

CITIZEN PARTICIPATION PLAN

for the Community Development Block Grant
Program

CITY OF CITRUS HEIGHTS

DRAFT AMENDMENT – May 2020



**CITY OF CITRUS HEIGHTS
CITIZEN PARTICIPATION PLAN**

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I. INTRODUCTION

The City of Citrus Heights receives Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities that primarily assist low- and moderate-income persons. In accordance with HUD regulations (24 CFR 91.105), the city is required to adopt and adhere to a detailed Citizen Participation Plan that sets forth policies and procedures for public involvement in development, implementation and evaluation of the city's CDBG programs and related HUD programs.

The city will take whatever actions are appropriate to encourage the participation of all citizens, including minorities, persons with limited English speaking proficiency, persons with disabilities and residents of public and assisted housing.

Since the amount of CDBG funding the city receives each year from HUD is in part based upon the level of both poverty and substandard housing conditions in Citrus Heights, it is necessary to encourage the participation by low- and moderate-income persons, particularly those living in slum and blighted neighborhoods and in areas where CDBG funds are proposed to be used.

This Citizen Participation Plan is available to the public.

A. The Consolidated Plan Process

The primary purpose of the CDBG program is to improve communities by providing decent housing, a suitable living environment and/or expanding economic opportunities, principally for low- and moderate-income persons. CDBG is a flexible program that provides communities with resources to address a wide-range of community needs. The city is responsible for developing its own priorities and programs within HUD guidelines through the consolidated plan process. To develop and implement an effective program, the city will engage residents, local and regional agencies, the Continuum of Care (Sacramento Steps Forward), businesses, developers, nonprofits institutions, philanthropic organizations and community-based and faith-based organizations at each stage of the process, including:

- Identification of housing and community development needs.
- Development of Five-Year Consolidated Plan that establishes the city's needs, program goals and funding priorities.
- Preparation of an Annual Action Plan that outlines the proposed use of each year's funding allocation.
- Preparation of a Consolidate Annual Performance Evaluation Report (CAPER) that provides an account of expenditures and program accomplishments.
- Development of an Assessment of Fair Housing (AFH).

- Consideration of substantial amendments to the Citizen Participation Plan, Consolidated Plan, Annual Action Plan, CAPER, and AFH.
- Providing public comment and hearings for proposed plans.

II. CITIZEN PARTICIPATION

A. *Citizen Participation Plan*

The Citizen Participation Plan is designed to facilitate and encourage public participation in the Consolidated Plan process, including the development of the AFH. The purpose of the Citizen Participation Plan is to encourage the involvement of low- and moderate-income persons, particularly those persons living in an area where CDBG funds are proposed to be used, and by residents or predominantly low- or moderate-income neighborhoods.

In addition, the city encourages, in conjunction with consultation with public housing agencies (PHAs), the participation of residents of public and assisted housing developments (including any resident advisory boards, resident councils and resident management corporations) in the process of developing and implementing the Assessment of Fair Housing and the Consolidated Plan, along with other low-income residents of targeted revitalization areas in which the developments are located. The city will make an effort to provide information to the Sacramento Housing and Redevelopment Agency (SHRA) about the Consolidated Plan and Annual Action Plan activities related to its developments and surrounding communities so SHRA can make this information available at the annual public hearing(s) required for the PHA Plan.

Citrus Heights will use the following procedures for the adoption and any subsequent changes to its Citizen Participation Plan:

- Place a public notice in the *Sacramento Bee* and/or Citrus Heights Messenger newspaper, at City Hall and on the city's website in advance of, or concurrent with, the start of a 30-day public comment period.
- During a 30-day public review and comment period, the document will be available for review at the following locations:
 - Citrus Heights City Hall (6360 Fountain Square Drive)
 - Sylvan Oaks Library (6700 Auburn Boulevard)
 - City of Citrus Heights website (www.citrusheights.net)
- Copies of the document will be available to the public free of charge within five days of a request.
- Conduct a public hearing before the City Council.

