

DRAFT 2021 Community Development Block Grant (CDBG) Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2021 Action Plan is a one-year plan for the Community Development Block Grant (CDBG) Program to help address the community development and low-income housing needs within the City of Citrus Heights. The following document covers year two of implementation of the city's 2020-2024 Consolidated Plan. The city's Housing and Grants Division is responsible for implementing both the Consolidated Plan and the annual Action Plan. The City plans to use a variety of funding sources to meet its housing and community development needs: CalHome, HOME, and other resources as they become available.

The city has not yet received notice from the U.S. Department of Housing and Urban Development (HUD) of its 2021 CDBG grant award. As a result, this draft plan is based on estimates of the city's potential allocation based on prior year allocations. To reduce delays in project start dates, the city is planning how it will allocate funds for the 2021 CDBG program year. When HUD announces the city's CDBG award amount, the city will follow this plan to determine the final amounts to allocate to each project.

The City estimates receiving approximately \$600,000 for its 2021 allocation of CDBG funds from HUD. In addition, the city has an estimated \$50,000 in program income from prior year programs. City staff has encouraged citizen participation throughout the Action Plan process. The city hosted a funding workshop to provide information to the public about the Request for Proposals (RFP) for CDBG public service funds. In addition, city staff provided information about the RFP for public service funds at various community meetings, such as the Collaborative meeting. Staff also invited residents to attend a public hearing on October 8, 2020, to provide feedback on the proposed 2021 Action Plan and provided individuals with an opportunity to review the draft document. Using research and input from the public, city staff formulated the objectives and outcomes briefly described below.

2. Summarize the objectives and outcomes identified in the Plan

The city's key objectives for the 2021 funding period are based on public outreach completed for the 2020-2024 Consolidated Plan and include the following:

Objectives:

- Build healthy communities;
- Improve public infrastructure;
- Enhance accessibility;
- Improve public services for priority populations;

- Improve housing access and affordability; and
- Expand economic opportunities.

The priorities align closely with three of the city Council’s five year goals: diversity for changing economy,” “improve community vibrancy and engagement,” and “improve streets and infrastructure.”

Within those priorities, the city identified eight main goals:

- Foster affordable housing;
- Provide services for people experiencing homelessness;
- Provide services for seniors and youth;
- Provide additional public services responsive to current public needs;
- Improve accessibility;
- Construct/upgrade public facilities;
- Effectively administer CDBG program to benefit the Citrus Heights community; and
- Affirmatively further fair housing.

3. Evaluation of past performance

The city evaluated its past performance as part of setting the goals and strategies associated with this Consolidated Plan. The city currently is underway with the following projects during the 2020-2024 Consolidated Plan period:

- 2019-20 Accessibility & Drainage Improvement Project;
- Signalized Intersection Improvement Project;
- Park and Public Facility Improvement Project;
- Allocated \$376,028 in CDBG-CV funding to non-profits, including: Sunrise Christian Food Ministry, WEAVE, Campus Life Connection, Sacramento Self-Help Housing Renters Helpline, Supplemental Navigator Program, and Great Plates Delivered Program.

In addition, the city typically devotes the full 15 percent of CDBG funds allowed to public services, serving thousands of households with a range of services, from meals to housing counseling. Many households have come depend on these services. The city plans to continue to devote the maximum allowable CDBG funding to public services, and to supplement it with General Fund revenue.

4. Summary of Citizen Participation Process and consultation process

The city offered several opportunities for public participation and comment throughout the Action Plan process:

On August 21, 2020, City staff held a funding application workshop for non-profit organizations interested in applying for public service funds. The workshop was noticed in a variety of ways. Staff sent

emails to a large mailing list of interested persons and organizations along with a news items posted on the City's website. A total of eight participants attended the CDBG application workshop.

The city invited the public to comment at the October 8, 2020 City Council meeting, wherein the City Council will consider the draft federal 2021 Community Development Block Grant (CDBG) funding recommendations. The City will also offer an opportunity for public comment at the October 22, 2020 City Council meeting when the Council considers final adoption of the 2021 Action Plan.

The 2021 Action Plan will be available for public review during public comment period from September 21 to October 22, 2020. A public notice announcing its availability was published in *The Sacramento Bee* on September 21, 2020. The first public hearing on the 2021 Action Plan will be held virtually via Zoom of the Citrus Heights City Council on October 8, 2020; the second public hearing will also be held virtually on October 22, 2020.

5. Summary of public comments

Comments received during public comment period from September 21 – October 22, 2020:

- No public comment has been received. All public comment will be documented as received.

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

No public comment has been received.

7. Summary

As part of the Consolidated Plan effort, the city selected two key priorities:

- Building health communities;
- Expand economic opportunities.

These priorities align closely with three of the city Council's five goals: "diversify for a changing economy," "improve community vibrancy and engagement," and "improve streets and infrastructure."

Within those priorities, the city identified eight main goals:

- Foster affordable housing;
- Provide services for people experiencing homelessness;
- Provide services for seniors and youth;
- Provide additional public services responsive to current public needs;
- Improve accessibility;
- Construct/upgrade public facilities;
- Effectively administer CDBG program to benefit the Citrus Heights community; and

- Affirmatively further fair housing.

