to be there, where they are allowed to be while they are there, and what they should be doing (e.g. “Employees Only”). Users/ guardians can also serve as access control if they pay attention to people and activities and report unwanted behaviors to the appropriate authorities;
- take advantage of design to provide opportunities to see and be seen. This includes opportunities to see from adjacent properties or the site perimeter onto the site, to see parking areas and buildings, to see from one part of the site to another, and to see parking, walkways, and other areas of the site from various locations inside the building. These design elements need to be supported by potential observers who see and then report unusual behavior, and by policies and procedures, for example, related to landscape maintenance.

Crime prevention through environmental design is best undertaken by a team consisting of law enforcement and individuals in collaboration with community representatives. Experience has shown that CPTED strategies are most effective when those who are impacted by the problem are engaged in problem solving and take ownership for the solution. The entire problem-solving process is enhanced when stakeholders (residents, neighborhood associations, the business community, etc.) are included early on. For additional information on CPTED, please contact CHPD’s POP unit. And, as always, if you see something that doesn’t seem quite right, call us; chances are it isn’t.

Medical Office Building and City Hall Project Moves Forward

On March 26, 2015, the City Council unanimously approved a unique proposal and rare opportunity to construct a Medical Office Building on the existing City Hall site and relocate City Hall to a vacant lot just north of the Post Office on Fountain Square Drive.

Construction of the Medical Office Building is expected to generate a \$31.2-million direct investment of private funds into the Citrus Heights economy, generate jobs, and stimulate \$1.6 million in economic output. As part of the proposal, the City will receive a total of approximately \$6.9 million in lease payments for the land that currently houses the City Hall Campus (excluding the Police Services Center). The lease payments will partially offset the cost of a much-needed new City Hall building, which will enhance the City's ability to provide efficient, responsive, and cost-effective services to the community.

The City is currently finalizing the leases with Panattoni Development Company and Capital Partners Development Company for the Medical Office Building and City Hall developments, respectively. On April 23, 2015, the City Council approved staff's recommendation to temporarily relocate City Hall to the Grand Oaks Shopping Center at 7927 Auburn Boulevard during the construction of a new building at 6360 Fountain Square Drive.

Effective May 13, 2015, City Council, Planning Commission and History and Arts Commission meetings will be held in the South Flex Rooms of the Citrus Heights Community Center, located at 6300 Fountain Square Drive. City Hall will be closed for an estimated two days during the relocation of staff and equipment from the existing City Hall site to the temporary Grand Oaks location. Tentatively, the relocation of City Hall from 6237 Fountain Square Drive to 7927 Auburn Boulevard will take place summer 2015.

Prior to demolition of the existing City Hall Campus, the City will host a Community Cash and Carry Day wherein community members will have the opportunity to purchase roses, shrubs, and trees from the site of the former Fountain Square Nursery. Stay tuned to the City's website for forthcoming details about the Community Cash and Carry Day.

For more information about the Medical Office Building and City Hall Project, visit <http://www.citrusheights.net/325/Medical-Office-City-Hall-Project> or contact Monica Alejandrez at (916) 725-2448 or publicinfo@citrusheights.net.



May is Building Safety Month

Building Safety Month is a public awareness campaign offered each year to help individuals, families, and businesses understand what it takes to create and sustain safe and sustainable structures. The campaign reinforces the need for adoption of modern model building codes, a strong and efficient system of code enforcement and a well-trained, professional workforce to maintain the system.



There are a total of four weeks all with a different theme/focus.

- * **Week 1: Don't Get Burned May 4th-10th**
- * **Week 2: Bounce Back Faster From Disaster May 11th-17th**
- * **Week 3: Water Safe, Water Smart May 18th-24th**
- * **Week 4: Save Energy May 25th-31st**



An informative display will be located at City Hall during Building Safety Month with bulletins, brochures, and small giveaways.