- Following the 30-day public review and comment period and closing of the public hearing, the Citizen Participation Plan will be adopted if approved by a majority vote of the City Council.

Any change in the public participation process as outlined in this document will require an amendment to the Citizen Participation Plan. Any amendments will require the same steps as outlined in this section.

B. Assessment of Fair Housing, Consolidated Plan and Annual Action Plan

The Assessment of Fair Housing (AFH) is an analysis of fair housing issues in the Citrus Heights and the Sacramento region that results in goals the city sets forth to achieve during the annual planning cycle. The Consolidated Plan is a five-year planning document that identifies the needs of low- and moderate-income persons and areas of the city and sets forth a to address those needs. The Annual Action Plan identifies the specific needs to be addressed each year based on the priorities established in the Five-Year Consolidated Plan strategy. The following steps outline the opportunities for public involvement in the AFH, Consolidated Plan and Annual Action Plan process.

1. Preparation

Community input is essential to determining fair housing challenges and goals, as well as housing and community development needs and priorities. In order to obtain community input, the city will:

- Gather and analyze historical and existing data on topics such as community demographics, housing conditions, and fair housing issues, and make this data publicly available for the benefit of residents, public agencies and other interested parties.
- Consult with local and regional public agencies that assist low- and moderate-income persons and target areas, including city staff, state and federal agencies, neighboring local governments and regional agencies.
- Consult with private agencies, including local and regional non-profit service providers and advocates. Such agencies may include the local public housing agency (Sacramento Housing Redevelopment Agency), mental and physical health agencies, fair housing service providers, homeless service providers, the Continuum of Care (Sacramento Steps Forward), affordable housing developers, social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.), education and employment training agencies, business and civic leaders, philanthropic organizations, community- and faith-based organizations, state and/or local health and child welfare agencies with information on lead-based paint hazards and poisonings, broadband internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of flood prone areas, public land or water resources and emergency management agencies.

- When preparing the AFH, consult with community-based and regionally-based organizations that represent protected class members, organizations that enforce fair housing laws (such as the California Department of Fair Employment and Housing), fair housing organizations, nonprofits and other public or private fair housing service agencies.
- Publicly notice and conduct a public meeting to solicit input on needs and priorities.
- Publicly notice a 30-day review and comment period during which a complete draft of the AFH, Consolidated Plan and/or Annual Action Plan will be made available to the public.
- Conduct a public hearing before the City Council prior to the adoption of the AFH, Consolidated Plan and/or Annual Action Plan.

2. Adoption

As noted above, the city will provide several opportunities for citizen involvement during the AFH, Consolidated Plan and/or Annual Action Plan process prior to adoption. Including:

- Hold at least one or more public meeting on the topic of fair housing issues during the preparation of the AFH, and one or more public meetings on community needs and priorities during the preparation of the Consolidated Plan and/or Annual Action Plan.
 - Publish notice of a public meeting in the *Sacramento Bee* *and/or* *Citrus Heights Messenger* newspaper, at city Hall and on the city's website at least seven days in advance of the meeting.
- Provide for a 30-day public review and comment period for the draft AFH, draft Consolidated Plan and/or draft Annual Action Plan. This notice must include a summary of the contents and purpose of the proposed AFH, Consolidated Plan and/or Annual Action Plan. The notice must also include how the plan is available in different formats to persons with disabilities and translated into different languages if needed. A reasonable number of free copies will be provided upon request.
 - Publish a public notice of the review and comment period in the *Sacramento Bee* newspaper as well as on the city's website in advance of, or concurrent with the start of a 30-day public comment period. The notice will list the locations where the document(s) will be available for review.
- During the 30-day review and comment period, drafts of the AFH, Consolidated Plan and/or Annual Action Plan will be available at the following locations:
 - Citrus Heights City Hall (6360 Fountain Square Drive)
 - Sylvan Oaks Library (6700 Auburn Boulevard)

- City of Citrus Heights website (www.citrusheights.net)

- Conduct at least one public hearing prior to adoption by the City Council of the AFH, Consolidated Plan and/or Annual Action Plan.