To address these goals, the city plans to fund the construction of affordable housing on Sayonara Drive, provide loans to homeowners for health and safety repairs, support nonprofits offering a wide-range of social services, provide services to those experiencing homelessness, assist with accessibility and other improvements to public facilities. Other types of projects may be considered as needed throughout the Consolidated Plan timeframe. The city anticipates funding activities using a variety of sources, including CDBG, HOME, General Fund, and grants received by the City. The city will work with local and regional nonprofits, as well as affordable housing developers, to implement many of the activities.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	CITRUS HEIGHTS		Community and Economic Development Department
HOME Administrator	CITRUS HEIGHTS		Sacramento Housing and Redevelopment Agency (SHRA)

Table 1 – Responsible Agencies

Narrative (optional)

The City of Citrus Heights Housing and Grants Division, within the Community Development Department, serves as the lead agency for the Consolidated Plan and the administration of CDBG, HOME, and other housing and community development funds. Within the Housing and Grants Division, the Housing and Human Services Program Coordinator oversees the administration of the CDBG program. The Grants and Housing Technician assists in administering the CDBG program.

For the receipt of HOME funds, Citrus Heights is in a consortium with Sacramento County, City of Sacramento, and the City of Rancho Cordova. The Sacramento Housing and Redevelopment Agency (SHRA) is the lead agency in the city’s HOME consortium.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Citrus Heights made efforts to consult a wide-ranging group of stakeholders during the development of the Consolidated Plan. The city's consultation efforts are summarized in the following section.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

In preparing the Consolidated Plan, the City of Citrus Heights consulted with a number of local service providers and public agencies to identify local needs and evaluation opportunities for partnership and improved coordination. The city also participated in an extensive public outreach campaign to assess community needs and priorities. The following sections will discuss the consultation process, the public comment process, and the planned coordination efforts for the next five-year Consolidated Plan cycle.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Sacramento Steps Forward is the nonprofit group that manages the regional Continuum of Care. The city cooperates with Sacramento Steps Forward whenever possible, including serving on the Continuum of Care Advisory board, participating in the Funders Collaborative, prompt response to requests for data, and ongoing participation in the Continuum of Care discussions. The city's Housing and Human Services Program Coordinator maintains a seat on the Continuum of Care Advisory Board and actively participates in regional coordination through the Funder's Collaborative and other regional subcommittees. The city supports the Citrus Heights Homeless Assistance Response Team (HART) and its efforts, including the Winter Sanctuary, Student Connect, a resource fair for students and families in transition, the Veterans Stand Down, and other events throughout the year. The city's Homeless Navigator provides outreach and services for people experiencing homelessness. The city's Homeless Navigator also provides housing counseling services to those at-risk of homelessness. Additionally, Meals on Wheels and the Sunrise Christian Food Ministry provide emergency food services to those at-risk of homelessness and those currently experiencing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Sacramento Steps Forward administers the Homeless Information Management System (HMIS) as well as the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The city participates in

improving the HMIS system through the Continuum of Care Advisory Board. The city's Housing and Human Services Program Coordinator serves on the Continuum of Care Advisory Board and assists in the development of regional programs, policies, and procedures. The city is working to become more involved in the allocation of ESG funds through the regional Funders Collaborative.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies, and other entities

The table below outlines the agencies, groups, organizations who participated in the consultation process.

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Citrus Heights
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development

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<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Staff consulted with representatives from the Community Development Department, General Services Department, and Police Department as part of the development of the Consolidated Plan. Stakeholder surveys were emailed to representatives from the three departments listed above. In addition, staff held meetings with department representatives to further discuss department priorities and opportunities for increased coordination. In addition, all city staff members were emailed a link to participate in the community survey. In discussions with other departments, staff in the Citrus Heights Police Department identified a need for additional resources for the Citrus Heights Homeless Navigator. While she has been successful, there is a need for additional housing, both temporary and permanent, and resources for related costs to eliminate barriers to housing, such as application fees and transportation. Staff in the General Services Department identified a need for accessibility improvements to public infrastructure, such as upgrades to signalized intersections and ADA-compliant sidewalks and crosswalks. The Community Development Department identified a need for improvements to parks and public facilities within the city as well as a need to rehabilitate aging housing stock.</p>
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2	Agency/Group/Organization	Citrus Heights Collaborative
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Citrus Heights Collaborative is an informal network of community members representing government agencies, nonprofits, religious institutions, businesses, and neighborhood groups. Specifically, the group is comprised of local government, nonprofits, and community members, fraternal and faith-based organizations. City staff held a work session at the Collaborative meeting on September 12, 2019 Collaborative meeting to obtain stakeholder feedback. A total of 21 stakeholders attended the Collaborative work session. Citrus Heights Staff: Colleen McDuffee, Community Development Director Mary Poole, Operations Manager, General Services Organizations: San Juan Unified School District, Natalia Aguirre, Elizabeth Thomas, Christina Sparks, Mariela Silva, Debbie Chiguina-Owens Aetna Better Health - Merrett Sheridan, Martin Gonzales CH Resident (Antelope Neighborhood), Ken Horner Sylvan Middle School Neighborhood Liaison, April Jacek Sunrise Recreation Park District, Becky Henz The Glass Slipper, Jackie Guzman Sayonara Center, Julie Habeeb Crossroads, Matthew Rorario, Maihina Lee Stakeholders from the Collaborative noted the clients they serve have a need for increased access to transportation, free after school programs, mental health services, affordable housing (particularly for transitional youth), increased number of foster families, employment opportunities, emergency food, and recreational opportunities.</p>
<p>3 Agency/Group/Organization</p>	<p>SUNRISE RECREATION AND PARK DISTRICT</p>
<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - Local</p>