The Building Department will host 2 events, a kick-off and send off:

- * **Kick off May 4, 2015 @ 2:00 pm**
- * **Send off May 28, 2015 @ 12:00 pm**

Both events will be held at City Hall, **RSVP is required.** Please email Susan McLendon at the email address below.

Susan McLendon at smclendon@citrusheights.net or call (916) 727-4761.

WEEK 1  DON'T GET BURNED <i>BUILD TO CODE</i>	WEEK 2  BOUNCE BACK FASTER FROM DISASTER <i>BUILD TO CODE</i>	WEEK 3  WATER SAFE, WATER SMART <i>BUILD TO CODE</i>	WEEK 4  SAVE ENERGY <i>BUILD TO CODE</i>
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Community Events

16th Annual

Sponsored by the City of Citrus Heights and
Republic Services

City of Citrus Heights
Red, White & Blue Parade

Join Us!

Saturday, June 27
9:00 am
Sunrise Blvd.

Parade Route: North of Madison at Uplands Way to northwest corner of Sunrise Mall parking lot at Greenback

Mark your calendars for the 16th Annual Citrus Heights Red, White and Blue Parade on Saturday, June 27th. A dynamic skydiving demo sponsored by Sunrise Marketplace will set this year's parade off right! Come and enjoy all that the parade has to offer including floats, vintage cars, live animals and marching bands. Participants include the Wells Fargo Stagecoach, the Citrus Heights Marching Band, the Capitol Pops Concert Band and many of Citrus Heights' local businesses. A drum line competition partnered with Northridge Music of Citrus Heights and Hot 103.5 will be an added element this year hoping to bring in more musical entries.

From 8am to noon enjoy a \$5 pancake breakfast sponsored by the Rotary Club of Citrus Heights in the Sunrise Mall northwest parking lot.

The parade starts at 9am and proceeds along Sunrise Blvd., between Madison and Greenback. The event is sponsored by The City of Citrus Heights, Republic Services, Sunrise Marketplace, 101.9 The Wolf, and Hot 103.5.

The City is always seeking more entries. To enter the parade or for more information call Michele Saario at 916-727-5400 or e-mail msaario@citrusheights.net www.citrusheights.net

Little Free Library

On Saturday, April 11th the Citrus Heights History and Arts Commission, volunteers from the Citrus Heights Rotary, students from San Juan High School and others installed 20 Little Free Libraries throughout Citrus Heights. The project was the first-ever fundraiser for the History and Arts Commission, which raised \$10,000 for projects that will preserve history and promote arts within the City.

Volunteers began at the Stock Ranch Preserve and ended with a final installation at Van Maren Park. A “Little Free Library” is a small, free-standing lending library/neighborhood book exchange, stewarded by a business, neighborhood, individual/family or a community group. Books are always a gift to the reader under the Little Free Library founding principles of “take a book/return a book.”

The Citrus Heights Little Free Library effort was spearheaded by Jessica Mang, Citrus Heights History and Arts Commissioner and current Citrus Heights Rotary Club President. Many community partners made this project possible. The lending libraries were built by construction management students from San Juan High School and are modeled after the city’s original Sylvan Schoolhouse built in 1862 (currently located at 7011 Sylvan Road). Sylvan Library donated books to stock the libraries and Home Depot and Lowes donated the construction materials. Local business and community groups are sponsoring the construction of the libraries and responsible for their upkeep and keeping them stocked with books.

The libraries are located on 20 public sites throughout the City including Rusch Park, Stock Ranch Preserve, the Sylvan Community Center and the City’s new “green” parking lot adjacent to the Police Department on Fountain Square Drive. To find a library or learn more, visit littlefreelibrary.org.