In preparing the AFH, Consolidated Plan and/or Annual Action Plan careful consideration will be given to all comments expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final documents will have a section that presents all comments and explains why any comments were not accepted.

At the end of the 30-day comment period, the City Council will consider adoption of the AFH, Consolidated Plan and/or Annual Action Plan. The documents will be adopted by a majority vote of the City Council at a publicly-noticed meeting.

C. Amendments

The city may propose amendments to the Consolidated Plan, Annual Action Plan and/or revisions to the Assessment of Fair Housing (as applicable). There are two types of amendments:

- A “**Minor Amendment**” pertains to the Annual Action Plan and involves carrying out an activity or program previously described in the existing Annual Action Plan, but includes a change in the amount of funding. The city’s [Housing and Human Services Program Coordinator](#) ~~Development Specialist II~~ may administratively amend, up to the substantial amendment threshold, the existing budget for activities or programs to efficiently expend funds (including program income) related to previously disclosed activities or programs in accordance to the intent of the funds identified in the previously undertaken citizen participation process. In addition, an existing activity or program can be cancelled administratively if no funds were expended, and said funds can then be allocated to an existing Annual Action Plan activity, program, or applicable contingency fund to be allocated to one or more future activities or programs at a future date. A Minor Amendment does not require additional citizen participation.
- A “**Substantial Amendment**” involves one or more of the following actions:
 - Funding of an activity or program not previously described in the Annual Action Plan.
 - Changing the purpose, scope, location or beneficiaries of an activity.
 - Modifying the priorities described in the Consolidated Plan.
 - Increasing or reducing the amount allocated to an activity by more than 25 percent, with the exception of activities that are cancelled with expenditure of funds.
 - Making a change to the previously adopted AFH as a result of a material change in circumstances affecting the information on which the AFH was based to the extent the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances (for

instance, a significant change that impacts the city's ability to carry out the AFH, such as new significant contributing factors, civil rights findings, a substantial change in demographics used, a Presidentially-declared disaster, etc.); or resulting from a written notification provided by HUD identifying a material change that HUD believes warrants revisions to the AFH.

There must be reasonable notice of a proposed Substantial Amendment so residents will have an opportunity to review the document and provide comments. The city will use the following procedures for the adoption of any Substantial Amendments to Consolidated Plan document(s):

- A 30-day public review and comment period for the draft Substantial Amendment.
- A public notice of the review and comment period will be published in the *Sacramento Bee* and/or Citrus Heights Messenger newspaper as well as on the city's website in advance of, or concurrent with, the start of a 30-day public comment period. The notice will list the locations where the document(s) will be available.
- During the 30-day review and comment period, a draft of the Substantial Amendment will be available at the following locations:
 - Citrus Heights City Hall (6360 Fountain Square Drive)
 - Sylvan Oaks Library (6700 Auburn Boulevard)
 - City of Citrus Heights website (www.citrusheights.net)
- Conduct a public hearing before the City Council prior to adoption of the Substantial Amendment.
- A notice will be placed in the *Sacramento Bee* and/or Citrus Heights Messenger newspaper, at City Hall and on the city's website at least seven days in advance of the meeting. Notice of a public hearing may be combined with notice of a 30-day public review and comment period when both apply to the same document.
- Following the end of the 30-day review and comment period and the closing of the public hearing, the Substantial Amendment will be adopted if approved by majority of the City Council.

In preparing the final Substantial Amendment documents, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted during the review and comment period.

The final documents will each have a section that presents all comments, plus explanations why comments were not accepted (if applicable).

D. Consolidated Annual Performance and Evaluation Report

Every year, the city must submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the close of the program year.

