

# CITY OF CITRUS HEIGHTS

# REACH OUT

Residents' Empowerment Association of Citrus Heights

VOLUME 5 ISSUE 9

SEPTEMBER 2016



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



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## UPCOMING EVENTS



- Monday, September 5 ..... HOLIDAY ..... Labor Day - City Hall Closed
- Monday, September 5 ..... 6:00 pm ..... R.E.A.C.H Monthly Meeting (Cancelled)
- Monday, September 5 ..... 7:00 pm ..... History & Arts Commission (Rescheduled)
- Thursday, September 8 ..... 7:00 pm ..... City Council Meeting
- Monday, September 12 ..... 7:00 pm ..... History & Arts Commission Meeting
- Wednesday, September 14 ..... 5:00 pm ..... Food Truck Mania (Rusch Park)
- Wednesday, September 14 ..... 7:00 pm ..... Planning Commission Meeting
- Thursday, September 22 ..... 7:00 pm ..... City Council Meeting
- Wednesday, September 28 ..... 7:00 pm ..... Planning Commission Meeting
- Sunday, September 25 ..... 11:00 am ..... Sunday Fun Day (Rusch Park)

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

### City Hall Phone Directory

City Hall Offices	725-2448
Community Center	727-5400
Building Division	727-4760
Business Licenses	727-4907
Garbage/Recycling	725-9060
General Services	727-4770
Job Line	727-4900
TDD	725-6185
Animal Services	725-PETS
Animal Lost and Found	727-4850
Planning Division	727-4740
Pothole Reporting	727-4770

### Police

General Business	727-5500
Non-Emergency Dispatch	727-5500
Watch Commander	727-5522
Crimes tip-line	727-5524
Narcotics tip-line	727-5523
Traffic hotline	727-5525
Code Enforcement	725-2845
Emergency Services	dial 9-1-1

**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 1<sup>st</sup> Monday of each month at 6:00 p.m. in the Police Department Community Room, (6315 Fountain Square Drive). Visit [www.citrusheights.net](http://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



It is hard to believe that school is already in session; summer seemed to fly by! This time each year, along with all the excitement of back-to-school, it is a good time for both parents and students to brush up on the topic of safety. The Citrus Heights Police Department (CHPD) would like to remind all students and parents of the shared responsibility they have in understanding and obeying traffic laws that help maintain safety in and around our school zones. Toward that end, CHPD has put together a helpful tri-fold brochure that lists, and explains in detail, the most commonly violated traffic laws in our city's school zones. This brochure is free to anyone wishing a copy; simply contact or visit the department and ask for the School Zone Traffic Laws pamphlet.

It is also important for families to review some basic safety rules:

- Talk to your children about strangers and the importance of knowing who will be picking them up after school. They should *never* talk to strangers for any reason.
- If your children are walking or biking, have them do so with a friend and pick a safe route with high visibility. They should never take a short cut through an area with which they are unfamiliar.
- When picking your children up from school, stop and park in designated areas.
- Make sure your child's school has the most updated emergency contact information for you.
- If your child is walking or biking to and from school, please talk to them about the importance of being aware of what is going on around them. Texting or listening to music while walking or biking is dangerous and distracts them from their surroundings.
- Explain bicycle laws; **everyone** under the age of 18 must wear a helmet if they are riding a bicycle, skateboarding, skating, or riding a scooter.
- Write down the make, model, and serial numbers to valued property your child takes with them to school (iPod, cell phone, bicycle, etc.). Store this information in a safe place in your home; it will be useful in recovering your child's property if stolen or lost.

These reminders, as well as other important information on bullying, cyber safety, bicycle safety, calling 9-1-1, etc. is available in printed form for parents and teachers to use and/or distribute. As well, law enforcement personnel are always happy to stop in and speak directly to our youth on the importance of personal safety and well-being.

## City Hall/MOB Update

### Community Gathers to Celebrate Completion of New State-of-the-Art City Hall

After just over one year of construction, the new Citrus Heights City Hall located at 6360 Fountain Square Drive officially opened to the public on August 9. On August 25, the Citrus Heights City Council and City Manager Henry Tingle (pictured right) cut the ceremonial ribbon at the City Hall Dedication Ceremony to celebrate the momentous occasion. Following the ceremony, City staff offered public tours of the new City Hall.