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sunrise Recreation Park District (SRPD) participated via the city's online stakeholder survey and at the September 13 Collaborative meeting. SRPD staff noted a lack of funding as a factor that impacts its ability to provide services to the Citrus Heights community. SRPD staff also stated generally how the homeless population continues to grow and parks are being heavily impacted by transient and drug activity. SRPD also noted a need to get the word out about available services and programs.
4	Agency/Group/Organization	About Kidz
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	About Kidz participated in the city's online stakeholder survey. The nonprofit provides school supplies, sports program sponsorships, and tutoring services for low-income students. The nonprofit noted the following as their greatest needs include: school supplies, access to youth sports, tutoring, transpiration, and mentoring. Funding was listed as the organizations greatest need.
5	Agency/Group/Organization	Sacramento Self Help Housing
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sacramento Self-Help Housing (SSH) provides housing counseling and homeless navigation services for the City of Citrus Heights. The city's Homeless Navigator completed the city's online stakeholder survey and identified housing as the greatest need of her clients.
6	Agency/Group/Organization	Campus Life Connection, Sayonara After School Program
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Campus Life Connection participated in the city's online stakeholder survey and the Collaborative work session on September 13. The nonprofit operates the Sayonara Center and provides after-school tutoring, mentoring, and food to Citrus Heights students. The following were identified as the clients greatest needs: nonperishable food for children when school is out (weekends & holidays), mentorship, safe space, community, homework assistance and support, recreational opportunities for youth. The nonprofit noted its organizations greatest needs are locating enough food to provide good meals each day and funding to staff the Center.

7	Agency/Group/Organization	WEAVE
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WEAVE completed the city's online survey. The organization stated their clients greatest need is safety, including emergency shelter, protective orders, legal assistance, advocacy, and counseling. WEAVE noted barriers to providing services include transportation and funding. Existing shelters are not located in Citrus Heights which can create transportation barriers for victims who need shelter but also continue to work or have children in Citrus Heights.
8	Agency/Group/Organization	City of Woodland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Staff sent an email to representatives of neighboring local governments asking these questions. 1) What are your housing and community development priorities? 2) Is there anything the City of Citrus Heights can do to improve coordination between local governments/agencies in order to advance regional housing and community development priorities? Dan Sokolow, Senior Planner, noted the City of Woodland have the following high priority needs including: Public Services: emergency food and shelter for the homeless and at risk homeless, youth services, employment training, crime awareness, fair housing counseling, and health services. Infrastructure: public facilities and improvements (general, including accessibility for physically disabled, ADA), youth centers, parks, recreational facilities, rehabilitation of single family homes, and administration for single family rehabilitation program.</p>
<p>9 Agency/Group/Organization</p>	<p>San Juan Unified School District</p>
<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Persons with Disabilities Services-homeless Services-Education</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted representatives from the San Juan School District (SJUSD) via an online stakeholder survey and the Collaborative work session, SJUSD representatives noted a need among clients for free after school programs, expanded mental health services, one-on-one mentoring programs, community events, housing for transitional aged youth, and more foster families. SJUSD stated barriers to provide services in Citrus Heights include a lack of funding, transportation, and trust issues related to immigration status.
10	Agency/Group/Organization	SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
	Agency/Group/Organization Type	PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with SHRA via online stakeholder survey as well as targeted emails and phone calls. SHRA provided the city with information related to public housing properties; this information has been included in the Market Analysis and Needs Assessment sections.
11	Agency/Group/Organization	First Call Hospice
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City staff consulted with Rachelle Doty via stakeholder survey as well as targeted emails and phone calls. Rachele Doty noted the greatest need for her clients include caregiving, caregiving support, and financial assistance. The survey response indicates there is a need for more community outreach to inform the public of hospice benefits currently available to community members as part of the Medicare program.</p>						
<p>12</p>	<table border="1"> <tr> <td data-bbox="250 583 760 632"> <p>Agency/Group/Organization</p> </td> <td data-bbox="768 583 1427 632"> <p>Citrus Heights Homeless Assistance Resource Team</p> </td> </tr> <tr> <td data-bbox="250 642 760 1136"> <p>Agency/Group/Organization Type</p> </td> <td data-bbox="768 642 1427 1136"> <p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims</p> </td> </tr> <tr> <td data-bbox="250 1146 760 1434"> <p>What section of the Plan was addressed by Consultation?</p> </td> <td data-bbox="768 1146 1427 1434"> <p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs</p> </td> </tr> </table>	<p>Agency/Group/Organization</p>	<p>Citrus Heights Homeless Assistance Resource Team</p>	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims</p>	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs</p>
<p>Agency/Group/Organization</p>	<p>Citrus Heights Homeless Assistance Resource Team</p>						
<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims</p>						
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	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City staff consulted with Kathilynn Carpenter, Executive Director of HART via email. Ms. Carpenter noted a significant need for funds to provide housing assistance. In addition, Ms. Carpenter expressed a need for a HART transitional home to provide emergency housing in Citrus Heights. Two HART volunteers who filed out the online stakeholder survey pointed out the need for more housing, clothing, and support for those experiencing homelessness in Citrus Heights. The group expressed a need for an additional homeless navigator and more funding to support services. The biggest barriers cited by HART include lack of housing for vulnerable individuals and empathy from community members toward people in need.</p>
13	<p>Agency/Group/Organization</p>	<p>Citrus Heights Chamber of Commerce</p>
	<p>Agency/Group/Organization Type</p>	<p>Business and Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Non-Homeless Special Needs</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City staff consulted representatives of the Citrus Heights Chamber of Commerce via an online stakeholder survey. Ilene Martzen, Chamber of Commerce Board Chair, stated the clients are primarily business owners. The Chambers greatest needs include opportunities for business owners to meet other business owners in order to be referred to business associates, friends, and families to grow their businesses. The Chamber is working to increase the number of signature economic development events offered annually in Citrus Heights.</p>