In general, the CAPER must describe how funds were actually used and the extent to which these funds were used for activities that benefited low- and moderate-income people. The following steps outline the opportunities for public involvement in the CAPER process:

- Place a public notice in the *Sacramento Bee* and/or *Citrus Heights Messenger* newspaper, at City Hall and on the city's website at least 14 days in advance of a 15-day public comment period. This notice must include a summary of the contents and purpose of the proposed CAPER as well as a list of locations where copies of the entire proposed plan may be examined. The notice must also include mention of how the plan is available in different formats to persons with disabilities and translated into different languages if needed.
- During the 15-day review and comment period, a draft of the document will be available at the following locations:
 - Citrus Heights City Hall (6360 Fountain Square Drive)
 - Sylvan Oaks Library (6700 Auburn Boulevard)
 - City of Citrus Heights website (www.citrusheights.net)
- Conduct one public hearing held before the City Council.
 - Notice of the public hearing will be published in the *Sacramento Bee* and/or *Citrus Heights Messenger* newspaper, City Hall and on the city's website at least seven days in advance of the meeting. Notice of a public hearing may be combined with notice of a 15-day public review and comment period when both apply to the same document.
- The Draft CAPER will be made accessible to persons with disabilities upon request. In addition, a reasonable number of free copies will be upon request.
- Careful consideration will be given to all written comments submitted by the public. These comments will be addressed in the final CAPER.
- Following the end of the 15-day review and comment period and the closing of the public hearing, the CAPER will be adopted by a majority vote of the City Council.

III. PUBLIC HEARINGS

Public hearings are required by law in order to obtain the public's views, and to provide the public with the city's responses to public questions and proposals. The law requires public hearings at all stages of the process, including at least one public hearing to discuss housing and community development needs, reviewing proposed use of funds, assessing how funds were spent during the previous program year.

Public hearings will be held only after there has been adequate notice as described in the Public Notice part of this Citizen Participation Plan, including a display advertisement in the *Sacramento Bee* and/or Citrus Heights Messenger newspaper seven days prior to the public hearing. Public hearings will usually be held in the evening at a time convenient to most residents, especially those who might benefit from the use of CDBG funds.

Public hearings may be held at the City Council Chambers and other City Hall locations, all of which are accessible by public transportation. Public meetings and public hearings may be held at these locations; however, the final approval and adoption of the Assessment of Fair Housing, Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report will be conducted at City Hall. All locations are accessible to people with disabilities and provisions will be made for people with disabilities when requests are made at least five working days prior to a public hearing. Translators will also be provided for people who do not speak English when requests are made at least five working days prior to a public hearing.

IV. CITIZEN PARTICIPATION DURING DISASTER OR EMERGENCY EVENTS

It may be necessary for the city to expedite actions in the event of a declared disaster or emergency. There are three types of disasters/emergency events that may necessitate an expedited substantial amendment, including: (1) man-made disasters, (2) natural disasters and (3) terrorism. Manmade disasters can include chemical spills, mass rioting, power outages, dam failure, plant explosions, etc. Natural disasters can include earthquakes, tsunamis, hurricanes, tornadoes, wild fires, flooding and public health issues, such as wide-spread disease like the 2019/2020 COVID-19 pandemic. Terrorism events include bomb threats, biochemical attacks (like the spread of anthrax) or cyber-attacks (like hacking, phishing, ransomware and virus distribution).

These expedited substantial amendments may include incorporating new funding, funding new activities and/or the reprogramming of funds, including canceling activities to meet needs resulting from a declared disaster or emergency. When authorized by HUD, the city may use CDBG funds to meet these needs with a 5-day public comment period instead of a 30-day public comment period, which is otherwise required for substantial amendments. For activities related to program years 2019, 2020, and 2021 and the CARES Act, the city may provide a 5-day public comment period for substantial amendments beginning April 11, 2020, as permitted under a HUD waiver.

It may also be necessary to revise public participation, noticing and public hearing procedures in the event of a declared disaster or emergency. Reasonable notification may be defined as 72 hours advance notice or less, depending upon the circumstances of the meeting; however, the city will strive to provide more than 72 hours advance notice of meetings, when practicable. When an in-person public hearing is not permitted due to social distancing or stay-at-home orders, virtual meetings may be held with reasonable notification and access for citizen participation. In addition, when hard copies are not available to due emergency closures of public facilities like libraries and recreation centers, online copies of documents will be made available for public review at <https://www.citrusheights.net/380/Community-Development-Block-Grant>.