The Citrus Heights History and Arts Commission would like to thank the following sponsors for making this project possible:

Soroptimist International of Citrus Heights
Perkins, Williams and Cotterill Architects
Mesa Verde High School Booster Club
SOAR Neighborhood Association
California American Water
Citrus Heights Women’s Club
Supervisor Roberta MacGlashan
HD Supply Home Improvement Solutions
Bill Van Duker & Mel Turner

Republic Services
Nancy and Fred Teichert
Kiwanis Club of Citrus Heights
Patiala Development, Inc
The Van Maren Family
Laura H. McAlister
Mercy Medical Group
Citrus Heights Rotary
Roy and Mary McAlister



Construction Projects



Project	Description	Status
Antelope Road Improvements	New Traffic Signal at Antelope & Amsterdam	Construction expected in May-June
Parkoaks Creek Bank Restoration Project - Brooktree Creek	Improvements to the creek bank at Parkoaks Drive and Brooktree Creek to prevent further creek bank erosion.	Construction expected to commence in Spring 2015
Sylvan Road Accessibility & Safety Improvements Project	Sidewalk infill on east side of Sylvan from the creek just north of Stock Ranch Road to San Juan. Accessibility upgrades to the traffic signal at Stock Ranch and Sylvan are also included along with upgraded striping and signage.	Construction should begin in July and take approximately 4 months.
Sunrise Boulevard Complete Streets Project - Phase III	Pedestrian safety improvements along Sunrise from Antelope Road to Northern city Limits. Project will focus on the west side of Sunrise, and construct sidewalk, curb, and gutter; install access ramps and ADA upgrades and medians at the Twin Oaks intersection; modify the median on Sunrise north of Antelope; install street lights; resurface the entire roadway; and re-stripe traffic and bicycle lanes.	Construction expected to begin in May 2015 and be completed by December 2015, weather permitting (6-7 months)
Sunrise Boulevard / Sungarden Drive Signalization Improvement Project	Installation of a signalized intersection on Sunrise at Sungarden to improve traffic and pedestrian safety. Improvements will also include enhanced accessibility along both sides of Sunrise within the project area.	The traffic signal is planned to be energized on May 6.
Twin Oaks Avenue / Mariposa Avenue Drainage Improvements Project	Add drainage pipes and improve drainage ditches along Mariposa and Twin Oaks Avenue to increase drainage capacity and reduce risk of flooding.	Construction will continue through June.
2015 Street and Bus Stop Improvement Project	Project will resurface Glen Arbor Way and Ironbark Court, reconstruct sidewalk at 7 existing bus stops. The project also includes construction of pedestrian and safety improvements at the Old Auburn/Wachtel and Old Auburn/Oakwood Hills intersections.	Construction will begin in May and should take 2-3 months to complete.
2015 Residential Street Resurfacing	This year's project will resurface 24 residential streets.	Construction should begin in July and run through October.



Rollingwood Sewer Relief Project



Rollingwood Sewer Relief Project

The Sacramento Area Sewer District will install new sewer pipelines along Rollingwood Blvd., Sweetwood Ct. and Butternut Dr. The project is needed to increase sewer capacity for existing neighborhoods in the surrounding area. Work will include open-cut trenching along Rollingwood Blvd., Sweetwood Ct. and Butternut Dr., as well as tunneling under I-80. A temporary closure to through-traffic along Butternut Drive is anticipated during tunneling activities, but driveway access will be maintained.

Construction will begin late summer 2015.



— Open Cut — — Tunneling ● Manhole ■ Launch/Receiving Pit



Citrus Heights Community Center

The Community Center is currently at 4,994 bookings since opening in 2010; the Center continues to be busy. Interior painting is almost complete and additional potted landscape plants have been relocated to the East Patio area. Some additional site cleanup will be completed by June of this year.

Rental Facilities: There are several options of available spaces at affordable prices for your next gathering. For more information or availability of the facility, please call (916) 727-5400 or send an email to dcarpenter@citrusheights.net.



Sylvan Community Center

The Sylvan Center continues to be in use daily by neighborhood organizations, private groups and local service clubs. Currently the only open rental days available for new events are a few Saturdays per month. The study session regarding deposits and cleaning rate changes has been rescheduled for a June 11th Study Session with City Council. To check for availability and pricing, call (916) 727-5400 or email sylvancommunitycenter@citrusheights.net.