14	Agency/Group/Organization	Sacramento County Behavioral Health Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Sacramento County Division of Behavioral Health Services via the city's online stakeholder survey. Monica Rocha-Wyatt submitted a survey response indicating there is a need for affordable housing, educational support and opportunities, and supporting navigating systems. One barrier noted is the lack of adult mental health service provider in Citrus Heights.
15	Agency/Group/Organization	Development Services - City of Elk Grove
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City staff consulted with City of Elk Grove via email. Alicia Tutt, Development Services Housing with City of Elk Grove provided input. What are your agency's top priorities related to housing and community Development? 1. New construction of affordable housing units. 2. Addressing missing middle housing. 3. Strategic land acquisition 4. Improve accessibility. Is there anything the city can do to help advance your agency's housing community development priorities? 1. Continue to be an active partner in regional collaborations and partnerships.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were excluded from consultation.

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Step Forward	Addressing housing and service needs for homeless individuals and families.
Housing Element	City of Citrus Heights	Addressing multi-family housing sites, actions to encourage development of new affordable housing, and barriers to new affordable housing.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Citrus Heights will continue to cooperate and coordinate with other public agencies to help meet the goals identified in the Consolidated Plan. These agencies include: California Department of Housing and Community Development, Sacramento Housing and Redevelopment Agency, Sacramento Steps Forward, HUD, Department of Veterans Affairs, CalVet, San Juan Unified School District, Sacramento County Department of Health and Human Services, Sacramento County Department of Human Assistance, Sacramento County, City of Sacramento, City of Rancho Cordova, and City of Elk Grove. In addition, other agencies or units of local government that may assist the city in reaching its Strategic Plan goals.

Narrative

As part of the Funders Collaborative, city staff coordinates regularly with Sacramento County, City of Elk Grove, City of Rancho Cordova, Sacramento Housing and Redevelopment Agency, and a number of other local agencies. Citrus Heights recently completed a regional Analysis of Impediments in participation with a number of local agencies. Citrus Heights also partners with Sacramento County, SHRA, City of Rancho Cordova, and the City of Folsom on a regional Renters Helpline service. Lastly, the city is partnering with the State of California (through the No Place Like Home Program), Sacramento County, and SHRA on the Sunrise Pointe Apartments Project - a 46-unit permanent supportive housing project in Citrus Heights. The City of Citrus Heights allocated its future HOME funding to support this project and it is currently awaiting tax credits to finalize the project financing.

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AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Citrus Heights completed a robust citizen participation process during the development of the 2020-2024 Consolidated Plan. Outreach included traditional local newspaper announcements for meetings, public hearings, and publications on the city’s website. The city also included two online surveys – one for community members and one targeted at stakeholders. The city promoted the public meetings and survey through social media platforms such as Twitter, Facebook, and Next Door; published news items on the city’s website, encouraged local press