The City Hall project was managed by Capital Partners Development Company; designed by Perkins, Williams, and Cotterill Architects; and constructed by Ascent Builders, Incorporated. The new City Hall consolidates 65 employees, once housed in four separate aging structures, into a single energy-efficient building with an adjacent 4,000-square foot utility building. The new City Hall houses a "one-stop" public counter to provide convenient access to City services. Additional features include a stunning fountain, art displays, community meeting spaces, and drought-tolerant landscaping.



In March 2015, the City Council unanimously approved the Medical Office Building and City Hall Project – a unique public-private-partnership that will result in a direct investment of \$53.2 million into the Citrus Heights economy and generate more than 170 jobs. The project includes the demolition of the former City Hall; construction of a new City Hall; and the development of a Medical Office Building. AMPCO Contracting,

Incorporated completed demolition of the former City Hall Complex at the corner of Greenback Lane and Fountain Square Drive in fall 2015.

### Dignity Health Prepares to Break Ground on Medical Office Building

Dignity Health is expected to begin construction on a new 68,000 square-foot Medical Office Building at the corner of Greenback Lane and Fountain Square Drive fall 2016. The three-story Medical Office Building will be operated by Dignity Health Medical Group and provide primary and specialty care services to the local community.

For more information about the Medical Office Building and City Hall Project, contact Monica Alejandre at [malejandrez@citrusheights.net](mailto:malejandrez@citrusheights.net) or Chris Myers at [cmyers@citrusheights.net](mailto:cmyers@citrusheights.net).



# Top 20 Lists Celebrating Citrus Heights' 20th Anniversary



In January 2017, the City of Citrus Heights will celebrate 20 years of Cityhood. To mark this important milestone, the City is planning a host of activities and a special event. One activity is the Top 20 Lists and we need **YOUR HELP!** These lists, created by YOU, our citizens, businesses and community members will highlight different aspects of our great City. We want your thoughts, admiration and feedback on the City of Citrus Heights.

We are generating nine Top 20 lists prior to the start of 2017. The lists are:

- 20 City Awards and Accomplishments
- 20 Neighborhood Projects
- 20 Community Leaders (no elected officials, they will be highlighted separately)
- 20 Oldest Businesses
- 20 Best Events
- 20 Longest Residents of Citrus Heights
- 20 Facts about Citrus Heights
- 20 City Landmarks
- 20 Service Organizations

In order for this to be a success, we need your submissions! Submissions may be submitted three ways:

1. By emailing [edrda@citrusheights.net](mailto:edrda@citrusheights.net);
2. Completing an online survey at [www.citrusheights.net](http://www.citrusheights.net); or
3. Via paper submissions that can be picked-up and dropped off at City Hall, the Community Center or the Police Department.

**Submissions will be accepted September 6<sup>th</sup> – October 28<sup>th</sup>, 2016.**

Three additional lists will be generated during the year through social media submissions. With these submissions we are encouraging the community to submit their photo or idea digitally. These three special lists are: 20 Things We Love About Citrus Heights, 20 Natural, Scenic Spots to Enjoy, and 20 Best Photos. Stay tuned for more information on this submission process by signing up for Notify Me on our website at [www.citrusheights.net](http://www.citrusheights.net) (select “Citrus Heights 20<sup>th</sup> Anniversary”) and following us on Twitter @CityofCHeights.

Not only is this a great way to participate in your City’s 20<sup>th</sup> Anniversary, but all submissions will be entered into a raffle for a chance to win a prize! The winner will be announced in the January Special Edition Connections Newsletter.

To continue our celebration all year long, one list will be announced each month on the City’s website at [www.citrusheights.net](http://www.citrusheights.net), via Notify Me and in the Citrus Heights Messenger! If you have any questions, please contact Devon Rodriguez, Development Specialist, at [drodriguez@citrusheights.net](mailto:drodriguez@citrusheights.net).

# Community Events



20th Annual  
**Citrus Heights**  
 Sunday FunDay

September 25th, 11am-3pm  
**RUSCH PARK** 7801 Auburn Blvd.  
 corner of Antelope Rd & Auburn Bl

**FREE FAMILY EVENT**

Family Entertainment!