Animal Services



5 reasons to get your dog licensed by Nicole Pajer (edited M. Parker)

Being a dog owner requires all sorts of responsibility. One responsibility often overlooked is registering your dog with your city government and getting him licensed. In Sacramento alone, for example, only 16 percent of dogs are estimated to be licensed. In Citrus Heights, license compliance is also very low for cats and dogs. Citrus Heights Animal Services (CHAS) educates the public on proper licensing and animal related ordinances.

If the above isn't reason enough for you to properly register your dog, here are a few more reasons why you should:

1. It's the law. It's mandatory all pet owners have their pets licensed as a way to track rabies controls.
2. If your dog goes missing, having him licensed drastically improves your chances of getting him back. CHAS can easily look up your dog via its license number and take him home, instead of going to shelter. There is no accrual of boarding or shelter fees!
3. The cost of a license is far less than the penalty for being caught without one. If CHAS finds your dog without a license, you can end up paying a fine of \$150.00 or MORE! Recurring offenses can double or triple the fine!
4. Licensing lets people know that your dog is up to date on its rabies vaccinations. CHAS or a Good Samaritan will be much more likely to want to handle and care for your missing pup if they know that it is healthy and has had a rabies vaccination.
5. License fees support the efforts of many local animal shelters. Annual fees paid to license your dog helps the Sacramento County shelter care for strays and supports the work of CHAS.

Average cost of licenses

Dog owners can expect to pay more to license a dog that has not been spayed or neutered. An annual dog license in Citrus Heights is \$15 to \$30 and unincorporated Sacramento residents would pay \$15 to \$50.

Service dogs and dogs trained to be guide or signal dogs are usually free to license. Contact Sacramento County Animal Care & Regulation directly at 916-368-7387 for more information.

Where to get your dog licensed

CHAS at 6237 Fountain Square Drive, Citrus Heights or license by mail or online. Existing licenses can often be renewed in person, by mail or online. <http://www.acr.saccounty.net/Licensing/Pages/default.aspx>

What is required to get a license?

Dogs over four months and older must be licensed.

Provide a current rabies certificate.

A spay or neuter certificate is required the first time an animal is registered as altered.



If you move to another city, you may need to apply for a new license. Check with CHAS for more information, call 916-725-7387.

Read more: <http://www.cesarsway.com/dog-care/new-dog/5-Reasons-To-Get-Your-Dog-Licensed#ixzz3Y9sMpFv4> (accessed 4-28-15)



***NEW* Lost & Found **HOTLINE** ~ Citrus Heights Animal Services**
 916-727-4850 Afterhours and Weekends
 Help our On-Call Animal Services Officers reunite owners & pets!!



CAR TEMPERATURE PET SAFETY CHART

How long does it take
for a car to get HOT?

VEHICLE TEMPERATURE

Outside Temp (F)	Inside Temp (F)	
	10mins	30mins
70°	89°	104°
75°	94°	109°
80°	99°	114°
85°	104°	119°
90°	109°	124°
95°	114°	129°



DOGS DIE EVERY SUMMER
In minutes your
car temps are deadly!



VeterinaryClinic.com

PETSMART Charities.

FREE SPAY OR NEUTER!

Any Citrus Heights CAT!

Owned, Stray or Feral!



**FREE Vouchers—Any Cat
Spay or Neuter
PetSmart Charities Grant**

Contact:

**Citrus Heights
Animal Services
916-725-7387 (PETS)**

Sacramento Area Animal Coalition

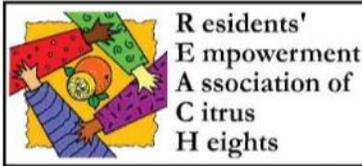
www.sacanimal.org

River City Cat Rescue

www.rivercitycatrescue.org

*Through August 30, 2015
While supplies last*

COME JOIN YOUR NEIGHBORS!