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coverage, and held a community meeting in a lower-income neighborhood to increase participation. The table below outlines specific public outreach efforts.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Neighborhood Residents & Stakeholders	On August 21, 2020, City staff held a CDBG funding application workshop for non-profit organizations interested in applying for public service funds. The workshop was noticed in a variety of ways. Staff sent emails to a large mailing list of interested persons and organizations along with a news items posted on the City's website. Eight participants attended the CDBG application workshop.	No comments have been received as of yet.	No comments have been received as of yet.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Residents of Citrus Heights and Service Providers	The city posted a public notice in the Sacramento Bee on September 21, 2020, to notify the public about the public comment period for the draft 2021 Annual Action Plan, and advertising the date of the public hearing on October 8, 2020 to consider the draft 2021 Annual Action Plan document.	No comments have been received as of yet.	No comments have been received as of yet.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Citrus Heights Residents and Service Providers	The city will hold a virtual public hearing on October 8, 2020, to receive public feedback and City Council will hear recommendations on the draft 2021 Annual Action Plan.	No comment has been received as of yet.	No comment has been received as of yet.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Resident of Public and Assisted Housing</p> <p>Citrus Heights Residents and Service Providers</p>	The city will hold a virtual public hearing on October 22, 2020, to receive public feedback and have City Council adopt the final 2021 Annual Action Plan.	No comments have been received as of yet.	No comments have been received as of yet.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The city is a CDBG entitlement jurisdiction. Citrus Heights received a 2020 grant of \$639,213 and a CDBG-CV Phase I allocation of \$376,028. In addition, on September 11, 2020 the city received a CDBG-CV Phase II allocation of \$544,198. These CDBG-CV Phase II funds have yet to be allocated to projects. To date, we have received \$32,103 in loan repayments and we have \$727,778 in rollover funding from prior years. The expected amount available for the remainder of the Con Plan period assumes the city will receive \$600,000 in entitlement funds annually. Additionally, Citrus Heights is in a regional HOME Consortium, administered by SHRA. The city works closely with SHRA to allocate HOME funds that are available for use in Citrus Heights.

Along with these federal entitlements, Citrus Heights works with SHRA, the County, and developers when possible to utilize Low-Income Housing Tax Credits, the State of California's housing programs, and other available opportunities to support housing development. The County of Sacramento received a No Place Like Home grant for the Sunrise Pointe Apartments in Citrus Heights. This project has been a regional collaboration with various funding sources.

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 2 and a projection of resources between FY 2021 and FY 2024, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include city staff salary and fringe benefits, as well as other planning and administrative activities.

Other resources that may be employed include funds provided under other HUD programs, grants from the Federal Emergency Management Agency, State of California Department of Housing and Community Development, federal tax credits and mortgage credit certificates, City of Citrus Heights General Funds, and other federal or state grant programs.

One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. During the period of time leading up to this Consolidated Plan, the State of California and local governments experienced a dearth of resources to finance

affordable housing and affordable housing production has lagged as a result.

Most of the new resources require affordable housing developers to compete with one another for a limited amount of funding. The city will continue to work with developers and regional partners to demonstrate local support and financial leverage to place developments in the best position to obtain these limited dollars.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	600,000	50,000	-	650,000	1,950,000	The city is a CDBG entitlement jurisdiction. This includes a 2021 grant amount of \$600,000. We expect to receive \$50,000 in loan repayments. The expected amount assumes the city will receive \$600,000 in entitlement funds annually.
General Fund	public - local	Public Services	134,100	0	0	134,100	402,000	The city allocates General fund money to nonprofits to benefit public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Housing	2,280,000	0	0	2,280,000	0	The city uses HOME funds as part of the HOME Consortium. On January 23, 2020, the Citrus Heights City Council approved an allocation of \$2,280,000 of the HOME funds reserved for the City of Citrus Heights to be used for the Sunrise Pointe Apartments. The 46-unit permanent supportive housing project has been approved and is waiting for federal tax credits to proceed with construction. SHRA approved to advance the city its future allocation of HOME funds in order to provide a competitive local match to the project and increase the chances it receives federal tax credits.
Other	public - federal	Admin and Planning Public Services	120,000	0	0	120,000	360,000	The city received an annual CDBG allocation at approx. \$600,000 – 20% goes towards planning and administration of the grant.
Other	public - state	Housing	50,000	0	0	50,000	150,000	The city receives program income from prior years Calhome grants.

Table 5 - Expected Resources – Priority Table

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

There is no federal requirement for the city to match CDBG funds with other non-federal program resources. In FY 20/21, the city allocated \$134,100 in General Fund revenue to nonprofits providing a community service in Citrus Heights, in addition to the CDBG investments. All capital improvement projects funded with CDBG have been able to take advantage of other federal and state funding sources, including Measure A funds and Drainage funds, to complete design, engineering, and construction work that exceeds the city's CDBG allocation for these projects. With respect to public services, the city requires all subrecipients to identify other resources that will be utilized during the program year to operate and implement CDBG-supportive activities. It is the city's intent to ensure that adequate non-federal and private funds are available, thus minimizing the dependence on federal funds.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Some projects that may help address the needs identified in the plan include the Sayonara affordable housing project, which is currently in the pre-planning phase. Previously, the city purchased and demolished 15 complexes and 1 eight-plex on the street with the intent of replacing them with a new affordable housing development. In that same neighborhood, on Sayonara Drive, the Citrus Heights Children and Youth Center was recently funded completed with CDBG funds in the 2010-2014 Consolidated Plan period.