Inflatables and Rides	Music with 101.9 The Wolf & Hot 103.5
Pony Rides	"It's A Small World After All"
Business and Craft Booths	Tot and Kid Fun Zones

Food Trucks!  
 (food available for purchase)

Call 727-5400 or visit [www.citrusheights.net](http://www.citrusheights.net) for more info

Sunday FunDay is sponsored by the City of Citrus Heights, the Sunrise Recreation & Park District, the Citrus Heights Regional Chamber of Commerce, and several local businesses



# Community Events

## The Citrus Heights Community Marching Band Presents **HOWL 'O WEEEN** Parade and Harvest Festival



*Saturday, October 22<sup>nd</sup>*

Parade on Auburn Blvd

from Twin Oaks to Rusch Park at 9:00am



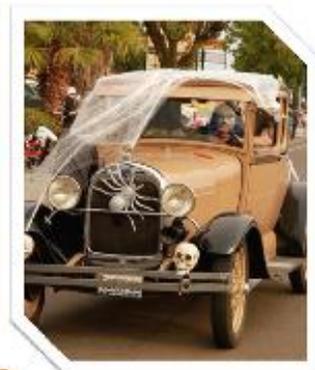
**Harvest Festival at Rusch Park at 10am!**

- ✓ Delicious Food
- ✓ Craft Fair Vendors
- ✓ Exciting Demonstrations
- ✓ Live Performances
- ✓ Citrus Heights PAL Car Show
- ✓ And Much Much More!

**Sponsored By:**



For More Information, please contact CHCMB Program Director  
Kathy Cook at (916)725-0198 or [abusycook@aol.com](mailto:abusycook@aol.com)



**[www.chcmb.org](http://www.chcmb.org)**

# Community Events



## Support Team Citrus Heights PD!

Did you know that 2 out of 3 people will be impacted at some point in their lifetime by a drunk driver? Drunk driving is a crime that is 100% preventable, but once committed, can lead to an immense amount of suffering for everyone involved.

Walk like MADD is a fundraiser to raise funds for Mothers Against Drunk Driving (MADD). MADD provides an outlet for those impacted by drunk driving to channel their grief into hope and healing and provides communities the chance to surround and support those hurting by taking action.

### How can you help?

The 2016 Walk Like MADD 5K will be held on November 5, 2016 at the State Capitol. You can support our Citrus Heights PD Team by making a donation and spread the word about Walk Like MADD by using the hashtag #DrunkDrivingEndsHere.

Last year Team Citrus Heights PD won the award for top fund raising Law Enforcement Agency! Let's help them achieve this award once again by donating for a worthy cause! Donations can be made by logging onto: [www.walklikemadd.org/sacramento](http://www.walklikemadd.org/sacramento). Click on donate and enter Citrus Heights PD in the search box. Let's take action and help MADD eliminate drunk driving!

## Back to School Safety Tips

It's that time of year again. Summer is coming to a close and kids are headed back to school. Remember to safely share the roads with school buses, pedestrians and bicyclists, and provide children with the necessary knowledge to stay safe at school.



As motorists, remember that there will be increased traffic at drop off and pick up times. There will be an increase in pedestrian and bike traffic as well. It is important to drive slowly and cautiously around these areas and be alert! According to the National Safety Council, more children are hit by cars near school than any other location.

# Community Events



A few precautions go a long way toward keeping children safe. As a driver:

- Don't block the crosswalk when stopped at a red light or waiting to make a turn, forcing pedestrians to go around you; this could put them in the path of moving traffic
- In a school zone when flashers are blinking, stop and yield to pedestrians crossing the crosswalk or intersection
- Always stop for a school patrol officer or crossing guard holding up a stop sign
- Take extra care to look out for children in school zones, near playgrounds and parks, and in all residential areas
- Don't honk or rev your engine to scare a pedestrian, even if you have the right of way
- Never pass a vehicle stopped for pedestrians
- Always use extreme caution to avoid striking pedestrians wherever they may be, no matter who has the right of way

It's never more important for drivers to slow down and pay attention than when kids are present – especially before and after school. By exercising a little extra care and caution, drivers and pedestrians can co-exist safely in school zones.

### Autumn is Coming

As we move into the autumn months, the leaves will begin to fall off the trees, potentially clogging our storm drain system. This can lead to street flooding or even flooding of homes. The City of Citrus Heights has street sweepers come through twice a month to help collect street debris and prevent clogging of the storm drains.