Residents'
Empowerment
Association of
Citrus
Heights

Your Local Neighborhoods Help Make Citrus Heights a Great Place to Live!

Get involved and make a positive impact in your neighborhood!

Congratulations! As a resident of Citrus Heights, you are a member of a Neighborhood Association! You are invited to join your neighbors at their regular meetings, to volunteer in local events and make a difference in your community! The Neighborhoods are here to help you. Best of all, you don't have to pay dues or own your home in order to belong.

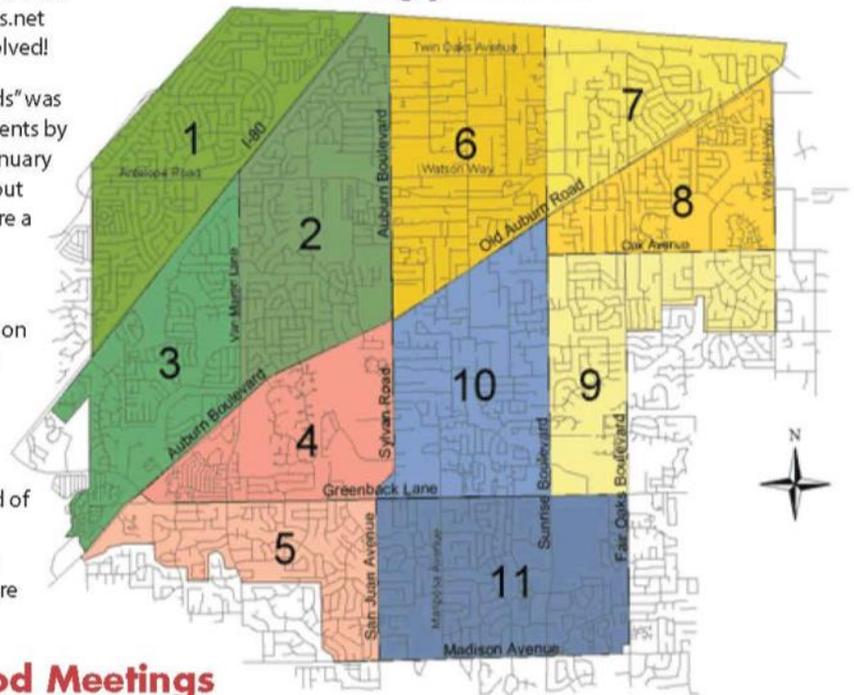
Anyone who lives, rents, or owns property or a business in Citrus Heights can get involved! Citrus Heights is divided into 11 Neighborhoods, and each Neighborhood is represented by a Neighborhood Association (Areas 7 & 8 are combined). Visit the City's website www.citrusheights.net and find out more information about how to get involved!

Did you know that the creation of the "Neighborhoods" was voted by the public as one of the Top 10 Accomplishments by the City of Citrus Heights since its incorporation in January 1997? You owe it to yourself and your family to find out why so many think the Neighborhood Associations are a wonderful benefit for residents of Citrus Heights!

The area groups usually meet once a month to solve neighborhood issues such as traffic or crime, to work on various projects, to host City information sessions, to network, have fun and much more.

All of the Neighborhoods are part of REACH (Residents' Empowerment Association of Citrus Heights). REACH is a coalition that consists of a Board of Directors composed of a representative from each neighborhood. REACH meets the 1st Monday of each month at 6:30 p.m. in Trellis Hall (6237 Fountain Square Drive - behind the General Services Building).

Check the map for the Neighborhood Group covering your area:



Citrus Heights Neighborhood Meetings

You're invited to attend a meeting in your neighborhood! All meetings start at 7:00 p.m.