Citrus Heights currently contains 90 units of public housing, which is generally in good condition. SHRA, which oversees public housing, has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency. This helps provide affordable housing to the low-income populations in the community.

The city has made efforts to 1) take the lead in the design, construction, and funding of public improvements; 2) improve the appearance of commercial districts; and 3) stimulate private investment. These efforts have included streetscape enhancement projects and a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign included assisting business owners with improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor.

Discussion

Affordable housing developers and the city must be as creative as possible to find other sources of funding from state programs targeted to low- and moderate-income households, other non-HUD federal sources, private loan funds, federal and state tax-credits, and local funding. In order to win tax credits, multiple sources of funding are required and the minimum matching requirements are typically far exceeded in each project. These resources include funds provided under other HUD programs, the Economic Development Administration, the Federal Emergency Management Agency, federal, state and local energy efficiency programs, federal and State tax credits and mortgage credit certificates, and other federal grant programs as may be identified

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster affordable housing <i>Housing Preservation Program & First-Time Homebuyer Program</i>	2020	2024	Affordable Housing	City-wide CDBG Target Area	Building Healthy Communities Improve Housing Access and Affordability	CDBG: \$190,000	Homeowner Housing Rehabilitated: 9 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Services for people experiencing homelessness <i>Housing Counseling & Navigator Program</i>	2020	2024	Homeless	City-wide	Improve Public Services for Priority Populations	CDBG: \$16,000 General Fund: \$35,400	Homelessness Prevention: 100 Persons Assisted & Housing Counseling: 112 Persons Assisted – Total of 212 Persons Assisted
3	Services for seniors and youth <i>Meals on Wheels, Campus Life Connection, Single Mom Strong</i>	2020	2024	Non-Homeless Special Needs	City-wide	Building Healthy Communities Improve Public Services for Priority Populations	CDBG: \$38,689 General Fund: \$93,000	Public service activities other than Low/Moderate Income Housing Benefit: 399 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide public services responsive to current need <i>Sunrise Christian Food Ministry & WEAVE</i>	2020	2024	Non-Homeless Special Needs	City-wide	Improve Public Services for Priority Populations	CDBG: \$14,431 General Fund: \$5,700	Public service activities other than Low/Moderate Income Housing Benefit: 8540 Persons Assisted
5	Improve accessibility <i>Citywide Accessibility & Drainage Improvement Project</i>	2020	2024	Non-Housing Community Development	City-wide CDBG Target Area	Improve Public Infrastructure Enhance Accessibility	CDBG: \$390,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
6	Affirmatively further fair housing <i>Renter's Helpline Program</i>	2020	2024	Affordable Housing	City-wide CDBG Target Area	Building Healthy Communities Improve Public Services for Priority Populations	CDBG: \$22,871	Public service activities other than Low/Moderate Income Housing Benefit: 425 Persons Assisted
7	Effectively administer CDBG program	2020	2024	Program Administration	City-wide	Building Healthy Communities Improve Housing Access and Affordability	CDBG: \$120,000	To effectively administer the CDBG program.

Table 25 – Goals Summary

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Foster affordable housing
	Goal Description	The city will foster affordable housing by rehabilitating units in need of health-related, and safety repairs, and provide down payment assistance to low-income homebuyers.
2	Goal Name	Services for people experiencing homelessness
	Goal Description	The city plans to support homeless housing efforts where possible and continue to fund the Housing Counseling and Navigator Program.
3	Goal Name	Services for seniors and youth
	Goal Description	The city will continue to support programs and services that focus on senior and youth populations. Services include the Meals on Wheels Senior Program, Sayonara after-school program, and Single Mom Strong.
4	Goal Name	Provide public services responsive to current need
	Goal Description	The city will continue to support public service programs and efforts based on community needs and changing public needs. Additionally, the city will continue to support essential services including domestic violence and an emergency food closet to low- and moderate-income persons.
5	Goal Name	Improve accessibility
	Goal Description	The city will fund public works projects to provide residents with accessible routes in the city.
6	Goal Name	Affirmatively further fair housing
	Goal Description	The city will continue to fund programs that seek to maintain fair housing through the Renters Helpline. The services provided will include fair housing testing, housing counseling, and anti-discriminatory efforts.
7	Goal Name	Effectively administer CDBG program
	Goal Description	The city will continue to prioritize effectively by administering the CDBG program. CDBG funds will be used for the betterment of the City of Citrus Heights.

Projects

AP-35 Projects – 91.220(d)

Introduction

The table below summarizes the city’s recommendation to allocate 2021 Community Development Block Grant funding. On September 9, 2020, the Quality of Life Committee recommended funding the following 2021 CDBG projects. On October 8, 2020, the City Council will hold a virtual public hearing on the draft 2021 Action Plan, on October 22, 2020; the City Council will adopt the final 2021 Action Plan.

Projects

#	Project Name
1	Public Services (2021)
2	Public Infrastructure Projects
3	Housing Preservation Programs
4	Planning & Administration (2021)

Table 7 - Project Information

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

In making project recommendations, consideration is given based on a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. Staff took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application.