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Guidance for public participation in virtual meetings during a disaster or emergency is available on the city's website at <https://www.citrusheights.net/153/Addressing-the-Council>. Members of the public may submit comments via email to cityclerk@citrusheights.net or by completion of an online Speaker Card at <https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30>. Public comments shall be limited to 250 words or less. Each comment will be read aloud by the City Clerk. The City Council live webcast will be livestreamed and recorded for public review at <https://www.citrusheights.net/673/Live-City-Council-Meeting-Webcasts>.

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V. PUBLIC ACCESS TO INFORMATION

As required by law, the City of Citrus Heights will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan documents, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. The city will also provide reasonable public access to records about any uses of these funds during the previous five years.

Also, as required by law, the city will provide the public with reasonable and timely access to local meetings relating to the proposed or actual use of funds (such as City Council meetings, Planning Commission meetings, and other city committee and commission meetings).

A. Availability of Consolidated Plan Documents

In the spirit of encouraging public participation, copies of Consolidated Plan documents will be provided to the public at no cost and within five days of a request. These materials will be available in a form accessible to persons with disabilities, when requested.

B. Location of Documents

Consolidated Plan documents will also be available at the following locations during their respective review periods:

- Citrus Heights City Hall (6360 Fountain Square Drive)
- Sylvan Oaks Library (6700 Auburn Boulevard)
- City of Citrus Heights website (www.citrusheights.net)

In the event of an address or location change for any of these entities, the city may administratively update this Citizen Participation Plan to reflect the new address or location.

Copies of the final Consolidated Plan documents will be available at the Citrus Heights City Hall and on the city's website for a minimum of five years from the time of adoption.

V. TECHNICAL ASSISTANCE

City staff will work with organizations and individuals representative of low- and moderate-income persons who are interested in submitting a proposal to obtain funding for an activity. All potential applicants for funding are encouraged to contact city staff for technical assistance before completing a proposal form.

Specifically, the City of Citrus Heights will provide up to 40 hours per year of technical assistance to organizations that represent low- and moderate-income persons. This technical assistance may include:

- Publishing instructions on how to fill out forms/applications.
- Conducting workshops to explain the process for submitting proposals and federal and local requirements.
- Providing comments and advice on the telephone or in meetings.
- Reviewing and commenting on draft proposals.

The city will also provide ongoing assistance to CDBG-funded agencies as needed to help them maintain their eligibility for full funding. The city may provide additional (beyond 40 hours) technical assistance if, in the opinion of the City Manager, staff time is available.

VI. COMMENT AND COMPLAINT PROCEDURES

The City of Citrus Heights will provide a period of at least thirty (30) days to receive comments on the content of Consolidated Plan documents, including the AFH, Annual Action Plan, and any Substantial Amendments and submit written comments or complaints prior to the finalization. For Consolidated Annual Performance and Evaluation Reports, the city will provide at least fifteen (15) days to receive public comments.

The 30-day comment period may start on the date the document is available to the public. The details for providing public comments or complaints on a specific document will be included in the public notice. City staff provides a meaningful, written reply to all comments and complaints within fifteen days, when practicable. A summary of comments with city responses is included with the final Consolidated Plan document.

Written comments or complaints may be addressed to:

City of Citrus Heights
City Clerk
6360 Fountain Square Drive
Citrus Heights, CA 95621
916-725-2448
cityclerk@citrusheights.net

VII. ACCOMMODATION OF PERSONS WITH SPECIAL NEEDS

The city complies with the Americans with Disabilities Act (ADA), and will make accommodations for persons with special needs. This includes providing oral, Braille, electronic, or large print copies for the visually impaired, as well as delivering copies to the homebound. Public hearings and the review of Consolidated Plan documents will be held at the City Council chambers or other City Hall locations, all of which are accessible to people with disabilities.