Area #1 - Northwest	Sierra Meadows Mobile Estates (7600 Daly Ave.)	3 rd Tuesday
Area #2 - Rusch Park	Ascension Lutheran Church (7607 Garden Gate)	3 rd Thursday
Area #3 - CHANT	Trellis Hall (6237 Fountain Square Dr.)	2 nd Tuesday
Area #4 - Arcade Creek	Trellis Hall (6237 Fountain Square Dr.)	1 st Tuesday
Area #5 - Park Oaks	Advent Lutheran Church (5901 San Juan Ave.)	3 rd Thursday
Area #6 - Sunrise Ranch	Twin Oaks Ave Baptist Church (7690 Twin Oaks)	4 th Tuesday
Areas #7/8 - CHASE	Round Table Pizza (7700 Sunrise Blvd. #1100)	3 rd Tuesday
Area #9 - Sunrise Oaks	Christ Fellowship Church (7227 Canelo Hills)	1 st Wednesday
Area #10 - Sylvan Old Auburn	Sylvan Community Center (7521 Community Rd.)	4 th Monday
Area #11 - Birdcage Heights	Skycrest School (5641 Mariposa Ave.)	3 rd Wednesday



SACRAMENTO PUBLIC LIBRARY

Schedule of Events

Sylvan Oaks Library, 6700 Auburn Blvd., Citrus Heights

Sunday & Monday: Closed; Tuesday & Wednesday: 10 a.m. - 8 p.m.; Thursday: 10 a.m. - 6 p.m.;

Friday: 1 p.m. - 6 p.m.; Saturday: 10 a.m. - 5 p.m.

For details, telephone the Sacramento Public Library at (916) 264-2920 or visit www.saclibrary.org.

May 2015						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 2:00 PM-Job Coach @ Sylvan Oaks 3:00 PM-Job Coach @ Sylvan Oaks	2 11:00 AM-Teen Volunteer Training @ Sylvan Oaks 2:00 PM-Comic Book Day @ Sylvan Oaks
3	4	5 3:45 PM-Homework Zone @ Sylvan Oaks 6:00 PM-Tuesday Movie Madness! @ Sylvan Oaks	6 10:00 AM-Toddler Storytime @ Sylvan Oaks 11:00 AM-Toddler Storytime @ Sylvan Oaks 2:00 PM-One on One Technology Help at Sylvan Oaks Library 3:30 PM-Homework Zone @ Sylvan Oaks 4:00 PM-Teen Makers: Terrariums @ Sylvan Oaks 6:00 PM-Job Coach @ Sylvan Oaks 7:00 PM-Job Coach @ Sylvan Oaks	7 10:00 AM-In Creative Company @ Sylvan Oaks 11:00 AM-Family Storytime @ Sunrise Mall Story Stop! 12:00 PM-Russian Storytime @ Sylvan Oaks	8 1:30 PM-Coffee, Donuts, and a Movie @ Sylvan Oaks 2:00 PM-Job Coach @ Sylvan Oaks 3:00 PM-Job Coach @ Sylvan Oaks	9 10:00 AM-Book Club @ Sylvan Oaks
10	11	12 3:45 PM-Homework Zone @ Sylvan Oaks 4:00 PM-Food Literacy Center Presents "Tres Hermanas Salsa" for Dia de Los Ninos 4:00 PM-Kids Can Cook @ Sylvan Oaks	13 10:00 AM-Toddler Storytime @ Sylvan Oaks 11:00 AM-Toddler Storytime @ Sylvan Oaks 2:00 PM-One on One Technology Help at Sylvan Oaks Library 3:30 PM-Homework Zone @ Sylvan Oaks 6:00 PM-Job Coach @ Sylvan Oaks 7:00 PM-Job Coach @ Sylvan Oaks	14 11:00 AM-Family Storytime @ Sunrise Mall Story Stop! 3:30 PM-Read to a Dog!	15 2:00 PM-Job Coach @ Sylvan Oaks 3:00 PM-Job Coach @ Sylvan Oaks	16 10:30 AM-Sensory Storytime @ Sylvan Oaks
17	18	19 3:45 PM-Homework Zone @ Sylvan Oaks	20 2:00 PM-One on One Technology Help at Sylvan Oaks Library 3:30 PM-Homework Zone @ Sylvan Oaks 6:00 PM-Job Coach @ Sylvan Oaks 7:00 PM-Job Coach @ Sylvan Oaks	21 10:00 AM-In Creative Company @ Sylvan Oaks 12:00 PM-Russian Storytime @ Sylvan Oaks 6:30 PM-Introduction to Dyslexia @ Sylvan Oaks	22 2:00 PM-Job Coach @ Sylvan Oaks 3:00 PM-Job Coach @ Sylvan Oaks	23 10:00 AM-Autism-Friendly Family Flicks! @ Sylvan Oaks 11:00 AM-Teen Summer Reading Volunteer Training @ Sylvan Oaks
24	25	26 3:45 PM-Homework Zone @ Sylvan Oaks 5:00 PM-Teen Advisory Board @ Sylvan Oaks	27 2:00 PM-One on One Technology Help at Sylvan Oaks Library 3:30 PM-Homework Zone @ Sylvan Oaks 4:00 PM-Teen Book Reviewers Club @ Sylvan Oaks 6:00 PM-Job Coach @ Sylvan Oaks 7:00 PM-Job Coach @ Sylvan Oaks	28 10:00 AM-In Creative Company @ Sylvan Oaks 3:30 PM-Lego Mania @ Sylvan Oaks 6:45 PM-Home Energy Retrofits with CHERP @ Sylvan Oaks	29 2:00 PM-Job Coach @ Sylvan Oaks 3:00 PM-Job Coach @ Sylvan Oaks 3:30 PM-Teen Summer Reading Volunteer Training @ Sylvan Oaks	30 11:00 AM-Teen Summer Reading Volunteer Training @ Sylvan Oaks
31						