Here are a few tips to help get the most from our street sweeping work:

- ◆ DON'T rake leaves into piles in the street - piles can clog gutters and drains, and may result in flooding during heavy rains. Piles also become road hazards and cannot be swept by the street sweeper.
- ◆ DO - use your green waste or composting containers for leaf recycling.
- ◆ DO - keep lawns, driveways, streets and sidewalks clear of leaves.
- ◆ DO - keep trees and shrubs trimmed so that they do not obstruct the sweeper.
- ◆ DO - keep basketball hoops out of the street and gutters.



# Animal Services

## Foster Fortunes

Thank you, Citrus Heights City staff for stepping up time and time again to help foster kittens, puppies, reptiles, birds and senior pets for the Animal Services division! The best part is that these animals are able to find homes through the fostering process, in addition to saving our taxpayers' money! Recently, five (5) Chihuahua mix puppies were fostered by City staff – and have now found Furrever homes!

Since 2010, Citrus Heights Animal Services and its partners have reduced animal intake numbers from 1250 in 2010 to 759 in 2015. Between September 2013 and February 2016, the City, with the help of local rescues, veterinarians and helpful citizens, has spayed and neutered over 2200 cats, preventing unwanted litters of kittens and reducing countless cats going to the shelter!

Let's continue to aim for ZERO stray/abandoned animal intakes! Keep pets out of shelters by spaying or neutering, licensing and micro-chipping... And by becoming a foster family! Foster applications are available at Citrus Heights Animal Services; call 916-725-7387 for an application or more information on local spay/neuter programs and resources. Donations to support Citrus Heights Animal Services and its various programs are gratefully accepted at City Hall 6360 Fountain Square Drive, near Stock Ranch Road.



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



## Animal Services

### Making Connections - Tales of a Mayor and a Mutt

**Mayors** need to be people of action and Mayor Jeannie Bruins recently did just that, acting quickly to rescue a beleaguered lost dog!

Early one recent August morning, a Good Samaritan found an old dog wandering the streets, and concerned the senior canine might be injured by a car or wander further astray, the finder hastily put the elderly animal in her backyard and left for work. Using social media sites like NextDoor and Facebook, the Good Samaritan posted messages about the dog she had found and how to contact her.

Mayor Bruins had read the message on NextDoor and was not initially concerned when she heard strange barking coming from her neighbor's yard. As the day progressed, the barking continued and Mayor Bruins looked over to see what the furry fella was fussing about. Imagine her surprise when she saw the poor mutt treading water in the spa and unable to get out!



The Mayor quickly realized immediate assistance was needed and phoned Citrus Heights Animal Services. In the meantime, the poor dog was tiring, so the Mayor climbed into the spa and lifted the 80 lb. drenched dog out of the spa to safety! Animal Services Officer Ruben Hernandez arrived soon afterward and was able to scan the soggy doggy for a microchip which led to reuniting the poor pup with its grateful owner! Way to jump in and get both feet wet, Mayor Bruins! Thank you for being so alert!

These are great reminders for all of us! Remember to reach out with social media to alert our neighborhoods of lost or found pets, keep microchip and pet license information up to date, and of course, call Citrus Heights Animal Services at 916-725-PETS for assistance when needed!



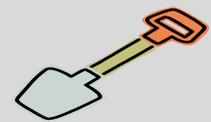
\*NEW\* Lost & Found **HOTLINE** ~ Citrus Heights Animal Services  
916-727-4850 Afterhours and Weekends  
Help our On-Call Animal Services Officers reunite owners & pets!!



# Construction Projects

Project	Description	Status
<b>Baird Way Drainage Improvements</b>	Installation of new drainage inlets and pipes to increase capacity and eliminate recurring nuisance ponding.	Construction expected to commence in late summer 2016.
<b>Parkoaks Creek Bank Restoration Project - Brooktree Creek</b>	Improvements to the creek bank at Parkoaks Drive and Brooktree Creek to prevent further creek bank erosion.	Construction is on schedule and will be completed by the middle of September.
<b>Sunrise Boulevard Complete Streets Project - Phase III</b>	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.	The contractor is wrapping up a few minor items and staff anticipates presenting the project to the City Council for Final Acceptance in September.
<b>2016 Accessibility and Drainage (Various Streets)</b>	Constructing/reconstructing accessible curb ramps, reconstructing failed sections of existing curb, gutter and sidewalk, reconstructing and relocating drainage inlets, removal and replacement of deteriorated storm drain pipe, restoring and/or relocating traffic striping, legends and markers.	The contractor is working quickly and is on schedule to be wrapping up in early September.
<b>Antelope Road Safe Route to School Project</b>	Reconstructing curb, gutter and sidewalk to meet accessibility standards, relocating street lighting, drainage improvements, constructing and reconstructing accessible curb ramps, retaining walls.	The project is about half way complete. All work is scheduled to be complete in October.
<b>Cripple Creek Bank Restoration on Mariposa Ave.</b>	Restoration of the Cripple Creek bank on Mariposa Avenue .	Construction is underway and will be complete by the middle of September.