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is the lack of funding to fully address all needs. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them. In response to the level of need, the city has maintained its commitment to providing local funding to nonprofits, even though budget cuts that have been required in a number of areas.

A second obstacle to meeting underserved needs is the location of many available services is in the City of Sacramento. Citrus Heights works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Citrus Heights and downtown Sacramento.

AP-38 Project Summary
Project Summary Information

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1	Project Name	Public Services (2021)
	Target Area	City-wide
	Goals Supported	Services for people experiencing homelessness Services for seniors and youth Provide public services responsive to current need Affirmatively further fair housing
	Needs Addressed	Building Healthy Communities Improve Public Services for Priority Populations Expand Economic Opportunities
	Funding	CDBG: \$90,000 General Fund: \$134,100
	Description	Provide public services to low- and moderate-income households and individuals, including services for seniors, persons with disabilities, and homeless persons, youth, and families.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	About 9,636 persons will benefit from the proposed activities, including seniors, youth, and persons with disabilities, persons experiencing homeless and low-income households.
	Location Description	Citywide to eligible participants

<p>Planned Activities</p>	<p>PY 2021 EN Activities:</p> <p><u>Single Mom Strong:</u> Provide tutoring & distance learning support for families. The program will provide tutoring for approx. 72 youth, ages 5-12 of working parents during the time of social distance learning. Available public service funding, estimated at \$8,698.</p> <p><u>Campus Life Connection:</u> Operate an after-school center that provides low-income youth with recreational activities. Activities include mentoring, tutoring, educational games, technology center, and daily nutritious meals to an estimated 105 youth. Available public service funding, estimated at \$14,000.</p> <p><u>Meals on Wheels:</u> Provide a balanced, nutritious meals Mon-Fri, 250 days per year to an estimated 282 seniors either dining at Rusch Park Community Center five days a week or by delivery to homebound seniors. Available public service funding, estimated at \$14,000.</p> <p><u>Sacramento Self-Help Housing (Housing Counseling/Navigator):</u> To provide housing counseling services to approximately 100 households at-risk of becoming homeless and navigator services to approximately 112 households currently homeless. Available public service funding, estimated at \$16,000.</p> <p><u>Sacramento Self-Help Housing (Renters Helpline):</u> To provide a telephone and Internet-based “Renters Helpline” as well as counseling, dispute resolution, and fair housing services to approximately 425 households. Available public service funding, estimated at \$22,871.</p> <p><u>Sunrise Christian Food Ministry:</u> To provide ongoing emergency food to approximately 8,500 low-income and homeless persons in Citrus Heights. Available public service funding, estimated at \$7,215.</p> <p><u>W.E.A.V.E.:</u> Operate a Violence Reduction Team (VRT) to provide response services in partnership with the CHPD to approximately 40 individuals. Approximately 11% of available public service funding estimated at \$7,216</p>								
<p>2</p>	<table border="1"> <tr> <td data-bbox="235 1528 548 1581">Project Name</td> <td data-bbox="548 1528 1427 1581">Public Infrastructure Projects</td> </tr> <tr> <td data-bbox="235 1581 548 1633">Target Area</td> <td data-bbox="548 1581 1427 1633">CDBG Target Area</td> </tr> <tr> <td data-bbox="235 1633 548 1734">Goals Supported</td> <td data-bbox="548 1633 1427 1734">Improve accessibility Construct/upgrade public facilities</td> </tr> <tr> <td data-bbox="235 1734 548 1866">Needs Addressed</td> <td data-bbox="548 1734 1427 1866">Building Healthy Communities Improve Public Infrastructure Enhance Accessibility</td> </tr> </table>	Project Name	Public Infrastructure Projects	Target Area	CDBG Target Area	Goals Supported	Improve accessibility Construct/upgrade public facilities	Needs Addressed	Building Healthy Communities Improve Public Infrastructure Enhance Accessibility
Project Name	Public Infrastructure Projects								
Target Area	CDBG Target Area								
Goals Supported	Improve accessibility Construct/upgrade public facilities								
Needs Addressed	Building Healthy Communities Improve Public Infrastructure Enhance Accessibility								

	Funding	CDBG: \$390,000
	Description	2021 Accessibility & Drainage Improvement Project
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,500 persons will receive benefits, including seniors, youth, homeless persons, and low-income households. Additionally, some neighborhoods will experience area benefits from park and public infrastructure improvements.
	Location Description	The 2021 Accessibility Improvement Project will all take place primarily in the CDBG Target Area, which includes all census blocks with 51% or higher concentration of low- and moderate-income households.
	Planned Activities	2021 Annual Accessibility and Drainage (ADA) Project: Complete accessibility improvements to sidewalks, such as installing missing or repairing damaged sidewalks, installing ADA-compliant pedestrian ramps, and relocating drainage inlets as necessary at various locations yet to be determined, primarily located in CDBG target areas.
3	Project Name	Housing Preservation Programs
	Target Area	City-wide
	Goals Supported	Foster affordable housing
	Needs Addressed	Building Healthy Communities
	Funding	CDBG: \$190,000
	Description	Housing repair loans, mobile home grants, and accessibility grants for low-income homeowners, and administration of these activities.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately nine low- and moderate-income households will be assisted through the Housing Repair Program.
	Location Description	Citywide
	Planned Activities	1. Housing repair loans (up to \$60,000), mobile home grants (up to \$10,000), and accessibility grants (up to \$5,000) for low-income homeowners. Funding allocation; estimated @ \$190,000.
4	Project Name	Planning & Administration (2021)
	Target Area	City-wide