Citrus Heights First-Time Homebuyer Program

Need Help Purchasing a Home? THE CITY CAN HELP!

The City's First-Time Homebuyer program provides low-interest loans of up to \$40,000 to low-income homebuyers that may be used for a down payment and closing costs.

Low-Interest Loans

The low-interest loan is structured as a second mortgage. The loan will have a rate of 3.00%, a term of 30 years with no required monthly payments. The total sum of the loan, with interest, will be due at the end of the 30-year term, upon sale or transfer of the property or if the borrower no longer occupies the home as their primary residence. The borrower must contribute a minimum of 1.00% of the purchase price. The actual amount of assistance is based on financial capacity.

Get Started Today!

If you would like to learn more about the program or begin the application process today, contact a NeighborWorks Sacramento representative today. The HUD-certified counselors can assist you with achieving your homeownership goals.

NeighborWorks Homeownership Center

www.nwsac.org

leonor@nwsac.org

(916) 452.5356 Ext. 1230

If you would like to contact a City representative regarding First-Time Homebuyer Program, call Nicole Piva at (916) 725-2448 or npiva@citrusheights.net



WWW.CITRUSHEIGHTS.NET



Eligibility Requirements

- The applicant ***must not*** have owned a home as a principal place of residence within the past (3) complete years.
- The property must be located within the city of Citrus Heights. The property may be a single-family dwelling or condominium unit. Multi-unit structures and mobilehomes are ***not*** eligible.
- The applicant must meet the low-income household requirements.
- ***Income Limits*** table in the column to the right. The current maximum income is calculated by applicant family size.

Low-Income Limits

Household Size	Maximum Annual Income
1	\$38,550
2	\$44,050
3	\$49,550
4	\$55,050
5	\$59,550
6	\$63,900
7	\$68,300
8	\$72,700

Source: U. S. Department of Housing and Urban Development, 2014



Citrus Heights

Mobile App



*Available now in
iTunes and the Google Play Store*