For more information on these projects, or other Capital Projects, please contact the General Services Department at 916-727-4770.



## Planning Division

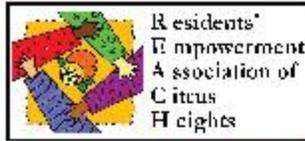
The Planning Division coordinates the City's review of residential and commercial development projects. The Planning Division evaluates the project for compliance with the City's General Plan, Zoning Code, and other City Standards. Below is a selected list of projects currently under review:

- 7625 Antelope Road – Mariposa Creek Subdivision. Proposed new subdivision of 15 single-family homes.
- 7807 Madison Ave – Fine Wine and Spirits. Proposal to add distilled spirits and extend the hours of operation for an existing business.
- 7534 Old Auburn Road – Bearpaw Village. Review for the development of a 43-unit townhome project.
- 7601 Sunrise Boulevard – Human Bean. Application has been received to construct a drive-thru coffee kiosk on a vacant parcel just north of Old Auburn Road and Sunrise Boulevard.

Hen Keeping. The City Council approved the revisions to the City's Animal Keeping regulations that will allow the keeping of hens on all single-family property sites, regardless of lot size. The City's Zoning Code previously only permitted chickens on residential lots 10,000 square feet or larger which are mainly found in more rural areas of the City. The regulations require that hens must be contained from sunset to sunrise as well as provide requirements as to where a coop may be placed. Note: this does not change the existing regulations on the keeping of roosters. Roosters are only permitted on within the RD-1 or RD-2 zoning district or on residential lots of 20,000 sf and larger. To learn more about the specific changes contact the Planning Division (916) 727-4740.

A complete list of current projects, including projects recently approved, can be found on the City's website <http://www.citrusheights.net/292/Current-Projects>. For more information on development within the City of Citrus Heights, contact the Planning Division at (916) 727-4740.

# COME JOIN YOUR NEIGHBORS!



## 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.

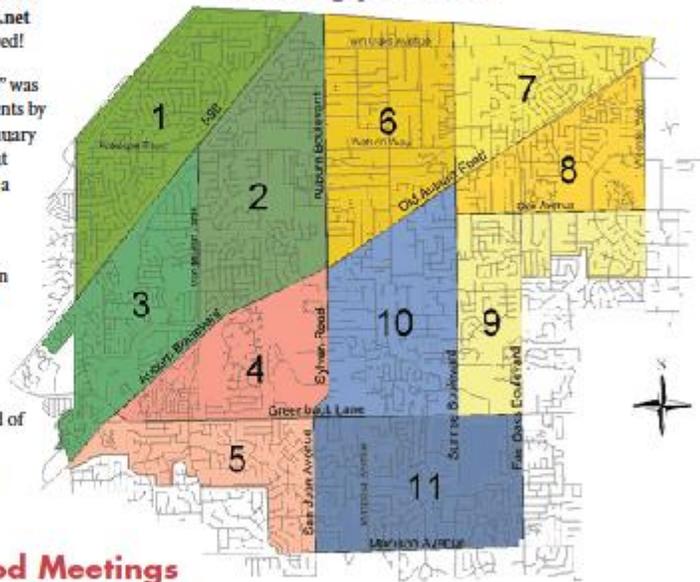
Anyone who lives, rents, or owns property or a business in Citrus Heights can get involved! Citrus Heights is divided into 11 Neighborhoods, and each Neighborhood is represented by a Neighborhood Association (Areas 7 & 8 are combined). Visit the City's website [www.citrusheights.net](http://www.citrusheights.net) 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 1<sup>st</sup> Monday of each month at 6:30 p.m. in Police Department Community Room (6315 Fountain Square Drive, Citrus Heights).