Goals Supported	Effectively administer CDBG program
Needs Addressed	Building Healthy Communities Improve Public Services for Priority Populations
Funding	CDBG: \$120,000
Description	Provide general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) administration, program setup, reporting, planning, and subrecipient training and monitoring. A National Objective designation does not apply to activities completed under this project.
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	N/a
Location Description	N/a
Planned Activities	General Planning and Administration, funding is 20 percent of annual grant amount plus program income, estimated at \$120,000.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic distribution is predicted on the nature of the activity to be funded. The majority of the activities the city plans to conduct will be offered to eligible persons citywide.

Projects are focused on the low- and moderate-income census blocks, known as the CDBG target area. Project locations are selected in coordination with the city's General Services Department that is based on resident input and timing with other planned projects in order to leverage non-CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	15
CDBG Target Area	85

Table 27 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The city prioritizes funding primarily within the low-income neighborhoods (at least 51% of low- and moderate-income neighborhoods).

Discussion

Geographic priorities include low- and moderate-income census tracts within the City of Citrus Heights.

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

Introduction

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of funding to fully address all needs. Economic challenges in recent years forced many nonprofits to cut services.

Actions planned to address obstacles to meeting underserved needs

The economic challenges in recent years have forced many nonprofits to cut services at time when government entities and other are least able to provide them. There is no federal requirement for the city to match CDBG funds; however, the city has maintained a commitment to provide local funding to nonprofits despite other budget cuts. As such, the city's general fund commitment for FY 20/21 is \$134,100.

Another obstacle to meeting underserved needs is the locations of many available services are in the City of Sacramento. Citrus Heights works closely with the regional transit to improve access, and there are several daily public transportation linkages between Citrus Heights and downtown Sacramento.

Another obstacle is the city's lack of vacant land available for development. The city will focus heavily on preservation of the existing housing stock through the Housing Repair Program.

Actions planned to foster and maintain affordable housing

In 2021, the city will offer several programs to foster and maintain affordable housing: The Housing Repair Program will offer low-interest loans/grants to homeowners making health and safety repairs to their homes. This program will be funded using prior-year CDBG funds and loan repayments. The city's First-Time Homebuyer Program will offer 30-year deferred loans to first-time homebuyers for down payment assistance. The city will continue to support Code Enforcement programs, such as the Rental Housing Inspection Program, that assure low-income households have a safe, decent, and appropriate place to live. The city will continue to support public services through nonprofits funded by CDBG that serve the community's youth, seniors, domestic violence victims, families, and those with special needs. The city will work with developers of the Sunrise Pointe affordable permanent supportive housing project to identify additional funding sources to fill the remaining funding gap. The city approved the project in 2018 and allocated \$2,280,000 in HOME Consortium funds to the 47-unit project planned for Sunrise Boulevard in Citrus Heights. The project is currently under consideration for federal tax credits.

Actions planned to reduce lead-based paint hazards

While most housing units were built prior to 1978, target income households that may contain lead-based paint occupy an estimated 5,312 units. The city will provide lead-abatement assistance for residential units through the Housing Repair Program. The city contracts with a third-party firm to

administer its Housing Repair Program.

Currently, the city's consultant, NeighborWorks Homeownership Center Sacramento Region, has staff qualified to evaluate lead-based paint hazards and implement lead-safe work practices. Independent contractors are employed to develop the appropriate lead hazard reduction plans and or abatement scopes of work. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in all repair programs will include notification and identification.

Actions planned to reduce the number of poverty-level families

The city's anti-poverty strategy is based on providing a range of supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (social security, disability). During the 2021 program year, Sacramento Self-Help Housing will provide housing counseling and supportive services. The city will also continue to support activities that preserve and expand the supply of housing affordable to low-income households.

Actions planned to develop institutional structure

The city's Housing and Grants Division is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Annual Action Plan. The Housing Division works in close consultation with the city's advisory committees, Citrus Heights Collaborative, General Services Department, and with the Director of Community Development Department.

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

The city will continue to work with the neighboring jurisdictions, such as the County and the City of Sacramento and Sacramento Housing Redevelopment Agency, to address the regional issues that affect the needs of low-income persons as well as special needs populations. The city will also continue to work with many of the local nonprofits that provide a range of services to low-income Citrus Heights residents. In addition, the city plans to work with other entitlement jurisdictions in the Sacramento County, City of Elk Grove, and City of Rancho Cordova to research issues of interest to all jurisdictions and to coordinate on shared subrecipient monitoring.

Program Specific Requirements

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

Introduction

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	50,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%