Additional provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. Public notices will include information on how to contact the city's ADA Coordinator to request accommodation. Translators will also be provided for people with limited English speaking proficiency when requests are made at least five working days prior to a hearing.

Wherever a significant number of low- and moderate-income persons or residents of blighted neighborhoods speak and read a language other than English, staff will provide all notices of public hearings and summaries of basic program information in that language.

VIII. ANTI-DISPLACEMENT

If, as a result of a program activity, any residential displacement and relocation must occur, the City of Citrus Heights ensures that it will develop an Anti-Displacement and Relocation Plan in connection with that project in accordance with federal regulations. Specifically, the city will comply with the anti-displacement and relocation requirement of the Uniform Relocation Act and the Housing and Community Development Act of 1974, as amended, and implementing regulations of 24 CFR Part 42.

IX. GLOSSARY

Annual Action Plan: This document allocates the city's annual CDGB funding (entitlement and program income) to specific projects and activities. It is submitted to HUD 45 days prior to the start of the program year and is developed in accordance with federal regulations (24 CFR Part 91).

Assessment of Fair Housing: This document refers to an analysis of performed in accordance with requirements for consultation and community participation that includes a review of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals. The AFH is conducted in compliance with a HUD-developed assessment tool, and is conducted every five years and prior to the development of the Consolidated Plan.

Citizen Participation Plan: This plan is prepared to facilitate and encourage public participation and involvement in the Consolidated Plan process and the city's CDBG program, especially by low- and moderate-income persons. The plan identifies the public participation requirements as identified by federal regulations (24 CFR Part 91).

Community Development Block Grant (CDBG) Program: This is a federal grant program administered by the U.S. Department of Housing and Urban Development (HUD). The program allocates federal funds to eligible cities and counties throughout the nation to assist low- and moderate-income households and neighborhoods. The grant program may fund such activities housing rehabilitation, affordable housing assistance, community services and community development activities, such as the construction or rehabilitation of community facilities and economic development.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the city's progress in carrying out the Consolidated Plan and Annual Action Plan. The report is

prepared annually by the city in accordance with federal regulations (24 CFR Part 91). It is due to HUD no later than 90 days after the end of the program year.

Consolidated Plan: This document serves as the city's application for CDBG funds and sets forth the priorities and strategies to address the needs of primarily low- and moderate-income persons and areas in the city. It typically covers a three- or five-year time period. Staff submits the Consolidated Plan to HUD 45 days prior to the start of the program year and is developed in accordance with federal regulations (24 CFR Part 91).

Consolidated Plan Documents: These include the Consolidated Plan, Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), Assessment of Fair Housing, (AFH) as well as any Substantial Amendment to the Consolidated Plan or Annual Action Plan.

Low- and Moderate-Income: Individuals or households earning less than 80 percent of the area median income, broken down into the following income categories:

- **Extremely Low-Income:** Households with incomes less than 30 percent of the area median family income, adjusted for household size.
- **Low-Income:** Households with incomes between 31 and 50 percent of the area median family income, adjusted for household size.
- **Moderate-Income:** Households with incomes between 51 and 80 percent of the area median family income, adjusted for household size.

Low- and Moderate-Income Neighborhood: In general, this is defined as a census tract(s) or block group(s) where a minimum of 51 percent of the residents have income levels defined as low or moderate. In certain jurisdictions that do not have an adequate number of low- and moderate-income neighborhoods under this definition, the definition may be expanded to include the twenty-five percent of the jurisdiction's census tracts or block groups with the highest percentage of residents with low or moderate incomes.

Public Hearing: An opportunity for interested parties to provide comments during a public meeting that has been publicly noticed in the *Sacramento Bee* and/or Citrus Heights Messenger newspaper, or noticed in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan documents, including the AFH, Annual Action Plan, Consolidated Annual Performance Evaluation Report and substantial amendments to any of the Consolidated Plan documents.

U.S. Department of Housing and Urban Development (HUD): This is the federal agency that administers and provides guidance for the Consolidated Plan process and use of certain federal funds, including CDBG.