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 <sup>rd</sup> Tuesday
Area #2 - Rusch Park	Ascension Lutheran Church (7607 Garden Gate)	3 <sup>rd</sup> Thursday
Area #3 - CHANT	Police Dept. Community Room (6315 Fountain Square Dr.)	2 <sup>nd</sup> Tuesday
Area #4 - Arcade Creek	Police Dept. Community Room (6315 Fountain Square Dr.)	1 <sup>st</sup> Tuesday
Area #5 - Park Oaks	Advent Lutheran Church (5901 San Juan Ave.)	3 <sup>rd</sup> Thursday
Area #6 - Sunrise Ranch	Twin Oaks Ave Baptist Church (7690 Twin Oaks)	4 <sup>th</sup> Tuesday
Areas #7/8 - CHASE	Round Table Pizza (7700 Sunrise Blvd. #1100)	3 <sup>rd</sup> Tuesday
Area #9 - Sunrise Oaks	Christ Fellowship Church (7227 Canelo Hills)	1 <sup>st</sup> Wednesday
Area #10 - Sylvan Old Auburn	Sylvan Community Center (7521 Community Rd.)	4 <sup>th</sup> Monday
Area #11 - Birdcage Heights	Skycrest School (5641 Mariposa Ave.)	3 <sup>rd</sup> 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](http://www.saclibrary.org).



SACRAMENTO PUBLIC LIBRARY

# September 2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
CLOSED	CLOSED	10 – 8	10 – 8	10 – 8	1 – 6	10 – 5
<b>Sylvan Oaks Library</b> 6700 Auburn Blvd., Citrus Heights		<b>Tuesdays:</b> Job Coach 5-7 pm <b>Wednesdays:</b> Tech Help 2 - 3 pm	<b>Thursdays:</b> Job Coach 4-6 pm <b>Saturdays:</b> Tech Help 11 am-12 pm	1 Sensory Storytime : 10:30 am  Manga Café : Karaoke & Collage : 4 pm	2	3 Teen Volunteer Training : 11 am  Family Volunteering : 1 - 4 pm
4	5 LABOR DAY	6 Tuesday Movie Madness : 6 pm "Norm of the North" (PG, 86 min, 2016, Lionsgate) 	7 Mother Goose on the Loose : 10 am and 11 am  Science Club: Marble Drop : 4 pm	8 Storytime Music & Movement : 10:30 am  Read to a Dog : 4 pm	9 Coffee, Donuts & a Movie : 1:30 pm "Friendly Persuasion" (NR, 137 min, 1956, Warner) 	10 Book Club: Flight Behavior : 10 am  Second Saturday Art : Collage : 2 pm
11	12	13 Roald Dahl Day : 4 pm	14 Storytime on break until October 5th  Family Craft : Leaf Art : 4 pm	15 Storytime on break until October 6th  Tween Book Club: Warriors #1 : 4 pm	16	17 Tea & Coloring : 2 pm
18	19	20	21 Storytime on break until October 5th  Afterschool program : "Magic with Trevor Wyatt" : 4 pm	22 Storytime on break until October 6th  LEGO Mania : 3:30 pm	23 Adult's Arts & Crafts Open Space : 1 pm	24 Autism-Friendly Family Movie : 10:30 am "Norm of the North" (PG, 86 min, 2016, Lionsgate) 
25	26	27 Teen Advisory Board : 4 pm	28 Storytime on break until October 5th	29 Storytime on break until October 6th  Teen Author visit : Kim Zarins : 4 pm	30	

# 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](http://www.nwsac.org)

[leonor@nwsac.org](mailto: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](mailto:npiva@citrusheights.net)



[WWW.CITRUSHEIGHTS.NET](http://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

# Webinar: Fair Housing for Rental Owners and Managers

**Join us Wednesday, September 21, 2016 from Noon to 1:00 p.m.**

for a free 60-minute webinar. The webinar will cover Federal and State protected classes, prohibited activities, steering and the concept of disparate impact. We will also point out some complex issues: using criminal history in tenant screening, registered sex offenders, medical marijuana, and special requests by disabled residents for reasonable accommodation.

**Register for the Webinar:**

**<https://attendee.gototraining.com/r/3051310070362284289>**

**Or Dial (long distance): 1-510-365-3231**

**Access Code: 625-731-770**

